



Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 13 May 2026; 9:30am
Meeting Number: MIDAP/132
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
[MIDAP/132 - 13 May 2026 - City of Stirling - City of Nedlands](#)

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
 - 3.1 Lots 28 and 29 (House Number 322A and 322B) Grand Promenade, Dianella - 13 Grouped Dwellings and 6 Ancillary Dwellings – DAP/25/03027
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – CITY OF NEDLANDS

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 45 - 47 (Lots 380 & 381) Carrington Street, Nedlands - Commercial Development (Three (3) Office/Warehouse Units) – DAP/26/03044
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

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

Francesca Lefante
Presiding Member, Metro Inner DAP



DAP Members

Francesca Lefante (Presiding Member)

Clayton Higham (Deputy Presiding Member)

Andrew Howe

Cr Rob Papparde (Part B – City of Stirling)

DAP Secretariat

Kristen Gray

Tenielle Brownfield

Francesca Lefante
Presiding Member, Metro Inner DAP



Part B – City of Stirling
Applicant
Peter Simspon (PTS Town Planning) Jordan Cook (Dale Alcock) Samuel Grimes (Dale Alcock)
Officers/Technical Advisors in Attendance
Meron Nga Sam Jeleric Shaun Wheatland
Part C – City of Nedlands
Applicant
Gabriel Cipriano (Developed) Daniel Paton (Developed) Marina Kleyweg (Proekt) Vadim Boyko and Anya Donnelly (Proekt)
Officers/Technical Advisors in Attendance
Chantel Weerasekera

Members of the Public / Media

Nil.

Observers via livestream

There were 4 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 9:39am on 13 May 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 Suzanne Migdale (Local Government DAP Member, City of Stirling)

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

The Presiding Member noted that details of a DAP direction for services and responsible authority response in relation to Item 3.1, received on 13 May 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

3.1 Lots 28 and 29 (House Number 322A and 322B) Grand Promenade, Dianella - 13 Grouped Dwellings and 6 Ancillary Dwellings – DAP/25/03027

Deputations

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

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

SUBSTANTIVE MOTION

Moved by: Clayton Higham

Seconded by: Cr Rob Paparde

That the Metro Inner Development Assessment Panel resolves to:

Approve DAP Application reference DAP/25/03027 and accompanying plans as listed in Condition 2 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Stirling Local Planning Scheme No. 3, for the proposed development for 10 Grouped Dwellings, Three Small Dwellings and Six Ancillary Dwellings on Lots 28 and 29, House Number 322A and 322B, Grand Promenade, Dianella subject to the following conditions:

Francesca Lefante
Presiding Member, Metro Inner DAP



Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. 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
Feature Survey	11/3/26	E	A001	MDC Architects
Site Plan	11/3/26	E	A002	MDC Architects
Ground Floor Plan	11/3/26	E	A010	MDC Architects
First Floor Plan	11/3/26	E	A011	MDC Architects
Roof Plan	11/3/26	E	A012	MDC Architects
Individual Lot Plan	11/03/26	E	A013	MDC Architects
Individual Lot Plan	11/3/26	E	A014	MDC Architects
Elevations	11/3/26	E	A030	MDC Architects
Elevations	11/3/26	E	A031	MDC Architects
Elevations	11/3/26	E	A032	MDC Architects
Elevations	11/3/26	E	A033	MDC Architects
Elevations	11/3/26	E	A034	MDC Architects
Landscaping Plan	03/12/25	Rev D	N/A	Kdla Kelsie Davies Landscape Architects
Transport Impact Statement	03/12/25	U25.090.r0 1a	N/A	Urbii
Transport Noise Assessment	03/12/25	0	N/A	Lloyd George Acoustics

Francesca Lefante
Presiding Member, Metro Inner DAP



PLAN TITLE	DATE	REVISION	DRAWING No.	DRAWN BY
Waste Management Plan	03/12/25	U25.0990.r 02a	N/A	Urbii

Building Design

3. The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which form part of this approval, to the satisfaction of the City of Stirling.
4. Prior to occupation of the development, the external finish of the boundary walls shall be to the same standard as the rest of the development, to the satisfaction of the City of Stirling.

Construction Management

5. Prior to the submission of a Building Permit application, a Construction Management Plan (CMP) shall be submitted to the City of Stirling for approval. The CMP shall include specific details on the management of aspects including but not limited to, dust, noise, vibration, waste management, parking, traffic, street tree protection zones, storage of materials, site safety / security and any other relevant matters to the satisfaction of the City of Stirling. The CMP is to be complied with for the duration of the construction of the development, to the satisfaction of the City of Stirling.

Landscaping

6. Prior to occupation of the development, all landscaped areas are to be planted, reticulated and mulched in accordance with the landscaping plan to be approved, including:
 - a. The planting of 25 small trees.

All landscaped areas should be maintained thereafter for the duration of the development, to the satisfaction of the City of Stirling.

Lighting

7. Prior to the submission of a Building Permit application, a Lighting Strategy detailing lighting of the building exterior, communal areas and vehicle access leg is to be provided, to the satisfaction of the City of Stirling.

Francesca Lefante
Presiding Member, Metro Inner DAP



Noise

8. Prior to the submission of the Building Permit application, the landowner/applicant is to provide written confirmation that all recommendations in the Transport Noise Assessment have been incorporated into the building design, with the certified Building Permit application, to the satisfaction of the City of Stirling.
9. All recommendations provided in the Transport Noise Assessment prepared by Lloyd George Acoustics received 3 December 2025, are to be implemented, to the satisfaction of the City of Stirling.
10. Prior to the commencement of use, the landowner shall provide consent to a Notification, pursuant to Section 70A of the Transfer of Lands Act 1893 being placed on the Certificate(s) of Title of Lots No.28 and 29 (No 322A and 322B) Grand Promenade, Dianella:

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

11. Unless otherwise agreed with the City of Stirling within three months of the commencement of the development, a Noise Report prepared by an accredited noise consultant shall be submitted to and approved in writing by the City of Stirling. The noise report confirming noise from the development complies with the *Environmental Protection (Noise) Regulations 1997*, to the satisfaction of the City of Stirling.

Parking and Vehicle Access

12. Prior to occupation of the development, a Parking Management Plan (PMP) shall be submitted to and approved by the City of Stirling. The PMP shall detail the allocation of car parking bays, signage and ongoing management of resident and visitor parking bays, including the identification of bays allocated for exclusive use. Specific allocation of car parking bays provided on site is to be as follows:
 - a. Allocation of Lots 7, 8, 9 and 10 residential permanent car parking bays; and
 - b. Five residential visitor car parking bays.

The development shall be carried out and maintained in accordance with the approved Parking Management Plan, to the satisfaction of the City of Stirling.

13. Prior to occupation of the development, all driveways, parking and manoeuvring areas shall be hard surfaced, drained and maintained to the satisfaction of the City of Stirling.
14. Prior to the occupation of the development, directional signage shall be provided at the entry to the site. The signage shall direct visitors to the visitor car parking, motorcycle, scooter and bicycle spaces. The signage shall thereafter be retained for the life of the development.

Francesca Lefante
Presiding Member, Metro Inner DAP



15. Prior to the occupation of the development, any redundant crossover shall be removed and the kerbing and road verge reinstated to the satisfaction of the City of Stirling.
16. The crossover shall be designed, constructed, and installed prior to occupation of the development to the satisfaction of the City of Stirling.
17. All on-site car parking bays are to be compliant with Australian/New Zealand Standard AS/NZS 2890.1 and Australian/New Zealand Standard AS/NZS 2890.6, to the satisfaction of the City of Stirling.
18. All car parking bays, manoeuvring and circulation areas are to comply with Australian Standards AS/NZS2890.1:2004 Amendment 1 and AS2890.2:2018. The number of ACROD car parking bays and their design and layout are to comply with Australian Standards AS/NZS2890.6:2009 (Off-street Parking for People with Disabilities) and the Building Code of Australia (Volume 1 section D3.5), to the satisfaction of the City of Stirling.
19. Unless otherwise approved by the City of Stirling, no walls, fences, letterboxes or other structures above 0.75 metres in height to be constructed within the 1.5 metre width x 1.5 metre depth triangular area of where:
 - a. Walls, letterboxes or fences adjoin vehicular access points to the site, or
 - b. A driveway meets a public or private street, or
 - c. Two streets intersect, or
 - d. A driveway meets a right of way.

Visual Privacy

20. Prior to occupation of the development, all privacy screening shall be visually impermeable and is to comply in all respects with the requirements of Part C of the Residential Design Codes Volume 1 (Clause 3.10 Visual Privacy), to the satisfaction of the City of Stirling.

Waste Management

21. The development is to comply with the Waste Management Plan prepared by Urbii received 3 December 2025.

General

22. Prior to the occupation or use of the development, a restrictive covenant, to the benefit of City of Stirling pursuant to Section 129BA of the Transfer of land Act 1893 is to be placed on the certificate(s) of title of the proposed lots 4, 5 and 6 advising of the existence of a restriction on the use of the land. Notice of this restriction is to be included on the survey strata plan. The restrictive covenant is to state as follows:

Francesca Lefante
Presiding Member, Metro Inner DAP



"This lot is not to be developed for any purposes other than a small Dwelling as defined in the Western Australian Planning Commission's Residential Design Codes Volume 1."

23. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve. There shall be no connection to the City's drainage infrastructure without the written consent of the City of Stirling.
24. All external fixtures, building services and utilities of the development are to be integrated into the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive, to the satisfaction of the City of Stirling.
25. All air conditioning units, plant and roof equipment and other external fixtures are to be screened from view from the surrounding streets and adjoining properties to the satisfaction of the City of Stirling.

Advice Notes

General

1. Where an approval has so lapsed, no development shall be carried out without the further approval of the Development Assessment Panel or City of Stirling having first been sought and obtained.
2. If an applicant is aggrieved by this determination there is a right of appeal under Part 14 of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
3. This is a Development Approval under the City of Stirling Local Planning Scheme and related policies. It is not a Building Permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
4. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the Development Assessment Panel or City of Stirling to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Development Assessment Panel or City of Stirling's attention.
5. The development is to be connected to the sewer.

Francesca Lefante
Presiding Member, Metro Inner DAP



6. Noisy Construction Work outside the period 7.00am to 7.00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City of Stirling.
7. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
8. Development is to comply in all respects with the attached approved plans which have been stamped accordingly.
9. Where, in the opinion of the City of Stirling, achieving compliance with the conditions of approval requires significant modifications to the approved plans, a Form 2 application will be required for consideration in accordance with Clause 17 or 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.
10. All construction works to comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. Noisy construction work outside the period 7:00am to 7:00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.

Landscaping

11. In reference to Condition 6, the small trees indicated on the approved plans for retention must be retained on site with a minimum nine square metres of deep soil area with a minimum dimension of 1.5 metres at ground level free of intrusions.
12. All street trees adjoining the subject land that are not conditioned for removal are to be retained and protected throughout the duration of the development. Should these trees die, decline, be damaged or are removed, charges will apply as per the City of Stirling's Street and Reserve Tree Policy. Part of or all of the Verge Bond may be retained to cover the associated costs and further penalties and/or legal action may occur. It is the responsibility of the applicant to ensure that the site survey plan is correct as any inaccuracy of the plans will not be considered justification for removal of the trees in the event that their positions are incorrectly shown. The removal of street trees without the written approval of the City is an offence under the City of Stirling Public Places and Thoroughfare Law 2009.
13. The proposed crossover configuration is subject to the approval of the City of Stirling's Verge Control team. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.

Francesca Lefante
Presiding Member, Metro Inner DAP



Lighting

14. Any outside lighting is to comply with Australian Standard AS 4282-2023 - Control of the Obtrusive Effects of Outdoor Lighting (as amended) for the control of obtrusive effects of outdoor lighting and must not spill into any adjacent premises. Details of any outside lighting are to be submitted at the Building Permit application stage, demonstrating compliance with Australian Standard AS 4282-2023 (as amended).

Noise

15. All noise generated by plant and equipment including air conditioners shall comply with the *Environmental (Noise) Regulations 1997*.

Waste Management

16. The bin enclosure is required to comply with the requirements of the City of Stirling's Waste Management Local Law 2010.

AMENDING MOTION 1

Moved by: Clayton Higham

Seconded by: Francesca Lefante

That Condition No.3 be amended to read as follows:

*The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which form part of this approval, **or as amended** to the satisfaction of the City of Stirling.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide some flexibility to allow for the design and external materials to be refined as part of development implemented.

AMENDING MOTION 2

Moved by: Clayton Higham

Seconded by: Andrew Howe

That Condition No.11 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The noise attenuation measures are covered in other conditions, and therefore this condition duplicates the requirements.

Francesca Lefante
Presiding Member, Metro Inner DAP



AMENDING MOTION 3

Moved by: Clayton Higham

Seconded by: Andrew Howe

That Condition No.22 (now Condition No.21) be amended to read as follows:

~~Prior to the occupation or use of the development, a restrictive covenant, to the benefit of City of Stirling pursuant to Section 129BA of the Transfer of land Act 1893 is to be placed on the certificate(s) of title of the proposed lots 4, 5 and 6 advising of the existence of a restriction on the use of the land. Notice of this restriction is to be included on the survey strata plan. The restrictive covenant is to state as follows:~~

~~"This lot is not to be developed for any purposes other than a small Dwelling as defined in the Western Australian Planning Commission's Residential Design Codes Volume 1."~~

Lots 4, 5 and 6 are not to be developed for any purposes other than a small Dwelling as defined in the Western Australian Planning Commission's Residential Design Codes Volume 1.

The Substantive Motion was put and LOST WITH THE CASTING VOTE (2/2).

For: Clayton Higham
Andrew Howe

Against: Francesca Lefante
Cr Rob Paparde

AMENDING MOTION 4

Moved by: Francesca Lefante

Seconded by: Andrew Howe

That Condition No.22 (now Condition No.21) be amended to read as follows:

~~Prior to the occupation or use of the development, a restrictive covenant, to the benefit of City of Stirling pursuant to Section 129BA of the Transfer of land Act 1893 is to be placed on the certificate(s) of title of the proposed lots 4, 5 and 6 advising of the existence of a restriction on the use of the land. Notice of this restriction is to be included on the survey strata plan. The restrictive covenant is to state as follows:~~

Prior to the commencement of use, the landowner shall provide consent to a Notification, pursuant to Section 70A of the Transfer of Lands Act 1893 being placed on the Certificate(s) of Title of Lots No.28 and 29 (No 322A and 322B) Grand Promenade, Dianella. The notification is to state as follows:

"This lot is are not to be developed for any purposes other than a small Dwelling as defined in the Western Australian Planning Commission's Residential Design Codes Volume 1."

Francesca Lefante
Presiding Member, Metro Inner DAP



The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To reflect the small dwellings limitations and provisions under the R-Codes, to retaining connection to the dwelling that forms part of a strata lot.

AMENDING MOTION 5

Moved by: Francesca Lefante

Seconded by: Clayton Higham

The following amendments were made en bloc:

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

*Prior to the occupation of the development, directional signage shall be provided at the ~~entry~~ **entries** to the site. The signage shall direct visitors to the visitor car parking, motorcycle, scooter and bicycle spaces. The signage shall thereafter be retained for the life of the development.*

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

The crossovers shall be designed, constructed, and installed prior to occupation of the development to the satisfaction of the City of Stirling.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To address minor typographical changes.

AMENDING MOTION 6

Moved by: Francesca Lefante

Seconded by: Clayton Higham

That Condition No.18 (now Condition No.17) be amended to read as follows:

All car parking bays, manoeuvring and circulation areas are to comply with Australian Standards AS/NZS2890.1:2004 Amendment 1 and AS2890.2:2018. ~~The number of ACROD car parking bays and their design and layout are to comply with Australian Standards AS/NZS2890.6:2009 (Off-street Parking for People with Disabilities) and the Building Code of Australia (Volume 1 section D3.5), to the satisfaction of the City of Stirling.~~

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To removed refer the provisions under the Building Code.

Francesca Lefante
Presiding Member, Metro Inner DAP



SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner Development Assessment Panel resolves to:

Approve DAP Application reference DAP/25/03027 and accompanying plans as listed in Condition 2 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Stirling Local Planning Scheme No. 3, for the proposed development for 10 Grouped Dwellings, Three Small Dwellings and Six Ancillary Dwellings on Lots 28 and 29, House Number 322A and 322B, Grand Promenade, Dianella subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

2. 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
Feature Survey	11/3/26	E	A001	MDC Architects
Site Plan	11/3/26	E	A002	MDC Architects
Ground Floor Plan	11/3/26	E	A010	MDC Architects
First Floor Plan	11/3/26	E	A011	MDC Architects
Roof Plan	11/3/26	E	A012	MDC Architects
Individual Lot Plan	11/03/26	E	A013	MDC Architects
Individual Lot Plan	11/3/26	E	A014	MDC Architects
Elevations	11/3/26	E	A030	MDC Architects
Elevations	11/3/26	E	A031	MDC Architects
Elevations	11/3/26	E	A032	MDC Architects
Elevations	11/3/26	E	A033	MDC Architects

Francesca Lefante
Presiding Member, Metro Inner DAP



PLAN TITLE	DATE	REVISION	DRAWING No.	DRAWN BY
Elevations	11/3/26	E	A034	MDC Architects
Landscaping Plan	03/12/25	Rev D	N/A	Kdla Kelsie Davies Landscape Architects
Transport Impact Statement	03/12/25	U25.090.r0 1a	N/A	Urbii
Transport Noise Assessment	03/12/25	0	N/A	Lloyd George Acoustics
Waste Management Plan	03/12/25	U25.0990.r 02a	N/A	Urbii

Building Design

- The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which form part of this approval, or as amended to the satisfaction of the City of Stirling.
- Prior to occupation of the development, the external finish of the boundary walls shall be to the same standard as the rest of the development, to the satisfaction of the City of Stirling.

Construction Management

- Prior to the submission of a Building Permit application, a Construction Management Plan (CMP) shall be submitted to the City of Stirling for approval. The CMP shall include specific details on the management of aspects including but not limited to, dust, noise, vibration, waste management, parking, traffic, street tree protection zones, storage of materials, site safety / security and any other relevant matters to the satisfaction of the City of Stirling. The CMP is to be complied with for the duration of the construction of the development, to the satisfaction of the City of Stirling.

Landscaping

- Prior to occupation of the development, all landscaped areas are to be planted, reticulated and mulched in accordance with the landscaping plan to be approved, including:
 - The planting of 25 small trees.

All landscaped areas should be maintained thereafter for the duration of the development, to the satisfaction of the City of Stirling.

Francesca Lefante
Presiding Member, Metro Inner DAP



Lighting

7. Prior to the submission of a Building Permit application, a Lighting Strategy detailing lighting of the building exterior, communal areas and vehicle access leg is to be provided, to the satisfaction of the City of Stirling.

Noise

8. Prior to the submission of the Building Permit application, the landowner/applicant is to provide written confirmation that all recommendations in the Transport Noise Assessment have been incorporated into the building design, with the certified Building Permit application, to the satisfaction of the City of Stirling.
9. All recommendations provided in the Transport Noise Assessment prepared by Lloyd George Acoustics received 3 December 2025, are to be implemented, to the satisfaction of the City of Stirling.
10. Prior to the commencement of use, the landowner shall provide consent to a Notification, pursuant to Section 70A of the Transfer of Lands Act 1893 being placed on the Certificate(s) of Title of Lots No.28 and 29 (No 322A and 322B) Grand Promenade, Dianella:

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

Parking and Vehicle Access

11. Prior to occupation of the development, a Parking Management Plan (PMP) shall be submitted to and approved by the City of Stirling. The PMP shall detail the allocation of car parking bays, signage and ongoing management of resident and visitor parking bays, including the identification of bays allocated for exclusive use. Specific allocation of car parking bays provided on site is to be as follows:
 - a. Allocation of Lots 7, 8, 9 and 10 residential permanent car parking bays; and
 - b. Five residential visitor car parking bays.

The development shall be carried out and maintained in accordance with the approved Parking Management Plan, to the satisfaction of the City of Stirling.

12. Prior to occupation of the development, all driveways, parking and manoeuvring areas shall be hard surfaced, drained and maintained to the satisfaction of the City of Stirling.
13. Prior to the occupation of the development, directional signage shall be provided at the entries to the site. The signage shall direct visitors to the visitor car parking, motorcycle, scooter and bicycle spaces. The signage shall thereafter be retained for the life of the development.

Francesca Lefante
Presiding Member, Metro Inner DAP



14. Prior to the occupation of the development, any redundant crossover shall be removed and the kerbing and road verge reinstated to the satisfaction of the City of Stirling.
15. The crossovers shall be designed, constructed, and installed prior to occupation of the development to the satisfaction of the City of Stirling.
16. All on-site car parking bays are to be compliant with Australian/New Zealand Standard AS/NZS 2890.1 and Australian/New Zealand Standard AS/NZS 2890.6, to the satisfaction of the City of Stirling.
17. All car parking bays, manoeuvring and circulation areas are to comply with Australian Standards AS/NZS2890.1:2004 Amendment 1 and AS2890.2:2018, to the satisfaction of the City of Stirling.
18. Unless otherwise approved by the City of Stirling, no walls, fences, letterboxes or other structures above 0.75 metres in height to be constructed within the 1.5 metre width x 1.5 metre depth triangular area of where:
 - a. Walls, letterboxes or fences adjoin vehicular access points to the site, or
 - b. A driveway meets a public or private street, or
 - c. Two streets intersect, or
 - d. A driveway meets a right of way.

Visual Privacy

19. Prior to occupation of the development, all privacy screening shall be visually impermeable and is to comply in all respects with the requirements of Part C of the Residential Design Codes Volume 1 (Clause 3.10 Visual Privacy), to the satisfaction of the City of Stirling.

Waste Management

20. The development is to comply with the Waste Management Plan prepared by Urbii received 3 December 2025.

General

21. Prior to the commencement of use, the landowner shall provide consent to a Notification, pursuant to Section 70A of the Transfer of Lands Act 1893 being placed on the Certificate(s) of Title of Lots No.28 and 29 (No 322A and 322B) Grand Promenade, Dianella. The notification is to state as follows:

"This lot are not to be developed for any purposes other than a small Dwelling as defined in the Western Australian Planning Commission's Residential Design Codes Volume 1."

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Presiding Member, Metro Inner DAP



22. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve. There shall be no connection to the City's drainage infrastructure without the written consent of the City of Stirling.
23. All external fixtures, building services and utilities of the development are to be integrated into the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive, to the satisfaction of the City of Stirling.
24. All air conditioning units, plant and roof equipment and other external fixtures are to be screened from view from the surrounding streets and adjoining properties to the satisfaction of the City of Stirling.

Advice Notes

General

1. Where an approval has so lapsed, no development shall be carried out without the further approval of the Development Assessment Panel or City of Stirling having first been sought and obtained.
2. If an applicant is aggrieved by this determination there is a right of appeal under Part 14 of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
3. This is a Development Approval under the City of Stirling Local Planning Scheme and related policies. It is not a Building Permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
4. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the Development Assessment Panel or City of Stirling to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Development Assessment Panel or City of Stirling's attention.
5. The development is to be connected to the sewer.
6. Noisy Construction Work outside the period 7.00am to 7.00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City of Stirling.

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7. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
8. Development is to comply in all respects with the attached approved plans which have been stamped accordingly.
9. Where, in the opinion of the City of Stirling, achieving compliance with the conditions of approval requires significant modifications to the approved plans, a Form 2 application will be required for consideration in accordance with Clause 17 or 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.
10. All construction works to comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. Noisy construction work outside the period 7:00am to 7:00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.

Landscaping

11. In reference to Condition 6, the small trees indicated on the approved plans for retention must be retained on site with a minimum nine square metres of deep soil area with a minimum dimension of 1.5 metres at ground level free of intrusions.
12. All street trees adjoining the subject land that are not conditioned for removal are to be retained and protected throughout the duration of the development. Should these trees die, decline, be damaged or are removed, charges will apply as per the City of Stirling's Street and Reserve Tree Policy. Part of or all of the Verge Bond may be retained to cover the associated costs and further penalties and/or legal action may occur. It is the responsibility of the applicant to ensure that the site survey plan is correct as any inaccuracy of the plans will not be considered justification for removal of the trees in the event that their positions are incorrectly shown. The removal of street trees without the written approval of the City is an offence under the City of Stirling Public Places and Thoroughfare Law 2009.
13. The proposed crossover configuration is subject to the approval of the City of Stirling's Verge Control team. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.

Lighting

14. Any outside lighting is to comply with Australian Standard AS 4282-2023 - Control of the Obtrusive Effects of Outdoor Lighting (as amended) for the control of obtrusive effects of outdoor lighting and must not spill into any adjacent premises. Details of any outside lighting are to be submitted at the Building Permit application stage, demonstrating compliance with Australian Standard AS 4282-2023 (as amended).

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Noise

15. All noise generated by plant and equipment including air conditioners shall comply with the *Environmental (Noise) Regulations 1997*.

Waste Management

16. The bin enclosure is required to comply with the requirements of the City of Stirling's Waste Management Local Law 2010.

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

REASON: Panel members are satisfied the proposal is consistent with the planning framework including Stirling LPS3, Residential zoning and scheme objectives. The built form achieves a high-quality design and aesthetic, providing positive design interface to both streets and delivering well located housing mix within a built form expected in the area.

The design including the centrally located shared communal facilities enhances on-site interaction reflecting the needs of the intended residents. The shared parking configuration and number reflects the site location, with access to a range of residential facilities and services including retail, schooling, public transport, and parks. The Panel supported the proposal, with various conditions.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Cr Rob Papparde (Local Government DAP Member, City of Stirling) left the panel at 10:11am.

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PART C – CITY OF NEDLANDS

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 45 - 47 (Lots 380 & 381) Carrington Street, Nedlands - Commercial Development (Three (3) Office/Warehouse Units) – DAP/26/03044

Deputations

Gabriel Cipriano (Developed) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Marina Kleyweg (Proekt) addressed the DAP in relation to the application at Item Number and responded to questions from the panel.

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

SUBSTANTIVE MOTION

Moved by: Clayton Higham

Seconded by: Andrew Howe

That the Metro Inner Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/26/03044 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Nedlands Local Planning Scheme No.3, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

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2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.
3. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.
4. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.
5. Prior to the issue of a building permit, the applicant/owner shall comply with the City of Nedlands Local Planning Policy 7.9: Percent for Art and the City's Public Art Strategy 2025-2035 by contributing a sum equivalent of one percent (1%) of the total construction value of the development, towards public art, being either:
 - a. Payment to the City of Nedlands of the one percent (1%) cash-in-lieu amount; or
 - b. The provision of public art on the subject site, or on public land in proximity to the development, to a minimum value equivalent to the one percent (1%) cash-in lieu amount, subject to the following:
 - i. The owner(s) or applicant on behalf of the owner(s), shall obtain the City's written approval for the proposed public art, including the artist and artwork details, to the satisfaction of the City, in accordance with Local Planning Policy 7.9: Percent for Art and the City's Public Art Strategy 2025-2035. The City may impose additional conditions in relation to the approved public art;
 - ii. No part of the development may be occupied, strata titled or used unless the approved public art has been installed in accordance with the City's approval.

The Public Art approved must be maintained thereafter in accordance with the conditions of approval and to the satisfaction of the City of Nedlands.

6. Prior to the issue of a building permit, an Acoustic Report shall be submitted by a suitably qualified and licenced acoustic practitioner demonstrating compliance of the development with the requirements of the Environmental Protection (Noise) Regulations 1997, with all recommendations within the report to be detailed on the building permit plans to the satisfaction of the City of Nedlands.
7. Prior to the issue of a building permit, provisions for a minimum of four (4) electric vehicle charging bays, including rooms and board locations, are to be shown on the plans. The charging provisions are to be installed prior to occupation to the satisfaction of the City.
8. Prior to the issue of a building permit, detail drawings are to be submitted and approved by the City of Nedlands demonstrating ramp gradients in accordance AS/NZS 2890.1:2004 representing the gradient of the crossover and driveway, to show prevention of vehicle scraping and proper stormwater management.

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9. Prior to the issue of a building permit, suitable arrangements are to be made to remove the street tree within the Carrington Street road reserve adjacent to the lot 380, at the landowner/applicants cost, to the satisfaction of the City of Nedlands.
10. Prior to practical completion, suitable arrangements are to be made to realign the existing lot boundaries to reflect the building envelope in accordance with the approved plans, at the landowner/applicants cost and to the satisfaction of the City of Nedlands.
11. The development shall comply with the approved Waste Management Plan prepared by Developed Property date stamped 18 March 2026 to the satisfaction of the City of Nedlands. Any modification to the approved Waste Management Plan will require further approval by the City of Nedlands.
12. Prior to occupation, all boundary walls are to be finished externally to the same standard as the rest of the development in:
 - a. Face brick;
 - b. Painted render;
 - c. Painted brickwork; or
 - d. Other clean finish as specified on the approved plans.

And are to be thereafter maintained to the satisfaction of the City of Nedlands.

13. Prior to occupation, landscaping shall be completed in accordance with the approved plans prepared by Kelsie Davies Landscape Architecture, dated 14 January 2026 or any approved modifications to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.
14. Prior to occupation, all external fixtures (including but not limited to air conditioning units, hot water systems, meter boxes, and associated service infrastructure) shall be screened, integrated, or otherwise located to ensure they are not visually obtrusive when viewed from the public realm or adjoining properties, to the satisfaction of the City of Nedlands.
15. Prior to occupation, new or modified vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Nedlands.
16. Prior to occupation, all car parking bays are to be clearly line marked, drained and with visitor/staff parking clearly marked or signage provided, and maintained thereafter by the landowner to the satisfaction of the City of Nedlands.
17. Prior to occupation, all bicycle racks shall be provided and installed to the satisfaction of the City of Nedlands and maintained for the lifetime of the development.

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18. Materials, sea containers, goods or bins must not be stored within the carpark areas at any time. Car parks shall remain freely accessible at all times.
19. No tyres, fuel or other flammable/combustible items are permitted to be stored on site at any time.

Advice Notes

1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, any obligations under the Strata Titles Act, or the requirements of any other external agency.
2. A building permit is required for the works.
3. The Construction Management Plan and Demolition Management Plans are to be prepared in the manner and form provided by the City of Nedlands.
4. Separate approval is required from the City of Nedlands for any works located within the verge, including street tree relocation, landscaping and crossovers. A Vehicle Crossover Permit application is required to be submitted and approved by the City of Nedlands prior to verge works commencing.
5. Any advertising signage may be subject to separate planning approval.
6. The applicant/owner is advised that noise levels are to comply with the Environmental Protection (Noise) Regulations 1997 at all times.

The Substantive Motion was put and CARRIED UNANIMOUSLY.

REASON: Panel Members were satisfied the proposal is consistent with the planning framework includes Nedland's LPS3, and objectives of the Service Commercial zoning. The discretionary warehouse land use is compatible with the surrounding uses, and the built form is well designed, appropriate scale and provides a positive street interface.

Members were satisfied the on-site parking and vehicle accessed arrangements had been properly addressed. On balance, the panel were satisfied with the information provided, the City's technical assessments and unanimously supported the proposed development.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

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PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

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

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/20/01911 DR192/2024	Town of Cambridge	Lot 800 (29-33) Northwood Street, West Leederville	Three storey care premises and associated office	16/12/2024
DAP/25/02866 DR 105/2025	City of South Perth	Lot 46 (No.142) Coode Street, South Perth	proposed three-storey medical centre (dental practice)	15/07/2025
DAP/25/02994 DR41/2026	City of Fremantle	Lot 21 (242) Marine Terrace, South Fremantle	5 (5) Storey Multiple Dwelling	24/03/2026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:27am.

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Presiding Member, Metro Inner DAP