



Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 16 June 2026; 9:30am
Meeting Number: MIDAP/136
Meeting Venue: 140 William Street, Perth

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

[MIDAP/136 - 16 June 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. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 100 (Nos. 40-44) Worley St, Willagee – 41 Multiple Dwellings – DAP/25/03006
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

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

Karen Hyde
Presiding Member, Metro Inner DAP



DAP Members

Karen Hyde (Presiding Member)

Clayton Higham (Deputy Presiding Member)

Peter Lee

Cr Soo Hong (Part B – City of Melville)

Cr Scott Green (Part B – City of Melville)

DAP Secretariat

Ashlee Kelly

Kristen Gray

Tenielle Brownfield

Karen Hyde
Presiding Member, Metro Inner DAP



Part B – City of Melville
Submitters
Cr Karen Wheatland
Applicant
Nathan Stewart (Lateral Planning) Gillian Warren (Alchera Living Inc) Gary Blatt (Gary Batt Associates Architects) Chloe Benefield (Johnstaff) Chris Fagri (Johnstaff)
Officers/Technical Advisors in Attendance
Josh Caracciolo Troy Cappellucci

Members of the Public / Media

There was 1 member of the public in attendance.

Observers via livestream

There were 4 persons observing the meeting via the livestream.

Karen Hyde
Presiding Member, Metro Inner DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:30am on 16 June 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 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 Glynis Barber (Local Government Member, City of Melville)
Cr Nicole Robins (Local Government Member, City of Melville)

3. Noting of Minutes

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

Karen Hyde
Presiding Member, Metro Inner DAP



PART B – CITY OF MELVILLE

1. Declaration of Due Consideration

The Presiding Member noted that details responsible authority response in relation to Item 3.1, received on 12 June 2026 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 Scott Green and Cr Soo Hong, declared that they had participated in a prior Council in briefing in relation to the application at item 3.1. However, under section 2.1.2 of the DAP Code of Conduct 2025, Cr Green and Cr Hong 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 items.

3. Form 1 DAP Applications

3.1 Lot 100 (Nos. 40-44) Worley St, Willagee – 41 Multiple Dwellings – DAP/25/03006

Deputations

Nathan Stewart (Lateral Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

The panel noted s written submission in support of the application at Item 3.1. was received from Cr Karen Wheatland (City of Melville).

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

Karen Hyde
Presiding Member, Metro Inner DAP



SUBSTANTIVE MOTION

Moved by: Cr Scott Green

Seconded by: Clayton Higham

It is recommended that the Metro Inner DAP resolves to:

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, CI 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.

Karen Hyde
Presiding Member, Metro Inner DAP



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.

Karen Hyde
Presiding Member, Metro Inner DAP



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 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.

Karen Hyde
Presiding Member, Metro Inner DAP



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 be 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.

Karen Hyde
Presiding Member, Metro Inner DAP



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.

Karen Hyde
Presiding Member, Metro Inner DAP



- 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.

Karen Hyde
Presiding Member, Metro Inner DAP



- 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 via <https://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 maintained 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

Karen Hyde
Presiding Member, Metro Inner DAP



AMENDING MOTION 1

Moved by: Karen Hyde

Seconded by: Clayton Higham

That Condition No.13 be amended to read as follows:

*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.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Tree protection for retained trees should be installed at the earliest opportunity prior to any site works and the modified wording provides this clarification.

AMENDING MOTION 2

Moved by: Karen Hyde

Seconded by: Cr Soo Hong

That Advice Note No. xv be amended to read as follows:

*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 via <https://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 ~~maintained~~ **retained** in perpetuity in accordance with the approved plans, to the ongoing satisfaction of the City.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The intention is to advise the landowner that the street trees are to be retained. The City maintains (pruning etc) the street trees in accordance with the City's Local Planning Policy and relevant works programme. The revised wording clarifies this situation.

SUBSTANTIVE MOTION (AS AMENDED)

It is recommended that the Metro Inner DAP resolves to:

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;

Karen Hyde
Presiding Member, Metro Inner DAP



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, CI 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.

Karen Hyde
Presiding Member, Metro Inner DAP



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

Karen Hyde
Presiding Member, Metro Inner DAP



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.

Karen Hyde
Presiding Member, Metro Inner DAP



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 be 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.

Karen Hyde
Presiding Member, Metro Inner DAP



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.

Karen Hyde
Presiding Member, Metro Inner DAP



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.

Karen Hyde
Presiding Member, Metro Inner DAP



- 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 via <https://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

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

REASON: The development is in accordance with the planning framework and meets the objectives of the Planning Scheme, Willagee Structure Plan and Archibald Hub Policy Area. The panel noted that whilst there was some objection to the proposal, the matters raised have been adequately resolved and the development does not unduly impact surrounding land uses or residents.

The panel noted that there was also support for the proposal which will add to the diversification of housing stock. The proposal demonstrated a good level of design and met the requirements of SPP 7.0. The proposal exceeds the soft landscape and tree planting requirement of the R Codes and provides additional tree canopy and amenity in the neighbourhood. The development application was unanimously supported in line with the conditions and advice notes provided in the RAR with some minor amendments.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

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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/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
DAP/25/02994 DR41/2026	City of Fremantle	Lot 21 (242) Marine Terrace, South Fremantle	5 (5) Storey Multiple Dwelling	24/03/2026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 9:59am.

Karen Hyde
Presiding Member, Metro Inner DAP