Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 18 November 2026; 9:30am
Meeting Number: MIDAP/165
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
MIDAP/165 - 18 November 2026 - City of Melville

PART A – INTRODUCTION

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2. Apologies
3. Noting of Minutes

PART B – CITY OF MELVILLE

1. Declaration of Due Consideration
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4. Form 2 DAP Applications

   4.1 Lot 100 (No. 40) Worley St, Willagee - Retirement Village - Removal of six (6) units and other minor modifications to accommodate – DAP/25/03006
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

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

Karen Hyde
Presiding Member, Metro Inner DAP

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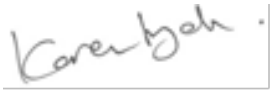
DAP Members
Karen Hyde (Presiding Member) Clayton Higham (Deputy Presiding Member) Luigi D'Alessandro
Cr Glynis Barber (Part B – City of Melville) Cr Soo Hong (Part B – City of Melville)

DAP Secretariat
Shanara Wijethunga
Ashlee Kelly



Karen Hyde
Presiding Member, Metro Inner DAP

Part B – City of Melville
Applicant
Nathan Stewart (Lateral Planning) Gillian Warren (Alchera Living) Chris Fagri (John Staff) Gary Batt (Gary Batt Associates Architects)
Officers/Technical Advisors in Attendance
Josh Caracciolo Troy Cappellucci

Members of the Public / Media

Nil

Observers via livestream

There were 4 persons observing the meeting via the livestream.

Karen Hyde
Presiding Member, Metro Inner DAP

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PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:39 on 18 November 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 Robins (Local Government Member, City of Melville)

3. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the DAP website.

Karen Hyde
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Presiding Member, Metro Inner DAP

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PART B – CITY OF MELVILLE

1. Declaration of Due Consideration

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

2. Disclosure of Interests

In accordance with section 2.4.5 of the DAP Code of Conduct 2025, DAP Member, Cr Glynis Barber and Cr Soo Hong, declared that they had participated in a prior Council briefing in relation to the application at item 4.1. However, under section 2.1.2 of the DAP Code of Conduct 2025, Cr Barber and Cr Hong acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

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

3. Form 1 DAP Applications

Nil

4. Form 2 DAP Applications

4.1 Lot 100 (No. 40) Worley St, Willagee - Retirement Village - Removal of six (6) units and other minor modifications to accommodate – DAP/25/03006

Deputations

Nathan Stewart (Lateral Planning) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Gillian Warren (Alchera Living) responded to questions from the panel in relation to the application at Item 4.1.

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

Karen Hyde

Karen Hyde
Presiding Member, Metro Inner DAP

SUBSTANTIVE MOTION

Moved by: Clayton Higham **Seconded by:** Cr Glynis Barber

That the Metro Inner DAP resolves to:

A. **Accept** that the DAP Application reference DAP/25/03006 as detailed on the DAP Form 2 dated 24 September 2026 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and

B. **Approve** to amend DAP Application reference DAP/25/03006 for 35 Multiple Dwellings at Lot 100 (Nos. 40-44) Worley Street, Willagee in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, by way of:

The following conditions being amended

18. Prior to the initial occupation of the development, the proposed seven visitor car parking bays, located within the undercroft parking area the development must be individually marked on site as 'Visitor Bays'. The visitor bays must be made available for use by visitors at all times, to the satisfaction of the City.

22. The development is to be constructed and operated in accordance with the Waste Management Plan (dated 17 September 2026), to the satisfaction of the City.

AMENDING MOTION 1

Moved by: Clayton Higham **Seconded by:** Karen Hyde

That a new clause be added at the end of conditions to read as follows:

All other conditions, footnotes and advice notes remain as per the DAPs' original decision dated 16 June 2026 unless amended by this decision.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide an essential link and consistency between this Form 2 approval and the previous Form 1 approval, ensuring that the applicant and landowner are aware of the complete set of approvals that apply to the development.

Karen Hyde
Presiding Member, Metro Inner DAP

AMENDING MOTION 2

Moved by: Clayton Higham **Seconded by:** Cr Soo Hong

That Condition No. 14 be amended to read as follows:

> *Prior to the commencement of the development, a detailed landscaping and reticulation plan for the subject site and the road verge adjacent to the site is to be submitted to and approved in writing by the City which is consistent with the concept landscaping plan**s** (dated 31 March 2026 **and as amended on plans dated 17 September 2026**) which forms part of this approval. The landscaping plan is to include proposed details of (but is not limited to):*
> *a) The location, number and type of proposed trees and shrubs including planter size and planting density;*
> *b) Any lawns to be established;*
> *c) Verge infrastructure and treatments including widened footpath in the adjacent Worley Street road reservation; and*
> *d) Any existing vegetation and/or landscaped areas to be retained.*
> *The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The amendment to the parking plan required corresponding amendments to the ground floor landscape design, with an additional version of the overall Landscape Plan now informing the development.

AMENDING MOTION 3

Moved by: Karen Hyde **Seconded by:** Cr Soo Hong

That Condition No. 18 be amended to read as follows:

> *Prior to the initial occupation of the development, the proposed seven visitor car parking bays, located within the undercroft parking area the development must be individually marked on site as 'Visitor Bays'. **The visitor bays must have clear directional signage onsite.** The visitor bays must be made available for use by visitors at all times, to the satisfaction of the City.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The revised location of the undercover visitor bays requires directional signage, in addition to line marking, to ensure that visitors can locate the relevant parking bays with ease.

Karen Hyde
Presiding Member, Metro Inner DAP

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AMENDING MOTION 4

Moved by: Karen Hyde **Seconded by:** Cr Soo Hong

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

> *In relation to the landscape plan condition, two new verge tree/s are required to be shown on the landscape plan along the Worley Street verge. The City is responsible for the planting of verge trees and a request for planting new verge tree/s can be made to the City via https://www.melvillecity.com.au/waste-and-environment/trees and-our-urban-forest. The new verge trees/s are to be planted at the applicants cost and retained in perpetuity in accordance with the approved plans, to the ongoing satisfaction of the City.*
>
> ***In satisfying Condition 14, the detailed landscaping and reticulation plan is expected to provide a suitable combination of medium and large canopy tree species, with trees sourced as quality nursery stock consistent with AS 2303:2018. The plan is also expected to identify and provide adequate deep soil zones to support the healthy establishment and long-term growth of the proposed trees, including the dimensions and soil volumes of those areas, to the satisfaction of the City.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The additional wording in the advice note provides further information to the applicant and landowner regarding future planting and encourages the use of species that will support amenity and increase the ultimate tree canopy.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner DAP resolves to:

A. **Accept** that the DAP Application reference DAP/25/03006 as detailed on the DAP Form 2 dated 24 September 2026 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and

B. **Approve** to amend DAP Application reference DAP/25/03006 for 35 Multiple Dwellings at Lot 100 (Nos. 40-44) Worley Street, Willagee in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, by way of:

Karen Hyde
Presiding Member, Metro Inner DAP

The following conditions being amended

14. Prior to the commencement of the development, a detailed landscaping and reticulation plan for the subject site and the road verge adjacent to the site is to be submitted to and approved in writing by the City which is consistent with the concept landscaping plans (dated 31 March 2026 and as amended on plans dated 17 September 2026) which forms part of this approval. The landscaping plan is to include proposed details of (but is not limited to):
    a. The location, number and type of proposed trees and shrubs including planter size and planting density;
    b. Any lawns to be established;
    c. Verge infrastructure and treatments including widened footpath in the adjacent Worley Street road reservation; and
    d. Any existing vegetation and/or landscaped areas to be retained.

    The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.

18. Prior to the initial occupation of the development, the proposed seven visitor car parking bays, located within the undercroft parking area the development must be individually marked on site as 'Visitor Bays'. The visitor bays must have clear directional signage onsite. The visitor bays must be made available for use by visitors at all times, to the satisfaction of the City.

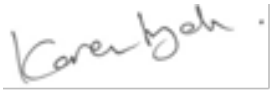
22. The development is to be constructed and operated in accordance with the Waste Management Plan (dated 17 September 2026), to the satisfaction of the City.

The following advice notes being amended:

xv. In relation to the landscape plan condition, two new verge tree/s are required to be shown on the landscape plan along the Worley Street verge. The City is responsible for the planting of verge trees and a request for planting new verge tree/s can be made to the City via https://www.melvillecity.com.au/waste-and-environment/trees and-our-urban-forest. The new verge trees/s are to be planted at the applicants cost and retained in perpetuity in accordance with the approved plans, to the ongoing satisfaction of the City.

    In satisfying Condition 14, the detailed landscaping and reticulation plan is expected to provide a suitable combination of medium and large canopy tree species, with trees sourced as quality nursery stock consistent with AS 2303:2018. The plan is also expected to identify and provide adequate deep soil zones to support the healthy establishment and long-term growth of the proposed trees, including the dimensions and soil volumes of those areas, to the satisfaction of the City.

All other conditions, footnotes and advice notes remain as per the DAPs' original decision dated 16 June 2026 unless amended by this decision.



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

REASON: The Panel was satisfied that the application could be accepted as a Form 2 under regulation 17, as the proposed modifications did not substantially change the form, function or intent of the development as previously approved, and the amended development did not require any additional discretion or performance assessment beyond that considered as part of the original approval.

The Panel noted that the City's Design Review Panel Chair supported the amendments from a design perspective, noting that they would provide increased occupant amenity through improved functionality of the existing dwellings and increased solar access for future development on the site to the south. The Panel concurred with the officers' assessment that the updated technical documents and associated plans were satisfactory.

The Panel supported the proposed amendments to Conditions 18 and 22, relating to car park design and waste management, and augmented the wording to reflect the revised proposal. The Panel also revised Condition 14, and the associated advice note to account for changes to the Landscape Plan and updates to parking. The Panel unanimously supported the amended proposal.

5. Section 31 SAT Reconsiderations

Nil

Karen Hyde
Presiding Member, Metro Inner DAP

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

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

Current SAT Applications				
File No. & SAT DR No.	**LG Name**	**Property Location**	**Application Description**	**Date Lodged**
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/20/01911 DR192/2024	Town of Cambridge	Lot 800 (29-33) Northwood Street, West Leederville	Three storey care premises and associated office	16/12/2024
DAP/25/02994 DR41/2026	City of Fremantle	Lot Marine 21 (242) 16/12/2024 24/03/2026 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 and to Existing Tavern	18/06/2026
DAP/23/02575 DR 165/2026	City of Bayswater	Lots 130 - 131 (No 321) Guildford Road, Bayswater	Proposed Service Station, car wash and drive thru coffee (fast food)	23/10/2026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:21am.

Karen Hyde

Karen Hyde
Presiding Member, Metro Inner DAP