

Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 30 June 2026; 9:30am
Meeting Number: MIDAP/138
Meeting Venue: 140 William Street, Perth

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

[MIDAP/138 - 30 June 2026 - City of Stirling - City of Vincent - City of Bayswater](#)

PART A – INTRODUCTION

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

PART B – CITY OF STIRLING

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

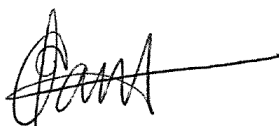
4.1 Lot 15 (House Number 118) Flora Terrace, North Beach - Mixed use development - Reconfiguration of the internal layout of the development, with resulting alterations to the building envelope and landscaping of the development, and revisions to selected conditions of the development approval – DAP/24/02744

5. Section 31 SAT Reconsiderations

PART C – CITY OF VINCENT

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

4.1 Lots 8 and 16 (370-374) Oxford Street, Mount Hawthorn - Mixed Use Development - Removal of the basement car park; Revised ground-floor layout, commercial use and servicing areas; Reconfiguration and reduction of vehicle, bicycle and motorcycle parking; Changes to the dwelling mix and increase in dwelling numbers; Removal of upper-floor dwellings and reduction in overall building height; and Associated changes to setbacks, façade treatments, landscaping and communal areas – DAP/22/02241



Francesca Lefante
Presiding Member, Metro Inner DAP

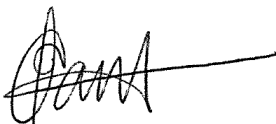
5. Section 31 SAT Reconsiderations

PART D – CITY OF BAYSWATER

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lots 41-48 (290-304) Whatley Crescent, Maylands - Funeral Parlour and Office – DAP/26/03060
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART E – OTHER BUSINESS

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



Francesca Lefante
Presiding Member, Metro Inner DAP

DAP Members

Francesca Lefante (Presiding Member)

Eugene Koltasz (Deputy Presiding Member)

John Syme

Cr Suzanne Migdale (Part B – City of Stirling)

Cr Rob Papparde (Part B – City of Stirling)

Cr Suzanne Worner (Part C – City of Vincent)

Cr Alex Castle (Part C – City of Vincent)

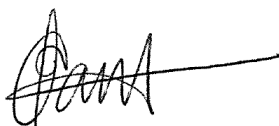
Cr Calla Loiacono (Part D – City of Bayswater)

Cr Cale Black (Part D – City of Bayswater)

DAP Secretariat

Kristen Gray

Ashlee Kelly



Francesca Lefante
Presiding Member, Metro Inner DAP

Part B – City of Stirling

Applicant

Andreas Wang (PTG Consulting)
Isabelle How (Planning Solutions)
Ben Doyle (Planning Solutions)
Ryan Henderson (Monteclare)

Officers/Technical Advisors in Attendance

John Taylor
Shaun Wheatland
Cameron Howell

Part C – City of Vincent

Submitters

Thomas Bruins
Kathryn McRoberts

Applicant

Luis Schilling (Plus Architecture)
Daniel Hollingworth (Lateral Planning)

Officers/Technical Advisors in Attendance

Michael Hancock
Jai Naidoo

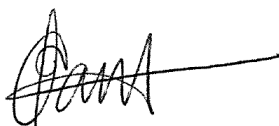
Part D – City of Bayswater

Applicant

Lester Mulder (Vaer Design)
Vanessa Wilson (FPT Pty Ltd)

Officers/Technical Advisors in Attendance

Adrian Di Nella
Jillian Bardo



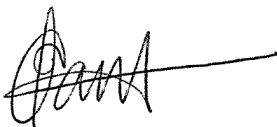
Francesca Lefante
Presiding Member, Metro Inner DAP

Members of the Public / Media

Nil

Observers via livestream

There were 5 persons observing the meeting via the livestream.



Francesca Lefante
Presiding Member, Metro Inner DAP

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:35am on 30 June 2026 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

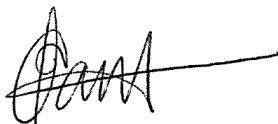
The meeting was recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Cr Nicole Woolf (Local Government DAP Member, City of Vincent)
Cr Ashley Wallace (Local Government DAP Member, City of Vincent)
Cr Michelle Sutherland (Local Government DAP Member, City of Bayswater)

3. Noting of Minutes

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



Francesca Lefante
Presiding Member, Metro Inner DAP

PART B – CITY OF STIRLING

1. Declaration of Due Consideration

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

2. Disclosure of Interests

Nil.

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

4.1 Lot 15 (House Number 118) Flora Terrace, North Beach - Mixed use development - Reconfiguration of the internal layout of the development, with resulting alterations to the building envelope and landscaping of the development, and revisions to selected conditions of the development approval – DAP/24/02744

Deputations

Andreas Wang (PTG Consulting) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Isabelle How (Planning Solutions) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Ryan Henderson (Monteclare) addressed the DAP in relation to the application at Item 4.1 and responded to questions from the panel.

The City of Stirling addressed the DAP in relation to the application at Item 4.1 and responded to questions from the panel.

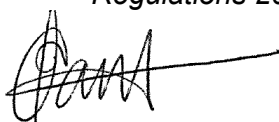
SUBSTANTIVE MOTION

Moved by: Cr Suzanne Migdale

Seconded by: Cr Rob Paparde

That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/24/02744 as detailed on the DAP Form 2 dated 1 May 2026 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;



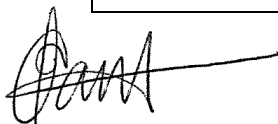
Francesca Lefante
Presiding Member, Metro Inner DAP

2. **Approve** DAP Application reference DAP/24/02744 and accompanying plans as listed in Condition 3 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Stirling Local Planning Scheme No. 3, for the proposed minor amendment to the approved Mixed Use Development at Lot 15, House Number 118, Flora Terrace, North Beach, subject to the following conditions:

Amended Conditions

3. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the Development Assessment Panel. The plans approved as part of this application form part of the planning approval issued (including any modifications required by conditions of approval).

PLAN TITLE	DATE	REVISION	DRAWING No.	DRAWN BY
Survey Plan	27/06/24	A	SD1-00	Space Collective Architects
Demolition Plan	06/11/24	B	SD1-01	Space Collective Architects
Site Plan	28/04/2026	I	A01-001	Space Collective Architects
General Arrangement Plan - Basement	28/04/2026	S	A02-001	Space Collective Architects
General Arrangement Plan - Ground Floor	28/04/2026	R	A02-002	Space Collective Architects
General Arrangement Plan - Level 1	28/04/2026	O	A02-004	Space Collective Architects
General Arrangement Plan - Level 2	28/04/2026	P	A02-005	Space Collective Architects
General Arrangement Plan - Level 3	28/04/2026	P	A02-006	Space Collective Architects
General Arrangement Plan - Level 4	28/04/2026	Q	A02-007	Space Collective Architects

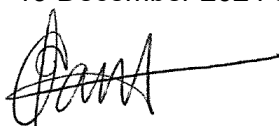


Francesca Lefante
Presiding Member, Metro Inner DAP

PLAN TITLE	DATE	REVISION	DRAWING No.	DRAWN BY
General Arrangement Plan - Roof Plan	28/04/2026	M	A02-008	Space Collective Architects
External Elevations 1	28/04/2026	K	A03-001	Space Collective Architects
External Elevations 2	28/04/2026	L	A03-002	Space Collective Architects
Section BB	28/04/2026	D	A04-002	Space Collective Architects
Section GG & HH	28/04/2026	D	A04-007	Space Collective Architects

4. Notwithstanding the requirements of Condition 3, amended plans shall be provided as part of the Building Permit submission to the satisfaction of the City of Stirling addressing the following:
 - a. Widen the crossover to 5.5m in width, whilst maintaining the 1.5m x 1.5m sightline areas on both sides of the driveway.
 - b. *Deleted.*
 - c. *Deleted.*
 - d. *Deleted.*
 - e. *Deleted.*
 - f. *Deleted.*
 - g. The single car bay for Apartment 302 be reallocated as a Residential Visitor bay.
 - h. The single car bay for Apartment 202 be reallocated as a turning bay.
17. The minimum number and allocation of car parking, bicycle, scooter and motorcycle on-site is to be provided as follows:
 - a. 20 residential car parking bays;
 - b. Four residential visitor car parking bays; and
 - c. Nine commercial car parking bays.
 - d. 10 residential bicycle parking spaces;
 - e. Two residential visitor bicycle parking spaces; and
 - f. Three residential motorcycle / scooter parking spaces
38. The development is to comply with the Waste Management Plan prepared by Talis Consultants dated 17 March 2026, unless otherwise approved by the City of Stirling.

All other conditions and requirements detailed on the previous approval dated 19 December 2024 shall remain unless altered by this application.



Francesca Lefante
Presiding Member, Metro Inner DAP

AMENDING MOTION 1

Moved by: Cr Suzanne Migdale

Seconded by: Cr Rob Paparde

That Condition No.4 (a) be deleted.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Some changes, including the narrowing of the crossover width, are reasonable and practical given the low traffic speed on Flora Terrace and vehicle visibility

AMENDING MOTION 2

Moved by: Cr Suzanne Migdale

Seconded by: John Syme

The following amendments were made en bloc:

- i) That Condition No.4 (h) be deleted.
- ii) That condition No.4 (g) be amended to read as follows:

~~*The single car bay for Apartment 302 be reallocated as a Residential Visitor bay.*~~
Relocate visitor parking bays to G02 and G02 (eastern side)

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The relocation of the parking bays improves visibility of available visitor bays and manoeuvrability within the site

AMENDING MOTION 3

Moved by: Cr Suzanne Migdale

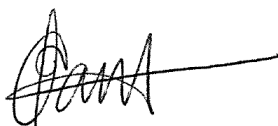
Seconded by: Francesca Lefante

That Condition No.17 be amended to read as follows:

The minimum number and allocation of car parking, bicycle, scooter and motorcycle on-site is to be provided as follows:

- a. 20 residential car parking bays;
- b. ~~Four~~**Three** residential visitor car parking bays; and
- c. Nine commercial car parking bays.
- d. 10 residential bicycle parking spaces;
- e. Two residential visitor bicycle parking spaces; and
- f. ~~Three~~**Six** residential motorcycle / scooter parking spaces

The Amending Motion was put and CARRIED UNANIMOUSLY.



Francesca Lefante
Presiding Member, Metro Inner DAP

REASON: The reduction in on-site visitor parking reflects the allocation of parking to residents and the site's location within a local centre.

SUBSTANTIVE MOTION (AS AMENDED)

An administrative change was made to condition 4, this was approved by the Presiding Member on 6 July 2026.

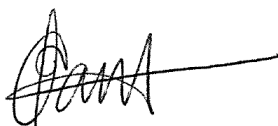
That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/24/02744 as detailed on the DAP Form 2 dated 1 May 2026 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/24/02744 and accompanying plans as listed in Condition 3 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Stirling Local Planning Scheme No. 3, for the proposed minor amendment to the approved Mixed Use Development at Lot 15, House Number 118, Flora Terrace, North Beach, subject to the following conditions:

Amended Conditions

3. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the Development Assessment Panel. The plans approved as part of this application form part of the planning approval issued (including any modifications required by conditions of approval).

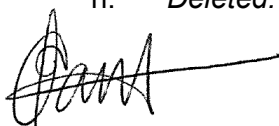
PLAN TITLE	DATE	REVISION	DRAWING No.	DRAWN BY
Survey Plan	27/06/24	A	SD1-00	Space Collective Architects
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Francesca Lefante
Presiding Member, Metro Inner DAP

General Arrangement Plan - Basement	28/04/2026	S	A02-001	Space Collective Architects
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General Arrangement Plan - Level 3	28/04/2026	P	A02-006	Space Collective Architects
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Section BB	28/04/2026	D	A04-002	Space Collective Architects
Section GG & HH	28/04/2026	D	A04-007	Space Collective Architects

4. Notwithstanding the requirements of Condition 3, amended plans shall be provided as part of the Building Permit submission to the satisfaction of the City of Stirling addressing the following:
- Deleted.*
 - Deleted.*
 - Deleted.*
 - Deleted.*
 - Deleted.*
 - Deleted.*
 - Relocate visitor parking bays to G02 and G03 (eastern side)
 - Deleted.*



Francesca Lefante
Presiding Member, Metro Inner DAP

17. The minimum number and allocation of car parking, bicycle, scooter and motorcycle on-site is to be provided as follows:
 - a. 20 residential car parking bays;
 - b. Three residential visitor car parking bays; and
 - c. Nine commercial car parking bays.
 - d. 10 residential bicycle parking spaces;
 - e. Two residential visitor bicycle parking spaces; and
 - f. Six residential motorcycle / scooter parking spaces
38. The development is to comply with the Waste Management Plan prepared by Talis Consultants dated 17 March 2026, unless otherwise approved by the City of Stirling.

All other conditions and requirements detailed on the previous approval dated 19 December 2024 shall remain unless altered by this application.

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

REASON: The panel was satisfied that the proposed changes fall within the scope of a Form 2 application. Members agreed that the design changes maintain the overall built form, high-quality building aesthetic, and total number of dwellings.

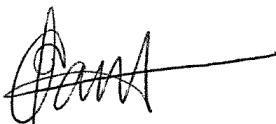
The changes are primarily internal, including some modifications to apartment typologies. The minor changes to building height and setbacks maintain an appropriate interface with Flora Terrace and surrounding properties.

The reduction in on-site visitor parking reflects the allocation of parking to residents and the site's location within a local centre. Members supported the proposed modifications.

5. Section 31 SAT Reconsiderations

Nil.

Cr Suzanne Migdale and Cr Rob Paparde (Local Government DAP Members, City of Stirling) left the panel at 10:21am.



Francesca Lefante
Presiding Member, Metro Inner DAP

PART C – CITY OF VINCENT

Cr Suzanne Worner and Cr Alex Castle (Local Government DAP Members, City of Vincent) joined the panel at 10:24am.

1. Declaration of Due Consideration

The Presiding Member noted that details of a DAP direction for services and responsible authority response in relation to Item No, received on 29 June 2026 was published in Part B of the Related Information.

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

2. Disclosure of Interests

Nil.

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

4.1 Lots 8 and 16 (370-374) Oxford Street, Mount Hawthorn - Mixed Use Development - Removal of the basement car park; Revised ground-floor layout, commercial use and servicing areas; Reconfiguration and reduction of vehicle, bicycle and motorcycle parking; Changes to the dwelling mix and increase in dwelling numbers; Removal of upper-floor dwellings and reduction in overall building height; and Associated changes to setbacks, façade treatments, landscaping and communal areas – DAP/22/02241

Deputations

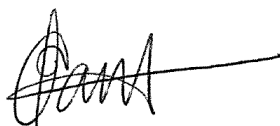
Thomas Bruins addressed the DAP against the application at Item 4.1.

Kathryn McRoberts addressed the DAP against the application at Item 4.1.

Luis Schilling (Plus Architecture) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Daniel Hollingworth (Lateral Planning) addressed the DAP against the application at Item 4.1 and responded to questions from the panel.

Corey and Sharon (CHL) addressed the DAP in relation to the application at Item 4.1 and responded to questions from the panel.



Francesca Lefante
Presiding Member, Metro Inner DAP

The City of Vincent addressed the DAP in relation to the application at Item 4.1 and responded to questions from the panel.

SUBSTANTIVE MOTION

Moved by: Eugene Koltasz

Seconded by: John Syme

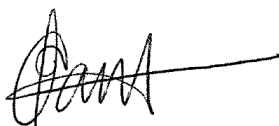
The RAR recommendation was moved and seconded inclusive of an administrative change to include the plans listed in the R.13 response provided by the City.

That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/22/02241, as detailed on the DAP Form 2 dated 6 March 2026, is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/22/02241 and accompanying plans contained within **Attachment 2** in accordance with Clause 77 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Vincent Local Planning Scheme No. 2, for the proposed amendments to the approved Mixed Use Development at Nos. 370-374 Oxford Street, Mount Hawthorn, subject to the following amended and new conditions, and new advice notes:

This approval is for a Multiple Dwelling development comprising of 48 Multiple Dwellings as shown on the approved plans;

- Cover Page – DA000 – 28 May 2026
- Site Plan – DA001 – 28 May 2026
- Site Survey – DA002 – 27 February 2026
- Floor Plan – Ground – DA100 – 28 May 2026
- Floor Plan – Level 01 – DA101 – 28 May 2026
- Floor Plan – Level 02 – DA102 - 28 May 2026
- Floor Plan – Level 03 – DA103 - 28 May 2026
- Floor Plan – Level 04 – DA104 - 28 May 2026
- Floor Plan – Level 05 – DA105 - 28 May 2026
- Floor Plan – Level 06 – DA106 – 27 February 2026
- Floor Plan – Level 07 – DA107 – 27 February 2026
- Roof Plan – DA108 - 28 May 2026
- East Elevation – DA200 - 28 May 2026
- North Elevation – DA201 - 28 May 2026
- West Elevation – DA202 - 28 May 2026
- South Elevation – DA203 - 28 May 2026
- Section A – DA220 - 28 May 2026
- Section B – DA221 - 28 May 2026
- Section C – DA222 - 28 May 2026



Francesca Lefante
Presiding Member, Metro Inner DAP

- Section D – DA224 - 28 May 2026
- Colours and Materials Schedule – DA302 - 28 May 2026

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

Amended Conditions

1. General

- 1.1. This decision constitutes planning approval only and is valid for a period of four years from the date of this amended approval. If the subject development is not substantially commenced within this period, the approval shall lapse and be of no further effect.
- 1.3. This approval is for a mixed use development comprising of 48 Multiple Dwellings and one Office as shown on the approved plans dated 28 May 2026. No other development forms part of this approval.

2. Building Design

- 2.7. **Prior to the issue of a building permit**, the awning within the Oxford Street and Anzac Road reservations shall be designed to provide a solid awning constructed using durable long term materials and capable of removal, to the satisfaction of the City.

3. Colours and Materials

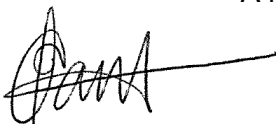
The colours, materials and finishes of the development shall be in accordance with the details and annotations indicated on the approved plans and the schedule of colours and materials, which forms part of this approval. The development must be finished and thereafter maintained in accordance with the approved plans, **prior to occupation of the development**.

4. Landscaping

- 4.1 A detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City **prior to commencement of the development**.

The plan shall be drawn to a scale of 1:100, be generally in accordance with the landscaping plan dated 17 June 2026 prepared by and show the following:

- The location and type of existing and proposed trees and plants;
- Areas to be irrigated or reticulated;
- A minimum 29.1 square metres of deep soil area, as defined by the Residential Design Codes Volume 2;
- A minimum of 120 square metres of on-structure planting areas;

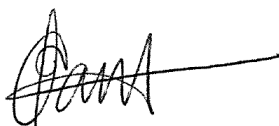


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Presiding Member, Metro Inner DAP

- The provision of a minimum of 14 small trees contributing towards canopy coverage within deep soil areas and on-structure planting areas provided. The tree species are to be in accordance with the City's recommended tree species list;
- The provision of one new tree within the Oxford Street verge and one new tree within the Anzac Road verge adjacent to the subject site, to the satisfaction of the City;
- The location and type of fixed furniture and other amenities within the rooftop communal open space; and
- Details confirming the long-term maintenance of all landscaping.

5. Car Parking, Access and Bicycle Facilities

- 5.1. **Prior to the first occupation or use of the development**, a minimum of 24 resident car parking bays, four visitor car parking bays and one Office car parking bay shall be provided on site. The bays shall be permanently marked for their approved purpose in accordance with Australian Standard AS2890.1, to the satisfaction of the City.
- 5.3. Four visitor parking bays shall be permanently marked, maintained and legally accessible at all times for use exclusively by visitors to the property, be clearly visible or suitably sign posted from the street or communal driveway, to the satisfaction of the City.
- 5.6. Bicycle racks shall be designed and constructed in accordance with Australian Standard AS2890.3: 2015 Parking Facilities Part 3: Bicycle Parking, and shall be installed **prior to occupancy or use of the development** in the following locations, to the satisfaction of the City:
- A minimum of 24 long term bicycle racks provided on-site within the bicycle store room.
- 5.7. **Prior to the occupation or use of the development**, a Parking Management Plan shall be submitted to and approved by the City. The Parking Management Plan is to include, but not limited to, the following:
- Detailed management measures for the operation of the vehicular entry gate, to ensure access is available for occupants and visitors;
 - Allocation of 24 resident, four visitor and one Office car parking bay;
 - The installation of signage along the Anzac Road frontage of the building to identify the location of, and access to the on-site car parking area;
 - Measures for the promotion and support of alternate modes of travel and to support reduction in demand for private vehicle car parking;
 - The resident parking allocation process, including how bays will be allocated; and
 - Measures to ensure prospective residents are advised of the limited availability of on-site car parking and ineligibility for parking permits.



Francesca Lefante
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The approved Parking Management Plan shall be implemented and complied with thereafter, to the satisfaction of the City at the expense of the owners/occupiers.

6. Acoustic Report and Noise Management

- 6.2. All recommended measures included in the approved Acoustic Report dated 21 January 2026, as amended, and the SPP5.4 Road and Traffic Noise Assessment dated 30 August 2021 shall be implemented **prior to the occupation or use of the development** and be maintained thereafter, to the satisfaction of the City, at the expense of the owners/occupiers.

Written certification from an acoustic consultant shall be provided to the City demonstrating that the recommended measures have been undertaken to the City's satisfaction, **prior to occupancy or use of the development**.

7. Construction Management

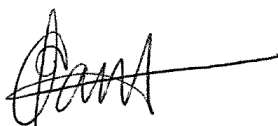
- 7.1. **Prior to the commencement of works**, a Construction Management Plan shall be submitted to, and approved by, the City. Once approved, the Plan shall be implemented in full and complied with at all times for the duration of construction of the development, to the satisfaction of the City. The Plan is to address, but not limited to, the following:
- i. public communication and complaint handling procedures;
 - ii. temporary fencing, hoarding, gantries and signage;
 - iii. construction methods;
 - iv. protection of trees and public realm infrastructure;
 - v. site access and egress;
 - vi. construction traffic management;
 - vii. deliveries and storage of construction materials and machinery;
 - viii. pedestrian and cyclist management and any footpath obstructions;
 - ix. parking arrangements for staff and contractors;
 - x. hours of construction;
 - xi. management of noise, lighting, vibration, dust and erosion;
 - xii. construction waste management, recycling, and removal; and
 - xiii. management of any site dewatering or stormwater discharge.

10. Sight Lines

No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:

- walls, letterboxes or fences adjoin the eastern side of the vehicular access point to the site; or
- two streets intersect;

unless otherwise approved by the City.



Francesca Lefante
Presiding Member, Metro Inner DAP

11. Public Art

- 11.1. In accordance with the City of Vincent Percent for Art Policy a public art contribution of \$270,000 is required, being one percent of the \$27 million cost of development.

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

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

OR

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

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

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

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

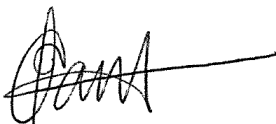
OR

Option 2: **Prior to the issue of an Occupancy Permit** pay the above cash-in-lieu contribution amount.

13. Waste Management

Prior to the issue of a Building Permit, an amended Waste Management Plan shall be submitted to and approved by the City confirming that all waste streams, including general waste, recycling and FOGO/organic waste, will be collected by a private waste contractor.

The approved Waste Management Plan shall be implemented thereafter to the satisfaction of the City.



Francesca Lefante
Presiding Member, Metro Inner DAP

New Conditions

2. Building Design

- 2.9. **Prior to the issue of a building permit**, the plans are to be amended to provide additional visual permeability to screening to the bike storeroom and internal ground floor circulation corridors presenting to Anzac Road, to the satisfaction of the City.

15. Environmentally Sustainable Design

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

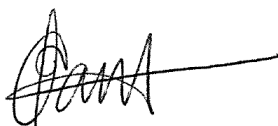
New Advice Notes

11. In relation to Condition 5.4, the construction of parking, manoeuvring and access areas shall be paved with either asphalt, concrete, bricking paving or other hard surface, as approved by the City.
12. Examples of energy efficient initiatives that exceed current minimum practice, as set out in the R-Codes Volume 2, are provided below:
- Ceiling fans to all habitable rooms.
 - Hot water systems that are more energy efficient than electric storage unit.
 - Provision of an external clothesline to every dwelling, located in an area out of direct view on an external wall or in a breezeway.
 - Use of a photovoltaic array for communal services.
 - Installation of a lift with regenerative braking.
 - Solar powered lighting of external open space, circulation areas and common spaces.

Other innovative solutions may also apply where supported by evidence demonstrating how minimum practice is exceeded.

13. In relation to Condition 2.9, visual permeability of the screening shall be provided with a view to improving street activation by allowing filtered views into the internal spaces of the building and activities occurring within these spaces. A balance of visibility and privacy is appropriate to achieve an acceptable outcome.

The Substantive Motion was put and CARRIED UNANIMOUSLY.



Francesca Lefante
Presiding Member, Metro Inner DAP

REASON: The panel was satisfied that the proposed changes fall within the scope of a Form 2 application. The built form, height, bulk, and setback changes will not have a negative impact on surrounding properties. The increase in apartment numbers results in a marginal increase in intensity, which is accommodated through smaller unit typologies.

The panel gave due consideration to the concerns raised during the advertising period and was satisfied that matters relating to land use, activation, and parking have been thoroughly addressed.

The provision of social and affordable housing, together with the reduction in parking, is consistent with the multiple dwelling classification and the inner-urban context. Measures are included to allocate parking to occupants and minimise the potential for overflow into the surrounding area.

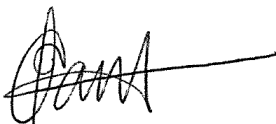
The inclusion of office and amenity spaces on Oxford Street, along with the design and façade treatments, provides suitable and active street frontage.

The proposal was supported as it is consistent with the RAR recommendation.

5. Section 31 SAT Reconsiderations

Nil.

Cr Suzanne Worner and Cr Alex Castle (Local Government DAP Members, City of Vincent) left the panel at 11:30am.



Francesca Lefante
Presiding Member, Metro Inner DAP

PART D – CITY OF BAYSWATER

Cr Calla Loiacono and Cr Cale Black (Local Government DAP Members, City of Bayswater) joined the panel at 11:33am.

1. Declaration of Due Consideration

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

2. Disclosure of Interests

Nil.

3. Form 1 DAP Applications

3.1 Lots 41-48 (290-304) Whatley Crescent, Maylands - Funeral Parlour and Office – DAP/26/03060

Deputations

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

SUBSTANTIVE MOTION

Moved by: Cr Cale Black

Seconded by: Cr Calla Loiacono

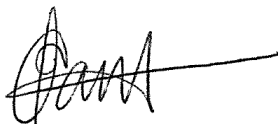
That the **Metro Inner Development Assessment Panel** resolves to:

1. **Approve** DAP Application reference DAP/26/03060 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 City of Bayswater Town Planning Scheme No. 24, subject to the following conditions:

Conditions

General

1. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.



Francesca Lefante
Presiding Member, Metro Inner DAP

Land Titles

3. Prior to occupation of the development, suitable arrangements are to be made for all of Lots 41-48 Whatley Crescent, Maylands, to be legally amalgamated into a single lot on one Certificate of Title, at the landowner/applicant's expense, to the satisfaction of the City of Bayswater.

Construction

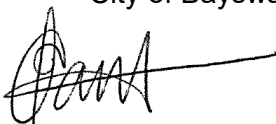
4. Prior to the issuing of a building permit, a Construction and Traffic Management Plan is to be submitted to and approved by the City of Bayswater. The Plan is to detail how the construction of the development will be managed to minimise the impact on the surrounding area, and must address the following (as a minimum):
 - Construction staging summary
 - Public safety and site security
 - Hours of operation
 - Dust and noise management
 - Waste and material disposal
 - Traffic Management Plans for the various phases of construction including access arrangements, entry/ exit design for sightlines for light and heavy vehicles, pedestrian and cyclist safety management, street cleaning, peak hour management strategies
 - Parking arrangements for contractors and sub-contractors
 - Delivery and access arrangements
 - The storage of materials and equipment on site, noting that no storage of materials within the public realm will be permitted
 - Bonding and remediation arrangements
 - Any other matters likely to impact upon surrounding properties or public realm.
5. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.

Operations

6. A maximum of **65 visitors** are permitted at the Funeral Parlour at any one time.
7. The approved Waste Management Plan (report reference: WMP25043 dated 18 December 2025) is to be implemented and adhered to at all times, to the satisfaction of the City of Bayswater.

Amenity

8. The recommendations contained within the approved Environmental Noise Assessment prepared by Lloyd George Acoustics (report reference 250510237-01A dated 22 December 2025) are to be implemented, to the satisfaction of the City of Bayswater.

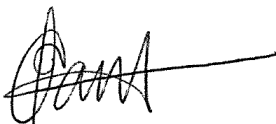


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Presiding Member, Metro Inner DAP

9. Prior to occupation of the development, certification is to be provided from a suitably qualified consultant confirming implementation of the approved Environmental Noise Assessment in the completed development, to the satisfaction of the City of Bayswater.
10. Prior to the issuing of a building permit application, a Lighting Strategy, prepared by a suitably qualified consultant, is to be submitted to and approved by the City of Bayswater. The Strategy is to demonstrate that lighting will be provided to all car parking areas, building façades and the public realm to address relevant matters including aesthetics, safety and wayfinding, and be in accordance with the relevant Australian Standards.
11. Prior to occupation of the development, the applicant is to provide certification from a suitably qualified consultant confirming that the lighting has been installed in accordance with the approved Lighting Strategy, to the satisfaction of the City of Bayswater.

Engineering

12. All stormwater and drainage runoff produced onsite is to be disposed of onsite, to the satisfaction of the City of Bayswater.
13. Prior to occupation of the development, all car parking bays, loading areas, driveways and access points shown on the approved plans are to be designed, constructed, drained and line marked in accordance with the relevant Australian Standards. These bays are to be thereafter maintained, to the satisfaction of the City.
14. All vehicle parking, wheel stops, loading, access and circulation areas have been constructed, sealed, drained, line-marked, kerbed, and sign posted, in accordance with the approved plans and the relevant Australian Standards, to the satisfaction of the City.
15. Prior to occupation of the development, details of bicycle parking areas and facilities shall be provided in accordance with the relevant Australian Standards. The facilities are to be secure, available at all operating hours, easily accessible from each building, and thereafter maintained by the owners and/or managers of the development, to the satisfaction of the City.
16. The proposed crossovers on Charles Street and Ferguson Street are to be constructed, and the existing crossover on Whatley Crescent removed with the verge reinstated, to the satisfaction of the City of Bayswater.



Francesca Lefante
Presiding Member, Metro Inner DAP

Landscaping and Public Realm

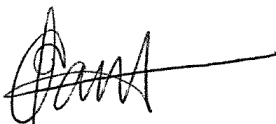
17. Prior to occupation of the development, a total of 2 street tree(s), of a species that has the potential to grow to at least 4 metres in height and a minimum pot size of at least 35 litres when planted, is to be planted on the Charles Street verge in front of the subject site, to the specifications and satisfaction of the City of Bayswater. The new street tree is to be planted by the applicant/landowner or as agreed upon in writing for the City to undertake the planting.
18. Prior to occupation of development, the existing street tree proposed for removal along Ferguson Street, as indicated on the approved plans, is to be removed to the satisfaction of the City of Bayswater. All costs associated with the removal are borne by the landowner. The costs payable is to be specified by the City at the time of removal.
19. Landscaping, reticulation and the tree(s) required to be planted on the property, shall be completed in accordance with the approved detailed landscape plan, including any details marked in red, prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.
20. The owner, or the applicant on behalf of the owner, shall comply with the City of Bayswater policy relating to Percent for Public Art, and provide public art with a minimum value of 1% (\$50,000) of the estimated total construction cost of the development (\$5,000,000). Details of the public art, including plans of the artwork, its cost and construction, and other matters relating to the artwork's on-going maintenance and acknowledgements in accordance with the City's Percent for Public Art Policy shall be submitted to, and to the satisfaction of the City prior to the lodgement of a building permit application.

Alternatively, the owner, or the applicant on behalf of the landowner, may opt to pay a cash-in-lieu contribution for the public art to the City of Bayswater in accordance with the provisions of the City's Percent for Public Art Policy, prior to the submission of a building permit application.

21. Any services and utilities including building service fixtures located where visible from the street, communal areas or pedestrian entry and rooftop amenity area including solar panels and air-conditioning units are to be integrated into the design of the development and shall not detract from the amenity and visual appearance of the street frontage and/or the entry and/or communal open spaces, to the satisfaction of the City of Bayswater.

Sustainability

22. Prior to occupation of development, the solar panels indicated on the approved plans are to be installed, to the satisfaction of the City of Bayswater. Alternatively, the external surfaces of the roof is to be a 'cool roof' as defined in the City's Sustainability in Design Policy, with a maximum solar absorbance rating of 0.45, to the satisfaction of the City of Bayswater.

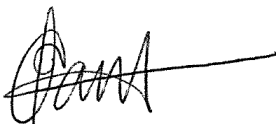


Francesca Lefante
Presiding Member, Metro Inner DAP

23. Prior to the issuing of a building permit, certification is to be provided from a suitably qualified consultant confirming implementation of the approved 'Environmental Sustainable Design' Commitment Report (reference SJ0-T308 dated 1 May 2026) in the completed development, to the satisfaction of the City of Bayswater.

Advice Notes

1. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
2. The Application to be referred to Building services determine if a Certification is required under the Building Code of Australia.
3. The applicant must submit an application to register the proposed development as a public building in accordance with the provisions of the *Health (Public Building) Regulations 1992*; to the City, to assess the maximum accommodation for the proposed development).
4. The development must comply with all relevant health legislation relating to environmental protection, public building, food safety, liquid waste, sewerage, air-handling, noise and local law requirements, including the City of Bayswater's *Health Local Laws 2023* and the approved Environmental Noise Assessment recommendations.
5. Vehicle crossover(s) shall be designed and constructed in accordance with the City's Specifications for Crossovers. Applicants/owners are advised to contact the City's Technical Services regarding the crossover application process, requirements and subsidy eligibility. A Crossover Application Booklet detailing the City's requirements is available from the City of Bayswater website (www.bayswater.wa.gov.au).
6. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.
7. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas must be adequately protected, maintained and reinstated if required, during and as a result of works associated with this development.
8. An application is to be submitted for demolition prior to modifications being undertaken on the existing funeral parlour building. The applicant to submit a Demolition Asbestos Survey Report prior to the submission of the demolition application and a certificate of clearance upon completion of the demolition and provide the certificate as part of BA7 for the demolition.



Francesca Lefante
Presiding Member, Metro Inner DAP

9. The applicant is to make arrangements with the Water Corporation for the provision of reticulated sewerage to all lots/units within the development.
10. No advertising signage is approved through this development application. A separate application including plans or description of all signs for the proposed development (including signs painted on a building) shall be submitted to in the form of a Signage Strategy, prior to the erection of any signage.

The Substantive Motion was put and CARRIED UNANIMOUSLY.

REASON: Panel members were satisfied that the proposal is consistent with the planning framework, including the applicable local planning scheme, relevant development control areas, and zoning.

The panel supported the discretionary land use and the proposed expansion of the existing facility. The development is well designed, with a low-scale built form that reflects the site context and adjoining residential uses, and provides sufficient on-site parking to support the land use.

Members agreed that the proposal represents an appropriate use of the site along this section of Whatley Crescent.

Due regard was given to the submissions received, and the panel was satisfied that the proposed form and land use are appropriate and consistent with the zoning.

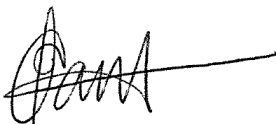
The proposal was supported as it is consistent with the RAR recommendation.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.



Francesca Lefante
Presiding Member, Metro Inner DAP

PART E – OTHER BUSINESS

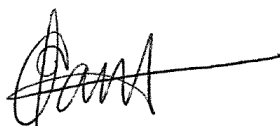
1. State Administrative Tribunal Applications and Supreme Court Appeals

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

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/20/01911 DR192/2024	Town of Cambridge	Lot 800 (29-33) Northwood Street, West Leederville	Three storey care premises and associated office	16/12/2024
DAP/25/02994 DR41/2026	City of Fremantle	Lot 21 (242) Marine Terrace, South Fremantle	5 (5) Storey Multiple Dwelling	24/03/2026
DAP/25/03019 DR/91/2026	Town of Cambridge	Lot 101 (No.95-99) Cambridge Street and Lot 4, (No. 17) Kerr Street, West Leederville	Additions and Alterations to Existing Tavern	18/06/02026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 11:42am.



Francesca Lefante
Presiding Member, Metro Inner DAP