



Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 9 October 2025; 9:30am
Meeting Number: MIDAP/100
Meeting Venue: City of Melville – 10 Almondbury Road, Booragoon

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

[MIDAP/100 - 9 October 2025 - City of Melville](#)

PART A – INTRODUCTION

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

PART B – CITY OF MELVILLE

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3. Form 1 DAP Applications
 - 3.1 Lots 143 & 144 (Nos. 34 & 36) St Michael Terrace, Mount Pleasant - Child Care Premises – DAP/25/02925
4. Form 2 DAP Applications
 - 4.1 No. 36, 38 and 38a (lots 832, 831, 830) Waddell Road and No 1-5/167 (lot 1) Stock Road, and No. 391 (lot 55) Canning Highway, Palmyra - Six Storey (Plus Basement) Mixed Use Development - Additional level included within the ILU building, Extension of the sixth floor of the RACF building and modification to the approved unit mix within the RACF building – DAP/23/02413
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

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

Dale Page
Presiding Member, Metro Inner DAP



DAP Members

Dale Page (Presiding Member)

Francesca Lefante (Deputy Presiding Member)

Clayton Higham

Cr Daniel Lim (Part B – City of Melville)

Cr Glynis Barber (Part B – City of Melville)

DAP Secretariat

Kristen Gray

Ashlee Kelly

Dale Page
Presiding Member, Metro Inner DAP



Officers/Technical Advisors in Attendance

Part B – City of Melville

Kate Bainbridge

Nathan Mazzega

Kamal Khalik

Dane Gaunt (Rise Urban)

A handwritten signature in black ink, appearing to read 'Dale Page'.

Dale Page
Presiding Member, Metro Inner DAP



Applicant and Submitters
Part B – City of Melville
Item 3.1
Renee Young (Element Advisory) Emily Greenwood (Element Advisory) Ray Pardo (Carcion Group) Paul Ghantous (Urbii) Matt Nolan (Lloyd George Acoustics) Aaron McGrail Benedict McCarthy Greg Polain Julio Diniz Costa Marisa Diniz Costa Vanessa Mather Wendy Coe Leanne Anderson (Secretary of Mount Pleasant Primary School P & C)
Item 4.1
Matthew Cain (Planning Solutions) Aoise Noone (Planning Solutions) Tom Nunes (Total Project Management) John Krasenstein (Hall and Prior)

Members of the Public / Media

There were 7 members of the public in attendance.

Observers via livestream

There were 12 persons observing the meeting via the livestream.

Dale Page
Presiding Member, Metro Inner DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:31am on 9 October 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2025 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

The meeting was recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Cr Matthew Woodall (Local Government DAP Member, City of Melville)

3. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

Dale Page
Presiding Member, Metro Inner DAP



PART B – CITY OF MELVILLE

1. Declaration of Due Consideration

The Presiding Member noted that details of a DAP direction for services and responsible authority response in relation to Item 3.1, received on 7 October 2025 was published in Part B of the Related Information.

All members declared that they had duly considered the documents contained within Part B of the Agenda and Part B of the Related Information.

2. Disclosure of Interests

In accordance with section 2.4.5 of the DAP Code of Conduct 2025, DAP Member, Cr Daniel Lim and Cr Glynis Barber, declared that they had participated in a prior Council meeting and briefing in relation to the application at item 3.1 and 4.1. However, under section 2.1.2 of the DAP Code of Conduct 2025, Cr Daniel Lim and Cr Glynis Barber acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

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

PROCEDURAL MOTION

Moved by: Dale Page

Seconded by: Francesca Lefante

That the application at Item 4.1 be heard prior to the application at Item 3.1.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

REASON: To allow the less complex Form 2 application to be heard before the Form 1 application.

Dale Page
Presiding Member, Metro Inner DAP



3. Form 1 DAP Applications

3.1 Lots 143 & 144 (Nos. 34 & 36) St Michael Terrace, Mount Pleasant - Child Care Premises – DAP/25/02925

Deputations

Aaron McCrail on behalf of Esther Cole addressed the DAP against the application at Item 3.1.

Aaron McGrail addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Benedict McCarthy on behalf of Daniel Mcarcolina addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Greg Polain on behalf of a concerned resident addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Greg Polain addressed the DAP against the application at Item 3.1.

Julio Cesar Diniz Costa addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Marisa Coutinho Diniz Costa addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Vanessa Mather addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Leanne Anderson (Secretary of Mount Pleasant Primary School P & C) addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

Wendy Coe addressed the DAP against the application at Item 3.1.

Paul Ghantous (Urbii) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Ray Pardo (Carcion Group of Companies) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Renee Young (Element Advisory) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

The panel noted a written submission against the application at Item 3.1. was received from Tony Radici.



The City of Melville addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

PROCEDURAL MOTION

Moved by: Dale Page

Seconded by: Clayton Higham

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

The Procedural Motion was put and CARRIED UNANIMOUSLY.

REASON: To allow members a comfort break.

The meeting was adjourned at 12:09pm.

The meeting was reconvened at 12:18pm.

SUBSTANTIVE MOTION

Moved by: Dale Page

Seconded by: Clayton Higham

With the agreement of the mover and seconder, condition a) and c) were amended.

That the Metro Inner Development Assessment Panel resolves to:

1. **Defer** DAP Application reference DAP/25/02925 and accompanying plans (Attachment 1) for a Child Care Premises at Lots 143 & 144 (Nos. 34 & 36) St Michael Terrace, Mount Pleasant for 120 Days to enable the applicant to submit revised proposal which:
 - a) Considers a reduction of the size of the centre in terms of the intensity of the land use to demonstrate compliance with the objectives of the Residential zone in accordance with clause no. 16 of the City of Melville Local Planning Scheme No. 6 and compliance with the objectives of Local Planning Policy 1.12 – Child Care Premises including benefits, issues and impacts of redesigning the basement to take vehicular access off Queens Road
 - b) Considers revised design of the front fencing and retaining to either reduce the height of the solid section (noting that the height of screening landscaping within the verge is limited to 600mm) or setback further into the property to provide taller screening landscaping on site in front of the wall; and
 - c) Considers options to reduce the number of bins presented and the method of waste collection and management to better align with the objectives of the Residential zone in accordance with clause no. 16 of the City of Melville Local Planning Scheme No. 6 and objectives of the City's Local Planning Policy 1.3 – Waste and Recyclables Collection for Multiple Dwellings, Mixed Use and Non-Residential Developments.

Dale Page
Presiding Member, Metro Inner DAP



AMENDING MOTION 1

Moved by: Dale Page

Seconded by: Cr Daniel Lim

That the motion be amended to read as follows:

Defer DAP Application reference DAP/25/02925 and accompanying plans (Attachment 1) for a Child Care Premises at Lots 143 & 144 (Nos. 34 & 36) St Michael Terrace, Mount Pleasant for up to 120 Days to enable the applicant – in consultation with the City - to consider:

- a) benefits, issues and impacts of redesigning the basement to take vehicular access off Queens Road***
- b) a revised design of the front fencing and retaining to either reduce the height of the solid section or to set the fence back further into the property to enable taller screening landscaping on site in front of the wall***
- c) options for on-site waste collection; or options to reduce the number of bins presented on the verge and the frequency of collection; or options for widening of the footpath in this location to minimise conflict with pedestrians on bin collection days.***

The Amending Motion was put and LOST (2/3).

For: Dale Page
Cr Daniel Lim

Against: Clayton Higham
Francesca Lefante
Cr Glynis Barber

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

For: Clayton Higham
Dale Page
Cr Daniel Lim
Cy Glynis Barber

Against: Francesca Lefante

REASON: Following the information and additional clarification provided by the applicant and the City officers, most of the panel agreed it could not support a recommendation for approval at this point, as there is some design improvement that could be made to address some of the issues that were raised in the RAR and through public consultation. The panel was not comfortable with a refusal as it was felt there is planning merit to the proposal and the panel wanted to allow the applicant the opportunity to consider responding further to some of the issues raised. Minor amendments were made to the reasons for deferral to reflect the discussion at the meeting about areas of improvement that the DAP wanted the applicant to focus on.

Dale Page
Presiding Member, Metro Inner DAP



4. Form 2 DAP Applications

- 4.1 **No. 36, 38 and 38a (lots 832, 831, 830) Waddell Road and No 1-5/167 (lot 1) Stock Road, and No. 391 (lot 55) Canning Highway, Palmyra - Six Storey (Plus Basement) Mixed Use Development - Additional level included within the ILU building, Extension of the sixth floor of the RACF building and modification to the approved unit mix within the RACF building – DAP/23/02413**

Deputations

Matthew Cain (Planning Solutions) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

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

SUBSTANTIVE MOTION

Moved by: Clayton Higham

Seconded by: Francesca Lefante

That the Metro Inner Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/23/02413 as detailed on the DAP Form 2 dated 19 June 2025 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/23/02413 and accompanying plans (DA_001, DA_009, DA_010, DA_011, DA_012, DA_015, DA_017, DA_020, DA_021, DA_030, DA_040, DA_050, DA_050A, DA_051, DA_051A, DA_1100, DA_1101) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Melville Local Planning Scheme No. 6, for the proposed minor amendment to the approved Mixed Use Development at 36 Waddell Road & 38 Waddell Road, 391 Canning Highway & 167 Stock Road, Palmyra, subject to the following conditions:

Amended Conditions

Amend the following conditions imposed as part of the original approval issued by the Metro Inner Development Assessment Panel (DAP) dated 16 June 2023 (DAP/23/02413) as follows:

13. Unless otherwise approved, the development shall be constructed and operate in accordance with the recommendations set out in the Acoustic Report [Gabriel's Hearne Farrell – Project Number 22088] and the Addendum to the Acoustic Report dated 21 May 2025 to the satisfaction of the City.

Dale Page
Presiding Member, Metro Inner DAP



14. Unless otherwise approved, the development is to be constructed and operated in accordance with the Waste Management Plan dated [Encycle – Project 22- 1370, dated 16 December 2023] and the Addendum Waste Management Plan dated 13 June 2025 and the City's Waste Management Guideline for New Developments, to the satisfaction of the City.

New Conditions

Add the following additional conditions to the original approval issued by the DAP dated 16 June 2023 (DAP/23/02413) as follows:

35. Prior to the lodgement of a Building Permit for the development, a deed of transfer must be prepared and executed to transfer the fee simple interest in 167 Stock Road, Palmyra (Strata Lots 1, 2, 3, 4 & 5 on Strata Plan 48383) to the City of Melville, at no cost to the City. All costs associated with preparation, execution, and registration of the deed and the transfer shall be borne by the proponent.

All other conditions and requirements detailed on the previous approval dated 16 June 2023 shall remain unless altered by this application.

The Substantive Motion was put and CARRIED UNANIMOUSLY.

REASON: The panel was satisfied that, in the context of the scale and floor area of the proposal that was previously approved by the DAP, the amendments being proposed and the extra floor area being added, do fall within the scope of a Form 2 application. The panel supported the extra height for the Independent Living component, given a height of 7 storeys can be accommodated within the Centre zone. The panel noted that no extra height is being proposed for the Aged Care Facility, but that the floor area is simply being extended towards the south. The panel agreed the extra units that will be created will go some way to meet a significant demand for this type of accommodation and the City's RAR demonstrates that the changes will not unduly impact on adjoining properties in terms of overshadowing, privacy, or bulk. It was noted that the Chair of the City's Design Review Panel has advised that the amendments do not diminish the design quality of the approved development. The panel agreed with this believing the extension of the upper floor to the southern edge of the building improves the design. The objections that were received when the amendments were advertised were acknowledged, but the panel was satisfied that these had been thoroughly and appropriately responded to in the City's report.

5. Section 31 SAT Reconsiderations

Nil.

Dale Page
Presiding Member, Metro Inner DAP



PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP noted the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/20/01911 DR192/2024	Town of Cambridge	Lot 800 (29-33) Northwood Street, West Leederville	Three storey care premises and associated office	16/12/2024
DAP/24/02820 DR69/2025	City of Nedlands	Lot 381 (No.6) Alexander Road, Dalkeith	5 Multiple Dwellings	03/06/2025
DAP/25/02866 DR 105/2025	City of South Perth	Lot 46 (No.142) Coode Street, South Perth	proposed three-storey medical centre (dental practice)	15/07/2025

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 1:39pm.