

Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 22 July 2026; 9:30am
Meeting Number: MIDAP/142
Meeting Venue: 140 William Street, Perth

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

[MIDAP/142 - 22 July 2026 - City of Perth - City of Nedlands - City of Fremantle](#)

PART A – INTRODUCTION

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

PART B – CITY OF PERTH

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lots 32 and 33 (No.40), Lot 66 (No.42), Lots 1-3 and 123 (No.44) and Lot F3 (No.50) St Georges Terrace and Lots 9-11 No.611-619), Lot 12 (No.621) Hay Street Mall, Perth - Proposed refurbishment of the St Martins Centre Commercial Precinct for Office, Hotel, Retail, Dining and Entertainment uses – DAP/26/03057
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – CITY OF NEDLANDS

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lots 142 and 141 (Nos. 21-23) Louise Street, Nedlands - 16 multiple dwellings – DAP/26/03090
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – CITY OF FREMANTLE

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications



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Presiding Member, Metro Inner DAP

Page 1

3.1 Lot No.102 (No. 220) Queen Victoria Street & Lot 101 (No.6) Burns Street
North Fremantle - Three (3) storey mixed use development – DAP/26/03085

4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART E – OTHER BUSINESS

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



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DAP Members

Dale Page (Presiding Member)

Eugene Koltasz (Deputy Presiding Member)

Luigi D'Alessandro

Cr Raj Doshi (Part B – City of Perth)

Cr Liam Gobbert (Part B – City of Perth)

Cr Charles Pan (Part C – City of Nedlands)

Cr Julian Coleman (Part C – City of Nedlands)

Cr Andrew Sullivan (Part D – City of Fremantle)

Cr Ingrid Van Dorssen (Part D – City of Fremantle)

DAP Secretariat

Kristen Gray

Ashlee Kelly



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Part B – City of Perth

Submitters

Joan Smith

Applicant

Lyle Robertson (DMG Property)

Daniel Lees (SLR Consulting)

Officers/Technical Advisors in Attendance

Roberto Colalillo

Julia Kingsbury

Part C – City of Nedlands

Applicant

Louise Ward (Hillam Architects)

Hannah Kelly (SLR Consulting)

Daniel Lees (SLR Consulting)

Hoang Nguyen (Hillan Architects)

Khosal Moloo (Hilla Archtiects)

Ian Phipps (Atrio Property Grou)

Officers/Technical Advisors in Attendance

Dillon Reid

Casey Hill

Part D – City of Fremantle

Applicant

David Read (SLR Consulting)

Matthew Crawford (SLR Consulting)

Officers/Technical Advisors in Attendance

Chloe Johnston

Jonathan Dornan



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Members of the Public / Media

Nil.

Observers via livestream

There were 6 persons observing the meeting via the livestream.



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PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:36am on 22 July 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

Nil.

3. Noting of Minutes

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



PART B – CITY OF PERTH

1. Declaration of Due Consideration

The Presiding Member noted that late information, as per clause 3.6.13 of the DAP Standing Orders, was received on the 21 July 2026 and was circulated to the panel, local government and applicant. The Panel declared that they had duly considered the late information and therefore will be published on the DAP website in due course.

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

DAP Member, Cr Liam Gobbert, declared an impartiality interest in item 3.1. Cr Gobbert has declared that 50 and 40 St Georges Terrace and the McNess Royal Arcade are located adjacent to bus routes operated by their employer, the Public Transport Authority (PTA). The PTA was not a referral agency for this development application, and Cr Gobbert's role within the PTA does not involve or interface with bus operations

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

3. Form 1 DAP Applications

3.1 Lots 32 and 33 (No.40), Lot 66 (No.42), Lots 1-3 and 123 (No.44) and Lot F3 (No.50) St Georges Terrace and Lots 9-11 No.611-619), Lot 12 (No.621) Hay Street Mall, Perth - Proposed refurbishment of the St Martins Centre Commercial Precinct for Office, Hotel, Retail, Dining and Entertainment uses – DAP/26/03057

Deputations

Lyle Robertson (DMG Property) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Daniel Lees (SLR Consulting) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

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



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

SUBSTANTIVE MOTION

Moved by: Cr Liam Gobbert

Seconded by: Cr Raj Doshi

That the Metro Inner DAP resolves to:

1. **Approve** DAP Application reference DAP/26/03057 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Perth City Planning Scheme No. 2 subject to the following conditions:

Conditions

1. The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives received on 25 June 2026, with final details of the design including a sample board of the proposed materials, colours and finishes being submitted for approval by the City, prior to applying for the relevant building permit.
2. Final details of the design, materials and finishes of the landscaped forecourt abutting St Georges Terrace and the new pedestrian links throughout the site, including details of the provision of universal access, furniture, art and lighting, together with a proposed management statement/plan for the area being submitted for approval by the City prior to applying for the relevant building permit, with the approved forecourt and pedestrian links being constructed and thereafter maintained to a high standard to the City's satisfaction.
3. The building facades being designed to mitigate potential high levels of glare or excessive solar reflection to the surrounding public realm and nearby properties to the satisfaction of the City, with final details of the façade design and a reflection assessment/report prepared by a suitably qualified consultant being submitted for approval by the City prior to applying for the relevant building permit.
4. A final detailed landscaping and reticulation plan being submitted for approval by the City prior to applying for the relevant building permit, with the approved landscaping being installed prior to occupation of development and thereafter maintained to a high standard to the City's satisfaction.
5. A detailed schedule of conservation works for the McNess Royal Arcade building, including the restoration works to the internal and external fabric, the proposed treatment of existing fabric, and all works relating to the reinstatement of the arcade being submitted for approval by the City, in consultation with the Department of Planning, Lands and Heritage prior to applying for a building permit for the stage of work incorporating the McNess Royal Arcade building.



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Page 8

6. An Interpretation Plan for the McNess Royal Arcade building, including clear interpretive outcomes and an implementation schedule committing to the achievement of these outcomes being submitted for approval by the City, in consultation with the Department of Planning, Lands and Heritage prior to applying for a building permit for the stage of work incorporating the McNess Royal Arcade building with the approved interpretation plan being implemented prior to the occupation of the McNess Royal Arcade building.
7. A detailed schedule of conservation works for the Bridal House building, including the restoration works to the internal and external fabric being submitted for approval by the City prior to applying for a building permit for the stage of work incorporating the Bridal House building.
8. The proposed internal works to level 1 and 2 of the Bridal House building at 623 Hay Street Mall, Perth, including the removal of the original timber stair and walls, not forming part of this application for approval, to the satisfaction of the City.
9. A detailed archival record for the McNess Royal Arcade and Bridal House buildings being prepared in accordance with the Department of Planning, Lands and Heritage's Guide to Preparing an Archival Record and submitted to the City and Department of Planning, Lands and Heritage prior to any demolition and/or construction works being undertaken on the sites containing these buildings.
10. Any new and/or modified building plant and services including air-conditioning condensers, lift overruns, piping, ducting, water tanks, transformers, fire boosters and fire control rooms being located or screened so that they cannot be viewed from any location external to the building (including from above) and to minimise any visual and noise impact, with details of the location and screening of such plant and services being submitted for approval by the City prior to applying for the relevant building permit.
11. The proposed floor levels of pedestrian access ways into the site/s being designed to match the existing levels of the adjacent footpaths in Hay Street Mall, Barrack Street and St Georges Terrace, to the City's satisfaction, with details being submitted for approval by the City prior to applying for the relevant building permit.
12. All awnings extending over the property boundary providing a minimum clearance height of 2.75 metres above the adjacent footpath levels, with final details being submitted for approval by the City prior to applying for the relevant building permit.
13. The dimensions of all new and/or modified car parking bays, loading bays, vehicle entrances, aisle widths and circulation areas are to comply with Australian Standard AS2890.1, with a certificate of compliance by an architect or engineer being submitted for approval by the City prior to applying for the relevant building permit.



14. A maximum of 102 commercial tenant car parking bays being provided on site, for the exclusive use of tenants and visitors of the development and not being leased or otherwise reserved for use of the tenants or occupants of other buildings or sites to the satisfaction of the City.
15. A minimum of 196 tenant bicycle parking bays, 16 visitor bicycle parking bays and 200 lockers for the commercial end of trip facilities being provided on site and located and designed in accordance with the requirements of the City's Bicycle Parking and End of Journey Facilities Policy 5.3, with final details of these facilities being submitted for approval by the City prior to applying for the relevant building permit.
16. A Parking Management Plan being submitted for approval by the City, in consultation with the Department of Transport and Major Infrastructure, prior to the occupation of the development with the plan being implemented by the proprietor/operator thereafter to the satisfaction of the City.
17. A Travel Plan submitted for approval by the City, in consultation with the Department of Transport and Major Infrastructure, prior to the occupation of the development with the plan being implemented by the proprietor/operator thereafter to the satisfaction of the City.
18. An operational management plan addressing the operation of the hotel in accordance with the provisions of the City's Special Residential and Short-Term Rental Accommodation Policy 3.9 being submitted for approval by the City prior to the submission of an occupancy permit for the hotel, with the management plan being implemented by the proprietor/manager on an on-going basis and to the satisfaction of the City.
19. A final Acoustic Report and Noise Impact and Management Report satisfying the City's Noise Impact and Management Report Guidance Note and addresses the recommendations outlined in the preliminary Acoustic Report prepared by Marshall Day Acoustics dated 20 January 2026 (ref: 002 R02 20240649), being submitted for approval by the City, prior to applying for the relevant building permit, with final construction plans being certified by a qualified acoustic consultant confirming the development incorporates the recommendations and can achieve compliance with the relevant noise legislation to the satisfaction of the City.
20. A final Waste Management Plan, satisfying the City's waste servicing requirements, being submitted for approval by the City, prior to applying for the relevant building permit, with the Plan being implemented by the operators of the development on an ongoing basis.



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21. A final environmental wind assessment, including wind tunnel model measurements, being undertaken to quantify and compare the wind conditions against acceptable pedestrian wind comfort criteria and, if necessary, including mitigation strategies to achieve compliance with the criteria, with details being submitted by the applicant for approval by the City prior to applying for the relevant building permit, with any significant design changes resulting from the amended wind impact analysis being the subject of a separate application for approval.
22. Signage located within the approved signage zones being integrated into the design of the building/s, with final details being submitted for approval by the City prior to installation, with any signage which is not exempt from approval under the City's Signs Policy 4.6 being subject to a separate application for approval.
23. Any works, with the exception of awnings, external to the property boundaries of the site not being approved as part of this development and being subject to a separate application(s) for approval.
24. A Staging Plan for the proposed development, detailing the proposed stages of construction and relevant condition clearance process being submitted for approval by the City prior to applying for the relevant building permit. Each stage of the development being constructed in such a manner that the overall site has the appearance of a completed development with details of any interim treatments being submitted for approval by the City prior to applying for a relevant building permit.
25. A demolition and construction management plan(s) for the proposal, prepared in accordance with the City's Construction Management Plan pro-forma and guidelines being submitted for approval by the City prior to applying for a demolition permit and/or the relevant building permit. The Plan is to include a management strategy specifically related to the protection of McNess Royal Arcade and Bridal House buildings and a program of monitoring any structural movement and potential vibration impacts to minimise potential impacts on the heritage buildings, with the City and Heritage Council of Western Australia being notified immediately if any impact occurs and advised on a recommended course of action by a suitably qualified structural engineer.

Advice Notes

1. This decision constitutes planning approval only and is valid for a period of four (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 final plans and details submitted to the City to satisfy the conditions of this approval will be verified by the City Architect and Alliance Manager Development Approvals. Any substantive changes to the approved plans will need to be made via a new development application or via a Form 2 process, depending on the scope and extent of the changes.



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3. With regards to the required Parking Management Plan, the applicant should refer to Department of Transport and Major Infrastructure's 'Parking Management Plans for major developments: Indicative content guide' for guidance on preparation of Plan.
4. With regards to the Travel Plan, the Department of Transport and Major Infrastructure advises the Plan, at a minimum this should:
 - outline the arrangements for access to bike parking and end of trip facilities by any staff working in the building;
 - outline commitments to procedures and initiatives that encourage, promote and monitor non-car travel to and from the site by staff or guests (including surveys of bike parking use); and
 - include information packs for site staff, guests and visitors to encourage and support access to the site by non-car modes.
5. The applicant is advised that any new or modified non-residential/tenant car parking bays provided as part of the development will need to be licensed by the Department of Transport and Major Infrastructure in accordance with the requirements of the Perth Parking Management Act. Development approval facilitating the construction and use of bays under relevant planning legislation should not be construed as implied approval from the Department of Transport for the future licensing and use of any car parking bays.
6. The Water Corporation advises that the proposal will require approval by the Building Services section prior to commencement of works and infrastructure contributions and/or fees may be required to be paid prior to approval being issued.
7. The existing street trees in the Hay Street Mall, Barrack Street and St Georges Terrace being retained and protected from damage throughout any demolition and/or construction works with tree protection zones being established and maintained during the demolition and/or construction periods in accordance with the Australian Standard AS4970-2009 - Protection of Trees on Development Sites, to the satisfaction of the City.

AMENDING MOTION 1

Moved by: Dale Page

Seconded by: Eugene Koltasz

That a new Condition No.1 be added to read as follows and remaining conditions renumbered accordingly:

The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

Plan/ Document Name	Reference	Date
<i>Precinct -Site Plan</i>	DA-200	08/06/2026



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Page 12

Precinct – Basement	DA-201	22/06/2026
Precinct – Lower Ground (SGT)	DA-202	22/06/2026
Precinct – Upper Ground (HSM)	DA-203	22/06/2026
Precinct – Lower Plant	DA-204	22/06/2026
Precinct – Level 1	DA-205	22/06/2026
Precinct – Level 2	DA-206	22/06/2026
Precinct – Level 3	DA-207	22/06/2026
Precinct – Level 4	DA-208	22/06/2026
Precinct – Level 5	DA-209	22/06/2026
Precinct – Typical Office Floor	DA-210	22/06/2026
Precinct – Level 16	DA-211	22/06/2026
Precinct – Level 20 Lift Motor Room	DA-212	22/06/2026
Precinct – Typical Hotel Level	DA-213	22/06/2026
Precinct – Level 32 Suits	DA-214	22/06/2026
Precinct – Level 33	DA-215	22/06/2026
Precinct – Level 34 Upper Plant	DA-216	22/06/2026
Precinct – Level 35 Lift Motor Room	DA-217	22/06/2026
Precinct – Roof Plan	DA-218	22/06/2026
Precinct – Overall Elevation South	DA-411	22/06/2026
Precinct – Overall Elevation North	DA-412	22/06/2026
Precinct – Overall Elevation East	DA-413	22/06/2026
Precinct – Overall Elevation West	DA-414	22/06/2026
Precinct – Section 1 – North South	DA-301	08/06/2026
Precinct – Section 2 – North South	DA-302	08/06/2026
Precinct – Section 3 – North South	DA-303	08/06/2026
Precinct – Section 4 – North South	DA-304	08/06/2026
Precinct – Section 5 – East West	DA-305	08/06/2026
Precinct – Section 6 – East West	DA-306	08/06/2026
Precinct – Section 7 – East West	DA-307	08/06/2026
MCNESS & BRIDAL – LOWER AND UPPER GROUND	DA-900	23/01/2026
MCNESS & BRIDAL –Level 1 and Level 2	DA-901	23/01/2026
MCNESS & BRIDAL – Roof – Existing	DA-902	23/01/2026
MCNESS & BRIDAL – Lower and Upper Ground	DA-905	23/01/2026
MCNESS & BRIDAL –Level 1 and Level 2	DA-906	23/01/2026
MCNESS & BRIDAL –Roof – Demolition	DA-907	23/01/2026
MCNESS & BRIDAL –Lower and Upper Ground	DA-911	23/01/2026



MCNESS & BRIDAL –Level 1 and Level 2	DA-912	23/01/2026
MCNESS & BRIDAL –Roof	DA-913	23/01/2026
MCNESS & BRIDAL –North Elevations	DA-917	23/01/2026
MCNESS & BRIDAL –East Elevations	DA-918	23/01/2026

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

REASON: The inclusion of the relevant development plan numbers provides clarity regarding the documents forming part of this determination.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner DAP resolves to:

- Approve** DAP Application reference DAP/26/03057 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Perth City Planning Scheme No. 2 subject to the following conditions:

Conditions

- The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

Plan/ Document Name	Reference	Date
Precinct -Site Plan	DA-200	08/06/2026
Precinct – Basement	DA-201	22/06/2026
Precinct – Lower Ground (SGT)	DA-202	22/06/2026
Precinct – Upper Ground (HSM)	DA-203	22/06/2026
Precinct – Lower Plant	DA-204	22/06/2026
Precinct – Level 1	DA-205	22/06/2026
Precinct – Level 2	DA-206	22/06/2026
Precinct – Level 3	DA-207	22/06/2026
Precinct – Level 4	DA-208	22/06/2026
Precinct – Level 5	DA-209	22/06/2026
Precinct – Typical Office Floor	DA-210	22/06/2026
Precinct – Level 16	DA-211	22/06/2026
Precinct – Level 20 Lift Motor Room	DA-212	22/06/2026
Precinct – Typical Hotel Level	DA-213	22/06/2026
Precinct – Level 32 Suits	DA-214	22/06/2026
Precinct – Level 33	DA-215	22/06/2026
Precinct – Level 34 Upper Plant	DA-216	22/06/2026



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Page 14

Precinct – Level 35 Lift Motor Room	DA-217	22/06/2026
Precinct – Roof Plan	DA-218	22/06/2026
Precinct – Overall Elevation South	DA-411	22/06/2026
Precinct – Overall Elevation North	DA-412	22/06/2026
Precinct – Overall Elevation East	DA-413	22/06/2026
Precinct – Overall Elevation West	DA-414	22/06/2026
Precinct – Section 1 – North South	DA-301	08/06/2026
Precinct – Section 2 – North South	DA-302	08/06/2026
Precinct – Section 3 – North South	DA-303	08/06/2026
Precinct – Section 4 – North South	DA-304	08/06/2026
Precinct – Section 5 – East West	DA-305	08/06/2026
Precinct – Section 6 – East West	DA-306	08/06/2026
Precinct – Section 7 – East West	DA-307	08/06/2026
MCNESS & BRIDAL – LOWER AND UPPER GROUND	DA-900	23/01/2026
MCNESS & BRIDAL –Level 1 and Level 2	DA-901	23/01/2026
MCNESS & BRIDAL – Roof – Existing	DA-902	23/01/2026
MCNESS & BRIDAL – Lower and Upper Ground	DA-905	23/01/2026
MCNESS & BRIDAL –Level 1 and Level 2	DA-906	23/01/2026
MCNESS & BRIDAL –Roof – Demolition	DA-907	23/01/2026
MCNESS & BRIDAL –Lower and Upper Ground	DA-911	23/01/2026
MCNESS & BRIDAL –Level 1 and Level 2	DA-912	23/01/2026
MCNESS & BRIDAL –Roof	DA-913	23/01/2026
MCNESS & BRIDAL –North Elevations	DA-917	23/01/2026
MCNESS & BRIDAL –East Elevations	DA-918	23/01/2026

- The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives received on 25 June 2026, with final details of the design including a sample board of the proposed materials, colours and finishes being submitted for approval by the City, prior to applying for the relevant building permit.



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3. Final details of the design, materials and finishes of the landscaped forecourt abutting St Georges Terrace and the new pedestrian links throughout the site, including details of the provision of universal access, furniture, art and lighting, together with a proposed management statement/plan for the area being submitted for approval by the City prior to applying for the relevant building permit, with the approved forecourt and pedestrian links being constructed and thereafter maintained to a high standard to the City's satisfaction.
4. The building facades being designed to mitigate potential high levels of glare or excessive solar reflection to the surrounding public realm and nearby properties to the satisfaction of the City, with final details of the façade design and a reflection assessment/report prepared by a suitably qualified consultant being submitted for approval by the City prior to applying for the relevant building permit.
5. A final detailed landscaping and reticulation plan being submitted for approval by the City prior to applying for the relevant building permit, with the approved landscaping being installed prior to occupation of development and thereafter maintained to a high standard to the City's satisfaction.
6. A detailed schedule of conservation works for the McNess Royal Arcade building, including the restoration works to the internal and external fabric, the proposed treatment of existing fabric, and all works relating to the reinstatement of the arcade being submitted for approval by the City, in consultation with the Department of Planning, Lands and Heritage prior to applying for a building permit for the stage of work incorporating the McNess Royal Arcade building.
7. An Interpretation Plan for the McNess Royal Arcade building, including clear interpretive outcomes and an implementation schedule committing to the achievement of these outcomes being submitted for approval by the City, in consultation with the Department of Planning, Lands and Heritage prior to applying for a building permit for the stage of work incorporating the McNess Royal Arcade building with the approved interpretation plan being implemented prior to the occupation of the McNess Royal Arcade building.
8. A detailed schedule of conservation works for the Bridal House building, including the restoration works to the internal and external fabric being submitted for approval by the City prior to applying for a building permit for the stage of work incorporating the Bridal House building.
9. The proposed internal works to level 1 and 2 of the Bridal House building at 623 Hay Street Mall, Perth, including the removal of the original timber stair and walls, not forming part of this application for approval, to the satisfaction of the City.
10. A detailed archival record for the McNess Royal Arcade and Bridal House buildings being prepared in accordance with the Department of Planning, Lands and Heritage's Guide to Preparing an Archival Record and submitted to the City and Department of Planning, Lands and Heritage prior to any demolition and/or construction works being undertaken on the sites containing these buildings.



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11. Any new and/or modified building plant and services including air-conditioning condensers, lift overruns, piping, ducting, water tanks, transformers, fire boosters and fire control rooms being located or screened so that they cannot be viewed from any location external to the building (including from above) and to minimise any visual and noise impact, with details of the location and screening of such plant and services being submitted for approval by the City prior to applying for the relevant building permit.
12. The proposed floor levels of pedestrian access ways into the site/s being designed to match the existing levels of the adjacent footpaths in Hay Street Mall, Barrack Street and St Georges Terrace, to the City's satisfaction, with details being submitted for approval by the City prior to applying for the relevant building permit.
13. All awnings extending over the property boundary providing a minimum clearance height of 2.75 metres above the adjacent footpath levels, with final details being submitted for approval by the City prior to applying for the relevant building permit.
14. The dimensions of all new and/or modified car parking bays, loading bays, vehicle entrances, aisle widths and circulation areas are to comply with Australian Standard AS2890.1, with a certificate of compliance by an architect or engineer being submitted for approval by the City prior to applying for the relevant building permit.
15. A maximum of 102 commercial tenant car parking bays being provided on site, for the exclusive use of tenants and visitors of the development and not being leased or otherwise reserved for use of the tenants or occupants of other buildings or sites to the satisfaction of the City.
16. A minimum of 196 tenant bicycle parking bays, 16 visitor bicycle parking bays and 200 lockers for the commercial end of trip facilities being provided on site and located and designed in accordance with the requirements of the City's Bicycle Parking and End of Journey Facilities Policy 5.3, with final details of these facilities being submitted for approval by the City prior to applying for the relevant building permit.
17. A Parking Management Plan being submitted for approval by the City, in consultation with the Department of Transport and Major Infrastructure, prior to the occupation of the development with the plan being implemented by the proprietor/operator thereafter to the satisfaction of the City.
18. A Travel Plan submitted for approval by the City, in consultation with the Department of Transport and Major Infrastructure. prior to the occupation of the development with the plan being implemented by the proprietor/operator thereafter to the satisfaction of the City.



19. An operational management plan addressing the operation of the hotel in accordance with the provisions of the City's Special Residential and Short-Term Rental Accommodation Policy 3.9 being submitted for approval by the City prior to the submission of an occupancy permit for the hotel, with the management plan being implemented by the proprietor/manager on an on-going basis and to the satisfaction of the City.
20. A final Acoustic Report and Noise Impact and Management Report satisfying the City's Noise Impact and Management Report Guidance Note and addresses the recommendations outlined in the preliminary Acoustic Report prepared by Marshall Day Acoustics dated 20 January 2026 (ref: 002 R02 20240649), being submitted for approval by the City, prior to applying for the relevant building permit, with final construction plans being certified by a qualified acoustic consultant confirming the development incorporates the recommendations and can achieve compliance with the relevant noise legislation to the satisfaction of the City.
21. A final Waste Management Plan, satisfying the City's waste servicing requirements, being submitted for approval by the City, prior to applying for the relevant building permit, with the Plan being implemented by the operators of the development on an ongoing basis.
22. A final environmental wind assessment, including wind tunnel model measurements, being undertaken to quantify and compare the wind conditions against acceptable pedestrian wind comfort criteria and, if necessary, including mitigation strategies to achieve compliance with the criteria, with details being submitted by the applicant for approval by the City prior to applying for the relevant building permit, with any significant design changes resulting from the amended wind impact analysis being the subject of a separate application for approval.
23. Signage located within the approved signage zones being integrated into the design of the building/s, with final details being submitted for approval by the City prior to installation, with any signage which is not exempt from approval under the City's Signs Policy 4.6 being subject to a separate application for approval.
24. Any works, with the exception of awnings, external to the property boundaries of the site not being approved as part of this development and being subject to a separate application(s) for approval.
25. A Staging Plan for the proposed development, detailing the proposed stages of construction and relevant condition clearance process being submitted for approval by the City prior to applying for the relevant building permit. Each stage of the development being constructed in such a manner that the overall site has the appearance of a completed development with details of any interim treatments being submitted for approval by the City prior to applying for a relevant building permit.



26. A demolition and construction management plan(s) for the proposal, prepared in accordance with the City's Construction Management Plan pro-forma and guidelines being submitted for approval by the City prior to applying for a demolition permit and/or the relevant building permit. The Plan is to include a management strategy specifically related to the protection of McNess Royal Arcade and Bridal House buildings and a program of monitoring any structural movement and potential vibration impacts to minimise potential impacts on the heritage buildings, with the City and Heritage Council of Western Australia being notified immediately if any impact occurs and advised on a recommended course of action by a suitably qualified structural engineer.

Advice Notes

1. This decision constitutes planning approval only and is valid for a period of four (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 final plans and details submitted to the City to satisfy the conditions of this approval will be verified by the City Architect and Alliance Manager Development Approvals. Any substantive changes to the approved plans will need to be made via a new development application or via a Form 2 process, depending on the scope and extent of the changes.
3. With regards to the required Parking Management Plan, the applicant should refer to Department of Transport and Major Infrastructure's 'Parking Management Plans for major developments: Indicative content guide' for guidance on preparation of Plan.
4. With regards to the Travel Plan, the Department of Transport and Major Infrastructure advises the Plan, at a minimum this should:
 - outline the arrangements for access to bike parking and end of trip facilities by any staff working in the building;
 - outline commitments to procedures and initiatives that encourage, promote and monitor non-car travel to and from the site by staff or guests (including surveys of bike parking use); and
 - include information packs for site staff, guests and visitors to encourage and support access to the site by non-car modes.
5. The applicant is advised that any new or modified non-residential/tenant car parking bays provided as part of the development will need to be licensed by the Department of Transport and Major Infrastructure in accordance with the requirements of the Perth Parking Management Act. Development approval facilitating the construction and use of bays under relevant planning legislation should not be construed as implied approval from the Department of Transport for the future licensing and use of any car parking bays.



6. The Water Corporation advises that the proposal will require approval by the Building Services section prior to commencement of works and infrastructure contributions and/or fees may be required to be paid prior to approval being issued.
7. The existing street trees in the Hay Street Mall, Barrack Street and St Georges Terrace being retained and protected from damage throughout any demolition and/or construction works with tree protection zones being established and maintained during the demolition and/or construction periods in accordance with the Australian Standard AS4970-2009 - Protection of Trees on Development Sites, to the satisfaction of the City.

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

REASON: This is a prominent and important site in the heart of the city, with frontage to three of its most significant pedestrian thoroughfares and focal points. The panel was therefore pleased to see the introduction of new ground-floor retail uses within the eastern tower to activate St Georges Terrace and Barrack Street, together with hotel, dining, entertainment, recreation and other leisure uses that will contribute to activity and interest in the area, particularly outside business hours. The panel was particularly supportive of the adaptive reuse of the upper floors of the heritage-listed buildings, which have historically presented challenges in this part of the city.

Given the scale and significance of the proposal, the panel supported the limited variations to the relevant scheme provisions, specifically the minor encroachment into the height plane and setback area on Hay Street Mall by the pool deck pergola structures, and the minor encroachment into the St Georges Terrace road reserve resulting from the revised façade composition and design of the western tower. The panel was satisfied with the City's recommended support for the Hay Street Mall encroachment, given that the structures are lightweight in design, will not contribute to the bulk or scale of the development, and will have minimal impacts in terms of overshadowing adjacent properties and the street environment.

The panel was also satisfied with the City's support for the St Georges Terrace encroachment, noting that it largely results from an irregular boundary alignment along the site frontage and will not provide any notable floor space gains. The panel noted the generally positive feedback received from the City's Design Review Panel (DRP) and that the applicant had submitted revised plans and details to address a number of the DRP's recommendations. In relation to recommendations that were not addressed through design changes—specifically the retention of the pedestrian connection to London Court—the panel was satisfied with the explanation and justification provided by the applicant. The panel was also satisfied that the conditions recommended by the City will ensure that the DRP's recommendations are appropriately considered and incorporated during the detailed design stage of the proposal.



Dale Page
Presiding Member, Metro Inner DAP

The panel noted that the applicant has responded to the key issues raised by the Department of Transport and Major Infrastructure (DTMI), a key stakeholder and decision-maker for a development of this nature and noted DTMI's conditional support for the proposal. The panel also noted that the proposal was advertised to surrounding landowners and that one submission was received raising concerns regarding construction impacts.

The panel agreed that construction management is frequently a concern raised during the development approval process, particularly in inner-city locations where space is limited and businesses may be directly affected. The panel considered that the requirement for detailed Construction Management Plans for all stages of the development will substantially mitigate construction impacts as far as reasonably practicable.

In relation to the submission concerning the sculptures currently located within the building forecourt, the panel acknowledged the concerns raised but agreed that, as the artwork is situated on private property and did not contribute to plot ratio bonuses for the existing development, the DAP has no formal planning mechanism to require the retention or reuse of the sculptures within the proposed development.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Cr Raj Doshi and Cr Liam Gobbert (Local Government DAP Members, City of Perth) left the panel at 10:31am.



Dale Page
Presiding Member, Metro Inner DAP

PART C – CITY OF NEDLANDS

Cr Charles Pan and Cr Julian Coleman (Local Government DAP Members, City of Nedlands) joined the panel at 10:16am.

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 20 July 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

DAP Member, Cr Charles Pan, declared an impartiality interest in item 3.1. Element (SLR) has previously done work in a private capacity for Cr Pan in 2025. Cr Pan currently has no business with SLR.

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, was permitted to participate in the discussion and voting on the items.

3. Form 1 DAP Applications

3.1 Lots 142 and 141 (Nos. 21-23) Louise Street, Nedlands - 16 multiple dwellings – DAP/26/03090

Deputations

Louise Ward (Hillam Architects) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Dan Lees (SLR Consulting) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

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



SUBSTANTIVE MOTION

Moved by: Dale Page

Seconded by: Eugene Koltasz

That the Metro Inner Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/26/03090 and accompanying plans (dated 26 March 2026) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Nedlands Local Planning Scheme No. 3, subject to the following conditions:

Conditions

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.
2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.
3. Prior to the commencement of works, a Dilapidation Report shall be submitted to the City of Nedlands and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and the existing boundary wall), including ancillary structures located upon these properties:
 - a. Lot 3 (No. 20E) Vincent Street, Nedlands
 - b. Lot 210 (No. 13) Jenkins Avenue, Nedlands
 - c. Lot 200 (No.19) Louise Street, Nedlands

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the City that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

4. Prior to the issue of a demolition permit, a Demolition Management Plan shall be submitted and approved to the satisfaction of the City. The approved Demolition Plan shall be observed at all times through the demolition process to the satisfaction of the City.
5. Prior to the issue of a Building Permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.



Dale Page
Presiding Member, Metro Inner DAP

6. Prior to occupation, the redundant crossover(s) on Louise Street shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Nedlands.
7. Prior to the issue of a building permit, the materials, finishes and colours (as shown and annotated on the approved plans) shall be shown on the building permit plans (unless otherwise approved by the City), enacted prior to practical completion of the development and thereafter remain in place for the life of the development to the satisfaction of the City.
8. Prior to occupation, landscaping shall be completed in accordance with the approved plans, or any approved modifications, to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.
9. A minimum of 20% multiple dwellings are to be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented prior to occupation to the satisfaction of the City of Nedlands.
10. Prior to occupation, the western facing kitchen window within apartment Type D3 on level 1, the two western facing windows to the sitting room within apartment Type P4 shall be screened in accordance with the Residential Design Codes by either:
 - a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or
 - b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or
 - c. a minimum sill height of 1.6 metres above the finished floor level; or
 - d. an alternative method of screening approved by the City of Nedlands.

The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.
11. Prior to occupation of the development, the landowner/applicant shall prepare, execute and register a legal agreement, easement, restrictive covenant, or other suitable legal mechanism, to the satisfaction of the City of Nedlands, to secure ongoing rights of access to all common property areas located on Lot 200 (No. 19) Louise Street, Nedlands, for the benefit of the owners and occupiers of Lots 141 and 142 (Nos. 21–23) Louise Street, Nedlands. All costs associated with the preparation, execution and registration of the legal mechanism shall be borne by the landowner/applicant.
12. Infill panels of fences within the primary street setback area are to be visually permeable (as defined by the Residential Design Codes) above 1.2m in height to the satisfaction of the City of Nedlands.



13. Prior to occupation, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened to the satisfaction of the City of Nedlands.
14. Prior to occupation, external lighting shall comply with the requirements of Australian Standard 4282 – Control of Obtrusive Effects of Outdoor Lighting.
15. Prior to the issuing of a building permit, the applicant/owner shall comply with the City of Nedlands *Local Planning Policy 7.9: Percent for Art* and the City's *Public Art Strategy 2025-2035* by contributing a sum equivalent of one percent (1%) of the total construction value of the development towards public art, being either:
 - a. Payment to the City of Nedlands of the one percent (1%) cash-in-lieu amount, to be made prior to the date specified in an invoice issued by the City or prior to the issue of a building permit, whichever occurs first; or
 - b. The provision of public art on the subject site, or on public land in proximity to the development, to a minimum value equivalent to the one percent (1%) cash-in lieu amount, subject to the following:
 - i. The owner(s) or applicant on behalf of the owner(s), shall obtain the City's written approval for the proposed public art, including the artist and artwork details, to the satisfaction of the City, in accordance with Local Planning Policy 7.9: Percent for Art and the City's Public Art Strategy 2025-2035. The City may impose additional conditions in relation to the approved public art;
 - ii. No part of the development may be occupied, strata titled or used unless the approved public art has been installed in accordance with the City's approval.

The Public Art approved must be maintained thereafter for the life of the development and to the satisfaction of the City of Nedlands.

16. Prior to the issue of a building permit, an Environmentally Sustainable Design (ESD) report prepared by a suitably qualified person shall be submitted and approved to the City of Nedlands. Recommendations contained within the report are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.
17. Prior to occupation, all car parking bays are to be clearly line marked, drained and with visitor parking clearly marked or signage provided, and maintained thereafter by the landowner to the satisfaction of the City of Nedlands.



18. All car parking dimensions (including associated wheel stops and headroom clearance), manoeuvring areas, ramps, crossovers and driveways shall comply with Australian Standard 2890.1-2004 - Off-street car parking and Australian Standard 2890.6:2009 - Off-street parking for people with disabilities (where applicable) to the satisfaction of the City of Nedlands.
19. Prior to the issue of a building permit, the development plans shall be amended to depict the driveway to Jenkins Avenue with a maximum width of 6m at the lot boundary to the satisfaction of the City of Nedlands.
20. Prior to the issue of a building permit, the development plans shall be amended to remove any reference to a DFES hardstand within the Jenkins Avenue road reserve, to the satisfaction of the City of Nedlands.
21. Prior to the issue of a building permit, an amended Waste Management Plan shall be prepared and approved by the City. The approved Waste Management Plan shall be complied with at all times to the satisfaction of the City of Nedlands.
22. The Acoustic Report prepared by Herring Storer Acoustics dated 21 January 2026 forms part of this development approval and shall be complied with at all times to the satisfaction of the City of Nedlands.
23. Prior to occupation, a Noise Management Plan is to be submitted and approved by the City of Nedlands detailing measures that will be undertaken to ensure noise levels during operation of the development are kept within levels prescribed in the Environmental Protection (Noise) Regulations 1997 to the specifications and satisfaction of the City of Nedlands. The Noise Management Plan shall be adhered to at all times for the life of the development.

Advice Notes

- a. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, any obligations under the Strata Titles Act, or the requirements of any other external agency.
- b. A building permit is required for the works.
- c. The Demolition and Construction Management Plan is to be prepared in the manner and form provided by the City of Nedlands.
- d. Separate approval is required from the City of Nedlands for any works located within the verge, including landscaping and crossovers. A Vehicle Crossover Permit application is required to be submitted and approved by the City of Nedlands prior to verge works commencing. Any costs associated with modification/relocation of verge services are to be borne by the applicant.



- e. It is recommended that dividing fencing does not exceed a height of 1.8m above finished floor level, subject to the agreement of the adjoining landowner and the provisions of the *Dividing Fences Act 1961*.
- f. Should the land be subdivided in any form (including 'built strata'), the City may request a public open space contribution at the strata subdivision stage in line with Local Planning Policy 7.7: Public Open Space Contributions.
- g. The street trees within the verge in front of the lots are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the trees die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.

AMENDING MOTION 1

Moved by: Dale Page

Seconded by: Eugene Koltasz

That a new Condition No.1 be added to read as follows and remaining conditions be renumbered accordingly:

The development is to be undertaken in accordance with the approved plans and documents as listed below subject to modifications required by any conditions of approval, to the satisfaction of the City of Nedlands;

Plan/ Document Name	Reference	Date
Architectural Plans	Site Plan Drawing 01	19/06/2026
	Basement Plan Drawing 03	
	Ground Floor Plan Drawing 04	
	Level 1 Drawing 05	
	Level 2 Drawing 06	
	Roof Drawing 07	
	East and West Elevations Drawing 08	
	South and North Elevations	
	Sections Sheet 1 of 2 Drawing 10	
	Sections Sheet 2 of 2 Drawing 11	



Dale Page
Presiding Member, Metro Inner DAP

Page 27

Landscape Plan	Development Application – Landscape Design Schematic: The Gardens – Stage 2, 21–23 Louise Street, Nedlands Revision C CaPA	7 April 2026
Acoustic report	Residential Development, 21–23 Louise Street, Nedlands – Development Application Acoustic Report, Version 1 Herring Storer Acoustics	21 January 2026

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

REASON: The inclusion of the relevant development plan numbers provides clarity regarding the documents forming part of this determination.

AMENDING MOTION 2

Moved by: Dale Page

Seconded by: Eugene Koltasz

That Condition No.14 (now condition No.15) be amended to read as follows:

*Prior to occupation, external lighting shall comply with the requirements of Australian Standard 4282 – Control of Obtrusive Effects of Outdoor Lighting **to the satisfaction of the City of Nedlands.***

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

REASON: Given that there is a degree of subjectivity in determining compliance with the relevant Australian Standard, the amended wording ensures that the City of Nedlands remains the ultimate decision-maker regarding whether the requirements have been satisfied.



Dale Page
Presiding Member, Metro Inner DAP

AMENDING MOTION 3

Moved by: Dale Page

Seconded by: Eugene Koltasz

That Condition No.15 (now condition No.16) be amended to read as follows:

Prior to **occupation** ~~the issuing of a building permit~~, the applicant/owner shall comply with the City of Nedlands *Local Planning Policy 7.9: Percent for Art* and the City's *Public Art Strategy 2025-2035* by contributing a sum equivalent of one percent (1%) of the total construction value of the development towards public art, being either:

- a. Payment to the City of Nedlands of the one percent (1%) cash-in-lieu amount, to be made prior to the date specified in an invoice issued by the City or prior to the issue of a building permit, whichever occurs first; or
- b. The provision of public art on the subject site, or on public land in proximity to the development, to a minimum value equivalent to the one percent (1%) cash-in lieu amount, subject to the following:
 - i. The owner(s) or applicant on behalf of the owner(s), shall obtain the City's written approval for the proposed public art, including the artist and artwork details, to the satisfaction of the City, in accordance with *Local Planning Policy 7.9: Percent for Art* and the City's *Public Art Strategy 2025-2035*. The City may impose additional conditions in relation to the approved public art;
 - ii. No part of the development may be occupied, strata titled or used unless the approved public art has been installed in accordance with the City's approval.

The Public Art approved must be maintained thereafter for the life of the development and to the satisfaction of the City of Nedlands.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The issue of a Building Permit does not necessarily guarantee that the development will proceed. It is therefore more appropriate to require any payment by the applicant prior to occupation rather than prior to the issue of a Building Permit.

AMENDING MOTION 4

Moved by: Dale Page

Seconded by: Luigi D'Alessandro

That Advice Note f. be deleted and the remaining advice notes be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.



Dale Page
Presiding Member, Metro Inner DAP

REASON: Local Planning Policy 7.7: Public Open Space Contributions has been superseded by, and is inconsistent with, the WAPC Position Statement: Public Open Space (December 2025), which provides that no public open space contribution or cash-in-lieu payment applies where development approval is obtained by December 2029 and built strata subdivision is completed by December 2033.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/26/03090 and accompanying plans (dated 26 March 2026) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Nedlands Local Planning Scheme No. 3, subject to the following conditions:

Conditions

1. The development is to be undertaken in accordance with the approved plans and documents as listed below subject to modifications required by any conditions of approval, to the satisfaction of the City of Nedlands;

Plan/ Document Name	Reference	Date
Architectural Plans	Site Plan Drawing 01	19/06/2026
	Basement Plan Drawing 03	
	Ground Floor Plan Drawing 04	
	Level 1 Drawing 05	
	Level 2 Drawing 06	
	Roof Drawing 07	
	East and West Elevations Drawing 08	
	South and North Elevations	
	Sections Sheet 1 of 2 Drawing 10	
	Sections Sheet 2 of 2 Drawing 11	



Landscape Plan	Development Application – Landscape Design Schematic: The Gardens – Stage 2, 21–23 Louise Street, Nedlands Revision C CaPA	7 April 2026
Acoustic report	Residential Development, 21–23 Louise Street, Nedlands – Development Application Acoustic Report, Version 1 Herring Storer Acoustics	21 January 2026

2. 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.
3. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.
4. Prior to the commencement of works, a Dilapidation Report shall be submitted to the City of Nedlands and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and the existing boundary wall), including ancillary structures located upon these properties:
 - a. Lot 3 (No. 20E) Vincent Street, Nedlands
 - b. Lot 210 (No. 13) Jenkins Avenue, Nedlands
 - c. Lot 200 (No.19) Louise Street, Nedlands

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the City that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

5. Prior to the issue of a demolition permit, a Demolition Management Plan shall be submitted and approved to the satisfaction of the City. The approved Demolition Plan shall be observed at all times through the demolition process to the satisfaction of the City.



6. Prior to the issue of a Building Permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.
7. Prior to occupation, the redundant crossover(s) on Louise Street shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Nedlands.
8. Prior to the issue of a building permit, the materials, finishes and colours (as shown and annotated on the approved plans) shall be shown on the building permit plans (unless otherwise approved by the City), enacted prior to practical completion of the development and thereafter remain in place for the life of the development to the satisfaction of the City.
9. Prior to occupation, landscaping shall be completed in accordance with the approved plans, or any approved modifications, to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.
10. A minimum of 20% multiple dwellings are to be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented prior to occupation to the satisfaction of the City of Nedlands.
11. Prior to occupation, the western facing kitchen window within apartment Type D3 on level 1, the two western facing windows to the sitting room within apartment Type P4 shall be screened in accordance with the Residential Design Codes by either:
 - a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or
 - b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or
 - c. a minimum sill height of 1.6 metres above the finished floor level; or
 - d. an alternative method of screening approved by the City of Nedlands.

The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

12. Prior to occupation of the development, the landowner/applicant shall prepare, execute and register a legal agreement, easement, restrictive covenant, or other suitable legal mechanism, to the satisfaction of the City of Nedlands, to secure ongoing rights of access to all common property areas located on Lot 200 (No. 19) Louise Street, Nedlands, for the benefit of the owners and occupiers of Lots 141 and 142 (Nos. 21–23) Louise Street, Nedlands. All costs associated with the preparation, execution and registration of the legal mechanism shall be borne by the landowner/applicant.



13. Infill panels of fences within the primary street setback area are to be visually permeable (as defined by the Residential Design Codes) above 1.2m in height to the satisfaction of the City of Nedlands.
14. Prior to occupation, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened to the satisfaction of the City of Nedlands.
15. Prior to occupation, external lighting shall comply with the requirements of Australian Standard 4282 – Control of Obtrusive Effects of Outdoor Lighting to the satisfaction of the City of Nedlands.
16. Prior to occupation, the applicant/owner shall comply with the City of Nedlands *Local Planning Policy 7.9: Percent for Art* and the City's *Public Art Strategy 2025-2035* by contributing a sum equivalent of one percent (1%) of the total construction value of the development towards public art, being either:
 - a. Payment to the City of Nedlands of the one percent (1%) cash-in-lieu amount, to be made prior to the date specified in an invoice issued by the City or prior to the issue of a building permit, whichever occurs first; or
 - b. The provision of public art on the subject site, or on public land in proximity to the development, to a minimum value equivalent to the one percent (1%) cash-in lieu amount, subject to the following:
 - i. The owner(s) or applicant on behalf of the owner(s), shall obtain the City's written approval for the proposed public art, including the artist and artwork details, to the satisfaction of the City, in accordance with *Local Planning Policy 7.9: Percent for Art* and the City's *Public Art Strategy 2025-2035*. The City may impose additional conditions in relation to the approved public art;
 - ii. No part of the development may be occupied, strata titled or used unless the approved public art has been installed in accordance with the City's approval.

The Public Art approved must be maintained thereafter for the life of the development and to the satisfaction of the City of Nedlands.

17. Prior to the issue of a building permit, an Environmentally Sustainable Design (ESD) report prepared by a suitably qualified person shall be submitted and approved to the City of Nedlands. Recommendations contained within the report are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.



18. Prior to occupation, all car parking bays are to be clearly line marked, drained and with visitor parking clearly marked or signage provided, and maintained thereafter by the landowner to the satisfaction of the City of Nedlands.
19. All car parking dimensions (including associated wheel stops and headroom clearance), manoeuvring areas, ramps, crossovers and driveways shall comply with Australian Standard 2890.1-2004 - Off-street car parking and Australian Standard 2890.6:2009 - Off-street parking for people with disabilities (where applicable) to the satisfaction of the City of Nedlands.
20. Prior to the issue of a building permit, the development plans shall be amended to depict the driveway to Jenkins Avenue with a maximum width of 6m at the lot boundary to the satisfaction of the City of Nedlands.
21. Prior to the issue of a building permit, the development plans shall be amended to remove any reference to a DFES hardstand within the Jenkins Avenue road reserve, to the satisfaction of the City of Nedlands.
22. Prior to the issue of a building permit, an amended Waste Management Plan shall be prepared and approved by the City. The approved Waste Management Plan shall be complied with at all times to the satisfaction of the City of Nedlands.
23. The Acoustic Report prepared by Herring Storer Acoustics dated 21 January 2026 forms part of this development approval and shall be complied with at all times to the satisfaction of the City of Nedlands.
24. Prior to occupation, a Noise Management Plan is to be submitted and approved by the City of Nedlands detailing measures that will be undertaken to ensure noise levels during operation of the development are kept within levels prescribed in the Environmental Protection (Noise) Regulations 1997 to the specifications and satisfaction of the City of Nedlands. The Noise Management Plan shall be adhered to at all times for the life of the development.

Advice Notes

- a. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, any obligations under the Strata Titles Act, or the requirements of any other external agency.
- b. A building permit is required for the works.
- c. The Demolition and Construction Management Plan is to be prepared in the manner and form provided by the City of Nedlands.



- d. Separate approval is required from the City of Nedlands for any works located within the verge, including landscaping and crossovers. A Vehicle Crossover Permit application is required to be submitted and approved by the City of Nedlands prior to verge works commencing. Any costs associated with modification/relocation of verge services are to be borne by the applicant.
- e. It is recommended that dividing fencing does not exceed a height of 1.8m above finished floor level, subject to the agreement of the adjoining landowner and the provisions of the *Dividing Fences Act 1961*.
- f. The street trees within the verge in front of the lots are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the trees die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.

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

REASON: The panel agreed that this is a high-quality and well-designed development that will provide much-needed residential accommodation close to public transport, green spaces, and a range of commercial, hospitality and other amenities. The proposal aligns with the objectives and provisions of the City's Precincts Policy applicable to land coded R60 within the Nedlands Stirling Highway Activity Corridor (NSHAC) Precinct. The site is located between grouped dwelling developments to the east and west and south of a recently completed six-storey development of a similar form. Given that the surrounding sites have already undergone a development transition, the impacts of the proposal on neighbouring properties are well understood. The development will provide an appropriate built-form transition between the higher-intensity development to the north and the lower-density properties to the south.

The proposal largely complies with the relevant Deemed-to-Comply standards of the R-Codes. Where those standards are not met, the City's Responsible Authority Report (RAR) demonstrates how the proposal satisfies the applicable Design Principles, including communal open space, solar access, building height, street setbacks and visual privacy. The panel noted that the proposal had undergone three reviews by the City's Design Review Panel, including a final review by the Chair, and that most issues and recommendations had been satisfactorily addressed through design amendments or supported by appropriate justification. Although the Chair considered that additional communal open space should be provided, the panel was satisfied that the proposal meets all relevant design principles of State Planning Policy 7.0.



Dale Page
Presiding Member, Metro Inner DAP

The panel noted that 18 submissions were received during public consultation. However, not all submissions were objections; some expressed support and others provided general comments. Concerns raised related to height, intensification, local character, privacy, access from Jenkins Avenue, cumulative traffic impacts and waste collection. In response, the panel was satisfied that the proposed height is appropriate for the precinct, that the increased dwelling yield is not of itself a concern, and that the proposal represents an improvement over the previously approved development through a more consolidated built form and enhanced landscaping outcomes. The panel was also satisfied that access from Jenkins Avenue is appropriate, that anticipated traffic volumes can be accommodated within the existing road network, and that the proposed waste collection arrangements will minimise impacts on the surrounding area, subject to the recommended condition requiring amendments to the Waste Management Plan.

The proposal aligns with the City's planning framework, including Local Planning Scheme No. 3, relevant Local Planning Policies, the Local Planning Strategy and the Nedlands Stirling Highway Activity Corridor (NSHAC) Strategy. On this basis, the panel agreed to support the proposal

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Cr Charles Pan and Cr Julian Coleman (Local Government DAP Members, City of Nedlands) left the panel at 11:01am.



PART D – CITY OF FREMANTLE

Cr Andrew Sullivan and Cr Ingrid Van Dorssen (Local Government DAP Members, City of Fremantle) joined the panel at 11:04am.

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 20 July 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

In accordance with section 2.4.5 of the DAP Code of Conduct 2025, DAP Member, Cr Andrew Sullivan and 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 Sullivan and 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 members listed above, who have disclosed an impartiality interest, are permitted to participate in the discussion and voting on the item/s.

3. Form 1 DAP Applications

3.1 Lot No.102 (No. 220) Queen Victoria Street & Lot 101 (No.6) Burns Street North Fremantle - Three (3) storey mixed use development – DAP/26/03085

Deputations

David Read and Matthew Crawford (SLR Consulting) 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 3.1 and responded to questions from the panel.



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/26/03085 is appropriate for consideration as a "Multiple Dwelling", "Office" and "Shop" 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/26/03085 and accompanying plans (A0.10 Rev. F, A0.20 Rev. H, A0.21 Rev. E, A1.00 Rev. O, A1.10 Rev. N, A1.20 Rev. M, A1.30 Rev. L, A1.40 Rev. K, A2.00 Rev. L, A2.10 Rev. K, A9.00 Rev. F, A9.01 Rev. F, A9.02 Rev. D) dated 22 June 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 the 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 four (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, 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.
3. Prior to lodgement of a Building Permit or Demolition Permit application for the development hereby approved, a Construction/Demolition 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 Demolition and Construction Management Plan shall be adhered to throughout the demolition of the existing building on site and construction of the new development.

4. 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 parking plan design which complies with the Australian Standard AS/NZS 2890 and AS/NZSC 1428, including parking bay/s, aisle widths, circulation areas, driveway/s and points of ingress and egress, and demonstrates the safety of building users accessing the basement bike store and carparking.
5. 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. The approved materials, colours and finishes shall thereafter be implemented and maintained in perpetuity, unless otherwise agreed by the City of Fremantle.
6. 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.
7. Prior to lodgement of a Building Permit application for the development hereby approved, the design and materials of the development shall adhere to the requirements set out within City of Fremantle policy LPP2.3 - Fremantle Port Buffer Area Development Guidelines for properties contained within Area 2. Specifically, the development shall provide the following:
 - a) Glazing to windows and other openings shall be laminated safety glass of minimum thickness of 6mm or "double glazed" utilising laminated or toughened safety glass of a minimum thickness of 3mm.
 - b) Air conditioners shall provide internal centrally located 'shut down' points and associated procedures for emergency use.
 - c) Roof insulation in accordance with the requirements of the Building Codes of Australia.



8. Prior to lodgement of a Building Permit, details of how the recommendations contained in the environmental acoustic report prepared by Lloyd George Acoustics (dated 27 February 2026, Ref: 250810687-01) are to be implemented into the design/operation of the development are to be submitted and approved to the satisfaction of the City of Fremantle.
9. Prior to lodgement of a Building Permit application for the development hereby approved, details of a Tree Protection Zone for the existing onsite Eucalyptus tree, in accordance with Australian Standard 4970 – Protection of Trees on Development Sites, shall be submitted and approved, to the satisfaction of the City of Fremantle. The Tree Protection Zone shall thereafter be implemented and maintained for the duration of construction or unless otherwise agreed by the City of Fremantle. The Eucalyptus tree shall remain on site for the life of the development, unless otherwise agreed by the City of Fremantle. Should the tree not survive, a similarly mature specimen shall replace it.
10. Prior to lodgement of a Building Permit application for the development hereby approved, one (1) Class 1 or Class 2, as defined in LPS4, bicycle racks shall be provided on the plans for the office land use, to the satisfaction of the City of Fremantle.
11. Prior to lodgement of a Building Permit application for the development hereby approved, details are to be submitted and approved by the City of Fremantle that demonstrate that the development incorporates noise mitigation requirements of State Planning Policy 5.4 'Road and Rail Noise Guidelines', or designs and implements an approved noise management plan by a qualified acoustic consultant, to the satisfaction of the City of Fremantle. The noise mitigation requirements are to be implemented and maintained for the life of the development, to the satisfaction of the City of Fremantle.
12. 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.
13. Prior to lodgement of a Building Permit application for the development hereby approved, a detailed landscaping plan, including information relating to species selection, reticulation, details of existing vegetation to be retained, and treatment of landscaped surfaces (i.e. mulch, lawn etc), shall be submitted to and approved by the City of Fremantle.
14. Prior to the occupation of the development hereby approved, the approved landscaping shall be completed 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 occupation of the development hereby approved, the landowners shall provide consent to the local government for a notification, pursuant to section 70A of the *Transfer of Land Act 1893*, being 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.'

16. Prior to occupation of the development hereby approved, the landowners shall provide consent to the local government for a notification, pursuant to section 70A of the *Transfer of Land Act 1893*, being placed on the Certificate of the subject land 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.
17. Prior to occupation of the development hereby approved, No. 220 (Lot 102) Queen Victoria Street and No. 6 (Lot 101) Burns Street, North Fremantle are to be legally amalgamated into one lot on the Certificate of Title. Alternatively, the owner may enter into a legal agreement with the City of Fremantle, drafted by the City's solicitors at the expense of the owner and be executed by all parties concerned. The legal agreement will specify measures to allow the development approval to operate having regard to the subject site consisting of two separate lots, to the satisfaction of the City of Fremantle.
18. Prior to the occupation of the development hereby approved, the owner shall:
- a) Contribute a monetary amount equal in value to one percent of the estimated development cost or otherwise approved by the City in accordance with the policy, as indicated on the Form of Application for Planning Approval, to the City of Fremantle for development of public art works and/or heritage works to enhance the public realm in accordance with LPP 2.19: *Contributions for Public Art and/or Heritage Works* and to the satisfaction of the City of Fremantle. Based on the estimated cost of the development being \$6.75 million dollars the contribution to be made is \$67,500;



- b) Alternatively, the Council may waive the requirement for the public art/heritage work(s) monetary contribution in cases where the approved development incorporates public art work(s) to the same value specified above and the public art work(s) is located in a position clearly visible to the general public, either on the site of the development or within a crown reserve adjoining or near to the development site. Any such public artwork proposal is to be developed in accordance with the City's Public Art Policy and the City's Percent for Art Guidelines, and approved by the City of Fremantle.

Prior to occupation of the development, the public art proposal shall be implemented, and thereafter maintained for the life of the development, to the satisfaction of the City of Fremantle.

19. Prior to occupation/ use of the development hereby approved, the boundary wall located on the northern and southern boundaries shall be of a clean finish in any of the following materials:

- coloured acrylic or sand render,
- face brick,
- painted surface,

and be thereafter maintained to the satisfaction of the City of Fremantle.

20. Prior to occupation of the development hereby approved, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened so as not to be highly visible from beyond the boundaries of the development site to the satisfaction of the City of Fremantle.
21. Prior to the occupation of the development hereby approved, all car parking, bicycle parking, end of trip facilities, parking and vehicle access and circulation areas shall be maintained and available for use on an ongoing basis to the satisfaction of the City of Fremantle.
22. Prior to occupation of the development the approved bicycle racks must be installed and thereafter be maintained for the life of the development, to the satisfaction of the City of Fremantle.
23. Prior to the occupation of the development hereby approved, vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Fremantle.
24. Prior to the occupation of the development hereby approved, any redundant crossovers shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Fremantle.



Dale Page
Presiding Member, Metro Inner DAP

25. The waste management plan, prepared by Talis Consultants (dated 16 March 2026, WMP25134) must be implemented at all times to the satisfaction of the City of Fremantle.
26. All development hereby approved, including any footings, shall be wholly located within the cadastral boundaries of the subject site.
27. 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. The applicant is advised that a condition clearance request must be lodged with accompanying information/documentation that outlines how each condition of approval has been addressed. A condition clearance request can be lodged via [DA condition clearance request | City of Fremantle](#)
3. A demolition permit is required to be obtained for the proposed demolition work. The demolition permit must be issued prior to the removal of any structures on site.
4. With regard to the condition requiring a detailed landscaping plan, the following aspects are to be addressed:
 - Details to be provided demonstrating how the tree pits for the trees in the internal car parking area will be suitably designed to facilitate the growth of the trees to maturity and ensure their long term health and vitality.
 - Details of a tree protection zone(s) per Australian Standard 4970 – Protection of Trees on Development Sites for the existing Eucalyptus tree marked for retention.
 - Details on a deep soil zone for the Eucalyptus tree marked for retention as well as measures to ensure its long term health and viability.
 - Further details on deep soils zones/tree planting areas for the proposed large and small trees.
 - Further details on the establishment and planting details of the plants proposed for the wire arbour to the south end of the internal carpark.



5. 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 via <https://www.fremantle.wa.gov.au/waste-and-environment/trees-landscapes-and-verges/>
6. The applicant is advised that a crossover permit must be obtained from the City's Engineering Department. New/modified crossover(s) shall comply with the City's standard for crossovers, which are available on the City of Fremantle's web site. Queries relating to these works should be directed to the City's Engineering Team via Engineering-DA@fremantle.wa.gov.au or 9432 9999.
7. The applicant/owner is advised that a verge bond deposit fee must be paid prior to the issue of a demolition permit or building permit. The applicant is advised to contact the City's Engineering Department via Engineering-DA@fremantle.wa.gov.au or 9432 9999.
8. 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 or 9432 9999.
9. 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.
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.



Dale Page
Presiding Member, Metro Inner DAP

11. 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.

12. Any removal of asbestos is to comply with the following –

Under ten (10) square metres of bonded (non-friable) asbestos can be removed without a license and in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2001*. Over 10 square metres must be removed by a Class B asbestos removal licence holder for. All asbestos removal is to be carried out in accordance with the *Work Health and Safety Act 2020* and accompanying regulations and the requirements of the *Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)]*;

Note: Removal of any amount of friable asbestos must be done by a Class A asbestos removal licence holder and an application submitted to WorkSafe, Department of Local Government, Industry Regulation and Safety.
<https://www.worksafe.wa.gov.au/asbestos-licences>.

13. 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.
14. The applicant is advised that any signage may be subject to a separate application for planning approval.
15. The applicant is advised that the proposed timed loading bays located on Queen Victoria Street do not form part of this development approval and will require separate approval from the City of Fremantle's Commercial Services department who can be contacted via info@fremantle.wa.gov.au or 9432 9999.
16. The applicant is advised of the need to liaise with the Water Corporation to obtain and necessary approvals in relation to the development and the relocation/alteration of water and/or sewer infrastructure. Further information can be found via <https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application>.



AMENDING MOTION 1

Moved by: Cr Andrew Sullivan

Seconded by: Cr Ingrid Van Dorssen

The following amendments were made en bloc:

- i) That a new Condition No. 28 be added to read as follows:

Prior to lodgement of a Building Permit for the development hereby approved, an amended plan shall be submitted, approved by the City and implemented that amends Unit 4 front Harvest Road by removing the front balcony, relocating the associated front and side brick walls, and removing commercial car parking bay No.16 to provide a landscaped front setback and assist in the protection of the adjoining regulated tree at No.1 Harvest Road to the satisfaction of the City of Fremantle.

- ii) That a new Advice Note No. 17 be added to read as follows:

With regard to conditions 13 and 28, where permitted by relevant servicing agencies, the electrical and fire equipment shall also be setback to provide a predominantly landscaped interface with Harvest Road, with the exception of the continuation of the steel framing to the landscaped areas which may continue to extend to the relevant boundaries. This area shall be included in the detailed landscaping plan to be submitted pursuant to Condition 13.

- iii) That a new Advice Note No.18 be added to read as follows:

The revised drawing as submitted by the applicant numbered A1.00 rev. P dated 21/07/2026 is noted as an indication of the changes required by Condition No. 28.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The amendment follows the applicant's late submission to amend the proposal, and improves the interface with Harvest Road, increases landscaping within the front setback, and assists in protecting the adjoining regulated tree while maintaining an appropriate development outcome.



Dale Page
Presiding Member, Metro Inner DAP

AMENDING MOTION 2

Moved by: Dale Page

Seconded by: Eugene Koltasz

The following amendments were made en bloc:

- i) That Condition No.16 be amended to read as follows:

Prior to occupation ~~of the development hereby approved~~, the landowners shall provide consent to the local government for a notification, pursuant to section 70A of the Transfer of Land Act 1893, being placed on the Certificate of the subject land 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.

- ii) That a new Advice Note No.19 be added to read as follows:

Condition No.16 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 (4/1).

For: Dale Page
Eugene Koltasz
Luigi D'Alessandro
Cr Ingrid Van Dorssen

Against: Cr Andrew Sullivan

REASON: The responsibility for lodging a notification under section 70A of the *Transfer of Land Act 1893* rests with the local government, not the applicant. Such a notification can only be lodged with the consent of the landowner. While there is no obligation for the local government to lodge the notification, should it choose to do so, the associated costs are the responsibility of the local government.



Dale Page
Presiding Member, Metro Inner DAP

Page 47

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/26/03085 is appropriate for consideration as a “Multiple Dwelling”, “Office” and “Shop” 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/26/03085 and accompanying plans (A0.10 Rev. F, A0.20 Rev. H, A0.21 Rev. E, A1.00 Rev. O, A1.10 Rev. N, A1.20 Rev. M, A1.30 Rev. L, A1.40 Rev. K, A2.00 Rev. L, A2.10 Rev. K, A9.00 Rev. F, A9.01 Rev. F, A9.02 Rev. D) dated 22 June 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 the 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 four (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, 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.
3. Prior to lodgement of a Building Permit or Demolition Permit application for the development hereby approved, a Construction/Demolition 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 Demolition and Construction Management Plan shall be adhered to throughout the demolition of the existing building on site and construction of the new development.

4. 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 parking plan design which complies with the Australian Standard AS/NZS 2890 and AS/NZSC 1428, including parking bay/s, aisle widths, circulation areas, driveway/s and points of ingress and egress, and demonstrates the safety of building users accessing the basement bike store and carparking.
5. 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. The approved materials, colours and finishes shall thereafter be implemented and maintained in perpetuity, unless otherwise agreed by the City of Fremantle.
6. 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.
7. Prior to lodgement of a Building Permit application for the development hereby approved, the design and materials of the development shall adhere to the requirements set out within City of Fremantle policy LPP2.3 - Fremantle Port Buffer Area Development Guidelines for properties contained within Area 2. Specifically, the development shall provide the following:
 - a) Glazing to windows and other openings shall be laminated safety glass of minimum thickness of 6mm or "double glazed" utilising laminated or toughened safety glass of a minimum thickness of 3mm.
 - b) Air conditioners shall provide internal centrally located 'shut down' points and associated procedures for emergency use.
 - c) Roof insulation in accordance with the requirements of the Building Codes of Australia.
8. Prior to lodgement of a Building Permit, details of how the recommendations contained in the environmental acoustic report prepared by Lloyd George Acoustics (dated 27 February 2026, Ref: 250810687-01) are to be implemented into the design/operation of the development are to be submitted and approved to the satisfaction of the City of Fremantle.



9. Prior to lodgement of a Building Permit application for the development hereby approved, details of a Tree Protection Zone for the existing onsite Eucalyptus tree, in accordance with Australian Standard 4970 – Protection of Trees on Development Sites, shall be submitted and approved, to the satisfaction of the City of Fremantle. The Tree Protection Zone shall thereafter be implemented and maintained for the duration of construction or unless otherwise agreed by the City of Fremantle. The Eucalyptus tree shall remain on site for the life of the development, unless otherwise agreed by the City of Fremantle. Should the tree not survive, a similarly mature specimen shall replace it.
10. Prior to lodgement of a Building Permit application for the development hereby approved, one (1) Class 1 or Class 2, as defined in LPS4, bicycle racks shall be provided on the plans for the office land use, to the satisfaction of the City of Fremantle.
11. Prior to lodgement of a Building Permit application for the development hereby approved, details are to be submitted and approved by the City of Fremantle that demonstrate that the development incorporates noise mitigation requirements of State Planning Policy 5.4 'Road and Rail Noise Guidelines', or designs and implements an approved noise management plan by a qualified acoustic consultant, to the satisfaction of the City of Fremantle. The noise mitigation requirements are to be implemented and maintained for the life of the development, to the satisfaction of the City of Fremantle.
12. 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.
13. Prior to lodgement of a Building Permit application for the development hereby approved, a detailed landscaping plan, including information relating to species selection, reticulation, details of existing vegetation to be retained, and treatment of landscaped surfaces (i.e. mulch, lawn etc), shall be submitted to and approved by the City of Fremantle.
14. Prior to the occupation of the development hereby approved, the approved landscaping shall be completed 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.



Dale Page
Presiding Member, Metro Inner DAP

15. Prior to occupation of the development hereby approved, the landowners shall provide consent to the local government for a notification, pursuant to section 70A of the *Transfer of Land Act 1893*, being 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.'

16. Prior to occupation the landowners shall provide consent to the local government for a notification, pursuant to section 70A of the *Transfer of Land Act 1893*, being placed on the Certificate of the subject land 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.
17. Prior to occupation of the development hereby approved, No. 220 (Lot 102) Queen Victoria Street and No. 6 (Lot 101) Burns Street, North Fremantle are to be legally amalgamated into one lot on the Certificate of Title. Alternatively, the owner may enter into a legal agreement with the City of Fremantle, drafted by the City's solicitors at the expense of the owner and be executed by all parties concerned. The legal agreement will specify measures to allow the development approval to operate having regard to the subject site consisting of two separate lots, to the satisfaction of the City of Fremantle.
18. Prior to the occupation of the development hereby approved, the owner shall:
- a) Contribute a monetary amount equal in value to one percent of the estimated development cost or otherwise approved by the City in accordance with the policy, as indicated on the Form of Application for Planning Approval, to the City of Fremantle for development of public art works and/or heritage works to enhance the public realm in accordance with LPP 2.19: *Contributions for Public Art and/or Heritage Works* and to the satisfaction of the City of Fremantle. Based on the estimated cost of the development being \$6.75 million dollars the contribution to be made is \$67,500;
 - b) Alternatively, the Council may waive the requirement for the public art/heritage work(s) monetary contribution in cases where the approved development incorporates public art work(s) to the same value specified above and the public art work(s) is located in a position clearly visible to the general public, either on the site of the development or within a crown reserve adjoining or near to the development site. Any such public artwork proposal is to be developed in accordance with the City's Public Art Policy and the City's Percent for Art Guidelines, and approved by the City of Fremantle.



Prior to occupation of the development, the public art proposal shall be implemented, and thereafter maintained for the life of the development, to the satisfaction of the City of Fremantle.

19. Prior to occupation/ use of the development hereby approved, the boundary wall located on the northern and southern boundaries shall be of a clean finish in any of the following materials:

- coloured acrylic or sand render,
- face brick,
- painted surface,

and be thereafter maintained to the satisfaction of the City of Fremantle.

20. Prior to occupation of the development hereby approved, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened so as not to be highly visible from beyond the boundaries of the development site to the satisfaction of the City of Fremantle.
21. Prior to the occupation of the development hereby approved, all car parking, bicycle parking, end of trip facilities, parking and vehicle access and circulation areas shall be maintained and available for use on an ongoing basis to the satisfaction of the City of Fremantle.
22. Prior to occupation of the development the approved bicycle racks must be installed and thereafter be maintained for the life of the development, to the satisfaction of the City of Fremantle.
23. Prior to the occupation of the development hereby approved, vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Fremantle.
24. Prior to the occupation of the development hereby approved, any redundant crossovers shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Fremantle.
25. The waste management plan, prepared by Talis Consultants (dated 16 March 2026, WMP25134) must be implemented at all times to the satisfaction of the City of Fremantle.
26. All development hereby approved, including any footings, shall be wholly located within the cadastral boundaries of the subject site.



Dale Page
Presiding Member, Metro Inner DAP

27. 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.
28. Prior to lodgement of a Building Permit for the development hereby approved, an amended plan shall be submitted, approved by the City and implemented that amends Unit 4 front Harvest Road by removing the front balcony, relocating the associated front and side brick walls, and removing commercial car parking bay No.16 to provide a landscaped front setback and assist in the protection of the adjoining regulated tree at No.1 Harvest Road to the satisfaction of the City of Fremantle.

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. The applicant is advised that a condition clearance request must be lodged with accompanying information/documentation that outlines how each condition of approval has been addressed. A condition clearance request can be lodged via [DA condition clearance request | City of Fremantle](#)
3. A demolition permit is required to be obtained for the proposed demolition work. The demolition permit must be issued prior to the removal of any structures on site.
4. With regard to the condition requiring a detailed landscaping plan, the following aspects are to be addressed:
 - Details to be provided demonstrating how the tree pits for the trees in the internal car parking area will be suitably designed to facilitate the growth of the trees to maturity and ensure their long term health and vitality.
 - Details of a tree protection zone(s) per Australian Standard 4970 – Protection of Trees on Development Sites for the existing Eucalyptus tree marked for retention.
 - Details on a deep soil zone for the Eucalyptus tree marked for retention as well as measures to ensure its long term health and viability.
 - Further details on deep soils zones/tree planting areas for the proposed large and small trees.
 - Further details on the establishment and planting details of the plants proposed for the wire arbour to the south end of the internal carpark.



5. 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 via <https://www.fremantle.wa.gov.au/waste-and-environment/trees-landscapes-and-verges/>
6. The applicant is advised that a crossover permit must be obtained from the City's Engineering Department. New/modified crossover(s) shall comply with the City's standard for crossovers, which are available on the City of Fremantle's web site. Queries relating to these works should be directed to the City's Engineering Team via Engineering-DA@fremantle.wa.gov.au or 9432 9999.
7. The applicant/owner is advised that a verge bond deposit fee must be paid prior to the issue of a demolition permit or building permit. The applicant is advised to contact the City's Engineering Department via Engineering-DA@fremantle.wa.gov.au or 9432 9999.
8. 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 or 9432 9999.
9. 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.
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.



Dale Page
Presiding Member, Metro Inner DAP

11. 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.

12. Any removal of asbestos is to comply with the following –

Under ten (10) square metres of bonded (non-friable) asbestos can be removed without a license and in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2001*. Over 10 square metres must be removed by a Class B asbestos removal licence holder for. All asbestos removal is to be carried out in accordance with the *Work Health and Safety Act 2020* and accompanying regulations and the requirements of the *Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)]*;

Note: Removal of any amount of friable asbestos must be done by a Class A asbestos removal licence holder and an application submitted to WorkSafe, Department of Local Government, Industry Regulation and Safety.
<https://www.worksafe.wa.gov.au/asbestos-licences>.

13. 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.
14. The applicant is advised that any signage may be subject to a separate application for planning approval.
15. The applicant is advised that the proposed timed loading bays located on Queen Victoria Street do not form part of this development approval and will require separate approval from the City of Fremantle's Commercial Services department who can be contacted via info@fremantle.wa.gov.au or 9432 9999.
16. The applicant is advised of the need to liaise with the Water Corporation to obtain and necessary approvals in relation to the development and the relocation/alteration of water and/or sewer infrastructure. Further information can be found via <https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application>.



17. With regard to conditions 13 and 28, where permitted by relevant servicing agencies, the electrical and fire equipment shall also be setback to provide a predominantly landscaped interface with Harvest Road, with the exception of the continuation of the steel framing to the landscaped areas which may continue to extend to the relevant boundaries. This area shall be included in the detailed landscaping plan to be submitted pursuant to Condition 13.
18. The revised drawing as submitted by the applicant numbered A1.00 rev. P dated 21/07/2026 is noted as an indication of the changes required by Condition No. 28.
19. Condition No.16 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 Substantive Motion (as amended) was put and CARRIED (4/1).

For: Dale Page
Eugene Koltasz
Luigi D'Alessandro
Cr Ingrid Van Dorssen

Against: Cr Andrew Sullivan

REASON: The proposal satisfies most planning scheme provisions and Deemed-to-Comply requirements of the R-Codes. Where discretion is sought for a limited number of design elements, the City has assessed those variations as having merit and as satisfying the relevant Design Principles. The panel agreed that the City's assessment provides a thorough evaluation against the applicable scheme and R-Code requirements and was satisfied with its findings and conclusions.

From a heritage perspective, the panel agreed with the City's conclusion that the proposed works are acceptable, as they will have only a minor impact on the heritage values of surrounding heritage-listed places and the North Fremantle Heritage Area. The panel also noted the Heritage Council's support for the proposal on the basis that it will have no discernible impact on the adjoining North Fremantle War Memorial.

The panel noted that the proposal had been reviewed by the City's Design Advisory Committee on two occasions, both prior to and during assessment, and that the Committee was generally supportive of the development. The panel agreed with the City's conclusion that the proposal represents a quality design and appropriately addresses the design principles of State Planning Policy 7.0. From a traffic and access perspective, the panel was satisfied that the reduction and consolidation of existing crossovers represent a positive design outcome and that the anticipated traffic generation is appropriate for the scale and location of the development and can be comfortably accommodated within the surrounding road network.



Dale Page
Presiding Member, Metro Inner DAP

The panel noted that submissions both in support of and in opposition to the proposal were received during public advertising. The panel agreed with the sentiments expressed in the supporting submissions and was satisfied that the matters raised in opposition had been appropriately addressed by the City within the Responsible Authority Report.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.



Dale Page
Presiding Member, Metro Inner DAP

PART E – 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

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 12.04pm.

