



Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 3 February 2026; 9:30am
Meeting Number: MIDAP/116
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
[MIDAP/116 - 3 February 2026 - City of Vincent - City of Melville](#)

PART A – INTRODUCTION

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

PART B – CITY OF VINCENT

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 800 and 801 (No.256 and 258) Charles Street, North Perth - 4 Storey Multi-Residential Developments – DAP/25/02981
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – CITY OF MELVILLE

1. Declaration of Due Consideration
2. Disclosure of Interests
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
5. Section 31 SAT Reconsiderations

PART D – 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 Nicole Woolf (Part B – City of Vincent)

Cr Alex Castle (Part B – City of Vincent)

Cr Glynis Barber (Part C – City of Melville)

Cr Nicole Robins (Part C – City of Melville)

DAP Secretariat

Kristen Gray

Ashlee Kelly

Dale Page
Presiding Member, Metro Inner DAP



Part B – City of Vincent

Applicant

Petar Mrdja (Urbanista Town Planning)

John Woon (Develop Wise)

Abel Ling (Abel Ling Architects)

Officers/Technical Advisors in Attendance

Callum Radecki

Michael Hancock

Part C – City of Melville

Submitters

Esther Cole

Aaron McGrail

Andrew Hall

Greg Polain

Greg Polain on behalf of a concerned resident and parent

Julio Cesar Diniz Costa

Leanne Anderson (Mount Pleasant Primary School P & C)

Sacha Coe

Wendy Coe

Vanessa Mather

Mohammad Rasouli (Transcore)

Coralee Polain

Reza Rezaee

Tamara Prince

Tony Radici

Applicant

Mark Scarfone (Element Advisory)

Ray Pardo (Carcione)

Paul Ghantous (Urbii)

Officers/Technical Advisors in Attendance

Kate Bainbridge

Josh Caracciolo

Kimberly Brosztl

Dale Page
Presiding Member, Metro Inner DAP



Members of the Public / Media

There were 4 members of the public in attendance.

Observers via livestream

There were 9 persons observing the meeting via the livestream.

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

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 9:32am on 3 February 2026 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

Nil.

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 VINCENT

1. Declaration of Due Consideration

The Presiding Member noted an addendum to the responsible authority report was published in Part B of the Related Information in relation to Item No, received on 27 January 2026.

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

2. Disclosure of Interests

Nil.

3. Form 1 DAP Applications

3.1 Lot 800 and 801 (No.256 and 258) Charles Street, North Perth - 4 Storey Multi-Residential Developments – DAP/25/02981

Deputations

Petar Mrdja (Urbanista Town Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

John Woon (Develop Wise) addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

Abel Ling (Abel Ling Architects) addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

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

SUBSTANTIVE MOTION

Moved by: Francesca Lefante

Seconded by: Clayton Higham

That the Metro Inner DAP resolves to:

1. **Approve** DAP Application reference DAP/25/02981 and accompanying plans included in Attachment 2 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 Vincent Local Planning Scheme No. 2, subject to the following conditions:

Dale Page
Presiding Member, Metro Inner DAP



Conditions

1. General

- 1.1 This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
- 1.2 This approval is for a Multiple Dwelling Development comprising of 29 Multiple Dwellings as shown on the approved plans dated 4 December 2025 and as defined in the City of Vincent Local Planning Scheme No. 2. No other development form part of this approval.

2. Building Design

- 2.1. All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive, to the satisfaction of the City.
- 2.2. Meter boxes, fire boosters and other service utilities shall be located behind the street setback area, not be visible from the street and where integrated into the building, designed and located so as not to be visually obtrusive, to the satisfaction of the City.
- 2.3. **Prior to the occupation or use of the development**, all privacy screening devices shown on the approved plans shall be installed in accordance with the details and annotations indicated on the approved plans, to the satisfaction of the City.
- 2.4. Doorways of storerooms shall swing outwards to maximise internal storage space, to the satisfaction of the City.
- 2.5. A minimum of 20% of units are to be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented prior to occupation to the satisfaction of the City.

3. Colours and Materials

- 3.1 **Prior to the issue of a Building Permit**, a schedule detailing the colour and texture of the building materials that is consistent with the approved plans and demonstrating that the proposed development complements the surrounding area, shall be submitted to and approved by the City, on the advice of the City's Design Review Panel.

Dale Page
Presiding Member, Metro Inner DAP



3.2 Prior to occupation or use of the development, the development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City.

4. Landscaping

Prior to the occupation or use of the development, all works shown in the approved Landscaping Plan shall be undertaken in accordance with the approved plans to the satisfaction of the City, and maintained thereafter to the satisfaction of the City, at the expense of the owners/occupiers.

5. Car Parking, Access and Bicycle Facilities

5.1. **Prior to the occupation or use of the development**, a minimum of 39 resident car parking bays shall be provided on site and provided in accordance with Australian Standard AS2890.1, to the satisfaction of the City.

5.2. **Prior to the occupation or use of the development**, the visitor parking bays shall be permanently marked, always maintained and legally accessible at all times for use exclusively by residential visitors to the property, be clearly visible and suitably sign posted from communal accessways, to the satisfaction of the City.

5.3. **Prior to the occupation or use of the development**, all vehicle parking, manoeuvring and access areas shall be constructed, drained and line marked in accordance with the approved plans and are to comply with the requirements of Australian Standard 2890.1, to the satisfaction of the City (see Advice Notes).

5.4. **Prior to the occupation or use of the development** a minimum of 18 bicycle racks for use by residents and visitors shall be designed and constructed in accordance with Australian Standards AS2890.3: 2015 Parking Facilities Part 3: Bicycle Parking, and installed in the locations identified in the approved plans, to the satisfaction of the City.

5.5. **Prior to the occupation or use of the development**, redundant or “blind” crossovers shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner’s full expense.

5.6. One driveway shall be permitted onto Charles Street. This shall be 6 metres in width and at right angles to the carriageway. The driveway/crossover shall be constructed to City of Vincent standards for residential driveways.

6. Amalgamation

Prior to occupation or use of the development, all lots shall be amalgamated and a new Certificate of Title obtained for the amalgamated lot.

Dale Page
Presiding Member, Metro Inner DAP



7. Acoustic & Noise Management

7.1. **Prior to the issue of a Building Permit**, an updated Acoustic Report shall be submitted to the City to demonstrate compliance with the City's Sound Attenuation Policy No. 7.5.21, and in order to assess compliance with the *Environmental Protection (Noise) Regulations 1997* for any selected plant, equipment and other potential noise sources and demonstrate compliance with SPP 5.4 Sound attenuation requirements.

7.2. **Prior to the occupation or use of the development**, all recommended measures included in the revised approved Acoustic Report shall be implemented and be maintained thereafter, to the satisfaction of the City, at the expense of the owners/occupiers.

Prior to the occupation or use of the development, written certification from an acoustic consultant shall be provided to the City demonstrating that the recommended measures have been undertaken to the City's satisfaction.

7.3. **Prior to occupation of the development**, certification from a qualified acoustic consultant being submitted, confirming that the recommendations of the approved Noise Management Plan (September 2025) prepared by Herring Storer Acoustics have been implemented is to be provided to the satisfaction of the City of Vincent.

7.4. **Prior to the occupation or use of the development**, a notification under Section 70A of the *Transfer of Land Act 1893* must be registered over the certificate of title to the land the subject of the proposed development. The notification shall notify owner and prospective purchaser of the property as follows:

"The lot is in close proximity to a transport corridor and may be affected by noise, traffic, car parking and other impacts associated with the transport corridor."

This notification shall be lodged and registered in accordance with the Transfer of Land Act.

7.5. This noise sensitive development adjacent to a major transport corridor must implement measures to ameliorate the impact of transport noise. The development is to comply and implement the SPP 5.4 Noise Management Plan prepared by Herring Storer Acoustics dated 8 September 2025, Revision 3, with the following amendments:

a) The most up-to-date modelling traffic projections are to be obtained from Main Roads Transport Modelling Section and used in the noise modelling, citing the contact name, reference number and date in the noise report.

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Presiding Member, Metro Inner DAP



- b) “Chip seal” is an inadequate descriptor of road surface as the type of chip seal significantly impacts traffic noise. The current road surface stated and used as a noise model input also need to be corrected. The current surface is dense graded asphalt (northbound) and gap graded rubberised asphalt (southbound).

The amended Noise Management Plan shall be to the satisfaction of the City of Vincent and must be implemented at all times.

8. Construction Management

8.1 **Prior to the issue of a Building Permit**, a Construction Management Plan is to be prepared and submitted to the City for approval that details how the construction of the development will be staged and managed to minimise the impact on the surrounding area (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- a) Public safety, amenity and site security;
- b) Contact details of essential site personnel;
- c) Construction working hours;
- d) Noise control and vibration management;
- e) Dilapidation reports of nearby properties;
- f) Air and dust management;
- g) Stormwater and sediment control;
- h) Soil excavation method (if applicable);
- i) Waste management and materials re-use;
- j) Traffic and access management;
- k) Parking arrangements for contractors and subcontractors;
- l) Consultation plan with nearby properties; and

8.2 The approved Construction Management Plan shall be implemented for the duration of construction, to the satisfaction of the City.

9. Stormwater

9.1 Stormwater from all roofed, paved and awning areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

10. Signage

All signage is to be installed in accordance with the City’s Local Planning Policy: Signs and Advertising, unless further development approval is obtained.

Dale Page
Presiding Member, Metro Inner DAP



11. Public Art

- 11.1. In accordance with the City of Vincent Percent for Art Policy a public art contribution of \$80,000 is required, being one percent of the \$8 million cost of development.

To comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration **prior to the issue of a Building Permit** stipulating the choice of:

Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 will receive a 15 percent discount on the Percent for Art contribution.

- 11.2. The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy in conjunction with the above chosen option:

Option 1: **Prior to the issue of a Building Permit** for the development, obtain approval for the Public Art Project and associated Artist; and

Prior to the occupation or use of the development, install the approved public art project, and thereafter maintain the art work;

OR

Option 2: **Prior to the occupation or use of the development** pay the above cash-in-lieu contribution amount.

12. Clothes Drying Facilities

Prior to the occupation or use of the development, each Multiple Dwelling shall be provided with a clothes-drying facility screened from the public realm in accordance with the Residential Design Codes Volume 2, to the satisfaction of the City.

13. Planning Control Area

- 13.1 No development shall be carried out within the identified Planning Control Area (PCA) as shown on the approved plans, without obtaining prior approval from the Western Australian Planning Commission.

- 13.2 No structure above or below ground shall encroach into the Charles Street Road reservation or the land requirement as detailed in the attached Planning Control Area No.167 Plan No. 1.7999.

Dale Page
Presiding Member, Metro Inner DAP



14. Waste Management

14.1. **Prior to the occupation or use of the development**, an updated Waste Management Plan shall be submitted that details the arrangement of an external contractor collecting refuse bins on a twice-weekly basis.

14.2. **Prior to the occupation or use of the development**, all recommended measures included in the updated Waste Management Plan shall be implemented and the development shall operate in accordance with this plan at all times, to the satisfaction of the City and at the expense of the owners/occupiers, and unless otherwise approved by the City.

Advice Notes

1. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
2. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
3. All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and reserve levels to the satisfaction of the City.
4. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the Building Permit application working drawings.
5. With reference to the Construction Management Plan, the owner/applicant may be required to obtain a Work Zone Permit from the City in order to satisfy this Condition due to the location of the site with access constraints. The requirement for, and cost of any such permit shall be determined by the City following the lodgement of a Building Permit.
6. Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.

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Presiding Member, Metro Inner DAP



7. The approved landscaping plan is required to be maintained once implemented and maintenance requirements should be outlined in the strata management plan to ensure landscaping areas within strata properties are suitably maintained. Modifications to the approved landscaping that has been installed on-site at the time of occupancy will require subsequent approval of the City. The City encourages landscaping methods and species selection which do not rely on reticulation.
8. The applicant and landowner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the multiple dwellings in accordance with the City's Parking Permits Policy. This information should be provided to all prospective purchasers, and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.
9. The applicant is advised that any future strata title of the property must be consistent with this approval and the lot sizes demonstrated in the application.
10. In relation to Condition 5, the construction of parking, manoeuvring and access areas shall be paved with either asphalt, concrete, bricking paving or other hard surface, as approved by the City.
11. Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.
12. The upgrading/widening of Charles Street is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without notice, and Main Roads assumes no liability for the information provided.
13. Where a Planning Control Area (PCA) is in place, approval for development is required from the Western Australian Planning Commission (WAPC), as well as under any relevant planning scheme, unless the PCA imposes requirements to the contrary.
14. Prior to undertaking works within the Charles Street road reserve, a Working on Roads Permit must be obtained from Main Roads.
15. The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.
16. In relation to waste collection, it is advised to notify future residents of the following waste collection arrangements:
 - Refuse: Collected twice weekly by an external contractor.
 - Recycling and FOGO: Collected as per the City's arrangement and schedule.

Dale Page
Presiding Member, Metro Inner DAP



AMENDING MOTION 1

Moved by: Francesca Lefante

Seconded by: Clayton Higham

The following amendments were made en bloc:

- i) That Condition No. 7.4 be amended to read as follows:

*Prior to the occupation or use of the development, **the landowners shall provide consent to a notification pursuant to** ~~under~~ Section 70A of the Transfer of Land Act 1893 ~~must be registered over~~ **being placed on the certificate of title of Lots 800-801 Charles Street, North Perth to the land the subject of the proposed development.** The notification shall notify owner and prospective purchaser of the property **that** ~~as~~ ~~follows:~~*

“The lot is in close proximity to a transport corridor and may be affected by noise, traffic, car parking and other impacts associated with the transport corridor.”

~~*This notification shall be lodged and registered in accordance with the Transfer of Land Act.*~~

- ii) That a new Advice Note No.1 be added to read as follows and the remaining Advice Notes be renumbered accordingly:

Condition No 7.4 is not imposing an obligation on the Local Government. If the Local Government chooses to lodge a Notification under Section 70A, the proponents’ obligation is to give their consent to the Local Governments application and nothing more

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The obligation to lodge a Section 70A Notice on the title under the Transfer of Lands Act 1893 rests with the local government and not the applicant. This can only be executed by the local government if the landowner has given consent for the notice to be lodged. Further, there is no obligation for the local government to lodge the notice even if the consent is given, however, should the local government proceed the associated costs rest with the local government.

Dale Page
Presiding Member, Metro Inner DAP



AMENDING MOTION 2

Moved by: Dale Page

Seconded by: Clayton Higham

That Condition No. 3.4 be amended to read as follows:

*Prior to occupation or use of the development, the development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, **unless otherwise agreed by the City.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The current wording does not appear to leave room for minor deviations from the schedule, which could prove to be problematic during construction or during future maintenance of the development.

AMENDING MOTION 3

Moved by: Dale Page

Seconded by: Clayton Higham

That a new Condition No. 5.7 be added to read as follows:

Prior to lodgement of a Building Permit, a Parking Management Plan (PMP) shall be submitted to the City for consideration and approval. The approved PMP shall thereafter be implemented for the duration of the development, unless otherwise agreed by the City.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: A Parking Management Plan is required to outline how parking bays will be allocated between residents and visitors and how ongoing access to the visitor bays will be managed, given the bays are located behind a roller door.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner DAP resolves to:

1. **Approve** DAP Application reference DAP/25/02981 and accompanying plans included in Attachment 2 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 Vincent Local Planning Scheme No. 2, subject to the following conditions:

Dale Page
Presiding Member, Metro Inner DAP



Conditions

1. General

- 1.1 This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
- 1.2 This approval is for a Multiple Dwelling Development comprising of 29 Multiple Dwellings as shown on the approved plans dated 4 December 2025 and as defined in the City of Vincent Local Planning Scheme No. 2. No other development form part of this approval.

2. Building Design

- 2.1. All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive, to the satisfaction of the City.
- 2.2. Meter boxes, fire boosters and other service utilities shall be located behind the street setback area, not be visible from the street and where integrated into the building, designed and located so as not to be visually obtrusive, to the satisfaction of the City.
- 2.3. **Prior to the occupation or use of the development**, all privacy screening devices shown on the approved plans shall be installed in accordance with the details and annotations indicated on the approved plans, to the satisfaction of the City.
- 2.4. Doorways of storerooms shall swing outwards to maximise internal storage space, to the satisfaction of the City.
- 2.5. A minimum of 20% of units are to be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented prior to occupation to the satisfaction of the City.

3. Colours and Materials

- 3.1 **Prior to the issue of a Building Permit**, a schedule detailing the colour and texture of the building materials that is consistent with the approved plans and demonstrating that the proposed development complements the surrounding area, shall be submitted to and approved by the City, on the advice of the City's Design Review Panel.

Dale Page
Presiding Member, Metro Inner DAP



3.2 Prior to occupation or use of the development, the development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, unless otherwise agreed by the City.

4. Landscaping

Prior to the occupation or use of the development, all works shown in the approved Landscaping Plan shall be undertaken in accordance with the approved plans to the satisfaction of the City, and maintained thereafter to the satisfaction of the City, at the expense of the owners/occupiers.

5. Car Parking, Access and Bicycle Facilities

5.1. **Prior to the occupation or use of the development**, a minimum of 39 resident car parking bays shall be provided on site and provided in accordance with Australian Standard AS2890.1, to the satisfaction of the City.

5.2. **Prior to the occupation or use of the development**, the visitor parking bays shall be permanently marked, always maintained and legally accessible at all times for use exclusively by residential visitors to the property, be clearly visible and suitably sign posted from communal accessways, to the satisfaction of the City.

5.3. **Prior to the occupation or use of the development**, all vehicle parking, manoeuvring and access areas shall be constructed, drained and line marked in accordance with the approved plans and are to comply with the requirements of Australian Standard 2890.1, to the satisfaction of the City (see Advice Notes).

5.4. **Prior to the occupation or use of the development** a minimum of 18 bicycle racks for use by residents and visitors shall be designed and constructed in accordance with Australian Standards AS2890.3: 2015 Parking Facilities Part 3: Bicycle Parking, and installed in the locations identified in the approved plans, to the satisfaction of the City.

5.5. **Prior to the occupation or use of the development**, redundant or “blind” crossovers shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner’s full expense.

5.6. One driveway shall be permitted onto Charles Street. This shall be 6 metres in width and at right angles to the carriageway. The driveway/crossover shall be constructed to City of Vincent standards for residential driveways.

5.7. Prior to lodgement of a Building Permit, a Parking Management Plan (PMP) shall be submitted to the City for consideration and approval. The approved PMP shall thereafter be implemented for the duration of the development, unless otherwise agreed by the City.

Dale Page
Presiding Member, Metro Inner DAP



6. Amalgamation

Prior to occupation or use of the development, all lots shall be amalgamated and a new Certificate of Title obtained for the amalgamated lot.

7. Acoustic & Noise Management

7.1. **Prior to the issue of a Building Permit**, an updated Acoustic Report shall be submitted to the City to demonstrate compliance with the City's Sound Attenuation Policy No. 7.5.21, and in order to assess compliance with the *Environmental Protection (Noise) Regulations 1997* for any selected plant, equipment and other potential noise sources and demonstrate compliance with SPP 5.4 Sound attenuation requirements.

7.2. **Prior to the occupation or use of the development**, all recommended measures included in the revised approved Acoustic Report shall be implemented and be maintained thereafter, to the satisfaction of the City, at the expense of the owners/occupiers.

Prior to the occupation or use of the development, written certification from an acoustic consultant shall be provided to the City demonstrating that the recommended measures have been undertaken to the City's satisfaction.

7.3. **Prior to occupation of the development**, certification from a qualified acoustic consultant being submitted, confirming that the recommendations of the approved Noise Management Plan (September 2025) prepared by Herring Storer Acoustics have been implemented is to be provided to the satisfaction of the City of Vincent.

7.4. **Prior to the occupation or use of the development**, the landowners shall provide consent to a notification pursuant to Section 70A of the *Transfer of Land Act 1893* being placed on the certificate of title of 800-801 Charles Street, North Perth. The notification shall notify owner and prospective purchaser of the property that:

"The lot is in close proximity to a transport corridor and may be affected by noise, traffic, car parking and other impacts associated with the transport corridor."

7.5. This noise sensitive development adjacent to a major transport corridor must implement measures to ameliorate the impact of transport noise. The development is to comply and implement the SPP 5.4 Noise Management Plan prepared by Herring Storer Acoustics dated 8 September 2025, Revision 3, with the following amendments:

- a) The most up-to-date modelling traffic projections are to be obtained from Main Roads Transport Modelling Section and used in the noise modelling, citing the contact name, reference number and date in the noise report.

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Presiding Member, Metro Inner DAP



- b) "Chip seal" is an inadequate descriptor of road surface as the type of chip seal significantly impacts traffic noise. The current road surface stated and used as a noise model input also need to be corrected. The current surface is dense graded asphalt (northbound) and gap graded rubberised asphalt (southbound).

The amended Noise Management Plan shall be to the satisfaction of the City of Vincent and must be implemented at all times.

8. Construction Management

8.1 **Prior to the issue of a Building Permit**, a Construction Management Plan is to be prepared and submitted to the City for approval that details how the construction of the development will be staged and managed to minimise the impact on the surrounding area (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- a) Public safety, amenity and site security;
- b) Contact details of essential site personnel;
- c) Construction working hours;
- d) Noise control and vibration management;
- e) Dilapidation reports of nearby properties;
- f) Air and dust management;
- g) Stormwater and sediment control;
- h) Soil excavation method (if applicable);
- i) Waste management and materials re-use;
- j) Traffic and access management;
- k) Parking arrangements for contractors and subcontractors;
- l) Consultation plan with nearby properties; and

8.2 The approved Construction Management Plan shall be implemented for the duration of construction, to the satisfaction of the City.

9. Stormwater

9.1 Stormwater from all roofed, paved and awning areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

10. Signage

All signage is to be installed in accordance with the City's Local Planning Policy: Signs and Advertising, unless further development approval is obtained.

11. Public Art

11.1. In accordance with the City of Vincent Percent for Art Policy a public art contribution of \$80,000 is required, being one percent of the \$8 million cost of development.

Dale Page
Presiding Member, Metro Inner DAP



To comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration **prior to the issue of a Building Permit** stipulating the choice of:

Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 will receive a 15 percent discount on the Percent for Art contribution.

- 11.2. The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy in conjunction with the above chosen option:

Option 1: **Prior to the issue of a Building Permit** for the development, obtain approval for the Public Art Project and associated Artist; and

Prior to the occupation or use of the development, install the approved public art project, and thereafter maintain the art work;

OR

Option 2: **Prior to the occupation or use of the development** pay the above cash-in-lieu contribution amount.

12. Clothes Drying Facilities

Prior to the occupation or use of the development, each Multiple Dwelling shall be provided with a clothes-drying facility screened from the public realm in accordance with the Residential Design Codes Volume 2, to the satisfaction of the City.

13. Planning Control Area

13.1 No development shall be carried out within the identified Planning Control Area (PCA) as shown on the approved plans, without obtaining prior approval from the Western Australian Planning Commission.

13.2 No structure above or below ground shall encroach into the Charles Street Road reservation or the land requirement as detailed in the attached Planning Control Area No.167 Plan No. 1.7999.

Dale Page
Presiding Member, Metro Inner DAP



14. Waste Management

14.1. **Prior to the occupation or use of the development**, an updated Waste Management Plan shall be submitted that details the arrangement of an external contractor collecting refuse bins on a twice-weekly basis.

14.2. **Prior to the occupation or use of the development**, all recommended measures included in the updated Waste Management Plan shall be implemented and the development shall operate in accordance with this plan at all times, to the satisfaction of the City and at the expense of the owners/occupiers, and unless otherwise approved by the City.

Advice Notes

1. The Condition No 7.4 is not imposing an obligation on the Local Government. If the Local Government chooses to lodge a Notification under Section 70A, the proponents' obligation is to give their consent to the Local Governments application and nothing more.
2. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
3. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
4. All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and reserve levels to the satisfaction of the City.
5. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the Building Permit application working drawings.
6. With reference to the Construction Management Plan, the owner/applicant may be required to obtain a Work Zone Permit from the City in order to satisfy this Condition due to the location of the site with access constraints. The requirement for, and cost of any such permit shall be determined by the City following the lodgement of a Building Permit.

Dale Page
Presiding Member, Metro Inner DAP



7. Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.
8. The approved landscaping plan is required to be maintained once implemented and maintenance requirements should be outlined in the strata management plan to ensure landscaping areas within strata properties are suitably maintained. Modifications to the approved landscaping that has been installed on-site at the time of occupancy will require subsequent approval of the City. The City encourages landscaping methods and species selection which do not rely on reticulation.
9. The applicant and landowner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the multiple dwellings in accordance with the City's Parking Permits Policy. This information should be provided to all prospective purchasers, and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.
10. The applicant is advised that any future strata title of the property must be consistent with this approval and the lot sizes demonstrated in the application.
11. In relation to Condition 5, the construction of parking, manoeuvring and access areas shall be paved with either asphalt, concrete, bricking paving or other hard surface, as approved by the City.
12. Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.
13. The upgrading/widening of Charles Street is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without notice, and Main Roads assumes no liability for the information provided.
14. Where a Planning Control Area (PCA) is in place, approval for development is required from the Western Australian Planning Commission (WAPC), as well as under any relevant planning scheme, unless the PCA imposes requirements to the contrary.
15. Prior to undertaking works within the Charles Street road reserve, a Working on Roads Permit must be obtained from Main Roads.
16. The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.

Dale Page
Presiding Member, Metro Inner DAP



17. In relation to waste collection, it is advised to notify future residents of the following waste collection arrangements:

- Refuse: Collected twice weekly by an external contractor.

Recycling and FOGO: Collected as per the City's arrangement and schedule

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

REASON: The panel considered that the development is well-designed, proposing a diversity of much needed accommodation options in a location well serviced by public transport and in an area earmarked for higher density development under the applicable planning framework. Technically the development could be higher and up to four storeys plus the proposed a basement. The applicant has used the topography of the site to include a basement level with little impact on neighbours. The panel acknowledged concerns raised during consultation process; however, the height and massing and extent of overshadowing are considered acceptable given the higher density coding and future envisaged built form for the site as set out in the underlying planning framework.

Overshadowing is assessed against R-Code provisions that describe worst case scenario overshadowing in mid-winter. This amount of overshadowing is not present all day and varies greatly through the different seasons. The properties to the south will still receive adequate sunlight – especially for properties in designated medium and higher density zones. The issue of overlooking has been addressed through design changes, including an increase in southern boundary setbacks and substantial planting, and will be further managed through relevant conditions of approval.

A further issue raised by the community is the amount of parking proposed and concerns about potential impacts on street parking in the area. However, even though one less visitor bay is being provided than suggested by the R-Codes, there is an 8 bay parking surplus being provided overall. The applicant could have chosen to provide one extra visitor bay and 8 less resident bays, and this would have complied fully with the Codes. The panel considered that the current arrangement has more benefit to the surrounding area than a fully compliant one, particularly considering the extent of street parking available near the site and the location of the site close to public transport. The proposal has largely been supported by the City's Design Review Panel and the outstanding issues raised by that panel have been addressed appropriately in the City's RAR.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Cr Nicole Woolf and Cr Alex Castle (Local Government DAP Members, City of Vincent) left the panel at 10:28am.

Dale Page
Presiding Member, Metro Inner DAP



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 10:28am.

The meeting was reconvened at 10:32am.

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

Dale Page
Presiding Member, Metro Inner DAP



PART C – CITY OF MELVILLE

Cr Glynis Barber and Cr Nicole Robins (Local Government DAP Members, City of Melville) joined the panel at 10:32am.

1. Declaration of Due Consideration

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

2. Disclosure of Interests

In accordance with section 2.4.5 of the DAP Code of Conduct 2025, DAP Member, Cr Glynis Barber and Cr Nicole Robins, declared that they had participated in a prior Council briefing in relation to the application at item 3.1. However, under section 2.1.2 of the DAP Code of Conduct 2025, Cr Barber and Cr Robins 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, were permitted to participate in the discussion and voting on the item.

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

Mohammad Rasouli (Transcore) addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Aaron McGrail 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 and responded to questions from the panel.

Greg Polain on behalf of a concerned resident and parent addressed the DAP against the application at Item 3.1.

Julio Cesar Diniz Costa addressed the DAP against the application at Item 3.1.

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

Dale Page
Presiding Member, Metro Inner DAP



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

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

The panel noted written submissions against the application at Item 3.1 were received from Coralee Polain, Reza Rezaee, Tamara Prince, Esther Cole, Andrew Hall, Sacha Coe, Wendy Coe and 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.

SUBSTANTIVE MOTION

Moved by: Cr Glynis Barber

Seconded by: Cr Nicole Robins

That the Metro Inner Development Assessment Panel resolves to:

1. **Accept** DAP Application reference DAP/25/02925 and accompanying plans (attachment 1) is appropriate for consideration as a “Child Care Premises” land use in accordance with clause 16 of the City of Melville Local Planning Scheme No. 6;
2. **Refuse** DAP Application reference DAP/25/02925 and accompanying plans (Attachment 1) for a Child Care Premises at Lot 888 4 (No. 34) St Michael Terrace, Mount Pleasant 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 following reasons:
 - a) The proposal is inconsistent with the third objective of the City’s Local Planning Scheme No. 6 Residential zone due to the use being incompatible with the adjoining residential properties and has the potential to impact the everyday use of neighbouring properties due to the intensity of the land use likely to create traffic volumes and noise impacts which is inconsistent with the low-density residential character of the area.
 - b) The proposal is contrary to Schedule 2, Clause 67 subclauses (m), (n), (s) and (t) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
 - i. The overall intensity of the land use of the proposed development is considered to have potential impact on the existing and desired residential character of the area, whilst creating amenity impacts within its locality in terms of noise and traffic higher than that anticipated for the residential zone and immediate location.

Dale Page
Presiding Member, Metro Inner DAP



- c) The proposal is contrary to Schedule 2, Clause 67 subclause (g) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
- i. The proposal is inconsistent with the objective of the City's Local Planning Policy 1.12 – Child Care Premise and Family Day Care as the location on two local access streets and within a lower density residential area has potential to have noise and traffic amenity impact on adjacent residential properties greater than that anticipated for the character of the area.

AMENDING MOTION 1

Moved by: Clayton Higham

Seconded by: Cr Nicole Robins

That a new reason d) be added to read as follows:

The scale of the use and operations has consequential knock on impacts, particularly on St Michaels Terrace, including but not limited to, the waste collection, the entry and exit of vehicles, and the presentation to the street in terms of design and residential character.

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

For: Clayton Higham
Cr Nicole Robins
Dale Page
Cr Glynis Barber

Against: Francesca Lefante

REASON: The majority of panel members considered that the presentation of the building to St Michaels Tce at street level had more of a commercial appearance given the wall of the bin store, the large vehicle entry, the wall of the lift and lobby area, the flight of steps, and the high retaining wall with the fence on top. In addition to the number of staff and parent vehicles entering and leaving the car park the residents opposite will have to endure service and delivery vehicles and a number of waste collection vehicles during the week in what is a narrow local street.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner Development Assessment Panel resolves to:

1. **Accept** DAP Application reference DAP/25/02925 and accompanying plans (attachment 1) is appropriate for consideration as a "Child Care Premises" land use in accordance with clause 16 of the City of Melville Local Planning Scheme No. 6;

Dale Page
Presiding Member, Metro Inner DAP



2. **Refuse** DAP Application reference DAP/25/02925 and accompanying plans (Attachment 1) for a Child Care Premises at Lot 888 4 (No. 34) St Michael Terrace, Mount Pleasant 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 following reasons:
- a) The proposal is inconsistent with the third objective of the City's Local Planning Scheme No. 6 Residential zone due to the use being incompatible with the adjoining residential properties and has the potential to impact the everyday use of neighbouring properties due to the intensity of the land use likely to create traffic volumes and noise impacts which is inconsistent with the low-density residential character of the area.
 - b) The proposal is contrary to Schedule 2, Clause 67 subclauses (m), (n), (s) and (t) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
 - i. The overall intensity of the land use of the proposed development is considered to have potential impact on the existing and desired residential character of the area, whilst creating amenity impacts within its locality in terms of noise and traffic higher than that anticipated for the residential zone and immediate location.
 - c) The proposal is contrary to Schedule 2, Clause 67 subclause (g) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
 - i. The proposal is inconsistent with the objective of the City's Local Planning Policy 1.12 – Child Care Premise and Family Day Care as the location on two local access streets and within a lower density residential area has potential to have noise and traffic amenity impact on adjacent residential properties greater than that anticipated for the character of the area.
 - d) The scale of the use and operations has consequential knock on impacts, particularly on St Michaels Terrace, including but not limited to, the waste collection, the entry and exit of vehicles, and the presentation to the street in terms of design and residential character.

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

For: Clayton Higham
Dale Page
Cr Nicole Robins
Cr Glynis Barber

Against: Francesca Lefante

Dale Page
Presiding Member, Metro Inner DAP



REASON: The panel was of the view the deferral reasons previously provided had not been addressed to the extent that would give the panel comfort to support the proposal. The panel noted that the proposed design largely aligns with the underlying planning framework in terms of built form, design quality, landscaping, visual privacy, signage, fencing and most other requirements of the City's local planning policies on childcare premises and non-residential development.

It was noted that the centre will need to comply with the Noise Regulations and that the centre has been designed to locate play areas away from immediate neighbours and to face the streets. The panel's key concerns related to traffic congestion, adequacy and functionality of on-site parking, waste collection, and potential conflicts between vehicles entering the site and young users of the adjacent footpath.

The panel expressed doubts about anticipated drop off and pick up time assumptions that underpin parking demand calculations and expressed concerns that there are not enough bays on site given the specific circumstances of this location. The panel noted the applicant's attempt to address this issue via the Parking Management Plan and the proposed restrictions on dropping off and picking up during peak school hours, but the panel did not have confidence the restrictions would be effective and would be difficult for both the centre and the City to enforce.

The panel reiterated its earlier concern about potential conflict between vehicles entering or leaving the basement parking, and children using the footpath to walk and ride to school. The panel also maintain its earlier concern about the waste management methodology. Even though changes had been made to collection methodology, the panel was concerned that collection could occur at different hours and there were concerns about potential amenity and safety impacts.

The panel also noted the bulk & scale of the commercial development in a R20 Residential zone. 113 clients and 29 staff exceed the desired number for a development such as this in this residential area. Amenity to residents would be severely affected.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Dale Page
Presiding Member, Metro Inner DAP



PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

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

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

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 1:07pm.

Dale Page
Presiding Member, Metro Inner DAP