



Metro Inner Development Assessment Panel Related Information

Meeting Date and Time: Thursday, 21 May 2026; 9:30am
Meeting Number: MIDAP/133

PART B – TOWN OF CAMBRIDGE

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 101 (No.95-99) Cambridge Street and Lot 4, (No. 17) Kerr Street, West Leederville - Additions and Alterations to Existing Tavern – DAP/25/03019
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



PART B – TOWN OF CAMBRIDGE

Submitters
Andrew Green Sam Passante Coralie Carosin Alex Carosin Jane Macey
Applicant
Simon Shub (Urbis) Tim Dawkins (Urbis) Jacob Martin (WSP) Jason Lim (Stantec) Joe Bailey (Australian Venue Co) Yvette Neilson (Australian Venue Co) Katie Allen (Australian Venue Co)
Officers/Technical Advisors in Attendance
Steve Laming Adam Buckingham Alasdair Thom Miguel de la Mata (Acoustics Consultants) Benham Bordbar (Transcore) Mohammad Rasouli (Transcore)

- 1. Declarations of Due Consideration**
- 2. Disclosure of Interests**

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting or having attending a briefing session, the local government DAP members acknowledge that in accordance with section 2.4.5 of the DAP Code of Conduct 2025 they have declared that they had participated in a prior Council meeting or briefing in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2025, they 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.



3. Form 1 DAP Applications

3.1 Lot 101 (No.95-99) Cambridge Street and Lot 4, (No. 17) Kerr Street, West Leederville - Additions and Alterations to Existing Tavern – DAP/25/03019

3.1.1 Deputations

Andrew Green speaking against the application at Item 3.1. The deputation will address removal of Parking from the venue and impact.

Sam Passante speaking against the application at Item 3.1. The deputation will address proposal due to concerns with residential.

Coralie Carosin speaking against the application at 3.1. The deputation will address real impact that antisocial and unsafe.

Alex Carosin speaking against the application at Item 3.1. The deputation will address ongoing safety, security, noise, and antisocial behaviour.

Jane Macey speaking against the application at Item 3.1. The deputation will address increased noise, personal safety and antisocial behaviour impacts because of this proposed submission

Tim Dawkins (Urbis) speaking in support of the application at Item 3.1. The deputation will address the reasons for refusal and why the application should be approved.

Jacob Martin (WSP) speaking in support of the application at Item 3.1. The deputation will address the reasons for refusal and why the application should be approved.

Jason Lim (Stantec) speaking in support of the application at Item 3.1. The deputation will address the reason 1 for refusal and why the application should be approved.

Joe Bailey (Australian Venue Co) speaking in support of the application at Item 3.1. The deputation will address reasons that the application should be approved.

The Town of Cambridge may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

3.1.2 Additional Information

The Presiding Member notes an addendum to the responsible authority report was published on 18 May 2026 in relation to Item 3.1.



4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Andrew Green
Company (if applicable)	Click or tap here to enter text.
Relationship to proposed development	Resident
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.



Meeting Details

DAP Name	Planning Commission_Development Assessment Panel
Meeting Date	21/05/26
DAP Application Number	DAP/DA25-315
Property Location	JB O'Reilly's 95-99 Cambridge St West Leederville – 17 Kerr St West Leederville

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>
I acknowledge that my deputation content <u>will be published on the DAP website and circulated to the local government and applicant</u>	YES <input checked="" type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Objection to removal of Parking from the venue and impact on the local community.
--	--

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-



Click or tap here to enter text.

My name is Andrew Green from [REDACTED] Street, and I am speaking to object to the proposed expansion of J B O'Reilly's Tavern into its current car park, which would remove all on-site parking.

According to the Town of Cambridge Parking Policy, a tavern of the size proposed in this application should provide 309 car parking spaces.

Under this proposal it would provide none. Removing all parking while expanding the venue significantly increases the burden on surrounding residential streets.

The Town of Cambridge's Local Planning Strategy clearly states that one of its objectives is to reduce traffic congestion and parking conflicts.

Approving this application would do neither. In fact, it would directly contradict that objective by pushing all of the venue's parking demand into nearby residential streets.

The tavern's existing car park is already regularly full, and we are already experiencing a significant problem with patrons parking in surrounding streets in bays that are designated for residential parking permit holders only.

These bays exist so residents can park near their homes. When they are occupied by tavern patrons, residents are left with nowhere to park.

This situation is made worse by the fact that Town of Cambridge ranger patrols generally cease at around 5pm, which is precisely when the tavern becomes busiest. As a result, there is effectively no deterrent preventing patrons from parking in residential permit bays during

the evening.

Parking is not the only issue.

We are already experiencing regular disturbances from drunken patrons returning to their vehicles in these residential streets.

This includes screaming, shouting, arguing and disruptive behaviour late at night. On numerous occasions there has also been damage to property and vehicles.

These incidents have real impacts on residents.

They lead to loss of sleep, stress, and at times direct confrontation with intoxicated individuals outside our homes.

If this expansion proceeds, the tavern will be able to accommodate up to 570 patrons while providing no on-site parking whatsoever. It is very difficult to see how this would not dramatically increase the existing problems we are already dealing with.

Approving this proposal would effectively shift the operational impacts of the tavern onto the surrounding residential community.

This proposal asks residents to absorb the impact of a 570 person venue, while the venue itself provides zero parking. that is not good planning and not fair on the community.



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Samuel Passante
Company (if applicable)	Click or tap here to enter text.
Relationship to proposed development	Home Owner in Kimberley Street West leederville
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.



Meeting Details

DAP Name	WA Planning Commission- Development Assessment Panel
Meeting Date	21/05/2026
DAP Application Number	DAP/ DAP/25/03019 LG: DA25-315
Property Location	Lot 101, 95-99 Cambridge Street and Lot 4, 17 Kerr Street, West Leederville

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>
I acknowledge that my deputation content will be published on the DAP website and circulated to the local government and applicant	YES <input checked="" type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Rejecting the proposal due to concerns with residential parking, traffic overflow and existing unruly behaviour
--	--

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-



Click or tap here to enter text.

I am Sam Passante,
an owner of [REDACTED].

I was born and raised here, and even though the name of the venue has changed over time, I've seen the impacts on residents from this venue for decades.

What I am raising today are not hypothetical concerns.

These problems already exist, and this proposal will make them worse.

The application proposes increasing patron capacity to well over 500 people while effectively reducing parking to almost zero and removing 18 existing bays.

Parking demand already exceeds supply. Overflow parking into Kimberley Street and surrounding residential streets is already a constant problem.

Even though there are clearly marked residential parking signs, patrons ignore the parking laws and signage.

This proposal does not reduce demand, it pushes more vehicles into already overcrowded streets.

This section of Cambridge Street where the venue sits, is a pinch-point with frequent major traffic bottlenecks.

Along this juncture, the road narrows from two lanes into one in both directions, creating daily congestion and gridlock.

Ride-share vehicles stopping and queuing on both sides of the road already and disrupt traffic flow and create dangerous conditions for drivers and pedestrians.

Both sober and intoxicated patrons regularly move through traffic to access waiting cars and ride-shares, creating serious safety risks.

Another existing problem for example, at

sunset, westbound drivers are often blinded by direct sun glare while patrons cross unpredictably between parked and moving vehicles along this section of road.

The proposed two ride-share bays are completely inadequate for the number of people entering and leaving this venue.

It also leaves no designated area for large service vehicles.

Kimberley Street is already functioning as an overflow area for the venue.

Party buses and ride-share vehicles block the street late at night, while residents deal with loud noise, unruly behaviour, people urinating on verges and fences, and on occasions, damage to parked cars.

There is already clear evidence the current situation is failing.

Our back lane and adjoining residential access point already require barriers and venue security to manage illegal parking, loitering, and people urinating on private property.

Residents should not have to live with barriers across their own driveway access because a venue cannot manage the impacts of its patrons.

This proposal effectively turns surrounding residential streets into an extension of the venue itself, while residents are left carrying the consequences, the noise, the congestion, the safety risks, and the disruption.

The traffic flow is already at capacity. and the squeeze at the pinch-point area/ zone creates a dangerous already overloaded traffic/pedestrian hazard.

Approving this proposal will only lock in these existing problems and make them permanent.

Thank you for your time.



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Coralie Carosin
Company (if applicable)	
Relationship to proposed development	Neighbouring resident
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements:



Meeting Details

DAP Name	Additions and alterations to existing tavern
Meeting Date	Thursday 21st May 2026, 9:30AM (AWST)
DAP Application Number	DAP/25/03019
Property Location	Lot 101 (95-99) Cambridge St and Lot 4 (No. 17) Kerr St, West Leederville

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES <input checked="" type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> My perspective as a woman living in the direct vicinity of this venue, and the real impact that antisocial and unsafe patron behaviour has had on residents.
--	---

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-



Please see attached a hand full of screenshots of CCTV footage and other video recordings of incidents captured by residents.

DAP Speech - Coralie Carosin

Good morning. My name is Coralie, and I live directly next to JB O'Reilly's, with my home also accessed from Carlin Lane.

I object to this proposal because doubling the venue's capacity would significantly increase the safety and security risks already experienced by me and my neighbours.

The proposal relies on new pick-up and drop-off bays on Cambridge Street. In practice, this is already where patrons are dropped off, picked up, and wait for taxis or rideshare vehicles - directly at, or near, the entrance to Carlin Lane and our home.

Carlin Lane is not just a street frontage. It is the access point to private residential property. It is also where we have already experienced loitering, public urination, trespass, and incidents requiring security intervention.

The photos we have provided show the laneway entrance, the temporary barrier when it is in place, and patrons using this area for pick-up, drop-off, and as a toilet. They show that the proposed transport solution would concentrate activity in the same place where the safety problems have already occurred.

Over the last 18 to 24 months, we have dealt with repeated incidents involving intoxicated patrons outside our home. This includes people loitering near our driveway, entering or attempting to enter private residential property, and at times, security being unable to prevent incidents from escalating.

On February 1st 2025, two security guards were assaulted by a man, who was confirmed to have just left the venue. This occurred right after the temporary fence had been taken down, and as this patron attempted to use Carlin Lane as a toilet. Police and ambulance were called, and both guards were hospitalised.

The attached CCTV and recording screenshots show a glimpse of repeated issues we have historically experienced. This includes patrons gathering near the laneway, the temporary fence being folded up or removed, Uber and taxi pick-ups near our driveway, public urination, and people entering private residential access areas. The cameras do not capture every angle or every incident, so the actual number of events is likely greater.

Another example of escalation is when a patron ran through a resident's property, attempted to jump into the backyard, climbed over their car, and caused damage while security and a bar manager tried to remove him. This was not isolated. It was part of a recurring pattern at the same residential interface.

As a woman living immediately next door, this has changed how safe I feel in my own home, especially on weekends and late at night. There have been times where I have been genuinely worried about coming home from a night out and being faced with a brawl or intoxicated men in front of my house.

The only control measure that has made a difference is the temporary physical barrier at Carlin Lane, with security present during peak periods. That is because it physically separates departing patrons from private residential access.

So the important point I want to make is this: the operator needed to implement that barrier under the existing scale of operation because it could not effectively contain its patrons or prevent them from entering private residential property.

A venue that already requires a physical barrier to stop patron spillover into private homes should not be expanded into a larger outdoor venue beside those same homes. This proposal would increase patron numbers and formalise pick-up and drop-off activity at the same laneway interface where these problems have already occurred. That is not a safe planning outcome for the people who live beside it.

Group of male patrons who had left the the venue seen stealing traffic cones and throwing them onto cars.

One man took his clothes off, and made indecent gestures facing the poster girls from the Swimwear shop on Cambridge Street.





Public urination around Carlin Lane, and onto residents' letter boxes.



Male patron who had been kicked out attempted to sneak in the back of a resident's property.

Duty manager seen with back facing...



Duty manager and security chased him onto resident's property, causing damage to their car.



Manager and security using force to remove the individual.





Male patron asking security if he could use Carlin Lane as a toilet.
Second security guard required to intervene.



Public urination, soon after the temporary gate was removed. These two individuals were captured leaving the vicinity of the venue, and were waiting for transport in front of Carlin Lane.



Same individual 2 minutes later using Carlin Lane as a toilet.



Fence packed up and security vacated:

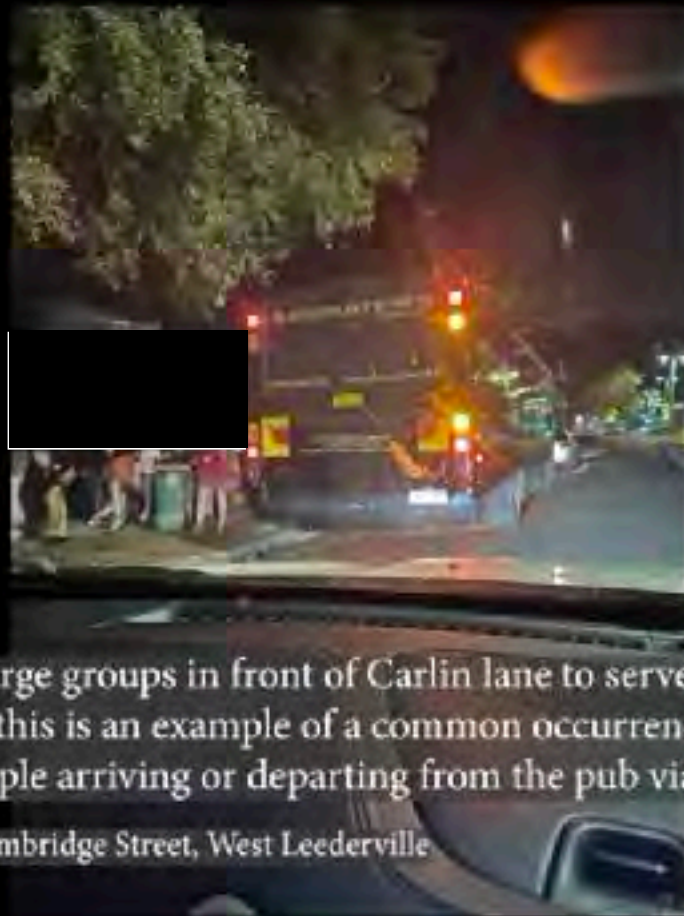


8 minutes later:



Public urination - individuals seen interacting with pedestrian.





Party bus deploying large groups in front of Carlin lane to serve venue, blocking exit and entry to Carlin Lane (this is an example of a common occurrence, not only for buses, but for at least 90% of people arriving or departing from the pub via taxis and ride shares.

Images Carlin Lane/103 Cambridge Street, West Leederville



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Alex Carosin
Company (if applicable)	
Relationship to proposed development	Neighbouring resident
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements:



Meeting Details

DAP Name	Additions and alterations to existing tavern
Meeting Date	Thursday 21st May 2026, 9:30AM (AWST)
DAP Application Number	DAP/25/03019
Property Location	Lot 101 (95-99) Cambridge St and Lot 4 (No. 17) Kerr St, West Leederville

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Will you be attending in person or via electronic means	In person <input type="checkbox"/> Online <input checked="" type="checkbox"/>
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES <input checked="" type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Ongoing safety, security, noise, and antisocial behaviour concerns associated with the current operation of JB O'Reilly's, and why the proposed expansion would intensify these existing impacts on nearby residents and businesses.
--	---

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-



Click or tap here to enter text.

Please see attached map and satellite view of the proximity of our residences.

DAP Speech - Alex Carosin

Good morning. My name is Alex, I live directly next to JB O'Reilly's, with my home accessed from Carlin Lane.

I object to this proposal because the venue is seeking a significant expansion before it has shown it can reliably manage its existing impacts.

In October 2024, I lodged a section 117 complaint under the Liquor Control Act, along with a number of other residents.

That complaint followed repeated issues involving public urination, intoxicated patron behaviour, trespass onto private property, excessive music noise, late-night disturbance, and inadequate security.

This matter remains active, with no permanent resolution.

That is relevant because the same impacts are now being assessed for a larger venue, with significantly increased patron capacity.

Noise has also been a recurring issue.

The venue supposedly relies on a noise limiting device, but we have been told multiple times that this can and is often bypassed.

So the issue is not just whether a control exists.
It is whether it is enforceable, reliable, and actually used.

These impacts have affected more than my household.

They have affected Carlin Lane residents, Kerr Street residents, families with young children, and nearby businesses.

As part of my objection material, I provided a written statement from a local specialist dental surgeon.

He relocated his business from across the street last year, due to continuous trespass by patrons and disturbances affecting his business.

That shows this is not just a neighbour dispute.

My greatest concern is the safety of my wife and neighbours.

Residents should not have to monitor CCTV, message venue managers, or rely on temporary measures to feel safe at home.

The clearest evidence is the temporary physical barrier at Carlin Lane.

It was introduced because, under the existing scale of operation, the venue could not effectively prevent patrons from entering private residential property.

The barrier works because it physically separates departing patrons from our homes.

But when it is folded away, removed early, or not actively staffed, the issues return.

This is a known operating problem at the exact residential interface where the proposal now seeks to concentrate more activity, including pick-up and drop-off movements.

I met and spoke with AVC's State Manager several times last year, most recently in November.

Despite this, I have received no confirmation of what control measures introduced after mediation would remain in place.

These controls are already necessary for the current operation.

But they are voluntary, operator-dependent, and not guaranteed.

That is not a sound basis for approving a larger venue with more outdoor patron activity.

This expansion would intensify unresolved impacts, at a location where the venue already depends on temporary controls to manage basic separation from its neighbours.

Carlin Lane Residences

JB O'Reilly's

Kerr St Residences



Chappell Ln

Glenn Blight
Dental Laboratory

Cambridge St

Cambridge St

Kerr St

Cambridge St

Cambridge St

Cambridge St

Cambridge St

Cambri

Carlin Ln

Carlin Ln

Carlin Ln

Carlin Ln

J.B. O'Reilly's

Kerr St

Kerr St

Deepain's
Momentography

17

16

14

12

85

Vape Republic Pty

Kerr St

11A

9

10



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Jane Macey
Company (if applicable)	Click or tap here to enter text.
Relationship to proposed development	Resident
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.



Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	1/05/2026
DAP Application Number	DAP/25/0319
Property Location	Lot 101, 95-99 Cambridge Street; Lot 4 17 Kerr St West Leederville

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES <input checked="" type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Increased noise, personal safety and antisocial behaviour impacts because of this proposed submission.
--	---

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-



Hello. My name is Jane Macey, and I am a West Leederville Resident having lived in Kerr Street (which adjoins the proposed development) for 17 years. Today I would like to bring to the DAP's attention how the proposed development would negatively affect me and my household if it were to proceed. For us in Kerr street, this boils down to more concerns around noise, greater impact to the street from deliveries and people parking and getting dropped off and more importantly closer interactions with anti-social behaviour that give us a feeling of not being safe.

We have found over our time living across the road from the pub, that instances of disruption and generally linked to the number of patrons in the pub. Times were the pub is infrequently patroned has resulted in mostly harmony, however when the number if patrons has increased we have recently seen a lot of issues with the current establishment and set up, let alone an establishment with over double the number of patrons.

As you can see in the image below, this pub is located in a very residential area and this needs special attention when considering any changes or development. My house is only metres from the pub boundary, and other dwellings even back onto the current pub dwelling. A development of this magnitude in an area as residential as this will have negative impacts. Based on my experience with this venue I am worried about magnification of current issues being faced with the increase in patron numbers.





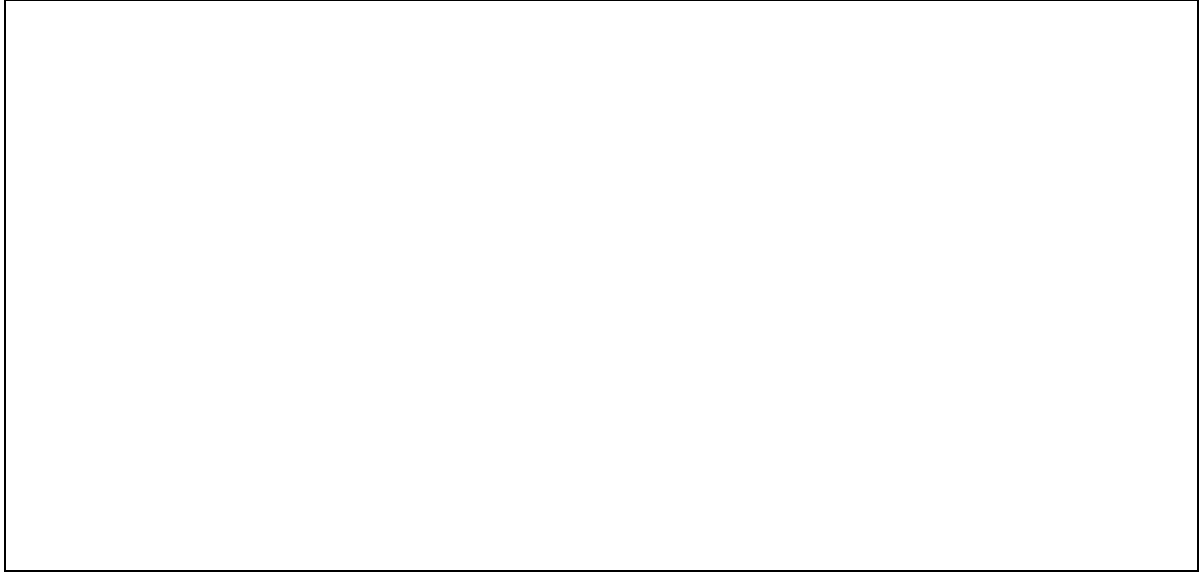
The first issue is patron noise and its impact on Kerr street. Currently noise associated with patrons occupying outdoor areas (the veranda of the pub) and patrons lingering in the current car park represent a significant noise issue for us. We are in the process of a S117 complaint on that very issue which remains unresolved. Note that this is noise created by a veranda that holds 40 to 50 people, and the handful of people leaving the premises. The proposed amount of people the new development plans for in the alfresco area, and the noise abatement measures would significantly increase this noise leading to disruptions for the street and my house. I actually don't know how you would adequately contain the noise from 200 odd people in open air garden just 5 metres from our house. The noise would just be unacceptable.

The second concern for us the traffic delays, disruptions that causes issues and safety concerns for road users in Kerr street. We are already subjected to ride shares and other cars stopping in our street temporarily to drop people off and pick people up and cars trying to look for parking. This has caused traffic issues, near misses as cars do not adequately park to collect or drop people off but rather block the street. Regardless of any measure implemented with respect to drop off bays, this will continue to occur. Currently a significant amount of drop offs and pick ups are completed in the car park, but the absence of any car park or any area to do this, added to the significant increase in patronage will make this so much worse. The traffic issues and subsequent near misses or worse will significantly increase both from people trying to frequent the pub and the requirement for trucks and other service vehicles to access the pub for deliveries.

Lastly, especially for me, a female of small status, the times where patronage is significantly increased in the pub have led me to not feel safe in my own house or neighbourhood. Note the proposed patrons in the development exceed any past event the pub has had. Anti social behaviour, and drunk patrons walking up the street have occurred in the past and to be honest, when these occur I have been nervous even leaving the house. We have only just recently had to construct a front fence to stop both people going to the toilet in our yard, as well as give me some confidence that we have safe separation from the behaviour. This proposal will bring that behaviour right to our front door literally with the expansion filling the limits of the current site only meters from our house. We have had instances of drunk people taking over a whole footpath out the front of the pub lining up to enter the pub or on leaving the pub. This means residents need to find another way past due the intimidation and risk that brings. This development will increase the scale and frequency of this occurrence.

It also means that anyone leaving the pub will immediately hit the footpath and the surrounding streets (as opposed to currently where they can be retained within the confines of the current car park). We have had instances in the past where drunk patrons have been seen urinating on side streets while school students have been walking home from the nearby schools. The design means there is no way to protect against this.

I am conscious that choosing to live next a pub comes with certain inconveniences. I don't think those inconveniences should significantly hamper your day-to-day life or make you feel uncomfortable or unsafe. Recent experience suggest this development will do that for me, my house and the neighbourhood.





Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Tim Dawkins
Company (if applicable)	Urbis
Relationship to proposed development	Applicant
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: <small>Click or tap here to enter text.</small>



Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	21/05/2026
DAP Application Number	DAP/25/03019
Property Location	LOT. 101 (NO. 95-99) CAMBRIDGE STREET & LOT. 4 (NO. 17) KERR STREET, WEST LEEDERVILLE

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES <input type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> The reasons for refusal and why the application should be approved.
--	--

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-



Click or tap here to enter text.



Memo

To	Metro Inner Development Assessment Panel
From	Urbis
Date	18 May 2026
Subject	MIDAP/133 – Item 3.1 – Lot 101 (No. 95 – 99) Cambridge Street and Lot 4 (No. 17) Kerr Street, West Leederville – Additions and Alterations to Existing Tavern

Dear DAP Members,

Urbis, on behalf of JB O'Reilly's Holdings Pty Ltd and Australian Venue Co. (**AVC**) is pleased to provide this memorandum in relation to the proposed additions and alterations to JB O'Reilly's, located at Lot 101 (No. 95 – 99) Cambridge Street and Lot 4 (No. 17) Kerr Street, West Leederville (the subject site).

The application seeks development approval for additions and alterations to JB O'Reilly's, including improvements to streetscape presentation, expanded alfresco areas and internal upgrades, within the West Leederville Activity Centre. The Town of Cambridge acknowledges the strategic merits of the proposal, including its contribution to activation of the Cambridge Street high street.

This memorandum is provided to assist the Panel by responding to the Responsible Authority's reasons for refusal and clarifying matters that are material to the Panel's assessment.

The recommendation for refusal is based on concerns relating to:

- noise and associated potential impact on residential amenity,
- scale and intensity,
- traffic, parking and servicing, and
- the proposed use of 17 Kerr Street.

In response, this memorandum:

- clarifies the intended use of 17 Kerr Street,
- responds to the acoustic and operational concerns raised by the Town, demonstrating compliance with the Noise Regulations; and
- outlines the 'site repair' to an important part of Cambridge Street District Activity Centre and explains why the proposal can operate acceptably within its urban context, particularly with appropriate conditions enforcing the management of the venue.

A separate submission addresses the Town's concerns regarding traffic, parking and servicing matters.

Strategic and Planning Context

The subject site is located within the West Leederville District Activity Centre, where tavern and hospitality uses are supported and contribute to local activation and employment. The proposal does not seek to introduce a new land use, but to upgrade an existing, long-established venue.

The principal matters arising for consideration relate to whether the proposal, as configured and conditioned, can operate acceptably alongside nearby residential development. This memorandum addresses those matters by responding to the Responsible Authority's concerns and by clarifying how the proposal has been designed and can be operated to manage potential impacts.

Response to Reasons for Refusal

Reason 1 – Noise and Residential Amenity

Town's Concern

The Town considers that the proposal has not demonstrated that it can operate at the proposed scale in compliance with the *Environmental Protection (Noise) Regulations 1997 (EP Regs)* without unreasonable impacts on the amenity of surrounding residential properties. Particular concern is raised regarding noise from the expanded alfresco areas, reliance on operational management measures, limited compliance margins in the acoustic modelling, and the absence of a cumulative whole-of-venue acoustic assessment.

Applicant's Response and Clarification

The acoustic assessment addresses the proposal's ability to operate within the West Leederville District Activity Centre while responding to the adjoining residential interface along Kerr Street. With the proposed built-form acoustic controls and defined operational parameters in place, the assessment concludes that the venue can operate within the applicable regulatory noise limits.

Noise has been a central focus of the application with amelioration a central aspect to the design brief, and the acoustic assessment informing design refinements throughout the assessment process. The current proposal incorporates substantive design measures, including a fixed roof over the alfresco area and solid perimeter acoustic walls (Set in from the street to retain existing trees and provide a soft interface), together with defined operational parameters. Under the proposed built form and operational assumptions, the acoustic assessment predicts compliance with the EP Regs.

The Town places weight on monitoring undertaken during a St Patrick's Day Extended Trading Permit event. That event was conducted as a temporary approval under a separate regulatory framework and involved use of the existing fully open car park – it is in no way comparable to the outcome proposed. It does not reflect the proposed permanent alfresco arrangement or the acoustic containment measures now incorporated into the design. Importantly, the proposed development would materially improve noise outcomes compared to those temporary events by enclosing the alfresco area with permanent walls and roofing, thereby reducing noise levels to surrounding residential properties.

With respect to cumulative noise, the acoustic assessment identifies the proposed alfresco area as the dominant noise source under the future operational scenario, given its semi-enclosed nature. Noise contribution from the existing internal areas of the venue is not expected to be significant in comparison. In any event, a condition requiring post-construction compliance testing provides an appropriate mechanism to verify the completed venue's operational noise emissions and identify any additional mitigation measures, if required, to ensure compliance with the EP Regs.

For clarity, no mechanical plant, including any kitchen extract fans, is proposed to be located on the building at 17 Kerr Street. All mechanical plant associated with the development will be designed, selected and located to achieve compliance with the EP Regulations.

Operational management measures form part of many approved hospitality venues in activity centres and are not unusual or inappropriate in this context. In this instance, those measures supplement, rather than replace, the physical acoustic controls embedded in the design and can be secured through conditions of approval.

Planning conclusion

When considered in conjunction with the proposed built-form acoustic treatments, fixed roof design and operational parameters capable of being secured by condition, the proposal can operate within acceptable noise limits. On that basis, Reason for Refusal 1 should not prevent approval of the application.

Reason 2 – Scale and Intensity / Compatibility with locality

Town's concern

The Town considers that the scale and intensity of the proposal – including the increase in patron capacity, expansion of alfresco areas at the residential interface and removal of on-site customer parking – is not compatible with the surrounding locality and conflicts with the objectives of the Mixed-Use zone.

Applicant's Response and Clarification

The proposal does not intensify impacts in all dimensions simultaneously. While patron capacity increases, the design consolidates activity within a more acoustically controlled built form, removes vehicle access points from Cambridge Street, and improves the legibility and management of patron movement – returning the street to pedestrians. The cumulative effect is therefore not one of uncontrolled intensification, but of a more structured and contained operation.

The Town places weight on monitoring undertaken during the St Patrick's Day event as a proxy for worst-case conditions. That event is a periodic occurrence and does not reflect typical day-to-day patronage. Importantly, it also does not replicate the proposed built form or the acoustic and operational controls that would apply under a permanent approval.

The proposal relates to the (arguably overdue) upgrade to an existing tavern on a long-established site within the West Leederville Activity Centre, where mixed commercial and hospitality activity is planned and encouraged along Cambridge Street. The proposal does not introduce additional trading hours or a fundamentally different use; rather, it represents a managed evolution of the existing operation and presents the opportunity to introduce new management controls via a condition of approval.

The Mixed Use zone anticipates a transition between commercial and residential uses, and a degree of intensity and activity is inherent in that interface. The proposal has been designed to manage that transition through physical design measures and operational controls, rather than through dispersal of activity across the site.

Planning conclusion

The proposal represents a reasonable and policy-consistent intensification of an existing use within an activity centre. When assessed in context, the scale and intensity of the development is compatible with the locality and does not justify refusal.

Reason 3 to 5 – Traffic, parking and servicing

Refer memo and deputation request from WSP.

Reason 6 – Additional Use Rights at No. 17 Kerr Street

Town’s concern

The Town has expressed concern that the proposed use of 17 Kerr Street may exceed the limited “office and storage” rights permitted under ‘Additional Use - A2’ of the Town of Cambridge Local Planning Scheme No. 1 (LPS1). This concern appears to arise from references in the acoustic report to kitchen and amenities functions and associated mechanical plant, which are clarified below.

Applicant’s response

As shown on the submitted development plans, 17 Kerr Street is intended to accommodate bin storage and staff facilities only, including bicycle parking and end-of-trip facilities. No food preparation, commercial kitchen or tavern trading activities are proposed on that site. The location of all mechanical plant associated with the proposal is on the tavern site, not 17 Kerr Street (as identified in **Attachment 1** to this memorandum).

The Town’s concern appears to arise from descriptions contained within the acoustic report, which were included to identify potential noise sources for conservative assessment purposes, rather than to define or expand the approved land use at 17 Kerr Street. That wording has created ambiguity, which is clarified by the plans and accompanying material.

Additional use A2 includes two standards that relate to the bin storage:

No.	Additional Use Standard/Condition	Response
3	Storage must be confined to areas where stored material cannot be seen from Kerr Street and there is to be no storage in the setback area between the house and the neighbouring residential property to the south.	The bin store has been designed so that it is at the rear of the property and will not be visible from Kerr Street.
7	That there be no activity on the property that would interfere with the amenity of the neighbourhood, whether by reason of the emission of light, noise, fumes, odours, dust, vibration, electrical interference, waste water or other waste products or by any other means	The bin store ‘activity’ has been carefully designed so it will not impact on the neighbourhood – with particular attention to noise (controlled by EP Regs) and ventilation (designed to AS1668) and will be enforced by the waste management plan.

For clarity, the applicant confirms that:

- the use of 17 Kerr Street remains ancillary to the tavern and limited in scope as confined by A2 of LSP1 and provides for an effective transition from the tavern to residential uses,
- the site will allow for minor administrative functions for a maximum of two staff, will not be accessible to tavern patrons, and will not exceed the limitations set out within the Additional Use provisions.

Planning Conclusion

On this basis, the proposal does not exceed the Additional Use rights applying to 17 Kerr Street and should not be refused on this ground.

Conditions and Alternative Recommendation

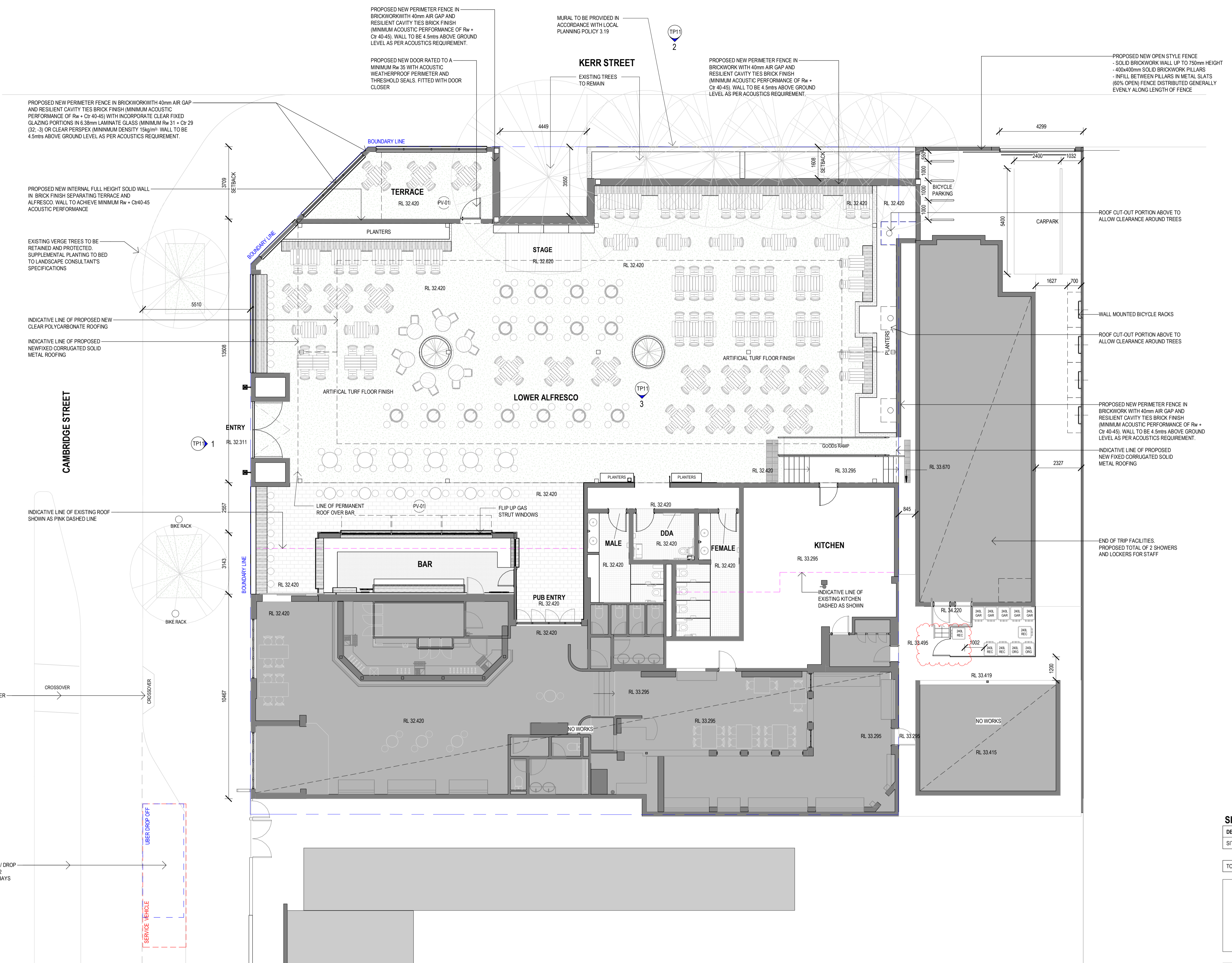
Based on the above, we have no objections to the proposed conditions prepared as part of the Town's Alternate Recommendation.

Yours sincerely,

A handwritten signature in black ink, appearing to be "S. Shub", written in a cursive style.

Simon Shub
Senior Consultant

Attachment 1 – Location of Plant



1 PROPOSED SITE AND GENERAL ARRANGEMENT PLAN
1:100

SITE CALCULATIONS

DESCRIPTION	TOTAL AREA (M ²)
SITE AREA	1116.30

TOTAL NUMBER OF PATRONS	248
-------------------------	-----

LEGEND

	DEMOTES NOT PART OF SCOPE OF WORK
	DEMOTES EXISTING STRUCTURE, WALLS, COLUMNS ETC. TO REMAIN

PLANNING APPROVAL
NOT FOR CONSTRUCTION

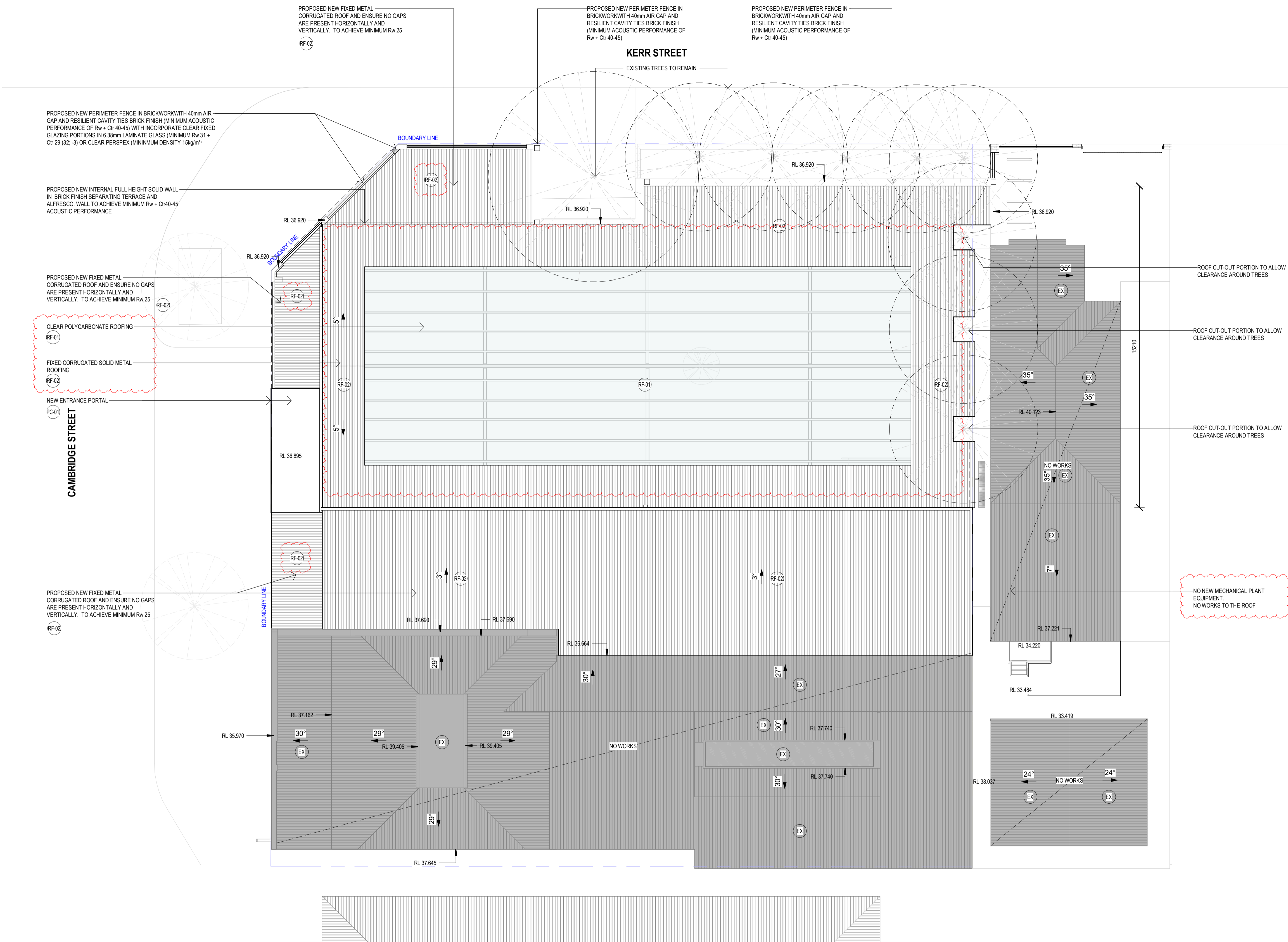
0 0.5 1 2 4 5
SCALE IN METRES

Rev	Description	By	Date
1	DA - ISSUED FOR DISCUSSION	DD	19.10.2020
2	FROZEN PLAN FOR DA CONSULTANT	DD	24.10.2020
3	DA - FOR URBIS FINAL REVIEW	DD	30.10.2020
4	DA - FOR APPROVAL	DD	06.11.2020
5	IR - DA FOR APPROVAL	DD	23.01.2020
6	REVISED DA FOR APPROVAL	DD	28.01.2020
7	REVISED DA FOR APPROVAL	DD	23.02.2020
8	REVISED DA FOR APPROVAL	DD	25.02.2020
9	REVISED DA FOR APPROVAL	DD	20.04.2020
10	REVISED DA FOR APPROVAL	DD	15.05.2020

North

Project Name JB O'REILLY'S PUB PERTH WA	Project No. AVC0120	Drawn MN	Checked DD
Site Address 99 CAMBRIDGE ST, WEST LEEDERVILLE WA 6007	Date 15.05.2026	Certified R. OVCARIC	Revision 10
Drawing Title PROPOSED SITE AND GENERAL ARRANGEMENT PLAN	Scale No. 1:100 @ A1	Drawing No. TP09	

15/05/2026 10:33:45 AM Autodesk Docs (The Australian Venue Co.)\A0120120 - JB O'Reilly's Pub Perth WA.rvt



1 ROOF PLAN - PROPOSED
1:100

LEGEND

— DENOTES NOT PART OF SCOPE OF WORK

— DENOTES EXISTING STRUCTURE, WALLS, COLUMNS ETC. TO REMAIN

PLANNING APPROVAL
NOT FOR CONSTRUCTION

0 0.5 2.0 4.0 5.0
SCALE IN METRES

Rev	Description	By	Date
1	ISSUED FOR DISCUSSION	DD	18.10.2025
2	DA - FOR URBS FINAL REVIEW	DD	30.10.2025
3	DA - FOR APPROVAL	DD	08.11.2025
4	DA - FOR APPROVAL	DD	20.01.2026
5	REVISED DA FOR APPROVAL	DD	23.01.2026
6	REVISED DA FOR APPROVAL	DD	25.03.2026

Australian Venue Co.

Red.

Project No. AVCO120
Date 25.03.2026
Scale 1:100 @ A1

Project Name: JB O'REILLY'S PUB PERTH WA
Site Address: 99 CAMBRIDGE ST, WEST LEEDERVILLE WA 6007

Drawing Title: PROPOSED ROOF PLAN

Author: R. OVCARIC
Checked: R. OVCARIC
Certified: R. OVCARIC

Revision: 6

15/03/2026 10:33:51 AM Autodesk Docs (The Australian Venue Co.)\A0120120 - JB O'Reilly's Pub Perth WA.rvt



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Jacob Martin
Company (if applicable)	WSP
Relationship to proposed development	Transport Planner
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: <small>Click or tap here to enter text.</small>



Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	21/05/2026
DAP Application Number	DAP/25/03019
Property Location	LOT. 101 (NO. 95-99) CAMBRIDGE STREET & LOT. 4 (NO. 17) KERR STREET, WEST LEEDERVILLE

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES <input checked="" type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> The reasons for refusal and why the application should be approved.
--	--

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-



Click or tap here to enter text.



Our ref: PS227310-WSP-PAM-LTR-001 RevA.docx

14 May 2026

Tom Larkins
AVC Operations Pty Ltd
Level 16, 242 Exhibition Street
Melbourne VIC 3000

Lvl 3, Mia Yellagonga Tower 2, 5 Spring
St
Perth WA 6000
PO Box 7181
Cloisters Square WA 6850

Tel: +61 8 9489 9700
Fax: +61 8 9489 9777
www.wsp.com

Dear Tom

**99 Cambridge Street, West Leederville (J.B. O'Reilly's)
Traffic Engineering Response to DAP Recommendations**

Background

WSP has undertaken a review of the City of Cambridge Responsible Authority Report and recommendation for refusal of the proposed expansion of the existing tavern (J.B. O'Reilly's) at 99 Cambridge Street, West Leederville (DAP Reference DAP/25/03019).

In particular, this considers the City's Reasons 3, 4 & 5 related to the on-site servicing, parking and traffic conditions, outlined below.

Responsible Authority Recommendation:

*That the Metro Inner DAP **REFUSES** DAP Application reference DAP/25/03019 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, the provisions of the Town of Cambridge Local Planning Scheme No. 1, for the following reasons:*

3. *Having regard to Clause 67(2)(s) of the Deemed Provisions, the proposal does not provide adequate on-site servicing and access arrangements and is materially dependent on infrastructure outside the application boundary that is not secured through this application and would require separate approvals outside the present development application, contrary to the objectives and Clause 2 criteria of Local Planning Policy 3.13 – Parking and Clause 2 of Local Planning Policy 3.22 – Waste Management.*
4. *Having regard to Clause 67(2)(t) of the Deemed Provisions, the proposed development is likely to result in unacceptable impacts on the surrounding road network, including traffic flow, kerbside activity and pedestrian safety.*
5. *Having regard to Clause 67(2)(s) of the Deemed Provisions, the proposed removal of all on-site customer parking and the resulting redistribution of parking demand into the surrounding residential streets is not supportable on the available evidence, contrary to the objectives and Clause 2 criteria of Local Planning Policy 3.13 – Parking.*

This letter has been prepared to provide a response to these concerns, with reference both to the Traffic Impact Assessment (WSP, 23/03/2026) provided in support of the DA, and the Technical Note prepared by Transcore (dated 01/04/2026) which functions as a peer review of that document and a series of observations from the St Patrick's Day event held 17/03/2026.

Response to Reasons for Refusal

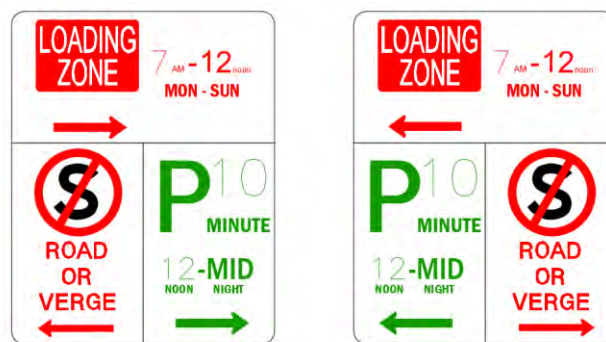
Reason 3 (On-site servicing)

As a result of the redevelopment of the existing car park, and to conform with Scheme provisions prohibiting servicing via the adjacent Kerr Street lot, service / loading and waste collection services for the Site are proposed via a defined zone along the Cambridge Street frontage.

This facility has been discussed with the Town, and would function as a designated pick-up/drop-off area signed and managed as appropriate for shared use. **This would be a considerable improvement to the existing condition where no dedicated pick-up/drop-off area is provided.**

The proposed pick-up/drop-off area is proposed to be a marked indented bay for shared use of delivery/service vehicles and pick-up/drop-off purposes is provided along Cambridge Street. This would involve the conversion of two (2) existing 2P car bays immediate west of the Site (adjacent 103 Cambridge Street), subject to the agreement by the Town.

The parking management regime proposed below is an example for safe and effective service/loading, noting the specific signage and time restrictions would be determined in consultation with the Town.



Swept path assessment has been undertaken to show that the service/loading bay can be accessed either forward-in or reverse-in according to the availability of manoeuvring space, as shown in Figure 1 and Figure 2. Ideally, this facility would operate in a forward-in arrangement, allowing for manoeuvres to be completed off of the roadway. Notwithstanding, it is noted that these movements would be no different to vehicles parking in the existing parallel car spaces.

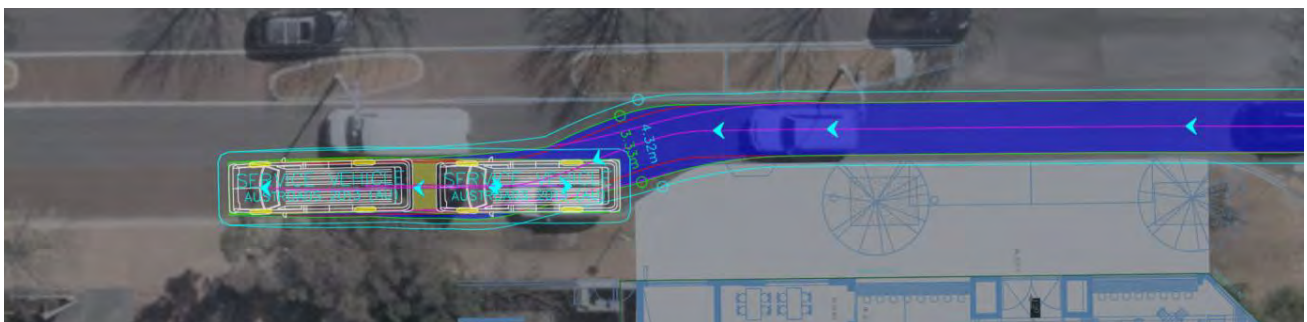


Figure 1 Swept path – 8.8m MRV service/delivery/waste vehicle (forward in)

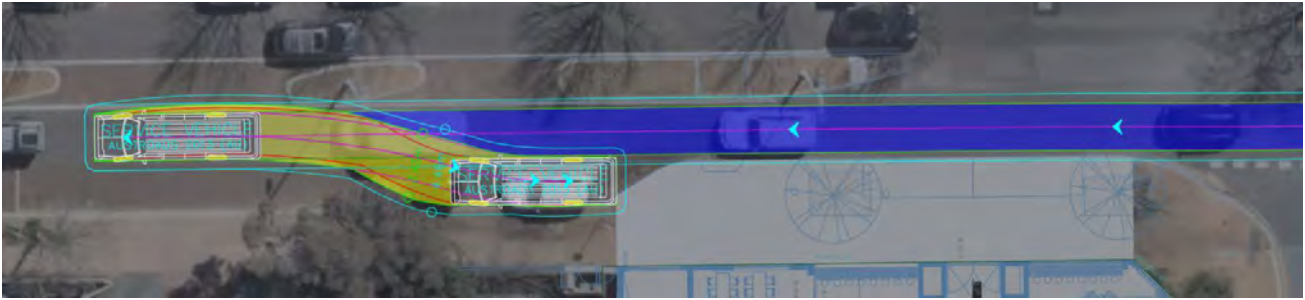


Figure 2 Swept path – 8.8m MRV service/delivery/waste vehicle (reverse in)

In regard to waste management services, the utilisation and frequency of collection expected and strategy for transfer of waste for collection via the use of the proposed pick-up/drop-off bays are detailed within a Waste Management Plan in accordance with Clause 2.2 of LPP 3.22 – Waste Management.

Reason 4 (Traffic)

It is acknowledged that there will be impacts to the surrounding road network, including traffic flow, kerbside activity and pedestrian safety. However, none of the concerns raised in the RAR or in the Transcore review identify an issue with the increased volume of movements; with a focus on safety measures rather than traffic generation.

Whilst the Technical Note prepared by Transcore (dated 01/04/2026) noted interruptions in traffic flow associated with pick-up/drop-off activities, such impacts are considered transient – a maximum of 13 instances of pick-up/drop-off activity were observed at any location (across 15 minutes). The majority of these instances of congestion identified in Appendix A of the Technical Note appear to be generated well beyond the Site boundary (likely the signalised pedestrian crossing of Cambridge Street near Lesser Street), rather than at the venue itself. Pick-up/drop-off activities during these periods of congestion are therefore considered to be opportunistic, and do not contribute to additional delay (as the associated vehicles are already queued).

Regarding patrons' behaviour of waiting kerbside to be picked up, this is a common occurrence given the type of use. The lack of specified pick-up/drop-off bays contributes to this behaviour, as there is a lack of legibility in the local environment – measures that would reassure patrons that they are waiting in the correct location for pick-up.

Allocation of pick-up/drop-off bays on Cambridge Street would prevent vehicles from stopping in-lane, and would localise kerbside waiting to designated safe positions. The service / loading bay detailed above would provide a defined location for this activity for westbound vehicles. The proponent is committed to continue to work with the Town to determine the best location for pick-up/drop-off zones suitable for both westbound and eastbound travel.

It is acknowledged that illegal parking along Holyrood Street and Kerr Street is a potential issue. However, while it assumed that the observed vehicles are J.B. O'Reilly's customers, the observed vehicles may also be residents – the Easypark parking system allows residents to 'whitelist' vehicles, which provides permission to park without permit display. The proponent acknowledges the Town's authority to manage this parking supply to reinforce resident priority, and to issue infringements to illegitimate users.

Reason 5 (Parking)

It is acknowledged that there would be an increased demand for parking facilities in the nearby area associated with the increase in patron numbers.

The results of the parking occupancy surveys undertaken by Transcore during the St Patrick's Day event (which had an observed intensity of up to 474 patrons) identified that:

1. Patrons prioritised parking close to the Site (including in residential streets), but that
2. The supply of parking in the Precinct was more than sufficient to accommodate the increased parking demand in the evening, when the Site is at its busiest.

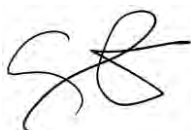
A comparative analysis has been undertaken of the St Patrick's Day event patron numbers (474 patrons) and the proposed expansion (570 patrons) to understand the scale of the impacts. The Transcore observations indicate that even with the demand associated with St Patrick's Day (noting that this was an extraordinary event and not consistent with standard operation), parking occupancy in the vicinity only increased to a maximum 59%. In particular, even when the building occupancy was at its highest, public parking spaces were still available in the nearby Town Hall and Coles car parks.

Conclusions

Based on the above review, the proposed redevelopment of JB O'Reilly's presents an opportunity to address the Town's concerns regarding road safety and noise through appropriate parking management measures, including designated pick-up/drop-off zones and disabled parking spaces. While peak operation will increase parking demands, there is more than sufficient supply to accommodate this impact.

The proponent has committed to work with the Town to identify and support development of service/delivery, pick-up/drop-off and disabled parking bays in the vicinity for the benefit of the entire Precinct. The management of parking in this manner is entirely within the authority of the Town, requiring no other approval and as such should not form a barrier to this application.

Yours sincerely



Jacob Martin
Senior Principal - Transport Planning



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Jason Lim
Company (if applicable)	Stantec
Relationship to proposed development	Acoustic Engineer
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: <small>Click or tap here to enter text.</small>



Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	21/05/2026
DAP Application Number	DAP/25/03019
Property Location	LOT. 101 (NO. 95-99) CAMBRIDGE STREET & LOT. 4 (NO. 17) KERR STREET, WEST LEEDERVILLE

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES <input checked="" type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Reason 1 for refusal and why the application should be approved.
--	---

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-



Click or tap here to enter text.



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Joe Baily
Company (if applicable)	Australian Venue Co.
Relationship to proposed development	AVC WA Venue Manager
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: <small>Click or tap here to enter text.</small>



Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	21/05/2026
DAP Application Number	DAP/25/03019
Property Location	LOT. 101 (NO. 95-99) CAMBRIDGE STREET & LOT. 4 (NO. 17) KERR STREET, WEST LEEDERVILLE

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES <input checked="" type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Reasons that the application should be approved.
--	---

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-



Click or tap here to enter text.



PART B – TOWN OF CAMBRIDGE

ADDENDUM

Item No.3.1 - Lot 101 (No.95-99) Cambridge Street and Lot 4, (No. 17) Kerr Street, West Leederville

The Town of Cambridge have made the following addendum to the Responsible Authority Report (RAR) on 15 May 2026;

- An updated version of Attachment 14 — Alternative Recommendation for Approval and Draft Conditions.

Memorandum to DAP Secretariat

Property Address: Nos. 95-99 Cambridge Street & No. 17 Kerr Street, West Leederville (JB O'Reillys)
Subject: DAP/25/03019 — 95–99 Cambridge Street and 17 Kerr Street, West Leederville — Updated Alternative Recommendation for Approval and Draft Conditions

The Town refers to its Responsible Authority Report for DAP/25/03019, which recommends that the Metro Inner DAP refuse the application for the reasons set out in the report.

The Town's responsible authority recommendation remains unchanged. The Town continues to recommend refusal of the application.

However, the Town has prepared an updated version of Attachment 14 — Alternative Recommendation for Approval and Draft Conditions. The updated Attachment 14 is provided to assist the Panel in the event it is minded to approve the application contrary to the Town's recommendation.

The Town respectfully requests that the attached updated version of Attachment 14 replace the version currently included in the published Responsible Authority Report.

The most significant change is the inclusion of a new Condition 24 — Payment in Lieu of Car Parking. The Town considers that, if the Panel is minded to approve the application and therefore accept the proposed car parking shortfall, a payment in lieu of car parking condition should be imposed.

Condition 24 has been prepared having regard to the Town's *Payment in Lieu of Parking Plan* and *Local Planning Policy 3.13 — Parking*. The condition is supplemented by Advice Note 13, which explains the basis for the calculation and the notice of apportionment process.

In summary, the condition is based on a 47-bay cash-in-lieu shortfall, being 25% of the 189-bay parking shortfall identified in the Responsible Authority Report. This reflects the maximum cash-in-lieu basis available under Clause 4.2 of *Local Planning Policy 3.13 — Parking*. Applying the Town's *Payment in Lieu of Parking Plan* methodology of \$730/m² × 15m² per bay, the current indicative contribution is \$514,650, subject to the notice of apportionment process.

The Town considers that application of the maximum cash-in-lieu basis under Clause 4.2 of *Local Planning Policy 3.13 — Parking* is appropriate in this instance because the parking demand associated with the proposed scale would materially exceed the 47-bay capped cash-in-lieu figure. The applicant's Traffic Impact Statement estimates peak parking demand in the order of 101 vehicles, while the Transcore peer review's first-principles assessment identifies peak parking demand in the order of 120 vehicles, plus staff parking demand. The 47-bay cash-in-lieu basis is therefore materially below the

parking demand identified in both the applicant's and the Town's technical traffic material, and represents the maximum amount able to be sought under the Town's policy framework rather than full monetisation of the projected parking impact.

For clarity, the inclusion of Condition 24 does not alter the Town's primary position that the proposed parking variation is not supportable on the available evidence. The condition is provided only in the alternative, in the event the Panel forms a different view and resolves to approve the application.

The updated Attachment 14 also includes minor refinements to several draft conditions, including the removal of references to non-planning legislation from conditions where appropriate, and minor drafting changes to improve clarity, enforceability and consistency.

The Town requests that the updated Attachment 14 be circulated to the Panel and the applicant, and published as updated related information or as a replacement Attachment 14, as appropriate.

Attached: Updated Attachment 14 — Alternative Recommendation for Approval and Draft Conditions.

Alternative Recommendation:

That the Metro Inner DAP **APPROVES** DAP Application reference DAP/25/03019 and accompanying plans 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 Town of Cambridge Local Planning Scheme No. 1, subject to the following conditions:

Conditions

General 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 will lapse and be of no further effect.
2. The development must be constructed, operated and maintained at all times in accordance with the approved plans, approved documents, any plans or documents subsequently approved under these conditions, and the conditions of this approval, unless otherwise approved under the *Planning and Development Act 2005* or varied by a condition of this approval.
3. All buildings, structures, acoustic walls, roof structures, footings and associated works must be contained wholly within the lot boundaries of the subject site, unless otherwise approved by the Town.
4. All stormwater generated by the development must be contained and disposed of on-site for the life of the development, to the satisfaction of the Town.
5. The tavern, including the approved alfresco areas, must not operate outside the following hours:
 - a) Monday to Thursday: 11:00am to 10:00pm;
 - b) Friday to Sunday: 11:00am to 12:00 midnight; and
 - c) Public holidays: 11:00am to 10:00pm,unless otherwise approved under the *Planning and Development Act 2005*.
6. The approved signage fronting Cambridge Street must be maintained for the life of the development to the satisfaction of the Town.
7. The approved expanded tavern operation must not commence until all conditions requiring approval, certification, implementation or completion prior to commencement of the approved expanded tavern operation have been satisfied to the satisfaction of the Town.

Patron Capacity and Outdoor Area Controls

8. The maximum total patron capacity of the tavern must not exceed 570 patrons at any one time.
9. The maximum patron capacity within all approved outdoor areas, including the Lower Alfresco, Upper Alfresco and Terrace, must not exceed:
 - a) 420 patrons between 11:00am and 10:00pm; and
 - b) 240 patrons between 10:00pm and 12:00 midnight.

For the avoidance of doubt, the patron limits in this condition are inclusive of patrons within the Terrace area, and the separate Terrace limits in Condition 11 must also be complied with.

10. Prior to commencement of the approved expanded tavern operation, the landowner/operator must install and thereafter maintain a patron counting system capable of recording:
 - a) total venue patron numbers;
 - b) Lower Alfresco and Upper Alfresco patron numbers; and
 - c) terrace patron numbers.

Patron count records must be retained for at least 12 months and made available to the Town upon request.

11. The Terrace area must operate as a low-intensity area only and must:
 - a) accommodate no more than 10 patrons between 11:00am and 7:00pm;
 - b) accommodate no more than 5 patrons after 7:00pm;
 - c) not contain speakers, amplified music or public address systems;
 - d) not be used for live music, entertainment, events or functions; and
 - e) have the door separating the Terrace from the Lower Alfresco area maintained closed at all times, except for patron entry and egress.

The automatic door-closing system and acoustic door treatments identified in the Acoustic Report prepared by Stantec dated 8 April 2026 Revision C05 must be installed before occupation and maintained for the life of the development.

12. This approval does not authorise any temporary event, function, event layout, temporary structure, increased patron capacity or outdoor-area operation that exceeds the patron limits, operating hours or operational controls imposed by this approval, unless otherwise approved under the *Planning and Development Act 2005*.

Construction Management Plan

13. Prior to the issue of a Building Permit, a Construction Management Plan (CMP) must be submitted to and approved by the Town.

The CMP must address the following, where applicable (as determined by the Town):

- i) Staging plan for the entire works, including timeframes and assigned responsibilities for tasks;
- ii) Contact details of essential site personnel, construction period and operating hours;
- iii) The on-site storage of materials and equipment;
- iv) Site security and public safety and amenity measures;
- v) Community information, consultation and complaints and incident procedures;
- vi) Traffic, access and parking management;
- vii) Vibration, air, dust and noise management;
- viii) Construction waste and materials re-use;
- ix) Earthworks, excavation, land retention/piling methods and associated matters;
- x) Stormwater and sediment control;
- xi) Protection of existing roads, kerbs, footpaths, street trees and miscellaneous services;
- xii) Asbestos removal;
- xiii) Any other matter deemed relevant by the Town.

The approved Construction Management Plan must be implemented for the duration of all demolition and construction works to the satisfaction of the Town.

Traffic, Access, Parking, Loading and Servicing

14. Prior to commencement of the approved expanded tavern operation, the conversion of the two existing indented bays on the south/westbound side of Cambridge Street immediately west of the site for shared use by service and delivery vehicles, waste collection vehicles and patron pick-up/drop-off activity must be separately approved by the Town through the relevant road reserve approval process and implemented to the satisfaction of the Town.

The approved bays must be line-marked, signposted and maintained for the life of the development to the satisfaction of the Town.

15. The approved expanded tavern operation must not commence until the road reserve works required by Condition 14 have been lawfully approved, constructed, line-marked and signposted to the satisfaction of the Town. This approval does not authorise any road reserve works, parking restrictions, loading zones, pick-up/drop-off zones, signage or line marking outside the application boundary.

16. Any additional pick-up/drop-off bays, loading bays or road reserve modifications proposed to support the tavern operation must be subject to separate approval by the Town and must not be relied upon for the operation of the development unless and until approved and implemented.

17. All deliveries, loading, unloading, servicing and waste collection activities associated with the tavern must occur only from the approved Cambridge Street loading/servicing area, unless otherwise approved under the *Planning and Development Act 2005*.

18. The venue operator must not direct, encourage, promote or facilitate deliveries, loading, unloading, waste collection or commercial servicing associated with the tavern from Kerr Street.

The venue operator must not direct, encourage, promote or facilitate rideshare, taxi or customer pick-up/drop-off activity associated with the tavern from Kerr Street. The venue operator must take reasonable management steps, through the approved Transport and Patron Dispersal Management Plan, to direct patrons and service providers to approved pick-up/drop-off and servicing areas.

19. Service and delivery vehicles associated with the tavern must not service the premises:

- a) before 7:00am or after 7:00pm Monday to Saturday; or
- b) before 9:00am or after 7:00pm Sundays and public holidays,

unless otherwise approved under the *Planning and Development Act 2005*.

20. Prior to commencement of the approved expanded tavern operation, a Transport and Patron Dispersal Management Plan must be submitted to and approved by the Town.

The plan must address:

- a) patron arrival and departure management;
- b) rideshare and taxi management;
- c) management of the approved pick-up/drop-off bays;
- d) staff responsibilities for directing patrons to approved pick-up/drop-off areas;
- e) prevention of in-lane stopping on Cambridge Street, Kerr Street and adjoining streets;
- f) prevention of patron congregation in Kerr Street, Carlin Lane and surrounding residential streets;
- g) wayfinding signage and patron communication;
- h) security staffing during peak arrival and dispersal periods;
- i) procedures for dispersal after 9:30pm;
- j) management of complaints from nearby residents;
- k) monitoring and review procedures;
- l) management of queuing at the Cambridge Street entry;
- m) CCTV within the premises, or other lawful monitoring measures, to assist with managing patron dispersal areas; and
- n) procedures for staff or security to discourage rideshare/taxi activity in Kerr Street and Carlin Lane.

The approved plan must be implemented for the life of the development.

21. No external patron queuing or waiting area is approved within Kerr Street, Carlin Lane or adjacent residential interfaces. Any queuing associated with the tavern must be managed within the Cambridge Street frontage or within the premises in accordance with the approved Venue Management Plan and Transport and Patron Dispersal Management Plan.
22. Prior to occupation, all approved bicycle parking, lockers and end-of-trip facilities must be installed and made available for use. The facilities must thereafter be maintained for the life of the development to the satisfaction of the Town.
23. Prior to commencement of the approved expanded tavern operation, accessible parking arrangements serving the development must be submitted to and approved by the Town. Any accessible parking bay located in the road reserve requires separate approval from the Town and must be implemented before commencement of the approved expanded tavern operation.

Payment in Lieu of Car Parking

24. Prior to commencement of the approved expanded tavern operation, or prior to the issue of an Occupancy Permit where one is required, whichever occurs first, the landowner must pay to the Town of Cambridge a cash-in-lieu contribution for the approved car parking shortfall, in the amount specified in the notice of apportionment issued by the Town under clause 77F(1)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

For the purposes of this condition, the cash-in-lieu contribution is to be calculated in accordance with the Town's Payment in Lieu of Parking Plan and Local Planning Policy 3.13 — Parking, based on a 47-bay cash-in-lieu shortfall, being 25% of the 189-bay parking shortfall identified in the responsible authority report.

The contribution is to be paid into the reserve account established under the Town's Payment in Lieu of Parking Plan and applied for the purposes set out in that Plan.

Acoustic Requirements and Noise Management

25. Prior to the issue of a Building Permit, an updated acoustic assessment prepared by a suitably qualified acoustic consultant must be submitted to and approved by the Town.

The assessment must demonstrate, to the satisfaction of the Town, that the approved development, as conditioned by this approval, will achieve an acoustic outcome consistent with the approved acoustic documentation and acceptable amenity outcomes for surrounding sensitive receivers, having regard to:

- a) the proposed outdoor alfresco areas;
- b) the existing internal tavern areas;
- c) cumulative whole-of-venue noise emissions;
- d) music noise and the potential application of the music penalty;
- e) patron noise;
- f) mechanical plant and equipment;

- g) waste collection and servicing noise;
- h) the approved total patron capacity;
- i) the approved outdoor patron limits; and
- j) the approved operating hours.

Any additional acoustic attenuation measures identified by the approved acoustic assessment must be incorporated into the Building Permit plans and implemented before occupation, provided those measures do not materially alter the approved development.

Where the updated acoustic assessment identifies the need for material changes to the approved development, those changes must not be implemented unless approved under the *Planning and Development Act 2005*.

If the updated acoustic assessment does not demonstrate an acceptable acoustic outcome to the satisfaction of the Town, the approved expanded tavern operation must not commence unless and until further approval is obtained under the *Planning and Development Act 2005*.

26. Prior to the issue of a Building Permit, all acoustic attenuation measures identified in the Acoustic Report prepared by Stantec dated 8 April 2026 Revision C05, as modified by the updated acoustic assessment required by Condition 25, must be incorporated into the Building Permit plans and specifications.

The approved acoustic attenuation measures must be implemented before occupation and maintained for the life of the development.

27. The approved acoustic construction must achieve, as a minimum, the following acoustic performance requirements unless an alternative construction system achieving equivalent or better acoustic performance is demonstrated in the updated acoustic assessment required by Condition 25 and approved by the Town:

- a) fixed roof over the approved alfresco areas: minimum Rw 25;
- b) external solid wall elements: minimum Rw + Ctr 40–45;
- c) external glazing: minimum Rw 31 or equivalent;
- d) door sets identified in the acoustic report: minimum Rw 35 with acoustic perimeter and threshold seals; and
- e) the eastern boundary wall to Kerr Street must be of solid continuous construction with no gaps or perforations, except where acoustic glazing or equivalent acoustic material is approved.

28. Prior to occupation, certification from a suitably qualified acoustic consultant must be provided to the Town confirming that all approved acoustic attenuation measures have been constructed, installed and commissioned in accordance with the approved acoustic documentation.

29. Music and amplification within the outdoor alfresco areas must comply with the approved acoustic documentation and the following requirements:

- a) no subwoofers are permitted in any outdoor area;

- b) no speakers, amplified music or public address system are permitted in the Terrace area;
- c) all outdoor speakers must be directed away from nearby residential receivers and angled downward;
- d) all outdoor music systems must be fitted with a tamper-proof limiter;
- e) limiter settings must be calibrated by a suitably qualified acoustic consultant before occupation;
- f) live or amplified music above the background music levels specified in the approved acoustic documentation is not permitted in the outdoor areas after 7:00pm; and
- g) background music after 7:00pm must be maintained at levels consistent with the approved acoustic documentation.

30. All operable windows, doors and openings associated with internal music or entertainment areas must remain closed when amplified music or live entertainment is occurring, except for patron entry and egress, unless otherwise supported by the approved acoustic assessment.

31. Prior to commencement of the approved expanded tavern operation, a Noise Management Plan must be submitted to and approved by the Town.

The Noise Management Plan must include, but is not limited to:

- a) patron management measures;
- b) outdoor patron limits and monitoring;
- c) terrace management;
- d) door management;
- e) music and amplification controls;
- f) limiter settings and tamper-proof controls;
- g) speaker locations and orientation;
- h) management of live music and special events;
- i) patron dispersal procedures;
- j) staff and security responsibilities;
- k) procedures for responding to resident complaints;
- l) a complaint register;
- m) contact details for a venue manager available during operating hours; and
- n) corrective action procedures if complaints or exceedances occur.

The approved Noise Management Plan must be implemented for the life of the development.

32. Within three months of commencement of the approved expanded tavern operation, the landowner/operator must, at its cost, arrange for compliance acoustic monitoring to be undertaken by a suitably qualified acoustic consultant to the satisfaction of the Town.

The monitoring must be undertaken during representative peak operating conditions, including operation of the outdoor alfresco areas at or near the approved evening patron limits and with any background music operating in accordance with the approved Noise Management Plan.

A copy of the monitoring report must be submitted to the Town within 14 days of completion.

33. Where the Town receives noise complaints and reasonably considers, having regard to the nature, frequency or circumstances of those complaints, that the premises may not be operating in accordance with the approved acoustic documentation, the Town may require further acoustic monitoring to be undertaken by a suitably qualified acoustic consultant at the landowner/operator's cost.
34. Where acoustic monitoring identifies inconsistency with the approved acoustic documentation or an unacceptable acoustic impact on surrounding sensitive receivers, the landowner/operator must immediately implement interim management measures to the satisfaction of the Town and submit a corrective action plan for approval by the Town.

The approved corrective action plan must be implemented within the timeframe specified by the Town.

35. Prior to the issue of a Building Permit, details of all mechanical plant and equipment must be submitted to and approved by the Town.

The submitted information must include:

- a) location of all plant and equipment;
- b) sound power levels;
- c) acoustic treatment;
- d) screening;
- e) hours of operation; and
- f) certification from a suitably qualified acoustic consultant that the plant and equipment is consistent with the approved acoustic documentation and will achieve an acceptable acoustic outcome for surrounding sensitive receivers.

The details must be consistent with Conditions 47 and 48 and must not include tavern-related mechanical plant or tavern-operational infrastructure at 17 Kerr Street.

All mechanical plant and equipment must be installed, operated and maintained in accordance with the approved details for the life of the development.

Waste Management

36. Prior to commencement of the approved expanded tavern operation, the approved Waste Management Plan prepared by Urbis dated 20 April 2026 Revision B must be implemented and thereafter complied with for the life of the development to the satisfaction of the Town.
37. Waste collection must occur only from the approved Cambridge Street servicing/loading area and must not occur from Kerr Street.

38. Bins must be stored within the approved on-site bin storage area at all times, other than when being transferred for collection in accordance with the approved Waste Management Plan.
39. Glass bottles and glass waste must be handled in a manner that minimises noise impacts on surrounding residential properties. Glass waste handling, emptying of glass bins and transfer of glass waste must occur only between:
- a) 7:00am and 7:00pm Monday to Saturday; and
 - b) 9:00am and 7:00pm Sundays and public holidays,

unless otherwise approved through an updated Waste Management Plan approved by the Town.

Landscaping, Tree Retention and Public Realm

40. The approved Landscape Report prepared by Insitu Landscape must be implemented prior to occupation and maintained for the life of the development to the satisfaction of the Town.
41. The approved Arborist Report prepared by Arbor Centre must be implemented for the duration of demolition and construction works and for the life of the development where ongoing tree protection measures are required.
42. No verge tree may be removed, pruned, damaged or disturbed without prior written approval from the Town.
43. Prior to occupation, the existing Cambridge Street crossover identified for removal on the approved plans must be removed and the verge, footpath and kerb reinstated at the landowner's cost to the satisfaction of the Town.
44. All external lighting must be designed, baffled, located and maintained so as not to cause light spill, glare or nuisance to adjoining or nearby residential properties, to the satisfaction of the Town.

Public Art

45. Prior to the issue of a Building Permit or Occupancy Permit, whichever occurs first, the landowner must comply with Local Planning Policy 3.19 – Percent for Public Art by providing a public art contribution to a value of not less than 1% of the construction value of the development, as confirmed by the estimated cost of development stated on the Building Permit application or other construction value accepted by the Town, subject to the maximum contribution specified under the policy.

The public art contribution must be satisfied by one or more of the following methods, to the satisfaction of the Town:

- a) providing public art in the vicinity of the site in the public realm, or otherwise within view of the public realm, in accordance with Local Planning Policy 3.19 and any applicable Percent for Public Art Guidelines adopted by the Town; and/or

- b) making a cash-in-lieu contribution to the Town's Public Arts Fund.

Where public art is to be provided, the landowner must submit a Public Art Delivery Statement prior to the issue of a Building Permit, and a detailed Public Art Proposal must be submitted to and approved by the Town prior to occupation. The approved public art must be installed prior to occupation and maintained for the life of the development to the satisfaction of the Town.

Where cash-in-lieu is proposed or required, the cash-in-lieu contribution must be paid to the Town prior to the issue of a Building Permit or Occupancy Permit, whichever occurs first.

17 Kerr Street

46. 17 Kerr Street may only be used for office and storage associated with the adjoining tavern, together with staff bicycle parking, lockers and showers ancillary to that office/storage use, in accordance with the approved plans, Additional Use A2 of Schedule B of *Local Planning Scheme No. 1* and the conditions of this approval.

47. 17 Kerr Street must not be used for tavern-operational infrastructure or activities, including:

- a) kitchen facilities;
- b) food or beverage preparation;
- c) cool room refrigeration;
- d) tavern-related mechanical plant;
- e) waste storage or waste collection;
- f) loading or unloading;
- g) tavern-related servicing;
- h) customer access;
- i) patron seating;
- j) patron congregation;
- k) entertainment; or
- l) live or amplified music.

48. Prior to the issue of a Building Permit, amended plans must be submitted to and approved by the Town demonstrating that any mechanical plant, kitchen fan, cool room refrigeration, toilet fan or other tavern-operational infrastructure serving the tavern has been removed from 17 Kerr Street or relocated to a location shown on approved amended plans where that infrastructure is lawfully capable of approval.

Where the relocation of any such infrastructure would materially alter the approved development or approved use, that relocation must not be implemented unless approved under the *Planning and Development Act 2005*.

49. The residential character and external presentation of 17 Kerr Street must be maintained for the life of the development to the satisfaction of the Town.

50. No signage associated with the tavern is permitted at 17 Kerr Street.

51. No deliveries, servicing, loading, unloading or waste collection associated with the tavern may occur from 17 Kerr Street or Kerr Street.
52. Storage associated with the approved office/storage use at 17 Kerr Street must be contained within the building or otherwise screened from public view to the satisfaction of the Town.
53. No more than two employees may occupy the office component at 17 Kerr Street at any one time. This condition does not prevent transitory staff use of approved bicycle parking, lockers and shower facilities, provided that 17 Kerr Street is not used as a staff room, break-out area or staff congregation area.

Ongoing Venue Management

54. Prior to commencement of the approved expanded tavern operation, a Venue Management Plan must be submitted to and approved by the Town.

The plan must include:

- a) maximum patron numbers;
- b) security staffing levels;
- c) queuing arrangements;
- d) management of entry and exit points;
- e) management of patron dispersal;
- f) management of outdoor areas;
- g) controls for noise, music and entertainment;
- h) procedures for dealing with intoxicated patrons;
- i) measures to prevent patron congregation in surrounding residential streets and laneways;
- j) complaint handling procedures;
- k) resident liaison procedures; and
- l) review procedures.

The approved Venue Management Plan must be implemented for the life of the development.

55. The venue operator must provide clear patron information, including on its website, booking platforms and at the premises, identifying approved pick-up/drop-off locations, public transport options and the requirement for patrons not to congregate in Kerr Street, Carlin Lane or surrounding residential streets.
56. Licensed crowd controllers must be provided during peak trading periods, special events and any period after 9:00pm when the outdoor alfresco areas are in use, in accordance with the approved Venue Management Plan.
57. A complaints register must be maintained by the venue operator for the life of the development. The register must include:

- a) date and time of complaint;
- b) nature of complaint;
- c) location of alleged impact;
- d) action taken; and
- e) outcome.

The register must be made available to the Town upon request.

58. Within six months of commencement of the approved expanded tavern operation, the landowner/operator must submit an Operational Review Report to the Town addressing:

- a) patron numbers;
- b) complaints received;
- c) noise monitoring outcomes;
- d) parking and pick-up/drop-off issues;
- e) compliance with the Venue Management Plan, Noise Management Plan and Transport and Patron Dispersal Management Plan; and
- f) any corrective actions proposed or implemented.

The landowner/operator must implement any reasonable corrective actions specified by the Town arising from the Operational Review Report, where those actions are necessary to ensure compliance with the conditions of this approval or the approved management plans.

Any corrective action that would materially alter the approved development or approved use must not be implemented unless approved under the *Planning and Development Act 2005*.

59. Where monitoring, complaints, the Operational Review Report, or operation of the premises observed by the Town identifies that the approved Venue Management Plan, Noise Management Plan or Transport and Patron Dispersal Management Plan is not adequately managing impacts, the landowner/operator must submit an updated plan for approval by the Town within a timeframe specified by the Town. The updated approved plan must thereafter be implemented for the life of the development.

Advice Notes

1. Where an approval has so lapsed, no development shall be carried out without further approval of the Town having first been sought and obtained.
2. If an applicant or landowner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Any application for review must be made within 28 days of the determination.
3. The landowner/applicant shall be responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

4. Notwithstanding this approval, the development must comply with the *Environmental Protection (Noise) Regulations 1997* at all times.
5. Prior to commencement of use, the landowner/operator must obtain all approvals required under the *Health (Miscellaneous Provisions) Act 1911* and the *Health (Public Buildings) Regulations 1992*.
6. This approval does not remove the requirement to obtain and comply with any public building approval, liquor licence requirement or other approval required under separate legislation. Any such approval may impose additional or more restrictive operational requirements, including patron capacity limits.
7. A certified Building Permit application must be submitted to and approved by the Town before commencement of any building works.
8. All works within the road reserve, including loading bays, pick-up/drop-off bays, parking restrictions, signage, line marking, crossover removal, verge works and footpath works, require separate approval from the Town.
9. The landowner is advised that any change to the approved plans or documents may require prior written approval and, depending on the nature and extent of the change, may require a formal application to amend the development approval under the *Planning and Development (Development Assessment Panels) Regulations 2011* (as applicable).

Please note that there is no guarantee that any departures from the approved plans will be approved through an application to amend the existing approval. In addition, any departures from the approved plans may be subject to compliance action by the Town under Part 13 of the *Planning and Development Act 2005*.

For clarity, the existence of any development approval exemption does not remove the need to comply with approved plans and conditions of approval, consistent with the principles discussed in *Baker Investments Pty Ltd v City of Vincent [2017] WASC 263*.

10. Construction work must be undertaken between 7:00am and 7:00pm Monday to Saturday, excluding Sundays and public holidays, unless otherwise approved by the Town.
11. The landowner and builder are responsible for managing dust, waste and construction impacts so as not to cause nuisance to surrounding properties.
12. Tree protection zones must be established for retained trees and verge trees before commencement of works, in accordance with the approved arborist documentation and relevant Town requirements.
13. With reference to Condition 24, the cash-in-lieu contribution is calculated in accordance with the Town's Payment in Lieu of Parking Plan and Local Planning Policy 3.13 — Parking. The condition is based on a 47-bay cash-in-lieu shortfall, being 25% of the 189-bay parking shortfall identified in the responsible authority report. Based on the current

infrastructure cost of \$730/m² and 15m² per bay, the current indicative calculated contribution is \$514,650, subject to the notice of apportionment issued by the Town.

The Town will issue a notice of apportionment to the landowner under clause 77F(1)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The landowner has rights of review under the Regulations in relation to the notice of apportionment, separately from any rights of review in relation to the development approval.