Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 17 November 2026; 9:30am
Meeting Number: MIDAP/164
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
MIDAP/164 - 17 November 2026 - City of Stirling - Town of Cambridge

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

   Lot 51 (No.190) West Coast Highway, Scarborough - Eighteen Multiple Dwellings – DAP/26/03094
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – TOWN OF CAMBRIDGE

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

   3.1 Lots 31 and 29 Nos. 185 Salvado Road and 7 Allison Drive, Jolimont - 27 Three-Storey Townhouses (Grouped Dwellings) – DAP/26/03150
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

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DAP Members
Francesca Lefante (Presiding Member) Karen Hyde (Deputy Presiding Member) John Syme
Cr Suzanne Migdale (Part B – City of Stirling) Cr Rob Paparde (Part B – City of Stirling)
Cr Kate Barlow (Part C – Town of Cambridge) Mayor Gary Mack (Part C – Town of Cambridge)

DAP Secretariat
Kristen Gray
Ashlee Kelly

Francesca Lefante
Presiding Member, Metro Inner DAP

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Part B – City of Stirling
Submitters
Jonathan Scaffidi
Applicant
Andrew Cumming (Hames Sharley) Georgina Cormode (Hillam Architects)
Officers/Technical Advisors in Attendance
Sam Michie Shaun Wheatland Nayan Khairnar
Part C – Town of Cambridge
Applicant
Luka Martins (TBB Planning) Elyse Saraceni (TBB Planning) Ara Salomone (State of Kin) Gustavo Rubio (Found Development) Hootan Golestani (Found Development)
Officers/Technical Advisors in Attendance
Eleanor Barr Ahmed Aflan Prithul

Members of the Public / Media

Nil

Observers via livestream

There were 6 persons observing the meeting via the livestream.

Francesca Lefante
Presiding Member, Metro Inner DAP

This document was produced on Whadjuk Noongar Boodjar

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:33am on 17 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

Nil

3. Noting of Minutes

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

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

Lot 51 (No.190) West Coast Highway, Scarborough - Eighteen Multiple Dwellings – DAP/26/03094

Deputations

Jonathan Scaffidi addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Andrew Cumming (Hames Sharley) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Georgina Cormode (Hillam Architects) addressed the DAP in relation to 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.

Francesca Lefante
Presiding Member, Metro Inner DAP

SUBSTANTIVE MOTION

Moved by: Cr Suzanne Migdale **Seconded by:** Karen Hyde

That the Metro Inner DAP resolved to **Approve** DAP Application reference DAP/26/03094 for the proposed development at Lot 51, House Number 190 West Coast Highway, Scarborough 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, subject to following conditions:

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

Plan / Document Name	Reference	DATE
Site Survey	SK01-00	25 September 2026
Site Location	SK01-01	25 September 2026
Floor Plan - Basement	SK01-02	25 September 2026
Floor Plan - Ground	SK01-03	25 September 2026
Floor Plan - Level 1	SK01-04	25 September 2026
Floor Plan - Level 2	SK01-05	25 September 2026
Floor Plan - Level 3	SK01-06	25 September 2026
Floor Plan - Level 4-6	SK01-07	25 September 2026
Floor Plan - Roof	SK01-08	25 September 2026
Sections A & B	SK01-09	25 September 2026
Section C	SK01-10	25 September 2026
Elevation – North	SK01-11	25 September 2026
Elevation – South	SK01-12	25 September 2026
Elevation – East & West	SK01-13	25 September 2026
Level Basement – Landscaping Plan	C1.107	25 September 2026
Level Ground Floor – Landscaping Plan	C1.108	25 September 2026
Level 1 – Landscaping Plan	C1.1012	25 September 2026
Level 2 – Landscaping Plan	C1.1013	25 September 2026
Level 3 – Landscaping Plan	C1.1014	25 September 2026

Francesca Lefante
Presiding Member, Metro Inner DAP

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being 16 November 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

3. Notwithstanding the requirements of Condition 1, amended plans shall be provided as part of the Building Permit submission to the satisfaction of the City of Stirling addressing the following:

   a. The proposed crossover driveway and crossover is to be reduced to a maximum width of 6.1m.

Building Design

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

5. 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

6. Prior to the submission of an application for a building permit, 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

7. Prior to the occupation of the development, all landscaped areas are to be planted, reticulated and mulched in accordance with the landscaping plan and maintained thereafter for the duration of the development, to the satisfaction of the City of Stirling.

Lighting and Security

8. Lighting being provided to all public spaces including under awnings, parking areas, service areas, footpaths and entry and exit points, to the satisfaction of the City of Stirling.

Noise

9. All recommendations provided in the Noise Management Plan prepared by Herring Storer Acoustics received 25 September 2026, are to be implemented, to the satisfaction of the City of Stirling. Prior to the submission of an application for a building permit, the landowner is to provide written confirmation that all recommendations in the Noise Management Plan have been incorporated into the building design, with the certified Building Permit application, to the satisfaction of the City of Stirling.

10. Prior to occupation of the development, 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 the apartment(s) on the subject lot(s) prior to operation of the development. This Notification is to be included on the diagram or plan of survey (Deposited Plan). The Notification is to state as follows:

    '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. Within three (3) months of the commencement of the development, an Environmental Acoustic Assessment 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 the occupation of the development, the minimum number and allocation of car parking and bicycle bays on-site is to be provided as follows:
    a. 36 residential car parking bays;
    b. 4 residential visitor car parking bays; and

13. All parking bays, manoeuvring and circulation areas are to comply with Australian Standards AS/NZS2890.1:2021 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. Nothwithstanding, the tandem car parking bays allocated to the following dwellings shall be line-marked and permanently demarcated as one (1) standard car parking bay and one (1) small car parking bay each, in accordance with the approved plans and to the satisfaction of the City of Stirling:
    a. Ground floor level – Unit 102
    b. Ground floor level – Unit 103
    c. Ground floor level – Unit 104
    d. Ground floor level – Unit 302
    e. Basement level – Unit 202
    f. Basement level – Unit 203

g. Basement level – Unit 204

14. Prior to the occupation of the development, all driveways, parking and manoeuvring areas shall be hard surface, drained and maintained to the satisfaction of the City of Stirling.

15. Visitor car parking bays shall be permanently marked, signposted, maintained and accessible at all times for use by visitors to the property, to the satisfaction of the City.

16. 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, to the satisfaction of the City.

17. 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.

18. Prior to occupation of the development, the crossover shall be designed, constructed, and installed to the satisfaction of the City of Stirling.

19. The design and construction of the bicycle bays shall be in accordance with Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking to the satisfaction of the City of Stirling.

20. Where a storeroom is solely accessible through an adjacent car parking bay, the storeroom and the car parking bay are to be assigned to the same dwelling to the satisfaction of the City of the Stirling.

Development Contributions

21. Prior to the submission of an application for a building permit, a public art proposal for the subject development to the value of 1.0% of the construction value in accordance with Scarborough Development Policy 4 – Public Art must be submitted to, and approved by, the City of Stirling, on advice from the City of Stirling Public Art Panel.

22. Prior to the submission of an application for an occupancy permit application, the approved public art proposal shall be completed and installed by the developer and maintained thereafter by the owners of the development, in accordance Scarborough Development Policy 4 – Public Art, to the satisfaction of the City of Stirling.

23. Prior to the submission of an application for an occupancy permit application, the landowner shall pay the City of Stirling a development contribution in accordance with the City's Local Planning Scheme No. 3 Schedule 11B Scarborough Development Contribution Plan, to the satisfaction of the City of Stirling.

Utilities, Facilities and External Fixtures

24. Prior to the occupation of the development, each Multiple Dwelling shall be provided with a mechanical dryer, where a concealed drying area is not provided exclusively for the dwelling.

Visual Privacy

25. Prior to the occupation of the development, all privacy screening shall be visually impermeable and is to comply in all respects with the requirements of Residential Design Codes Volume 2 (Element 3.5 Visual Privacy), to the satisfaction of the City of Stirling.

Waste Management

26. The development is to comply with the Waste Management Plan prepared by Talis consultants received 25 September 2026.

27. The waste presentation area shall be permanently marked, signposted, maintained and accessible on the waste collection days.

28. 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.

29. Prior to the submission of a Building Permit application, a Stormwater Management Plan shall be submitted to and approved by the City of Stirling.

Road Widening

30. Prior to occupation of the development, the land required for the widening of West Coast Highway, as shown on the Planning Control Area No. 177 Plan 1.8083, must be set aside as a separate lot and is to be ceded free of cost to Main Roads.

31. No part of the development, other than approved landscaping is to be located within the land requirement for Planning Control Area No. 177 as detailed in the attached Plan 1.8083. Landscaping within Planning Control Area No. 177 must be limited and maintained to be no higher than 0.5 metres above natural ground level.

32. No structure above or below ground shall encroach into the West Coast Highway Road reservation or the land requirement as detailed in the attached Planning Control Area No. 177 Plan 1.8083.

33. Stormwater discharge shall not exceed pre-development discharge to West Coast Highway Road Reserve.

General

34. The roof levels are not to be used for habitation, or outdoor leisure uses or any other use that is not related to building services and utilities.

35. Pedestrian pathways providing wheelchair accessibility onsite to all entries to buildings to public footpath and car parking areas are to comply with Australian Standards AS1428.1-2021 (Design for access and mobility – General requirements for access – New building work), to the satisfaction of the City of Stirling.

Advice Notes

General

1. In relation to Condition No.2, if the subject development is not substantially commenced by the specified date, the approval shall lapse and be of no further effect.

   This condition is imposed in accordance with Regulation 16A(2)(a) of the Planning and Development (Development Assessment Panel) Regulations 2011 for the purpose of orderly and proper planning.

   It is advised that the period may be extended by an amendment of the approval under regulation 17(1) or 17A of the Planning and Development (Development Assessment Panel) Regulations 2011.

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 licenses 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. 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.

6. The Applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

7. Development is to comply in all respects with the attached approved plans which have been stamped accordingly.

8. Where, in the opinion of the City of Stirling, achieving compliance with the conditions of approval require 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*.

9. 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

10. The proposed crossover configuration is subject to the approval of the City of Stirling's Verge Control and Swimming Pool Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.

11. In relation to the amended Landscaping Plan to be provided, all species selected are to be in accordance with Water Corporation's Waterwise criteria for landscaping, and prioritise low water use, shade tolerance and natives.

Lighting and Security

12. Any outside lighting should meet Australia Standards AS 4282-2019 for the control of obstructive effects of outdoor lighting and must not spill into any neighbouring residential premises. Prior to the issue of the Building Permit a report is to be prepared by a suitably qualified consultant and submitted to the City of Stirling. It should demonstrate that all lighting associated with the development shall comply with AS 4282-2019.

Noise

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

Francesca Lefante
Presiding Member, Metro Inner DAP

Development Contributions

15. In relation to the Public Art condition, please refer to the City of Stirling Developer's Guide to Public Art, the City of Stirling Public Art Masterplan and Development Policy 4 – Providing Public Art.

    Based upon the estimated cost of development identified on the development application forms, the 1.0% public art contribution will equate to $140,000.

16. The Applicant is advised that any future strata title or community title subdivision of the property must be consistent with this approval and the lot sizes demonstrated in the application.

Waste Management

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

Parking and Access

18. In relation to the condition requiring the line marking of car parking bays, a small car parking bay is to have minimum dimensions of 4.8m x 2.4, with all other residential car parking bays are to be at least 5.4m x 2.4m.

Road Widening

19. The upgrading/widening of West Coast Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without notice, and Main Roads assumes no liability for the information provided.

20. This property is affected by land within Planning Control Area 177 as shown on the attached extract of the Plan 1.8083 and will be required for road purposes in the future.

21. Where a Planning Control Area (PCA) is in place, approval for development is required from the Western Australian Planning Commission (WAPC), as well as under any relevant planning scheme, unless the PCA imposes requirements to the contrary.

22. Prior to undertaking works within the West Coast Highway Road Reserve, a Working on Roads Permit must be obtained from Main Roads.

23. The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.

Miscellaneous

24. The condition in relation to the Section 70A is not imposing an obligation on the Local Government. If the Local Government chooses to lodge a Notification under Section 70A, the proponent's obligation is to give their consent to the Local Government's application and nothing more.

AMENDING MOTION 1

Moved by: Cr Suzanne Migdale **Seconded by:** Francesca Lefante

That Condition No.7 be amended to read as follows:

Prior to the occupation of the development, all landscaped areas are to be planted, reticulated and mulched in accordance with the landscaping plan ~~and maintained thereafter for the duration of the development, to the satisfaction of the City of Stirling.~~ ***, subject to the following modifications;***

1. ***The planter bed on the eastern portion of the Level 3 balcony shall be extended for the full length of the balcony***

All landscaping shall thereafter be maintained for the duration of the development to the satisfaction of the City of Stirling

The Amending Motion was put and CARRIED (4/1).

For: Cr Suzanne Migdale
Cr Rob Paparde
Francesca Lefante
Karen Hyde

Against: John Syme

REASON: To provide improved privacy and reduced overlooking of the adjacent property on the eastern boundary through minor amendments to the landscaping plan, without altering the overall architectural details or façade design.

Francesca Lefante
Presiding Member, Metro Inner DAP

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AMENDING MOTION 2

Moved by: Cr Suzanne Migdale **Seconded by:** Karen Hyde

That Condition No.7 be amended to read as follows:

Prior to occupation of the development, all landscaped areas shall be planted, reticulated and mulched generally in accordance with the approved Landscaping Plan, subject to the following modifications:

1. *The planter bed on the eastern portion of the Level 3 balcony shall be extended for the full length of the balcony;* ***and***
2. ***All steppers within landscaped areas shall be removed and replaced with landscaping.***

All landscaping shall thereafter be maintained for the duration of the development to the satisfaction of the City of Stirling.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To reduce the potential for direct overlooking from the balcony of the adjacent property on the eastern boundary through minor amendments to the landscaping plan.

AMENDING MOTION 3

Moved by: Karen Hyde **Seconded by:** Cr Suzanne Migdale

That Condition No.2 be amended to read as follows:

This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being ~~16~~ ***17*** *November 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure the decision correctly refers to the meeting date.

Francesca Lefante
Presiding Member, Metro Inner DAP

This document was produced on Whadjuk Noongar Boodjar

AMENDING MOTION 4

Moved by: Karen Hyde **Seconded by:** John Syme

That Condition No. 11 be amended to read as follows:

> *Within three (3) months of the ~~commencement~~* ***occupation*** *of the development, an Environmental Acoustic Assessment 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.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide an appropriate timeframe for meeting the requirements of the condition relating to acoustic monitoring.

AMENDING MOTION 5

Moved by: Karen Hyde **Seconded by:** John Syme

That Condition No.30 be amended to read as follows:

> *Prior to ~~occupation of the development,~~ the land* ***being*** *required for the widening of West Coast Highway, as shown on the Planning Control Area No. 177 Plan 1.8083, must be set aside as a separate lot and is to be ceded free of cost to Main Roads.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Given that there is no program or confirmed design for the road, the amendment provides flexibility should the land be required to facilitate road widening in the future.

AMENDING MOTION 6

Moved by: Karen Hyde **Seconded by:** Cr Suzanne Migdale

That a new Condition No.36 be added to read as follows:

> ***Prior to the commencement of any demolition, excavation or construction works, a dilapidation report prepared by a suitably qualified professional shall be completed for the adjoining properties and any adjoining public infrastructure that may reasonably be affected by the works.***
>
> ***The report shall document the existing condition of buildings, structures, retaining walls, fences, paving and other relevant improvements, including photographic evidence. A copy of the report shall be provided to the City of Stirling and the respective adjoining property owner(s) prior to the commencement of works.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure that an adequate condition survey of existing adjacent development is undertaken prior to the commencement of works.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner DAP resolved to **Approve** DAP Application reference DAP/26/03094 for the proposed development at Lot 51, House Number 190 West Coast Highway, Scarborough 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, subject to following conditions:

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

Plan / Document Name	Reference	DATE
Site Survey	SK01-00	25 September 2026
Site Location	SK01-01	25 September 2026
Floor Plan - Basement	SK01-02	25 September 2026
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Floor Plan - Level 3	SK01-06	25 September 2026
Floor Plan - Level 4-6	SK01-07	25 September 2026

Plan / Document Name	Reference	DATE
Floor Plan - Roof	SK01-08	25 September 2026
Sections A & B	SK01-09	25 September 2026
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Elevation – North	SK01-11	25 September 2026
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Level Basement – Landscaping Plan	C1.107	25 September 2026
Level Ground Floor – Landscaping Plan	C1.108	25 September 2026
Level 1 – Landscaping Plan	C1.1012	25 September 2026
Level 2 – Landscaping Plan	C1.1013	25 September 2026
Level 3 – Landscaping Plan	C1.1014	25 September 2026

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being 17 November 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

3. Notwithstanding the requirements of Condition 1, amended plans shall be provided as part of the Building Permit submission to the satisfaction of the City of Stirling addressing the following:

   a. The proposed crossover driveway and crossover is to be reduced to a maximum width of 6.1m.

Building Design

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

5. 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.

Francesca Lefante
Presiding Member, Metro Inner DAP

Construction Management

6. Prior to the submission of an application for a building permit, 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

7. Prior to the occupation of the development, all landscaped areas shall be planted, reticulated and mulched generally in accordance with the approved Landscaping Plan, subject to the following modifications:

    1. The planter bed on the eastern portion of the Level 3 balcony shall be extended for the full length of the balcony; and
    2. All steppers within landscaped areas shall be removed and replaced with landscaping.

    All landscaping shall thereafter be maintained for the duration of the development to the satisfaction of the City of Stirling.

Lighting and Security

8. Lighting being provided to all public spaces including under awnings, parking areas, service areas, footpaths and entry and exit points, to the satisfaction of the City of Stirling.

Noise

9. All recommendations provided in the Noise Management Plan prepared by Herring Storer Acoustics received 25 September 2026, are to be implemented, to the satisfaction of the City of Stirling. Prior to the submission of an application for a building permit, the landowner is to provide written confirmation that all recommendations in the Noise Management Plan have been incorporated into the building design, with the certified Building Permit application, to the satisfaction of the City of Stirling.

10. Prior to occupation of the development, 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 the apartment(s) on the subject lot(s) prior to operation of the development. This Notification is to be included on the diagram or plan of survey (Deposited Plan). The Notification is to state as follows:

    '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. Within three (3) months of the occupation of the development, an Environmental Acoustic Assessment 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 the occupation of the development, the minimum number and allocation of car parking and bicycle bays on-site is to be provided as follows:
    a. 36 residential car parking bays;
    b. 4 residential visitor car parking bays; and

13. All parking bays, manoeuvring and circulation areas are to comply with Australian Standards AS/NZS2890.1:2021 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. Nothwithstanding, the tandem car parking bays allocated to the following dwellings shall be line-marked and permanently demarcated as one (1) standard car parking bay and one (1) small car parking bay each, in accordance with the approved plans and to the satisfaction of the City of Stirling:
    a. Ground floor level – Unit 102
    b. Ground floor level – Unit 103
    c. Ground floor level – Unit 104
    d. Ground floor level – Unit 302
    e. Basement level – Unit 202
    f. Basement level – Unit 203
    g. Basement level – Unit 204

14. Prior to the occupation of the development, all driveways, parking and manoeuvring areas shall be hard surface, drained and maintained to the satisfaction of the City of Stirling.

15. Visitor car parking bays shall be permanently marked, signposted, maintained and accessible at all times for use by visitors to the property, to the satisfaction of the City.

16. 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, to the satisfaction of the City.

17. 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.

18. Prior to occupation of the development, the crossover shall be designed, constructed, and installed to the satisfaction of the City of Stirling.

19. The design and construction of the bicycle bays shall be in accordance with Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking to the satisfaction of the City of Stirling.

20. Where a storeroom is solely accessible through an adjacent car parking bay, the storeroom and the car parking bay are to be assigned to the same dwelling to the satisfaction of the City of the Stirling.

Development Contributions

21. Prior to the submission of an application for a building permit, a public art proposal for the subject development to the value of 1.0% of the construction value in accordance with Scarborough Development Policy 4 – Public Art must be submitted to, and approved by, the City of Stirling, on advice from the City of Stirling Public Art Panel.

22. Prior to the submission of an application for an occupancy permit application, the approved public art proposal shall be completed and installed by the developer and maintained thereafter by the owners of the development, in accordance Scarborough Development Policy 4 – Public Art, to the satisfaction of the City of Stirling.

23. Prior to the submission of an application for an occupancy permit application, the landowner shall pay the City of Stirling a development contribution in accordance with the City's Local Planning Scheme No. 3 Schedule 11B Scarborough Development Contribution Plan, to the satisfaction of the City of Stirling.

Utilities, Facilities and External Fixtures

24. Prior to the occupation of the development, each Multiple Dwelling shall be provided with a mechanical dryer, where a concealed drying area is not provided exclusively for the dwelling.

Visual Privacy

25. Prior to the occupation of the development, all privacy screening shall be visually impermeable and is to comply in all respects with the requirements of Residential Design Codes Volume 2 (Element 3.5 Visual Privacy), to the satisfaction of the City of Stirling.

Waste Management

26. The development is to comply with the Waste Management Plan prepared by Talis consultants received 25 September 2026.

27. The waste presentation area shall be permanently marked, signposted, maintained and accessible on the waste collection days.

28. 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.

29. Prior to the submission of a Building Permit application, a Stormwater Management Plan shall be submitted to and approved by the City of Stirling.

Road Widening

30. Prior to the land being required for the widening of West Coast Highway, as shown on the Planning Control Area No. 177 Plan 1.8083, must be set aside as a separate lot and is to be ceded free of cost to Main Roads.

31. No part of the development, other than approved landscaping is to be located within the land requirement for Planning Control Area No. 177 as detailed in the attached Plan 1.8083. Landscaping within Planning Control Area No. 177 must be limited and maintained to be no higher than 0.5 metres above natural ground level.

32. No structure above or below ground shall encroach into the West Coast Highway Road reservation or the land requirement as detailed in the attached Planning Control Area No. 177 Plan 1.8083.

33. Stormwater discharge shall not exceed pre-development discharge to West Coast Highway Road Reserve.

General

34. The roof levels are not to be used for habitation, or outdoor leisure uses or any other use that is not related to building services and utilities.

35. Pedestrian pathways providing wheelchair accessibility onsite to all entries to buildings to public footpath and car parking areas are to comply with Australian Standards AS1428.1-2021 (Design for access and mobility – General requirements for access – New building work), to the satisfaction of the City of Stirling.

36. Prior to the commencement of any demolition, excavation or construction works, a dilapidation report prepared by a suitably qualified professional shall be completed for the adjoining properties and any adjoining public infrastructure that may reasonably be affected by the works.

    The report shall document the existing condition of buildings, structures, retaining walls, fences, paving and other relevant improvements, including photographic evidence. A copy of the report shall be provided to the City of Stirling and the respective adjoining property owner(s) prior to the commencement of works.

Advice Notes

General

1. In relation to Condition No.2, if the subject development is not substantially commenced by the specified date, the approval shall lapse and be of no further effect.

   This condition is imposed in accordance with Regulation 16A(2)(a) of the Planning and Development (Development Assessment Panel) Regulations 2011 for the purpose of orderly and proper planning.

   It is advised that the period may be extended by an amendment of the approval under regulation 17(1) or 17A of the Planning and Development (Development Assessment Panel) Regulations 2011.

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 licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.

Francesca Lefante
Presiding Member, Metro Inner DAP

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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. 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.

6. The Applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

7. Development is to comply in all respects with the attached approved plans which have been stamped accordingly.

8. Where, in the opinion of the City of Stirling, achieving compliance with the conditions of approval require 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*.

9. 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

10. The proposed crossover configuration is subject to the approval of the City of Stirling's Verge Control and Swimming Pool Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.

11. In relation to the amended Landscaping Plan to be provided, all species selected are to be in accordance with Water Corporation's Waterwise criteria for landscaping, and prioritise low water use, shade tolerance and natives.

Lighting and Security

12. Any outside lighting should meet Australia Standards AS 4282-2019 for the control of obstructive effects of outdoor lighting and must not spill into any neighbouring residential premises. Prior to the issue of the Building Permit a report is to be prepared by a suitably qualified consultant and submitted to the City of Stirling. It should demonstrate that all lighting associated with the development shall comply with AS 4282-2019.

Noise

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

Development Contributions

20. In relation to the Public Art condition, please refer to the City of Stirling Developer's Guide to Public Art, the City of Stirling Public Art Masterplan and Development Policy 4 – Providing Public Art.

    Based upon the estimated cost of development identified on the development application forms, the 1.0% public art contribution will equate to $140,000.

21. The Applicant is advised that any future strata title or community title subdivision of the property must be consistent with this approval and the lot sizes demonstrated in the application.

Waste Management

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

Parking and Access

23. In relation to the condition requiring the line marking of car parking bays, a small car parking bay is to have minimum dimensions of 4.8m x 2.4, with all other residential car parking bays are to be at least 5.4m x 2.4m.

Road Widening

25. The upgrading/widening of West Coast Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without notice, and Main Roads assumes no liability for the information provided.

26. This property is affected by land within Planning Control Area 177 as shown on the attached extract of the Plan 1.8083 and will be required for road purposes in the future.

27. Where a Planning Control Area (PCA) is in place, approval for development is required from the Western Australian Planning Commission (WAPC), as well as under any relevant planning scheme, unless the PCA imposes requirements to the contrary.

28. Prior to undertaking works within the West Coast Highway Road Reserve, a Working on Roads Permit must be obtained from Main Roads.

29. The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.

Miscellaneous

30. The condition in relation to the Section 70A is not imposing an obligation on the Local Government. If the Local Government chooses to lodge a Notification under Section 70A, the proponent's obligation is to give their consent to the Local Government's application and nothing more.

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

REASON: The proposal is a preferred use under the scheme, and the proposed Multiple Dwellings are consistent with the Design Intent for the Beach Road Precinct. The proposal is also consistent with the future scheme, and the adaptable ground floor increases the potential for a sustainable outcome that contributes to the economy of the precinct. Some elements require a merit assessment. In terms of setbacks, the Panel was satisfied that the podium is consistent with the planning framework and provides an appropriate scale adjacent to the existing residential development, which comprises buildings of two to three storeys.

The Panel acknowledged that, while the development will result in a change to the existing outlook from the adjoining properties, the planning framework contemplates a significant change to the built form on the subject site, including a base building height of eight storeys and the potential for up to four additional storeys where the applicable bonus height provisions are satisfied. The proposal facilitates the retention of the established view corridor along Manning Street, maintains reasonable access to coastal views and achieves an acceptable view-sharing outcome.

Combined with the proposed landscaping, the Panel considered that the development can be regarded as compatible with the current built form and, in particular, with the intended outcome for the location. While there were nine residential car parking bays above the recommended maximum, the Panel considered the shortfall of one visitor bay acceptable, and no on-street parking impacts were envisaged. Vehicle access from Manning Street was supported, including the reduction in the accessway dimensions.

The Panel noted that there was an almost equal split between submissions supporting and objecting to the proposal during advertising.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Cr Suzanne Migdale and Cr Rob Paparde (Local Government DAP Members, City of Stirling) left the panel at 11:11am.

PART C – TOWN OF CAMBRIDGE

Cr Kate Barlow and Mayor Gary Mack (Local Government DAP Members, Town of Cambridge) joined the panel at 11:17am.

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 31 and 29 Nos. 185 Salvado Road and 7 Allison Drive, Jolimont - 27 Three-Storey Townhouses (Grouped Dwellings) – DAP/26/03150

Deputations

Elyse Saraceni (TBB Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Ara Salomone (Stage of Kin) addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

Hootan Golestani (Found Development) addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

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

SUBSTANTIVE MOTION

Moved by: Mayor Gary Mack **Seconded by:** Cr Kate Barlow

That the Metro Inner DAP resolves to **APPROVE** DAP Application reference **DAP/26/03150** for 27 three-storey townhouses (grouped dwellings) at 7 Allison Drive and 185 Salvado Road, Jolimont in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Town of Cambridge *Local Planning Scheme No. 1*, subject to the following conditions:

General Conditions

1. The development shall be undertaken in accordance with the approved plans and documents listed in the schedule below, except where amended by another condition of this approval or by a further development approval.

   A technical document listed in the schedule forms part of this approval only to the extent that it specifies:

   a. the physical design, layout or construction of the approved development;
   b. an operating assumption expressly relied upon in the assessment or conditions of this approval; or
   c. a management or mitigation measure required to be implemented in connection with the approved development.

   Narrative analysis, background information, alternative options, recommendations for further investigation and references to obligations or approvals arising under a separate statutory process do not independently impose an obligation under this approval unless expressly required by another condition.

   In the event of any inconsistency:

   d. the conditions of this approval prevail;
   e. the approved development plans prevail over an approved technical document; and
   f. an approved technical document applies only to the extent that it is consistent with the conditions and approved development plans.

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Presiding Member, Metro Inner DAP

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Plan/ Document Name	Reference	Date
Development Plans	Development Plans 'Issue Number Q' prepared by State of Kin dated 14.09.2026	Date stamped 17.09.2026
Landscaping Plan	Jolimont Dwellings - Landscape Concept Plans 'Rev C' prepared by KDLA dated 10.09.2026	Date stamped 17.09.2026
Traffic Impact Statement	Traffic Impact Statement version 'U25.081.r01c' prepared by Urbii dated 18.07.2026	Date stamped 03.07.2026
Supplementary Technical Transport Note	Supplementary Technical Transport Note version 'U25.081.r02' prepared by Urbii dated 11.09.2026	Date stamped 17.09.2026
Sustainability Design Report	Sustainable Design Assessment Report Prepared by 'Living Building Solutions' dated 07.04.2026	Date stamped 03.07.2026
Waste Management Plan	Waste Management Plan prepared by 'talis consultants', dated 19.08.2026	Date stamped 03.07.2026

2. This development approval is valid for four years beginning on the date on which the approval is granted. The approval lapses if the development has not substantially commenced within that period.

3. All structures and associated footings must be contained within the lot boundaries of the subject site.

Built Form

4. Prior to lodging a Building Permit authorising construction of the external façades, walls or soffits, a final schedule of external materials, colours and finishes shall be submitted to and approved by the Town.

   The schedule shall identify the principal external materials, colours and finishes and their locations, consistent with the approved elevations.

   The approved development shall thereafter be constructed in accordance with the approved schedule.

5. Before the issue of a Building Permit authorising installation of external plant, equipment or service infrastructure, drawings showing the location and screening of all external fixtures, mechanical plant, air-conditioning units, satellite dishes, antennae, meter boxes, service cupboards and similar infrastructure shall be submitted to and approved by the Town.

   The fixtures and infrastructure shall:

   a. be screened by building elements or enclosures integrated with the approved architectural design; and
   b. not be readily visible from normal pedestrian viewing positions within Salvado Road, Hortus Way, The Boardwalk or Allison Drive.

Landscaping

6. Any tree, shrub or other planting installed in accordance with the approved detailed landscaping plan that dies, is removed or becomes seriously diseased shall be replaced at the landowner's expense with the same species, or an alternative species approved by the Town that has the same mature-size classification.

   The replacement shall have a pot size at planting no less than that specified in the approved detailed landscape plan. Replacement planting shall be undertaken within the next suitable planting season and thereafter maintained.

Operational

7. Prior to the Town issuing a Building Permit, details of waste collection operations, including collection vehicle movements, bin presentation locations and any associated modifications to on-street embayed parking bays, shall be submitted to and approved by the Town.

   The approved arrangements shall thereafter be implemented and maintained for the life of the development.

8. Before the issue of a Building Permit authorising excavation, shoring, piling or construction, a Construction Management Plan shall be submitted to and approved by the Town. The Plan shall address:

   a. proposed demolition and construction hours;
   b. management and monitoring of noise, dust and vibration;
   c. vibration-monitoring locations, trigger levels, response actions and reporting;
   d. post-construction comparison surveys for the properties, structures and public infrastructure where required to identify material change arising from the works;
   e. site access, truck routes, crane and hoist operation and temporary road or footpath closures;

f. construction-worker parking, including measures to avoid obstruction of Salvado Road, Hortus Way and Allison Drive and access to adjoining properties;
g. materials storage and on-site loading;
h. protection of the Salvado Road and Allison Drive verge, footpath and street trees;
i. maintenance of lawful access to adjoining properties throughout the works;
j. stormwater, sediment and site-cleanliness controls; and
k. a community-liaison and complaints-management protocol, including a nominated site contact.

The approved Construction Management Plan shall be implemented in full throughout the construction period.

9. All screening to major openings (as shown on the approved plans) must restrict views within the applicable cone of vision in accordance with the Provision 3.10, C3.10.1 of *State Planning Policy 7.3 - Residential Design Codes Volume 1*.

Prior to occupation of the development, all privacy screening shown on the approved plans shall be installed and thereafter maintained for the life of the development.

10. All glazing to openable windows to habitable rooms must be in accordance with the Provision 2.2, C2.2.1 of *State Planning Policy 7.3 - Residential Design Codes Volume 1*.

Prior to occupation of the development, all glazing required by the approved plans shall be installed and thereafter maintained for the life of the development.

11. The proposed crossovers to Allison Drive and Salvado Road shall be in accordance with the approved Vehicle Crossover Applications (ID: 0026CV-2026 and 0027CV-2026) approved on 15 September 2026.

Advice Notes

1. Any changes to the approved plans or documents may require further development approval from the Metro Inner DAP. The landowner should contact the Town of Cambridge before undertaking any changes to the approved development, notwithstanding if the landowner considers any changes to be minor in nature.

2. Where an approval has so lapsed, no development shall be carried out without further approval of the Town having first been sought and obtained.

3. The landowner shall be responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

4. The landowner is advised that dividing fencing between properties is a civil matter between abutting landowners in accordance with the *Dividing Fences Act 1961*.

5. This is a development approval only. It does not constitute a Building Permit, or any other approval required under a separate statutory process. The landowner is responsible for obtaining all separate approvals required before the relevant work, or occupation.

6. Any works within the road reserve, including modifications to the verge to accommodate parking bays, waste collection areas, or associated infrastructure, shall be subject to separate Council approval.

7. Any asbestos shall be handled, removed and disposed of in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2004.*

8. If the applicant or landowner is aggrieved by this determination, there is a right of review under Part 14 of the *Planning and Development Act 2005*. An application for review must be lodged with the State Administrative Tribunal within 28 days of the date of determination.

9. The landowner is advised that the installation of any garage door and external air conditioning units shall be in a location and manner that ensures noise emissions comply with the *Environmental Protection (Noise) Regulations 1997*.

10. The implementation of the development shall not cause a dust nuisance to surrounding properties (as determined by the Town) in accordance with the *Town of Cambridge Private Property Local Law 2016* (as amended).

    Where appropriate, measures such as installation of sprinklers, use of water tanks, mulching or other land management systems shall be implemented by the landowner/developer at the direction of the Town if the Town determines that a dust nuisance exists.

11. The landowner is advised that construction and delivery activities are to be managed to avoid unreasonable impacts on nearby properties and, where applicable, are to be undertaken within hours generally consistent with local government requirements (typically 7:00am to 7:00pm Monday to Saturday and not on Sundays and Public Holidays), unless otherwise approved by the Town.

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Presiding Member, Metro Inner DAP

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12. Where any works are proposed within prescribed proximity to Water Corporation assets, the landowner is advised that separate application(s) to, and approval from, the Water Corporation may be required (including an Asset Protection Risk Assessment (APRA) and any other relevant approvals).

    The landowner is responsible for liaising directly with the Water Corporation, obtaining and complying with all Water Corporation approvals and requirements (including any construction and structural design/engineering requirements, such as piling where required), and paying any associated fees, charges and/or infrastructure contributions that may apply, prior to commencement of those works. The Water Corporation's requirements and timeframes should be factored into project programming.

AMENDING MOTION 1

Moved by: Karen Hyde **Seconded by:** Mayor Gary Mack

The following amendments were made en bloc:

i) That a new Condition No.12 be added to read as follows:

Prior to lodging a building permit application, car parking bays and manoeuvring areas for Lot 15 (as shown on the approved plans) must be in accordance with Australian Standard 2890.1 - Off-street car parking and thereafter maintained by the landowner for the life of the development to the Town's satisfaction.

ii) That a new Advice Note No.13 be added to read as follows:

***In relation to condition 12 and the requirement for revised plans for Lot 15, the applicant is encouraged to consider a reduction in the garage size to allow greater flexibility and safety for access and egress turning movements*.**

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The Panel was concerned about the practicality and safety of the multiple manoeuvres required for a vehicle to enter and exit the garage on Lot 15. The plans and information provided by the applicant indicated that adjustments to the garage dimensions could alleviate this situation. The Australian Standard limits the acceptable number of manoeuvres, which formed the basis of the condition requiring a revised layout.

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AMENDING MOTION 2

Moved by: Francesca Lefante **Seconded by:** Karen Hyde

That Condition No.2 be amended to read as follows:

> *This development approval is valid for four years beginning on the date on which the approval is granted**, being 17 November 2026**. The approval lapses if the development has not substantially commenced within that period.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure the decision correctly refers to the meeting date.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner DAP resolves to **APPROVE** DAP Application reference **DAP/26/03150** for 27 three-storey townhouses (grouped dwellings) at 7 Allison Drive and 185 Salvado Road, Jolimont in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Town of Cambridge *Local Planning Scheme No. 1*, subject to the following conditions:

General Conditions

1. The development shall be undertaken in accordance with the approved plans and documents listed in the schedule below, except where amended by another condition of this approval or by a further development approval.

   A technical document listed in the schedule forms part of this approval only to the extent that it specifies:

   a. the physical design, layout or construction of the approved development;
   b. an operating assumption expressly relied upon in the assessment or conditions of this approval; or
   c. a management or mitigation measure required to be implemented in connection with the approved development.

   Narrative analysis, background information, alternative options, recommendations for further investigation and references to obligations or approvals arising under a separate statutory process do not independently impose an obligation under this approval unless expressly required by another condition.

   In the event of any inconsistency:

   d. the conditions of this approval prevail;
   e. the approved development plans prevail over an approved technical document; and

Francesca Lefante
Presiding Member, Metro Inner DAP

f. an approved technical document applies only to the extent that it is consistent with the conditions and approved development plans.

Plan/ Document Name	Reference	Date
Development Plans	Development Plans 'Issue Number Q' prepared by State of Kin dated 14.09.2026	Date stamped 17.09.2026
Landscaping Plan	Jolimont Dwellings - Landscape Concept Plans 'Rev C' prepared by KDLA dated 10.09.2026	Date stamped 17.09.2026
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Waste Management Plan	Waste Management Plan prepared by 'talis consultants', dated 19.08.2026	Date stamped 03.07.2026

2. This development approval is valid for four years beginning on the date on which the approval is granted, being 17 November 2026. The approval lapses if the development has not substantially commenced within that period.

3. All structures and associated footings must be contained within the lot boundaries of the subject site.

Built Form

4. Prior to lodging a Building Permit authorising construction of the external façades, walls or soffits, a final schedule of external materials, colours and finishes shall be submitted to and approved by the Town.

   The schedule shall identify the principal external materials, colours and finishes and their locations, consistent with the approved elevations.

   The approved development shall thereafter be constructed in accordance with the approved schedule.

5. Before the issue of a Building Permit authorising installation of external plant, equipment or service infrastructure, drawings showing the location and screening of all external fixtures, mechanical plant, air-conditioning units, satellite dishes, antennae, meter boxes, service cupboards and similar infrastructure shall be submitted to and approved by the Town.

   The fixtures and infrastructure shall:

   a. be screened by building elements or enclosures integrated with the approved architectural design; and
   b. not be readily visible from normal pedestrian viewing positions within Salvado Road, Hortus Way, The Boardwalk or Allison Drive.

Landscaping

6. Any tree, shrub or other planting installed in accordance with the approved detailed landscaping plan that dies, is removed or becomes seriously diseased shall be replaced at the landowner's expense with the same species, or an alternative species approved by the Town that has the same mature-size classification.

   The replacement shall have a pot size at planting no less than that specified in the approved detailed landscape plan. Replacement planting shall be undertaken within the next suitable planting season and thereafter maintained.

Operational

7. Prior to the Town issuing a Building Permit, details of waste collection operations, including collection vehicle movements, bin presentation locations and any associated modifications to on-street embayed parking bays, shall be submitted to and approved by the Town.

   The approved arrangements shall thereafter be implemented and maintained for the life of the development.

8. Before the issue of a Building Permit authorising excavation, shoring, piling or construction, a Construction Management Plan shall be submitted to and approved by the Town. The Plan shall address:

   a. proposed demolition and construction hours;
   b. management and monitoring of noise, dust and vibration;
   c. vibration-monitoring locations, trigger levels, response actions and reporting;
   d. post-construction comparison surveys for the properties, structures and public infrastructure where required to identify material change arising from the works;
   e. site access, truck routes, crane and hoist operation and temporary road or footpath closures;

f. construction-worker parking, including measures to avoid obstruction of Salvado Road, Hortus Way and Allison Drive and access to adjoining properties;
g. materials storage and on-site loading;
h. protection of the Salvado Road and Allison Drive verge, footpath and street trees;
i. maintenance of lawful access to adjoining properties throughout the works;
j. stormwater, sediment and site-cleanliness controls; and
k. a community-liaison and complaints-management protocol, including a nominated site contact.

The approved Construction Management Plan shall be implemented in full throughout the construction period.

9. All screening to major openings (as shown on the approved plans) must restrict views within the applicable cone of vision in accordance with the Provision 3.10, C3.10.1 of *State Planning Policy 7.3 - Residential Design Codes Volume 1*.

Prior to occupation of the development, all privacy screening shown on the approved plans shall be installed and thereafter maintained for the life of the development.

10. All glazing to openable windows to habitable rooms must be in accordance with the Provision 2.2, C2.2.1 of *State Planning Policy 7.3 - Residential Design Codes Volume 1*.
Prior to occupation of the development, all glazing required by the approved plans shall be installed and thereafter maintained for the life of the development.

11. The proposed crossovers to Allison Drive and Salvado Road shall be in accordance with the approved Vehicle Crossover Applications (ID: 0026CV-2026 and 0027CV-2026) approved on 15 September 2026.

12. Prior to lodging a building permit application, car parking bays and manoeuvring areas for Lot 15 (as shown on the approved plans) must be in accordance with Australian Standard 2890.1 - Off-street car parking and thereafter maintained by the landowner for the life of the development to the Town's satisfaction.

Advice Notes

1. Any changes to the approved plans or documents may require further development approval from the Metro Inner DAP. The landowner should contact the Town of Cambridge before undertaking any changes to the approved development, notwithstanding if the landowner considers any changes to be minor in nature.

2. Where an approval has so lapsed, no development shall be carried out without further approval of the Town having first been sought and obtained.

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3. The landowner shall be responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

4. The landowner is advised that dividing fencing between properties is a civil matter between abutting landowners in accordance with the *Dividing Fences Act 1961*.

5. This is a development approval only. It does not constitute a Building Permit, or any other approval required under a separate statutory process. The landowner is responsible for obtaining all separate approvals required before the relevant work, or occupation.

6. Any works within the road reserve, including modifications to the verge to accommodate parking bays, waste collection areas, or associated infrastructure, shall be subject to separate Council approval.

7. Any asbestos shall be handled, removed and disposed of in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2004.*

8. If the applicant or landowner is aggrieved by this determination, there is a right of review under Part 14 of the *Planning and Development Act 2005*. An application for review must be lodged with the State Administrative Tribunal within 28 days of the date of determination.

9. The landowner is advised that the installation of any garage door and external air conditioning units shall be in a location and manner that ensures noise emissions comply with the *Environmental Protection (Noise) Regulations 1997*.

10. The implementation of the development shall not cause a dust nuisance to surrounding properties (as determined by the Town) in accordance with the *Town of Cambridge Private Property Local Law 2016* (as amended).

    Where appropriate, measures such as installation of sprinklers, use of water tanks, mulching or other land management systems shall be implemented by the landowner/developer at the direction of the Town if the Town determines that a dust nuisance exists.

11. The landowner is advised that construction and delivery activities are to be managed to avoid unreasonable impacts on nearby properties and, where applicable, are to be undertaken within hours generally consistent with local government requirements (typically 7:00am to 7:00pm Monday to Saturday and not on Sundays and Public Holidays), unless otherwise approved by the Town.

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12. Where any works are proposed within prescribed proximity to Water Corporation assets, the landowner is advised that separate application(s) to, and approval from, the Water Corporation may be required (including an Asset Protection Risk Assessment (APRA) and any other relevant approvals).

    The landowner is responsible for liaising directly with the Water Corporation, obtaining and complying with all Water Corporation approvals and requirements (including any construction and structural design/engineering requirements, such as piling where required), and paying any associated fees, charges and/or infrastructure contributions that may apply, prior to commencement of those works. The Water Corporation's requirements and timeframes should be factored into project programming.

13. In relation to condition 12 and the requirement for revised plans for Lot 15, the applicant is encouraged to consider a reduction in the garage size to allow greater flexibility and safety for access and egress turning movements.

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

REASON: The Panel acknowledged that the Town may have had a different vision for the land during the development of the Local Planning Strategy. However, the proposal generally satisfies the objectives of LPS1. Under Draft LPS2, the site is zoned 'Residential R80', where the proposed land use is identified as a "P" use under the zoning table, and the proposed lots comply with the minimum and average lot size requirements applicable to R80-coded land. The Panel also recognised that the current subdivision approved by WAPC has established the general footprint and conditions within which residential development takes place.

The proposal demonstrated a number of merits, including passive surveillance opportunities across all street frontages, well-articulated building façades with a variety of materials and finishes, generally acceptable vehicle access to the rear of the dwellings, and compliance with development standards. Collectively, these design responses contribute positively to the streetscape and overall residential character of the area, and the proposal generally satisfies the objectives of SCA2.

Furthermore, the primary street setbacks are sufficiently generous to accommodate landscaping opportunities and provide space for community interaction, while also maintaining appropriate levels of privacy for future residents. However, the Panel noted that some improvements could be made through design development to enhance the open space at the rear of Lots 17 and 19. Site planning requirements, including utilities, safety clearances and sightlines, have been satisfactorily addressed within the development. The overall building mass and scale have been moderated through the use of architectural features and varied materials, including arches, glazing and changes in materiality, which provide visual interest and reduce the perceived bulk of the built form.

The siting and presentation of garages and vehicle access arrangements are also considered generally acceptable, maintaining clear sightlines and supporting a functional streetscape outcome without adversely affecting pedestrian movement or the visual appearance of the development, with the exception of Lot 15, which requires further design development to improve safety.

The Panel noted that 17 submissions were received: three in support, twelve objecting in whole or in part, and two providing comments or requesting conditions without stating a clear overall position. However, the matters raised, where relevant, have been adequately addressed through the conditions of approval. On balance, the Panel supported approval of the development, subject to the conditions recommended in the RAR.

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/25/02994 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	18/06/2026
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 12:08pm.

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