



## Metro Inner Development Assessment Panel Minutes

**Meeting Date and Time:** Tuesday, 23 June 2026; 9:30am  
**Meeting Number:** MIDAP/137  
**Meeting Venue:** 140 William Street, Perth

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

[MIDAP/137 - 23 June 2026 - City of Fremantle - City of Vincent](#)

### **PART A – INTRODUCTION**

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

### **PART B – CITY OF FREMANTLE**

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 Lot 6 (No.9) Cattalini Lane, North Fremantle - 30 Multiple Dwellings – DAP/26/03061
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

### **PART C – CITY OF VINCENT**

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 No.19 (Lot 2) Lincoln Street, Perth - Multiple Dwelling Development – DAP/26/03056
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

**Clayton Higham**  
Presiding Member, Metro Inner DAP



<b>DAP Members</b>
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Clayton Higham (Presiding Member)
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Karen Hyde (Deputy Presiding Member)
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John Syme
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Cr Andrew Sullivan (Part B – City of Fremantle)
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Cr Ingrid Van Dorssen (Part B – City of Fremantle)
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Cr Suzanne Worner (Part C – City of Vincent)
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Cr Ashley Wallace (Part C – (City of Vincent)
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<b>DAP Secretariat</b>
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Kristen Gray
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Tenielle Brownfield
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Ashlee Kelly
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**Clayton Higham**  
Presiding Member, Metro Inner DAP



<b>Part B – City of Fremantle</b>
<b>Submitters</b>
Dan Lees (SLR Consulting)
<b>Applicant</b>
Peter Simpson (PTS Town Planning) Brandon Miro (Hubble Design) Kassidy Huet (Hubble Design) Jonny Seldrick (Rockingham Park)
<b>Officers/Technical Advisors in Attendance</b>
Justin Lawrence Jonathan Dornan

<b>Part C – City of Vincent</b>
<b>Submitters</b>
Qun Mai Bruce Dainton Annamaria Gagliardi Sara Gagliardi
<b>Applicant</b>
Nathan Maas (Planning Solutions) Michael Chester (Uniting WA) Ingrid Van Dorssen (Uniting WA) Gianpaolo Crugnale (G Living)
<b>Officers/Technical Advisors in Attendance</b>
Michael Hancock

**Members of the Public / Media**

Nil.

**Observers via livestream**

There were 9 persons observing the meeting via the livestream.

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Presiding Member, Metro Inner DAP



## PART A – INTRODUCTION

### 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:36am on 23 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 Nicole Woolf (Local Government DAP Member, City of Vincent)

### 3. Noting of Minutes

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

A handwritten signature in black ink, appearing to read 'Clayton Higham'.

Clayton Higham  
Presiding Member, Metro Inner DAP



## **PART B – CITY OF FREMANTLE**

### **1. Declaration of Due Consideration**

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

### **2. Disclosure of Interests**

In accordance with section 2.4.5 of the DAP Code of Conduct 2025, DAP Member, Cr Ingrid Van Dorssen, 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 Van Dorssen 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 member listed above, who had disclosed an impartiality interest, are permitted to participate in the discussion and voting on the item.

### **3. Form 1 DAP Applications**

#### **3.1 Lot 6 (No.9) Cattalini Lane, North Fremantle - 30 Multiple Dwellings – DAP/26/03061**

##### **Deputations**

Dan Lees (SLR Consulting) addressed the DAP against the application at Item 3.1.

Peter Simpson (PTS Town Planning)) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

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

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Presiding Member, Metro Inner DAP



## SUBSTANTIVE MOTION

**Moved by:** Cr Andrew Sullivan

**Seconded by:** Cr Ingrid Van Dorssen

That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/26/03061 is appropriate for consideration as a “Multiple Dwelling” land use and is compatible with the objectives of the zoning table in accordance with City of Fremantle Local Planning Scheme No.4;
2. **Approve** DAP Application reference DAP/26/03061 and accompanying plans dated (A0-01, A1-01, A1-03, A2-01, A2-02, A2-03, A2-04, A2-05, A2-06, A3-01, A3-02, A3-03, A3-04, A3-05, A4-11, A4-12, A4-13, A4-14) dated 7 May 2026 (City of Fremantle received date) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City of Fremantle Local Planning Scheme No. 4, 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. Prior to lodgement of a Building Permit application for the development hereby approved, a Construction Management Plan shall be submitted and approved, to the satisfaction of the City of Fremantle addressing, but not limited to, the following matters:
  - a) Use of City car parking bays for construction related activities;
  - b) Protection of infrastructure and street trees within the road reserve;
  - c) Security fencing around construction sites;
  - d) Gantries;
  - e) Access to site by construction vehicles;
  - f) Contact details;
  - g) Site offices;
  - h) Noise - Construction work and deliveries;
  - i) Sand drift and dust management;
  - j) Waste management;
  - k) Dewatering management plan;
  - l) Traffic management; and
  - m) Works affecting pedestrian areas.

The approved Construction Management Plan shall be adhered to throughout the construction of the new development.

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3. Prior to lodgement of a Building Permit application for the development hereby approved, the applicant is to submit, and have approved to the satisfaction of the City of Fremantle, a detailed manoeuvrability and parking plan design which complies with the Australian Standard AS/NZS 2890 and AS/NZS 1428 including parking bay/s (comprising visitor bays, disabled bays, motorcycle / scooter bays), aisle widths, circulation areas, driveway/s and points of ingress and egress.
4. Prior to the lodgement of a Building Permit application for the development hereby approved, design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the City of Fremantle. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters, other plant and bin storage areas must be integrated into the design of the building and located to minimise any visual and/or noise impact on the occupants of nearby properties and screened from view from the street.
5. Prior to lodgement of a Building Permit application for the development hereby approved, storm water disposal plans, details and calculations must be submitted for approval by the City of Fremantle and thereafter implemented, constructed and maintained to the satisfaction of the City of Fremantle. Stormwater discharge shall not exceed pre-development discharge to Port Beach Road (Curtin Avenue) Road Reserve.
6. Prior to lodgement of a Building Permit application for the development hereby approved, an outdoor lighting plan must be submitted and approved by the City of Fremantle. The outdoor lighting is to be designed, baffled and located to prevent any increase in light spill onto the adjoining properties.
7. Prior to lodgement of a Building Permit application for the development hereby approved, final details of the external materials, colours and finishes of the proposed development, including a physical sample board or materials is to be submitted and approved to the satisfaction of the City of Fremantle, on the advice of the City's Design Advisory Committee.
8. Prior to lodgement of a Building Permit application for the development hereby approved, details of how the recommendations contained in the Acoustic Report (Ref: 10.00885R-02), prepared by Acoustic Consultants Australia, dated 23 April 2026 are to be implemented are to be submitted to the satisfaction of the City of Fremantle.
9. Prior to lodgement of a Building Permit application for the development hereby approved, details are to be submitted that demonstrate that each dwelling will be individually metered for water use to the satisfaction of the City of Fremantle.

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10. Prior to lodgement of a Building Permit application for the development hereby approved, amended development plans shall be submitted to the satisfaction of the City of Fremantle, which include a minimum of:
- 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia), OR
  - 5 per cent of dwellings to be designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).

The dwellings shall be maintained as such for the life of the development

11. Prior to lodgement of a Building Permit application for the development hereby approved, amended plans shall be provided demonstrating that the right of accessway easement along the west side boundary will be clear of any parking, landscaping and/or other obstructions. The accessway shall be kept clear of any obstructions for the life of the development, to the satisfaction of the City of Fremantle.
12. Prior to occupation of the building, certification from a qualified acoustic consultant is to be submitted confirming that the recommendations of the approved Acoustic Report (Ref: 10.00885R-02), prepared by Acoustic Consultants Australia, dated 23 April 2026, have been implemented is to be provided to the satisfaction of the City of Fremantle.
13. Prior to occupation of the development hereby approved, a Notification pursuant to Section 70A of the *Transfer of Land Act 1893* shall be registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land that the subject site is located in close proximity to the Fremantle Port and may be subject to noise, odour and activity not normally associated with residential use. The notification is to be prepared by the City's solicitors at the expense of the owner and be executed by all parties prior to occupation.
14. Prior to occupation for the development hereby approved, a notification, pursuant to section 70A of the *Transfer of Land Act 1893*, shall be placed on the certificate of title for the subject lot. The notification shall be at the owner/applicants' expense and lodged with the Registrar of Titles for endorsement. The notification is to state as follows:

*'This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.'*

The above requirement is a provision outlined in the State Planning Policy 5.4 'Road and Rail Noise.'

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15. Prior to the occupation of the development hereby approved, the approved landscaping plan prepared by Tim Davies Landscaping (TDL) dated 18 May 2026 (City of Fremantle date) shall be installed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the City of Fremantle. All landscaped areas are to be maintained on an ongoing basis for the life of the development, to the satisfaction of the City of Fremantle.
16. Prior to the occupation of the development hereby approved, all car parking, and vehicle access and circulation areas shall be constructed and maintained and available for car parking, and vehicle access and circulation on an ongoing basis to the satisfaction of the City of Fremantle.
17. No part of the development, other than approved landscaping, is to be located within the Primary Regional Road Reserve for Port Beach Road (Curtin Avenue) and Planning Control Area No.191.
18. The waste management plan, prepared by Talis Consultants, dated 12 December 2025 (WMP) must be implemented at all times to the satisfaction of the City of Fremantle.
19. No vehicle access shall be permitted onto the Port Beach Road (Walter Place) Road Reserve.
20. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.
21. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.

#### Advice Notes

1. A Building permit is required for the proposed Building Works. A certified BA1 application form must be submitted and a Certificate of Design Compliance (issued by a Registered Building Surveyor Contractor in the private sector) must be submitted with the BA1.
2. Prior to undertaking works within the Port Beach Road (Curtin Avenue) road reserve, a Working on Roads Permit must be obtained from Main Roads.
3. 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.

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4. The upgrading/widening of Port Beach Road (Curtain Avenue) 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.
5. Where a Planning Control Area (PCA) is in place, approval for development is required from the Western Australian Planning Commission, as well as under any relevant planning scheme, unless the PCA imposes requirements to the contrary.
6. Any works within the adjacent thoroughfare, i.e. road, kerbs, footpath, verge, crossover or right of way, requires a separate approval from the City of Fremantle's Infrastructure Business Services department who can be contacted via [engineering-da@fremantle.wa.gov.au](mailto:engineering-da@fremantle.wa.gov.au) or 9432 9999.
7. This approval does not authorise the removal or modification of verge infrastructure and/or verge trees within the verge area. Written approval is to be obtained for removal or modification of verge infrastructure and/or verge trees within the verge area from the relevant City of Fremantle department or relevant service authority, before construction commences. Please refer to the City's Tree Planting and Vehicle Crossings Policies (SG28 and MD0015) for further information.
8. Prior to commencement of development the existing tree within the road reserve, shown on the approved plans shall be protected through the implementation of a Tree Protection Zone for protection during construction. Additional information with regard to the tree protection zone requirements can be found here: <https://www.fremantle.wa.gov.au/residents/trees-and-verges>.
9. If construction works involve the emission of noise above the assigned levels in the *Environmental Protection (Noise) Regulations 1997*, they should only occur on Monday to Saturday between 7.00 am and 7.00 pm (excluding public holidays). In instances where such construction work needs to be performed outside these hours, an Application for Approval of a Noise Management Plan must be submitted to the City of Fremantle Environmental Health Services for approval at least 7 days before construction can commence.  
  
Note: Construction work includes, but is not limited to, Hammering, Bricklaying, Roofing, use of Power Tools and radios etc.
10. Effective measures shall be taken to stabilize sand and ensure no sand escapes from the property by wind or water in accordance with the City's Prevention and Abatement of Sand Drift Local Law.
11. All noise from the proposed development must comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended), such as:

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1. mechanical service systems like air-conditioners, exhaust outlets, motors, compressors and pool filters;
2. vehicles;
3. amplified acoustic systems; and
4. patron noise.

It is advised to seek the services of a competent acoustic consultant to assist the applicant to address the potential noise impacts on noise sensitive receivers.

12. If the proposed development changes so that soil at or below the groundwater table will be disturbed, a site-specific health and safety plan should be developed and implemented to address the risks to the health of any workers undertaking intrusive work.
13. The applicant is advised that the proposed development is located within an Aboriginal Heritage Site/ Area. Approval under the *Aboriginal Heritage Act 1972* has been confirmed as not being required. However, should a person become aware of unreported Aboriginal heritage while undertaking an activity or project, they are required to report it to the Department of Planning, Lands, and Heritage. For further information please refer to the following website <https://www.wa.gov.au/organisation/departments-of-planning-lands-and-heritage/aboriginal-heritage-act-western-australia>.

#### AMENDING MOTION 1

**Moved by:** Karen Hyde

**Seconded by:** Cr Ingrid Van Dorssen

That Condition No. 13 be deleted and the remaining conditions be renumbered accordingly.

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

For: Karen Hyde  
Cr Ingrid Van Dorssen  
Clayton Higham

Against: Cr Andrew Sullivan  
John Syme

**REASON:** The responsible authority report states that there is no need for restrictions in Area 3, the location of the development, under the requirements of Local Planning Policy 2.3, and no objection had been raised by the Fremantle Port Authority. In this context the majority of the panel regarded the condition to be unnecessary and that any noise and traffic impacts could be adequately covered by condition 14.

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## AMENDING MOTION 2

**Moved by:** Karen Hyde

**Seconded by:** John Syme

The following amendments were made en bloc:

- i) That Condition No. 14 (now condition No.13) be amended to read as follows:

*Prior to occupation, **the landowners shall provide their consent to the local government** for ~~the development hereby approved,~~ a notification, pursuant to section 70A of the Transfer of Land Act 1893, shall be placed on the certificate of title **of the subject land advising: for the subject lot. The notification shall be at the owner/applicants' expense and lodged with the Registrar of Titles for endorsement. The notification is to state as follows:***

*'This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.'*

*~~The above requirement is a provision outlined in the State Planning Policy 5.4 'Road and Rail Noise.'~~*

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

*Condition No.14 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 notification on the title under the *Transfer of Land Act 1893* rests with the local government, not the applicant. The notification can only be executed if the landowner provides consent. Further, there is no obligation for the local government to lodge the notice, even if consent is given; however, should the local government proceed, the associated costs are borne by the local government.

## SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/26/03061 is appropriate for consideration as a "Multiple Dwelling" land use and is compatible with the objectives of the zoning table in accordance with City of Fremantle Local Planning Scheme No.4;

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2. **Approve** DAP Application reference DAP/26/03061 and accompanying plans dated (A0-01, A1-01, A1-03, A2-01, A2-02, A2-03, A2-04, A2-05, A2-06, A3-01, A3-02, A3-03, A3-04, A3-05, A4-11, A4-12, A4-13, A4-14) dated 7 May 2026 (City of Fremantle received date) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City of Fremantle Local Planning Scheme No. 4, 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. Prior to lodgement of a Building Permit application for the development hereby approved, a Construction Management Plan shall be submitted and approved, to the satisfaction of the City of Fremantle addressing, but not limited to, the following matters:
  - a) Use of City car parking bays for construction related activities;
  - b) Protection of infrastructure and street trees within the road reserve;
  - c) Security fencing around construction sites;
  - d) Gantries;
  - e) Access to site by construction vehicles;
  - f) Contact details;
  - g) Site offices;
  - h) Noise - Construction work and deliveries;
  - i) Sand drift and dust management;
  - j) Waste management;
  - k) Dewatering management plan;
  - l) Traffic management; and
  - m) Works affecting pedestrian areas.

The approved Construction Management Plan shall be adhered to throughout the construction of the new development.

3. Prior to lodgement of a Building Permit application for the development hereby approved, the applicant is to submit, and have approved to the satisfaction of the City of Fremantle, a detailed manoeuvrability and parking plan design which complies with the Australian Standard AS/NZS 2890 and AS/NZS 1428 including parking bay/s (comprising visitor bays, disabled bays, motorcycle / scooter bays), aisle widths, circulation areas, driveway/s and points of ingress and egress.

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4. Prior to the lodgement of a Building Permit application for the development hereby approved, design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the City of Fremantle. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters, other plant and bin storage areas must be integrated into the design of the building and located to minimise any visual and/or noise impact on the occupants of nearby properties and screened from view from the street.
5. Prior to lodgement of a Building Permit application for the development hereby approved, storm water disposal plans, details and calculations must be submitted for approval by the City of Fremantle and thereafter implemented, constructed and maintained to the satisfaction of the City of Fremantle. Stormwater discharge shall not exceed pre-development discharge to Port Beach Road (Curtin Avenue) Road Reserve.
6. Prior to lodgement of a Building Permit application for the development hereby approved, an outdoor lighting plan must be submitted and approved by the City of Fremantle. The outdoor lighting is to be designed, baffled and located to prevent any increase in light spill onto the adjoining properties.
7. Prior to lodgement of a Building Permit application for the development hereby approved, final details of the external materials, colours and finishes of the proposed development, including a physical sample board or materials is to be submitted and approved to the satisfaction of the City of Fremantle, on the advice of the City's Design Advisory Committee.
8. Prior to lodgement of a Building Permit application for the development hereby approved, details of how the recommendations contained in the Acoustic Report (Ref: 10.00885R-02), prepared by Acoustic Consultants Australia, dated 23 April 2026 are to be implemented are to be submitted to the satisfaction of the City of Fremantle.
9. Prior to lodgement of a Building Permit application for the development hereby approved, details are to be submitted that demonstrate that each dwelling will be individually metered for water use to the satisfaction of the City of Fremantle.
10. Prior to lodgement of a Building Permit application for the development hereby approved, amended development plans shall be submitted to the satisfaction of the City of Fremantle, which include a minimum of:
  - 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia), OR
  - 5 per cent of dwellings to be designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).

The dwellings shall be maintained as such for the life of the development

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11. Prior to lodgement of a Building Permit application for the development hereby approved, amended plans shall be provided demonstrating that the right of accessway easement along the west side boundary will be clear of any parking, landscaping and/or other obstructions. The accessway shall be kept clear of any obstructions for the life of the development, to the satisfaction of the City of Fremantle.
12. Prior to occupation of the building, certification from a qualified acoustic consultant is to be submitted confirming that the recommendations of the approved Acoustic Report (Ref: 10.00885R-02), prepared by Acoustic Consultants Australia, dated 23 April 2026, have been implemented is to be provided to the satisfaction of the City of Fremantle.
13. Prior to occupation, the landowners shall provide their consent to the local government for a notification, pursuant to section 70A of the *Transfer of Land Act 1893*, shall be placed on the certificate of title of the subject land advising:  
  
*'This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.'*
14. Prior to the occupation of the development hereby approved, the approved landscaping plan prepared by Tim Davies Landscaping (TDL) dated 18 May 2026 (City of Fremantle date) shall be installed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the City of Fremantle. All landscaped areas are to be maintained on an ongoing basis for the life of the development, to the satisfaction of the City of Fremantle.
15. Prior to the occupation of the development hereby approved, all car parking, and vehicle access and circulation areas shall be constructed and maintained and available for car parking, and vehicle access and circulation on an ongoing basis to the satisfaction of the City of Fremantle.
16. No part of the development, other than approved landscaping, is to be located within the Primary Regional Road Reserve for Port Beach Road (Curtin Avenue) and Planning Control Area No.191.
17. The waste management plan, prepared by Talis Consultants, dated 12 December 2025 (WMP) must be implemented at all times to the satisfaction of the City of Fremantle.
18. No vehicle access shall be permitted onto the Port Beach Road (Walter Place) Road Reserve.
19. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.

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20. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.

### Advice Notes

1. Condition No.14 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. A Building permit is required for the proposed Building Works. A certified BA1 application form must be submitted and a Certificate of Design Compliance (issued by a Registered Building Surveyor Contractor in the private sector) must be submitted with the BA1.
3. Prior to undertaking works within the Port Beach Road (Curtin Avenue) road reserve, a Working on Roads Permit must be obtained from Main Roads.
4. 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.
5. The upgrading/widening of Port Beach Road (Curtain Avenue) 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.
6. Where a Planning Control Area (PCA) is in place, approval for development is required from the Western Australian Planning Commission, as well as under any relevant planning scheme, unless the PCA imposes requirements to the contrary.
7. Any works within the adjacent thoroughfare, i.e. road, kerbs, footpath, verge, crossover or right of way, requires a separate approval from the City of Fremantle's Infrastructure Business Services department who can be contacted via [engineering-da@fremantle.wa.gov.au](mailto:engineering-da@fremantle.wa.gov.au) or 9432 9999.
8. This approval does not authorise the removal or modification of verge infrastructure and/or verge trees within the verge area. Written approval is to be obtained for removal or modification of verge infrastructure and/or verge trees within the verge area from the relevant City of Fremantle department or relevant service authority, before construction commences. Please refer to the City's Tree Planting and Vehicle Crossings Policies (SG28 and MD0015) for further information.

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9. Prior to commencement of development the existing tree within the road reserve, shown on the approved plans shall be protected through the implementation of a Tree Protection Zone for protection during construction. Additional information with regard to the tree protection zone requirements can be found here: <https://www.fremantle.wa.gov.au/residents/trees-and-verges>.

10. If construction works involve the emission of noise above the assigned levels in the *Environmental Protection (Noise) Regulations 1997*, they should only occur on Monday to Saturday between 7.00 am and 7.00 pm (excluding public holidays). In instances where such construction work needs to be performed outside these hours, an Application for Approval of a Noise Management Plan must be submitted to the City of Fremantle Environmental Health Services for approval at least 7 days before construction can commence.

Note: Construction work includes, but is not limited to, Hammering, Bricklaying, Roofing, use of Power Tools and radios etc.

11. Effective measures shall be taken to stabilize sand and ensure no sand escapes from the property by wind or water in accordance with the City's Prevention and Abatement of Sand Drift Local Law.
12. All noise from the proposed development must comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended), such as:
1. mechanical service systems like air-conditioners, exhaust outlets, motors, compressors and pool filters;
  2. vehicles;
  3. amplified acoustic systems; and
  4. patron noise.

It is advised to seek the services of a competent acoustic consultant to assist the applicant to address the potential noise impacts on noise sensitive receivers.

13. If the proposed development changes so that soil at or below the groundwater table will be disturbed, a site-specific health and safety plan should be developed and implemented to address the risks to the health of any workers undertaking intrusive work.
14. The applicant is advised that the proposed development is located within an Aboriginal Heritage Site/ Area. Approval under the *Aboriginal Heritage Act 1972* has been confirmed as not being required. However, should a person become aware of unreported Aboriginal heritage while undertaking an activity or project, they are required to report it to the Department of Planning, Lands, and Heritage. For further information please refer to the following website <https://www.wa.gov.au/organisation/department-of-planning-lands-and-heritage/aboriginal-heritage-act-western-australia>.

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

Clayton Higham  
Presiding Member, Metro Inner DAP



**REASON:** The Panel was unanimous in its support of the development proposal, noting that it is generally consistent with the planning framework. Matters raised during public advertising have been adequately addressed through amended plans or were assessed as having no significant impact on adjoining land uses.

When considered against the requirements of the planning framework, the minor variations in setbacks and the shortfall of one visitor parking bay are acceptable. The Panel noted there is no maximum parking restriction despite the site's proximity to the rail station; therefore, the proposed level of parking provision is considered acceptable. The Design Review Panel was broadly supportive of the proposal, recommending only that additional detail be provided. These matters can be addressed through conditions of approval, with outstanding information to be submitted prior to the issuing of a building permit.

The Panel also noted that greater density may have been permissible under the planning framework, which does not prescribe a minimum height requirement. The proposed development adopts a multiple dwelling typology in a townhouse configuration, contributing positively to the diversity of the City's housing stock and complementing the existing context and character of the locality.

#### **4. Form 2 DAP Applications**

Nil.

#### **5. Section 31 SAT Reconsiderations**

Nil.

*Cr Andrew Sullivan and Cr Ingrid Van Dorssen (Local Government DAP Members, City of Fremantle) left the panel at 10:19am.*

**Clayton Higham**  
Presiding Member, Metro Inner DAP



## **PART C – CITY OF VINCENT**

*Cr Suzanne Worner and Cr Ashley Wallace (Local Government DAP Members, City of Vincent) joined the panel at 10:21am.*

### **1. Declaration of Due Consideration**

The Presiding Member noted that details of a DAP direction for services and responsible authority response in relation to Item 3.1, received on 22 June 2026 was published in Part C of the Related Information.

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**

Nil.

### **3. Form 1 DAP Applications**

#### **3.1 No.19 (Lot 2) Lincoln Street, Perth - Multiple Dwelling Development – DAP/26/03056**

##### **Deputations**

Qun Mai addressed the DAP against the application at Item 3.1.

Bruce Dainon addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Sara Gagliardi on behalf of Annamaria Gagliardi addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Sara Gagliardi addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

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

Michael Chester and Ingrid Van Dorssen (Uniting WA) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Gianpaolo Crugnale (G Living) addressed the DAP in support of 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.

**Clayton Higham**  
Presiding Member, Metro Inner DAP



## SUBSTANTIVE MOTION

**Moved by:** Karen Hyde

**Seconded by:** Cr Suzanne Worner

That the Metro Inner DAP resolves to:

1. **Approve** DAP Application reference DAP/26/03056 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:

### 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 seven (7) Multiple Dwellings as shown on the approved plans dated received 8 June 2026 and as defined in the City of Vincent Local Planning Scheme No. 2. No other development forms part of this approval.

2. Building Design

- 2.1. The surface finish of boundary walls facing the adjoining property shall be of a good and clean condition, **prior to the occupation or use of the development**, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City.

- 2.2. 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.

- 2.3. **Prior to the issue of a building permit**, the plans are to be amended to relocate the screened air-conditioning condenser units located on the entry canopies. The air-conditioning units shall be relocated and screened from view from the public realm and common spaces within the development site, to the satisfaction of the City on the advice of the City's Design Review Panel.

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- 2.4. 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.
  - 2.5. **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.
  - 2.6. Doorways of storerooms shall swing outwards to maximise internal storage space, to the satisfaction of the City.
  - 2.7. 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.
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.
  - 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
- 4.1 A detailed landscape and reticulation plan for the development site, to the satisfaction of the City, shall be lodged with and approved by the City **prior to the lodgement of a building permit**.

The plan shall be drawn to a scale of 1:100, be generally in accordance with the landscaping plans dated 8 June 2026 and shall detail the following:

- The location, pot sizes and type of proposed trees and plants;
- Areas to be irrigated or reticulated;
- The provision of deep soil planting areas for trees within the car parking area;
- The provision of a 19.2 square metre deep soil area for the retained tree;
- A management strategy to ensure ongoing maintenance of landscaping areas is secured; and

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- The provision of a minimum of eight small trees, as defined by the Residential Design Codes Volume 2, in locations and species generally consistent with the approved plans.
- 4.2 All works shown in the approved landscaping plan shall be undertaken in accordance with the approved plans to the satisfaction of the City, **prior to the occupation or use of the development** and maintained thereafter to the satisfaction of the City, at the expense of the owners/occupiers.
- 4.3 **Prior to commencement of construction**, an updated Arborist Report, Tree Protection Plan and Tree Protection Specification (in accordance with AS 4970:2025 (Protection of Trees on Development Sites)) shall be prepared by the project arborist to guide the retention and protection of the retained tree on the subject site.

The Tree Protection Plan shall be a scaled plan drawing showing TPZ for the tree being retained and the location of specified tree protection devices (e.g. fences, ground protection).

The Tree Protection Specification shall outline measures by which the trees will be protected and managed throughout the development works including but not limited to:

- Construction of building footprint within the tree protection zone.
- Proposed ground level changes within the tree protection zone.
- Proposed landscaping and hardworks within the tree protection zone.
- Impact of the development on the existing tree canopy.

The Tree Protection Plan and Tree Protection Specification shall be submitted to and approved by the City of Vincent. The approved tree protection plan shall be implemented for the duration of the construction of the development.

5. Car Parking, Access, Management and Bicycle Facilities

- 5.1. **Prior to the occupation or use of the development**, a minimum of one shared and five 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**, 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).

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- 5.3. A minimum of two short-term bicycle bays shall be provided within the development. The bicycle bays shall be designed in accordance with AS2890.3 and installed **prior to occupation** to the satisfaction of the City.
- 5.4. The Parking Management Plan and Development Management Plan, dated received 20 May 2026, shall be implemented, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City.
- 5.5. **Prior to the first occupation 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.

6. Acoustic & Noise Management

All recommended measures in the acoustic report prepared by Lloyd George Acoustics dated 24 October 2025 (reference: 250910758-01) shall be implemented.

7. Construction Management

**Prior to the commencement of works**, a Construction Management Plan is to be submitted to, and approved by, the City of Vincent. Once approved, the Plan is to be implemented in full to the satisfaction of the City of Vincent. The Plan is to address the following, but not limited to:

- i. public communication and complaint handling procedures;
- ii. temporary fencing, hoarding, gantries and signage;
- iii. construction methods;
- iv. protection of trees and public realm infrastructure;
- v. site access and egress
- vi. construction traffic management
- vii. deliveries and storage of construction materials and machinery
- viii. pedestrian and cyclist management and any footpath obstructions
- ix. parking arrangements for staff and contractors;
- x. hours of construction;
- xi. management of noise, lighting, vibration, dust and erosion;
- xii. construction waste management, recycling, and removal; and
- xiii. management of any site dewatering or stormwater discharge.

8. Stormwater

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.

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9. 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.

10. 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.

11. Public Art

11.1. In accordance with the City of Vincent Percent for Art Policy a public art contribution of \$35,000 is required, being one percent of the \$3.5 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 lodgement 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 lodgement 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.

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12. Environmentally Sustainable Design

**Prior to the occupation or use of the development**, the applicant shall demonstrate that at least one significant energy efficiency initiative has been implemented within the development that exceeds minimum practice, to the satisfaction of the City.

13. Waste Management

**Prior to the occupation or use of the development**, all recommended measures included in the 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 boundary walls, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.

**Clayton Higham**  
Presiding Member, Metro Inner DAP



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.
7. The approved landscaping plan is required to be maintained once implemented and maintenance requirements should be outlined in the strata/development management plan to ensure landscaping areas within the site 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 tenants and/or purchasers, and it is recommended that a notice be placed on Lease/Sales Contracts to advise tenants/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 5.2, 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.

#### AMENDING MOTION 1

**Moved by:** Karen Hyde

**Seconded by:** Cr Suzanne Worner

That Condition No.1.2 be amended to read as follows:

*This approval is for a Multiple Dwelling development comprising of seven (7) Multiple Dwellings as shown on the approved plans;*

- **Site Context Plan – A.1-10 Rev F – Received 8 June 2026**
- **Ground Floor Plan Alternative Layout – A.1-02 Rev G – Received 8 June 2026**
- **First Floor Plan – A.1-03 Rev G – Received 8 June 2026**
- **Roof Plan and Overshadowing Diagram – A.1-04 – Rev G – Received 8 June 2026**
- **Natural Ventilation Diagram and Floor Layouts – A.1-05 – Rev G – Received 8 June 2026 and as amended on plan received 22 June 2026**
- **Natural Ventilation Diagram and Floor Layouts – A.1-06 Rev G – Received 8 June 2026**

**Clayton Higham**  
Presiding Member, Metro Inner DAP



- **Natural Ventilation Diagram and Floor Layouts – A1.107 – Rev G – Received 8 June 2026**
- **Landscaping Plan – A.1-08 Rev F – Received 8 June 2026**
- **Streetscape Analysis Plan – A.7-01 Rev E – Received 8 June 2026**
- **Elevation Plan – A.2-01 Rev F – Received 8 June 2026**

~~dated received 8 June 2026~~ and as defined in the City of Vincent Local Planning Scheme No. 2. No other development forms part of this approval.

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** The inclusion of the list of plans considered by the panel provides clarity regarding the plans that are the subject of the development approval.

### **AMENDING MOTION 2**

**Moved by:** Karen Hyde

**Seconded by:** John Syme

That Condition No.2.3 be amended to read as follows:

*Prior to the issue of a building permit, the plans are to be amended to relocate **or** the screened air-conditioning condenser units located on the entry canopies. The air-conditioning units shall be relocated ~~and~~ **or** screened from view from the public realm ~~and~~ **or** common spaces within the development site, to the satisfaction of the City on the advice of the City's Design Review Panel.*

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** Relocation of the air-conditioning units may be beneficial but is not essential. The revised wording provides flexibility for relocation or screening to ensure amenity and acoustic requirements are met.

### **AMENDING MOTION 3**

**Moved by:** Karen Hyde

**Seconded by:** John Syme

The following amendments were made en bloc:

- i) That Condition No.4.2 be amended to read as follows:

*All works shown in the approved landscaping plan shall be undertaken in accordance with the approved plans to the satisfaction of the City, Prior to the occupation or use of the development. **Landscape works on the subject site to be ~~and~~-maintained thereafter to the satisfaction of the City, at the expense of the owners/occupiers.***

**Clayton Higham**  
Presiding Member, Metro Inner DAP



- ii) A new Advice Note No. 11 be added to read as follows;

***Any landscape works within the verge would be managed through the City standard requirements works within the road reserve verge area.***

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** This amendment clarifies the different maintenance regimes for landscaping on the private lot versus landscaping within local government reserves and verges.

#### **AMENDING MOTION 4**

**Moved by:** Karen Hyde

**Seconded by:** Cr Suzanne Worner

The following amendments were made en bloc:

- i) That Condition No.11.1 be amended to read as follows:

*In accordance with the City of Vincent Percent for Art Policy a public art contribution of \$35,000 is required, being one percent of the \$3.5 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 **in the event that option 2 is chosen** prior to the lodgement 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.*

- ii) That Condition No.11.2 be amended to read as follows:

*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 **in the event that option 2 is chosen**:*

*Option 1: Prior to the lodgement 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.*

**Clayton Higham**  
Presiding Member, Metro Inner DAP



**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** This amendment clarifies the process for the strategy and implementation of public art.

**AMENDING MOTION 5**

**Moved by:** Karen Hyde

**Seconded by:** John Syme

*The following amendments were made en bloc:*

- i) That Advice Note No.1 be amended to read as follows:

*The movement of all path users, with or without disabilities, within the road reserve, ~~shall~~ **should** not be impeded in any way during the course of the building works. This area ~~shall~~ **should** be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) ~~shall~~ **should** be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.*

- ii) That Advice Note No.2 be amended to read as follows:

*An Infrastructure Protection Bond together with a non-refundable inspection fee ~~shall~~ **should** 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~~ **should** be made in writing. The bond is non-transferable.*

- iii) That Advice Note No.3 be amended to read as follows:

*All pedestrian access and vehicle driveway/crossover levels ~~shall~~ **should** match into existing verge, footpath and reserve levels to the satisfaction of the City.*

- iv) That Advice Note No.4 be amended to read as follows:

*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~~ **should** 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~~ **should** be lodged together with the building permit application working drawings.*

**Clayton Higham**  
Presiding Member, Metro Inner DAP



- v) That Advice Note No.5 be amended to read as follows:

*With reference to boundary walls, the owners of the subject land ~~shall~~ **should** obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.*

- vi) That Advice Note No.6 be amended to read as follows:

*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~~ **should** be determined by the City following the lodgement of a Building Permit.*

- vii) That Advice Note No.7 be amended to read as follows:

*The approved landscaping plan is required to be maintained once implemented and maintenance requirements should be outlined in the strata/development management plan to ensure landscaping areas within the site are suitably maintained. Modifications to the approved landscaping that has been installed on-site at the time of occupancy ~~will~~ **would** require subsequent approval of the City. The City encourages landscaping methods and species selection which do not rely on reticulation.*

- viii) That Advice Note No.9 be amended to read as follows:

*The applicant is advised that any future strata title of the property ~~should~~ **must** be consistent with this approval and the lot sizes demonstrated in the application.*

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** In accordance with advice from City officers, the advice notes were modified to function as advisory comments rather than statutory requirements.

#### **AMENDING MOTION 6**

**Moved by:** Cr Ashley Wallace

**Seconded by:** John Syme

That a new Condition No.3.3 be added to read as follows:

***The fence along the Western boundary should be masonry construction to a minimum height of 1.8m and up to 2.1m adjacent to the front building line of No.21 Lincoln Street without impacting the existing tree.***

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

**Clayton Higham**  
Presiding Member, Metro Inner DAP



For: Cr Ashley Wallace  
Cr Suzanne Worner  
John Syme

Against: Clayton Higham  
Karen Hyde

**REASON:** The additional fencing condition is intended to improve visual amenity and privacy along the western boundary, while ensuring the design and placement of the fence avoids adverse impacts on the existing tree. The panel considered that a masonry fence of appropriate height would provide a consistent and durable outcome, balancing interface treatment with the protection of established vegetation.

### AMENDING MOTION 7

**Moved by:** Karen Hyde

**Seconded by:** Cr Suzanne Worner

That Condition No.3.1 be amended to read as follows:

*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 and reduces reflectivity impacts on adjacent lots, shall be submitted to and approved by the City, on the advice of the City's Design Review Panel.*

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** This ensures consideration is given to the potential visual impacts of highly reflective materials and colours, and seeks input from the Design Review Panel on mitigation measures prior to the City endorsing the material and colour palette.

### SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner DAP resolves to:

1. **Approve** DAP Application reference DAP/26/03056 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:

#### 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.

Clayton Higham  
Presiding Member, Metro Inner DAP



- 1.2 This approval is for a Multiple Dwelling development comprising of seven (7) Multiple Dwellings as shown on the approved plans;
- Site Context Plan – A.1-10 Rev F – Received 8 June 2026
  - Ground Floor Pan Alternative Layout – A.1-02 Rev G – Received 8 June 2026
  - First Floor Plan – A.1-03 Rev G – Received 8 June 2026
  - Roof Plan and Overshadowing Diagram – A.1-04 – Rev G – Received 8 June 2026
  - Natural Ventilation Diagram and Floor Layouts – A.1-05 – Rev G – Received 8 June 2026
  - Natural Ventilation Diagram and Floor Layouts – A.1-06 Rev G – Received 22 June 2026
  - Natural Ventilation Diagram and Floor Layouts – A1.107 – Rev G – Received 22 June 2026
  - Landscaping Plan – A.1-08 Rev F – Received 8 June 2026
  - Streetscape Analysis Plan – A.7-01 Rev E – Received 8 June 2026
  - Elevation Plan – A.2-01 Rev F – Received 8 June 2026
  - First Floor Plan – A.1-03 Rev G – Received 8 June 2026 (Duplication)

and as defined in the City of Vincent Local Planning Scheme No. 2. No other development forms part of this approval.

## 2. Building Design

- 2.1 The surface finish of boundary walls facing the adjoining property shall be of a good and clean condition, **prior to the occupation or use of the development**, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City.
- 2.2 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.
- 2.3 **Prior to the issue of a building permit**, the plans are to be amended to relocate or screen air-conditioning condenser units located on the entry canopies. The air-conditioning units shall be relocated or screened from view from the public realm or common spaces within the development site, to the satisfaction of the City on the advice of the City's Design Review Panel.
- 2.4 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.

**Clayton Higham**  
Presiding Member, Metro Inner DAP



- 2.5 **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.
- 2.6 Doorways of storerooms shall swing outwards to maximise internal storage space, to the satisfaction of the City.
- 2.7 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.
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 and reduces reflectivity impacts on adjacent lots, shall be submitted to and approved by the City, on the advice of the City's Design Review Panel.
- 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.
- 3.3 The fence along the Western boundary should be masonry construction to a minimum height of 1.8m and up to 2.1m adjacent to the front building line of No.21 Lincoln Street without impacting existing tree.
4. Landscaping
- 4.1 A detailed landscape and reticulation plan for the development site, to the satisfaction of the City, shall be lodged with and approved by the City **prior to the lodgement of a building permit**.

The plan shall be drawn to a scale of 1:100, be generally in accordance with the landscaping plans dated 8 June 2026 and shall detail the following:

- The location, pot sizes and type of proposed trees and plants;
- Areas to be irrigated or reticulated;
- The provision of deep soil planting areas for trees within the car parking area;
- The provision of a 19.2 square metre deep soil area for the retained tree;
- A management strategy to ensure ongoing maintenance of landscaping areas is secured; and

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- The provision of a minimum of eight small trees, as defined by the Residential Design Codes Volume 2, in locations and species generally consistent with the approved plans.
- 4.2 All works shown in the approved landscaping plan shall be undertaken in accordance with the approved plans to the satisfaction of the City, **prior to the occupation or use of the development**. Landscape works on the subject site to be maintained thereafter to the satisfaction of the City, at the expense of the owners/occupiers.
- 4.3 **Prior to commencement of construction**, an updated Arborist Report, Tree Protection Plan and Tree Protection Specification (in accordance with AS 4970:2025 (Protection of Trees on Development Sites)) shall be prepared by the project arborist to guide the retention and protection of the retained tree on the subject site.

The Tree Protection Plan shall be a scaled plan drawing showing TPZ for the tree being retained and the location of specified tree protection devices (e.g. fences, ground protection).

The Tree Protection Specification shall outline measures by which the trees will be protected and managed throughout the development works including but not limited to:

- Construction of building footprint within the tree protection zone.
- Proposed ground level changes within the tree protection zone.
- Proposed landscaping and hardworks within the tree protection zone.
- Impact of the development on the existing tree canopy.

The Tree Protection Plan and Tree Protection Specification shall be submitted to and approved by the City of Vincent. The approved tree protection plan shall be implemented for the duration of the construction of the development.

## 5. Car Parking, Access, Management and Bicycle Facilities

- 5.1. **Prior to the occupation or use of the development**, a minimum of one shared and five 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**, 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).

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- 5.3. A minimum of two short-term bicycle bays shall be provided within the development. The bicycle bays shall be designed in accordance with AS2890.3 and installed **prior to occupation** to the satisfaction of the City.
- 5.4. The Parking Management Plan and Development Management Plan, dated received 20 May 2026, shall be implemented, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City.
- 5.5. **Prior to the first occupation 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.

6. Acoustic & Noise Management

All recommended measures in the acoustic report prepared by Lloyd George Acoustics dated 24 October 2025 (reference: 250910758-01) shall be implemented.

7. Construction Management

**Prior to the commencement of works**, a Construction Management Plan is to be submitted to, and approved by, the City of Vincent. Once approved, the Plan is to be implemented in full to the satisfaction of the City of Vincent. The Plan is to address the following, but not limited to:

- i. public communication and complaint handling procedures;
- ii. temporary fencing, hoarding, gantries and signage;
- iii. construction methods;
- iv. protection of trees and public realm infrastructure;
- v. site access and egress
- vi. construction traffic management
- vii. deliveries and storage of construction materials and machinery
- viii. pedestrian and cyclist management and any footpath obstructions
- ix. parking arrangements for staff and contractors;
- x. hours of construction;
- xi. management of noise, lighting, vibration, dust and erosion;
- xii. construction waste management, recycling, and removal; and
- xiii. management of any site dewatering or stormwater discharge.

8. Stormwater

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.

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9. 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.

10. 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.

11. Public Art

11.1. In accordance with the City of Vincent Percent for Art Policy a public art contribution of \$35,000 is required, being one percent of the \$3.5 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 in the event that option 2 is chosen **prior to the lodgement 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 in the event that option 2 is chosen:

Option 1: **Prior to the lodgement 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. Environmentally Sustainable Design

**Prior to the occupation or use of the development**, the applicant shall demonstrate that at least one significant energy efficiency initiative has been implemented within the development that exceeds minimum practice, to the satisfaction of the City.

13. Waste Management

**Prior to the occupation or use of the development**, all recommended measures included in the 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, should not be impeded in any way during the course of the building works. This area should be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) should 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 should 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 should be made in writing. The bond is non-transferable.
3. All pedestrian access and vehicle driveway/crossover levels should match into existing verge, footpath and reserve levels to the satisfaction of the City.
4. All stormwater produced on the subject land should 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 boundary walls, the owners of the subject land should obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.

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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 should be determined by the City following the lodgement of a Building Permit.
7. The approved landscaping plan is required to be maintained once implemented and maintenance requirements should be outlined in the strata/development management plan to ensure landscaping areas within the site are suitably maintained. Modifications to the approved landscaping that has been installed on-site at the time of occupancy would 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 tenants and/or purchasers, and it is recommended that a notice be placed on Lease/Sales Contracts to advise tenants/purchasers of this restriction.
9. The applicant is advised that any future strata title of the property should be consistent with this approval and the lot sizes demonstrated in the application.
10. In relation to Condition 5.2, 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 landscape works within the verge would be managed through the City standard requirement works within the road reserve verge area.

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

**REASON:** The Panel noted that the planning framework identifies the locality as an area transitioning to higher density. The proposal is generally consistent with the planning requirements, as multiple dwellings are a permitted land use and the R80 zoning allows for development up to three storeys, whereas the proposal is for two storeys. The Panel considered the height and scale of the development to be appropriate for the future character of the area, with limited impact on existing development.

The Responsible Authority's report identified a number of elements requiring the exercise of planning discretion. These matters were considered by the Panel and were deemed acceptable in the context of the overall proposal.

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Issues raised during public advertising and community presentations included concerns relating to materiality, waste management and boundary fencing. These matters resulted in modifications to conditions of approval and clarification of wording to ensure appropriate consideration of the amenity of adjoining properties.

The City's Design Review Panel was generally supportive of the proposal, noting that some elements require additional detail. These matters can be addressed through conditions to enable further design development.

On balance, the proposal aligns with the intent of the planning framework. While the Panel acknowledged concerns from nearby residents regarding the impact on their current living conditions, the development is consistent with the planned density for the area. Details such as boundary fencing, landscaping, waste management and material selection will be finalised in consultation with City officers, with input from the Design Review Panel.

**4. Form 2 DAP Applications**

Nil.

**5. Section 31 SAT Reconsiderations**

Nil.

A handwritten signature in black ink, appearing to read 'Clayton Higham'.

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## 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/25/02994 DR41/2026	City of Fremantle	Lot 21 (242) Marine Terrace, South Fremantle	5 (5) Storey Multiple Dwelling	24/03/2026
DAP/25/03019 DR/91/2026	Town of Cambridge	Lot 101 (No.95-99) Cambridge Street and Lot 4, (No. 17) Kerr Street, West Leederville	Additions and Alterations to Existing Tavern	18/06/02026

Finalised SAT Applications*				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Finalised
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)	12/06/2026

\* Matters finalised during the last meeting cycle.

### 2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 12:15pm.

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