



Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 28 January 2026; 9:30am
Meeting Number: MIDAP/115
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
[MIDAP/115 - 28 January 2026 - City of Stirling](#)

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 Lot 921 (No.680) Wanneroo Road, Balga - 22 Multiple Dwellings and one consultancy room – DAP/25/02982
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – 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)
--

Peter Lee

Cr Suzanne Migdale (Part B – City of Stirling)
--

Cr Michael Dudek (Part B – City of Stirling)
--

DAP Secretariat

Kristen Gray

Ashlee Kelly

Francesca Lefante
Presiding Member, Metro Inner DAP



Part B – City of Stirling
Submitters
Ainslie Corridon
Applicant
Justin Hansen (URPS) Adrian Abel (Doublecrest Holdings) Kerry Kyriakacic (Kyria Design) Heidi Herget (Move Consultant)
Officers/Technical Advisors in Attendance
Stefan Tizzone James Fletcher Ryan Munyard

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 9:38am on 28 January 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 2025 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 Rob Papparde (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 27 January 2026 was published in Part B of the Related Information.

The Presiding Member noted an addendum to the responsible authority report was published in Part B of the Related Information in relation to Item 3.1, received on 20 January 2026.

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 Lot 921 (No.680) Wanneroo Road, Balga - 22 Multiple Dwellings and one consultancy room – DAP/25/02982

Deputations

Ainslie Corridon addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Justin Hansen (URPS) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Adrian Abel 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: Clayton Higham

That the Metro Inner Development Assessment Panel resolves to:

Approve DAP Application reference DAP/25/02982 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 Multiple Dwelling Development and One Consulting Room on Lot 921 (No. 680), Wanneroo Road, Balga 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.
2. The development shall 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.
Model View – South West	05/12/25	03/12/2025	DA1-01
Site Plan	05/12/25	03/12/2025	DA1-02
Ground Floor Plan	05/12/25	03/12/2025	DA1-03
First Floor L2 Plan	05/12/25	03/12/2025	DA1-04
Roof Level Plan	05/12/25	03/12/2025	DA1-05
Elevations	05/12/25	03/12/2025	DA1-06
Elevations	09/12/25	09/12/2025	DA1-12
Sections	05/12/25	03/12/2025	DA1-07
Solar & Ventilation Study	05/12/25	03/12/2025	DA1-08
Typical Apartments	05/12/25	03/12/2025	DA1-09

Francesca Lefante
Presiding Member, Metro Inner DAP



PLAN TITLE	DATE	REVISION	DRAWING No.
Site Survey	05/12/25	03/12/2025	DA1-10
Existing Ground Floor	05/12/25	03/12/2025	DA1-11
Landscape Plan	26/09/25	00	L – 01
Planting Specifications	26/09/25	00	L – 02

Building Design

3. Notwithstanding the requirements of Condition 1, amended plans shall be provided as part of the Building Permit application to the satisfaction of the City of Stirling that;
 - a. Demonstrates screening to the northern elevation of the Balcony of Apartment 22. The screening shall be a minimum of 1.6m in height as measured from the finished floor level of the balcony.
 - b. Demonstrates a reconfiguration of the existing path within the adjoining Culloton Wanneroo Reserve that is designed in accordance with Australian Standard 1428.1:2009 – Design for access and mobility (AS1428.1:2009).
 - c. Demonstrates private open space (in the form of a balcony) for Apartment 11, 13 and 15. The balconies are to be designed in accordance with the Private open space requirements set out under Table 4.4 of the Residential Design Codes Volume 2 (Apartments).
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 submission of a Building Permit application, a Construction Management Plan (CMP) shall be submitted to the City of Stirling for approval, in consultation with any relevant referral agencies. 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, tree protection zones for trees located on Culloton Wanneroo Reserve, storage of materials, site safety / security and any other relevant matters to the satisfaction of the City of Stirling. The CMP shall be complied with for the duration of the construction of the development, to the satisfaction of the City of Stirling.

Francesca Lefante
Presiding Member, Metro Inner DAP



7. Prior to commencement of site works, a dilapidation report shall be submitted to the City for approval. The dilapidation report shall detail (but not limited to) Culloton Wanneroo Reserve and Wanneroo Reserve condition, to the satisfaction of the City of Stirling.

Landscaping

8. Prior to submission of a Building Permit application, an amended Landscaping Plan shall be submitted to, and approved by the City of Stirling with the following modifications
 - a. Additional and revised tree species that are more 'shade-tolerant'; and
 - b. Tiered landscaped area to the internal embankment abutting Wanneroo Road Reserve.
9. Prior to occupation of the development, all landscaped areas shall be planted, reticulated and mulched in accordance with the amended landscaping plan to be approved and maintained thereafter for the duration of the development, to the satisfaction of the City of Stirling.
10. All street trees located on the verge shall be retained and protected in accordance with *Australian Standard 4970:2025 - Protection of Trees on Development Sites*, to the satisfaction of the City of Stirling.

Lighting and Security

11. Lighting shall be 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.
12. Details of any outside lighting shall be submitted at the Building Permit application stage demonstrating compliance with Australian Standard 4282:2023 - Control of the obtrusive effects of outdoor lighting (AS4282). External lighting shall thereafter be installed so as not to adversely affect the amenity of the locality in accordance with AS4282.

Noise

13. Prior to submission of the Building Permit application, the landowner shall provide written confirmation that all recommendations in the Noise Management Plan (prepared by Herring Storer Acoustics, dated 8 August 2025), have been incorporated into the building design, to the satisfaction of the City of Stirling. All recommendations provided in the Noise Management Plan shall be implemented and thereafter maintained for the life of the development, to the satisfaction of the City of Stirling.

Francesca Lefante
Presiding Member, Metro Inner DAP



14. Prior to occupation of the development, an acoustic wall is to be built in accordance with the approved Noise Management Plan prepared by Herring Storer Acoustics, date of issue; 8 August 2025. The wall is to be solid, free of gaps and contained wholly within the subject site.
15. Prior to occupation, a notification pursuant to Section 70A of the Transfer of Land Act 1893 (as amended) is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan) prior to occupation of development. 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"

A copy of the Certificate of Title with the section 70A notification registered against it, or Landgate lodgement receipt, is to be submitted to the City of Stirling.

Parking and Vehicle Access

16. The minimum number and allocation of car, bicycle parking bays on-site shall be provided as follows:
 - a. 22 residential car parking bays;
 - b. 4 residential visitor car parking bays;
 - c. 11 residential bicycle parking spaces;
 - d. 2 commercial car parking bays; and
 - e. 2 residential visitor bicycle parking spaces.
17. All parking bays, manoeuvring and circulation areas shall comply with *Australian Standard 2890.1-2004 - Off-street car parking* and AS2890.2:2018. The accessible parking bays indicated on the approved plans shall comply with *Australian Standard 2890.6:2022 - Off-street Parking for People with Disabilities*, to the satisfaction of the City of Stirling.
18. Visitor car and bicycle parking bays shall be line marked, maintained and be permanently accessible at all times for use exclusively by visitors to the property. The design and construction of the bicycle bays shall be in accordance with Australian Standard 2890.3-2015 – Bicycle Parking
19. Prior to 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.

Francesca Lefante
Presiding Member, Metro Inner DAP



20. Prior to occupation of the development, directional signage shall be provided at the vehicle entry to the site. The signage shall direct visitors to the visitor car parking, and bicycle spaces. The signage shall thereafter be retained for the life of the development.
21. Prior to occupation of the development, the redundant vehicle crossover shall be removed and kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping, to the satisfaction of the City of Stirling.
22. The vehicle crossover shall be designed, constructed, and installed prior to occupation of the development to the satisfaction of the City of Stirling.
23. Unless otherwise approved, no walls, fences, letterboxes or other structures above 0.75m in height to be constructed within the 1.5m width x 1.5m depth 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, orunless further approval of the City of Stirling is obtained.

Development Contributions

24. Prior to occupation of development, a public art proposal for the subject development to the value of 1% of the construction value shall be submitted to, and approved by, the City of Stirling. The approved public art proposal shall be completed and installed by the developer prior to occupation and thereafter maintained by the landowner for the life of the development, to the satisfaction of the City of Stirling.

Sustainability

25. Prior to submission of a Building Permit application, a Sustainable Design Statement is to be submitted to the City of Stirling confirming all dwellings exceed the minimum requirements as prescribed under the National Construction Code 2022 (NCC 2022), Building Code of Australia Volume 1 (BCA Vol.1) by one star and that the development incorporates sustainable initiatives.

Universal Design

26. Prior to submission of a Building Permit application, certification by a Liveable Housing Australia assessor confirming the detailed design complies with the 'Silver Level' of the 'Liveable Housing Design Guidelines' produced by Liveable Housing Australia, shall be submitted to, and approved by, the City of Stirling. A minimum of 20% of dwellings (i.e. 4 dwellings) shall be designed to achieve a 'Silver Level' rating. All required design features shall be installed and operational prior to occupation.

Francesca Lefante
Presiding Member, Metro Inner DAP



Utilities, Facilities and External Fixtures

27. Where a concealed drying area is not provided exclusively for the dwelling each Multiple dwelling shall be provided with a mechanical dryer prior to occupation of the development.
28. All external fixtures, building services, roof equipment 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 do not create an adverse visual impact, to the satisfaction of the City of Stirling.
29. The size and layout of the residential storerooms shall be constructed as per the approved plans. to the satisfaction of the City of Stirling.

Visual Privacy

30. Prior to 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

31. Prior to lodgement of a building permit, a revised Waste Management Plan (WMP) shall be submitted to, and approved by, the City. The revised WMP shall demonstrate a bin storage area consistent with the approved development plans. The WMP shall be implemented and thereafter complied with by the landowner for the life of the development, to the satisfaction of the City of Stirling.
32. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater shall 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.

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.
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.

Francesca Lefante
Presiding Member, Metro Inner DAP



3. This is a Development Approval issued 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 requires significant modifications to the approved plans, a Form 2 application shall 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.

Building design

10. In relation to the condition for the reconfiguration of the existing path within the adjoining Culloton Wanneroo Reserve. The design shall meet high-level disability compliance by conforming to Clause 23 of the *Disability Discrimination Act 1992*.
11. Accessways shall be implemented in line with Disability (Access to Premises – Buildings) Standards 2010, ensuring defined standards for paths and entries

Francesca Lefante
Presiding Member, Metro Inner DAP



12. Technical specifications such as gradients, widths and surfaces shall comply with *Australian Standard 1428.1:2021 – Design for access and mobility* to meet the National Construction Code deemed-to-satisfy requirements.

Landscaping

13. The detailed Landscaping Plan is to include retention of the existing street tree planted in the verge.
14. 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.
15. In relation to the condition for Tree Protection Zones, the City advises the following:
 - Culloton Wanneroo Reserve shall be protected by fixed fencing to avoid project area creep during construction; and
 - Any damage to the road reserve and park directly related to the development will require remediation, to the satisfaction to the City of Stirling.

Lighting and Security

16. Any outside lighting shall comply with *Australia Standard 4282:2023 - Control of the obtrusive effects of outdoor lighting* and shall not spill into any neighbouring residential premises.

Noise

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

Development Contributions

18. In relation to the Public Art condition, please refer to the *City of Stirling Developer's Guide to Public Art, Public Art Masterplan* and *City of Stirling Local Planning Policy 6.12 - Public Art on Private Land*.

Based upon the estimated cost of development identified on the development application forms, the 1.0% public art contribution equates to \$50,000.

19. The landowner 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.

Francesca Lefante
Presiding Member, Metro Inner DAP



Waste Management

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

Sustainability

21. In regards to the condition for Sustainable Design Statement where an alternative rating system or methodology is proposed, the landowner shall demonstrate that the rating system and design of the development is equivalent to, or better than, the minimum requirements prescribed under the NCC 2022 BCA Vol. 1 by one star and the development incorporates sustainable initiatives.

Utilities, Facilities and External Fixtures

22. In regards to the condition for residential storerooms, each storeroom that is not accessible internal to a residential dwelling, shall be appropriately numbered on the door to identify its dedicated use to the specific apartment.

AMENDING MOTION 1

Moved by: Cr Suzanne Migdale

Seconded by: Clayton Higham

That Condition No. 16c. be amended to read as follows:

The minimum number and allocation of car, bicycle parking bays on-site shall be provided as follows:

- a. 22 residential car parking bays;
- b. 4 residential visitor car parking bays;
- c. 14 7 residential bicycle parking spaces;
- d. 2 commercial car parking bays; and
- e. 2 residential visitor bicycle parking spaces.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: A reduced number of on-site resident bicycle bays was supported, given the proposal residential mix including NDIS occupant, and site location relative to public transport and support services, reduced number of resident bicycle bays was supported.

Francesca Lefante
Presiding Member, Metro Inner DAP



AMENDING MOTION 2

Moved by: Cr Suzanne Migdale

Seconded by: Clayton Higham

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

Notwithstanding the requirements of Condition 1, amended plans shall be provided as part of the Building Permit application to the satisfaction of the City of Stirling that;

- a. *Demonstrates screening to the northern elevation of the Balcony of Apartment 22. The screening shall be a minimum of 1.6m in height as measured from the finished floor level of the balcony.*
- b. *Demonstrates ~~a reconfiguration of the~~ **the new path from the gatehouse to the** existing path within the adjoining Culloton Wanneroo Reserve ~~that~~ is designed in accordance with Australian Standard 1428.1:2009 – Design for access and mobility (AS1428.1:2009).*
- c. *Demonstrates private open space (in the form of a balcony) for Apartment 11, 13 and 15. The balconies are to be designed in accordance with the Private open space requirements set out under Table 4.4 of the Residential Design Codes Volume 2 (Apartments).*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The applicant is responsible for provision of the new path from the site gatehouse to the existing path in Culloton Wanneroo Reserve to facilitate direct residential access.

AMENDING MOTION 3

Moved by: Clayton Higham

Seconded by: Cr Suzanne Migdale

That Condition No. 4 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 forms 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 flexibility on exterior finishes, including maintenance requirements over the life of the faciality.

Francesca Lefante
Presiding Member, Metro Inner DAP



AMENDING MOTION 4

Moved by: Clayton Higham

Seconded by: Cr Suzanne Migdale

The following amendments were made en bloc:

- i) That Condition No. 15 be amended to read as follows:

*Prior to occupation, ~~a notification pursuant~~, **the landowners shall provide consent to a notification, pursuant to Section 70A of the Transfer of Land Act 1893, being placed on the certificate of title of Lot 921 (No 680) Wanneroo Road Balga, stating: (as amended) is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan) prior to occupation of development. The notification is to state as follows:***

*"This lot is in the vicinity of a transport corridor and is **currently** 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"*

~~A copy of the Certificate of Title with the section 70A notification registered against it, or Landgate lodgement receipt, is to be submitted to the City of Stirling.~~

- ii) That a new Advice Note No. 10 be added to read as follows and remaining Advice Notes renumbered accordingly:

Condition No 15 is not imposing an obligation on the Local Government. If the Local Government chooses to lodge a Notification under Section 70A, the proponents' obligation is to give their consent to the Local Governments application and nothing more

The Amending Motion was put and **CARRIED UNANIMOUSLY.**

REASON: To reflect the correct application of a Section 70A notification whereby the only obligation on the applicant is to give consent to the Local government to lodge a notification should it wish to do so. To reflect the Supreme Court confirmation that only a local government or a public authority has power to cause a notification to be prepared and lodged with the Registrar under s 70A of the TLA. As such the modified condition wording and additional advice note reflect this legal position.

Francesca Lefante
Presiding Member, Metro Inner DAP



AMENDING MOTION 5

Moved by: Francesca Lefante

Seconded by: Clayton Higham

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

Notwithstanding the requirements of Condition 4 2, amended plans shall be provided as part of the Building Permit application to the satisfaction of the City of Stirling that;

- a. *Demonstrates screening to the northern elevation of the Balcony of Apartment 22. The screening shall be a minimum of 1.6m in height as measured from the finished floor level of the balcony.*
- b. *Demonstrates a reconfiguration of the existing path within the adjoining Culloton Wanneroo Reserve that is designed in accordance with Australian Standard 1428.1:2009 – Design for access and mobility (AS1428.1:2009).*
- c. *Demonstrates private open space (in the form of a balcony) for Apartment 11, 13 and 15. The balconies are to be designed in accordance with the Private open space requirements set out under Table 4.4 of the Residential Design Codes Volume 2 (Apartments).*

The Amending Motion was put and CARRIED UNANIMOUSLY

REASON: To correct typo and reflect the relevant Condition.

AMENDING MOTION 6

Moved by: Francesca Lefante

Seconded by: Clayton Higham

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

*Prior to commencement of site works, a **Condition of Assets report** ~~dilapidation report~~ shall be submitted to the City for ~~approval~~ **documentation purposes**. The **condition of asset report** ~~dilapidation report~~ shall detail (but not limited to) ~~Culloton Wanneroo Reserve and Wanneroo Reserve condition~~, **shall identify the condition of existing pathways, trees, ground levels and the like, (where adjoining the subject site)** to the satisfaction of the City of Stirling.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To reflect the adjoining reserve status and the associated infrastructure and vegetation to be protected.

Francesca Lefante
Presiding Member, Metro Inner DAP



AMENDING MOTION 7

Moved by: Francesca Lefante

Seconded by: NIL.

That Condition No. 24 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion LAPSED for want of a SECONDER.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner Development Assessment Panel resolves to:

Approve DAP Application reference DAP/25/02982 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 Multiple Dwelling Development and One Consulting Room on Lot 921 (No. 680), Wanneroo Road, Balga 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.
2. The development shall 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.
Model View – South West	05/12/25	03/12/2025	DA1-01
Site Plan	05/12/25	03/12/2025	DA1-02
Ground Floor Plan	05/12/25	03/12/2025	DA1-03
First Floor L2 Plan	05/12/25	03/12/2025	DA1-04
Roof Level Plan	05/12/25	03/12/2025	DA1-05
Elevations	05/12/25	03/12/2025	DA1-06
Elevations	09/12/25	09/12/2025	DA1-12
Sections	05/12/25	03/12/2025	DA1-07

Francesca Lefante
Presiding Member, Metro Inner DAP



PLAN TITLE	DATE	REVISION	DRAWING No.
Solar & Ventilation Study	05/12/25	03/12/2025	DA1-08
Typical Apartments	05/12/25	03/12/2025	DA1-09
Site Survey	05/12/25	03/12/2025	DA1-10
Existing Ground Floor	05/12/25	03/12/2025	DA1-11
Landscape Plan	26/09/25	00	L – 01
Planting Specifications	26/09/25	00	L – 02

Building Design

3. Notwithstanding the requirements of Condition 2, amended plans shall be provided as part of the Building Permit application to the satisfaction of the City of Stirling that;
 - a. Demonstrates screening to the northern elevation of the Balcony of Apartment 22. The screening shall be a minimum of 1.6m in height as measured from the finished floor level of the balcony.
 - b. Demonstrates the new path from the gatehouse to the existing path within the adjoining Culloton Wanneroo Reserve is designed in accordance with Australian Standard 1428.1:2009 – Design for access and mobility (AS1428.1:2009).
 - c. Demonstrates private open space (in the form of a balcony) for Apartment 11, 13 and 15. The balconies are to be designed in accordance with the Private open space requirements set out under Table 4.4 of the Residential Design Codes Volume 2 (Apartments).
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, or as amended 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 submission of a Building Permit application, a Construction Management Plan (CMP) shall be submitted to the City of Stirling for approval, in consultation with any relevant referral agencies. 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, tree protection zones for trees located on Culloton Wanneroo Reserve, storage of materials, site safety / security and any other relevant matters to the satisfaction of the City of Stirling. The CMP shall be complied with for the duration of the construction of the development, to the satisfaction of the City of Stirling.
7. Prior to commencement of site works, a Condition of Assets report shall be submitted to the City for documentation purposes. The condition of asset report shall identify the condition of existing pathways, trees, ground levels and the like, (where adjoining the subject site) to the satisfaction of the City of Stirling.

Landscaping

8. Prior to submission of a Building Permit application, an amended Landscaping Plan shall be submitted to, and approved by the City of Stirling with the following modifications
 - a. Additional and revised tree species that are more 'shade-tolerant'; and
 - b. Tiered landscaped area to the internal embankment abutting Wanneroo Road Reserve.
9. Prior to occupation of the development, all landscaped areas shall be planted, reticulated and mulched in accordance with the amended landscaping plan to be approved and maintained thereafter for the duration of the development, to the satisfaction of the City of Stirling.
10. All street trees located on the verge shall be retained and protected in accordance with *Australian Standard 4970:2025 - Protection of Trees on Development Sites*, to the satisfaction of the City of Stirling.

Lighting and Security

11. Lighting shall be 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.
12. Details of any outside lighting shall be submitted at the Building Permit application stage demonstrating compliance with Australian Standard 4282:2023 - Control of the obtrusive effects of outdoor lighting (AS4282). External lighting shall thereafter be installed so as not to adversely affect the amenity of the locality in accordance with AS4282.

Francesca Lefante
Presiding Member, Metro Inner DAP



Noise

13. Prior to submission of the Building Permit application, the landowner shall provide written confirmation that all recommendations in the Noise Management Plan (prepared by Herring Storer Acoustics, dated 8 August 2025), have been incorporated into the building design, to the satisfaction of the City of Stirling. All recommendations provided in the Noise Management Plan shall be implemented and thereafter maintained for the life of the development, to the satisfaction of the City of Stirling.
14. Prior to occupation of the development, an acoustic wall is to be built in accordance with the approved Noise Management Plan prepared by Herring Storer Acoustics, date of issue; 8 August 2025. The wall is to be solid, free of gaps and contained wholly within the subject site.
15. Prior to occupation, the landowners shall provide consent to a notification, pursuant to Section 70A of the Transfer of Land Act 1893 being placed on the certificate of title of Lot 921 (No 680) Wanneroo Road, Balga stating:

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

Parking and Vehicle Access

16. The minimum number and allocation of car, bicycle parking bays on-site shall be provided as follows:
 - a. 22 residential car parking bays;
 - b. 4 residential visitor car parking bays;
 - c. 7 residential bicycle parking spaces;
 - d. 2 commercial car parking bays; and
 - e. 2 residential visitor bicycle parking spaces.
17. All parking bays, manoeuvring and circulation areas shall comply with *Australian Standard 2890.1-2004 - Off-street car parking* and *AS2890.2:2018*. The accessible parking bays indicated on the approved plans shall comply with *Australian Standard 2890.6:2022 - Off-street Parking for People with Disabilities*, to the satisfaction of the City of Stirling.
18. Visitor car and bicycle parking bays shall be line marked, maintained and be permanently accessible at all times for use exclusively by visitors to the property. The design and construction of the bicycle bays shall be in accordance with *Australian Standard 2890.3-2015 – Bicycle Parking*
19. Prior to 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.

Francesca Lefante
Presiding Member, Metro Inner DAP



20. Prior to occupation of the development, directional signage shall be provided at the vehicle entry to the site. The signage shall direct visitors to the visitor car parking, and bicycle spaces. The signage shall thereafter be retained for the life of the development.
21. Prior to occupation of the development, the redundant vehicle crossover shall be removed and kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping, to the satisfaction of the City of Stirling.
22. The vehicle crossover shall be designed, constructed, and installed prior to occupation of the development to the satisfaction of the City of Stirling.
23. Unless otherwise approved, no walls, fences, letterboxes or other structures above 0.75m in height to be constructed within the 1.5m width x 1.5m depth 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, or

unless further approval of the City of Stirling is obtained.

Development Contributions

24. Prior to occupation of development, a public art proposal for the subject development to the value of 1% of the construction value shall be submitted to, and approved by, the City of Stirling. The approved public art proposal shall be completed and installed by the developer prior to occupation and thereafter maintained by the landowner for the life of the development, to the satisfaction of the City of Stirling.

Sustainability

25. Prior to submission of a Building Permit application, a Sustainable Design Statement is to be submitted to the City of Stirling confirming all dwellings exceed the minimum requirements as prescribed under the National Construction Code 2022 (NCC 2022), Building Code of Australia Volume 1 (BCA Vol.1) by one star and that the development incorporates sustainable initiatives.

Universal Design

26. Prior to submission of a Building Permit application, certification by a Liveable Housing Australia assessor confirming the detailed design complies with the 'Silver Level' of the 'Liveable Housing Design Guidelines' produced by Liveable Housing Australia, shall be submitted to, and approved by, the City of Stirling. A minimum of 20% of dwellings (i.e. 4 dwellings) shall be designed to achieve a 'Silver Level' rating. All required design features shall be installed and operational prior to occupation.

Francesca Lefante
Presiding Member, Metro Inner DAP



Utilities, Facilities and External Fixtures

27. Where a concealed drying area is not provided exclusively for the dwelling each Multiple dwelling shall be provided with a mechanical dryer prior to occupation of the development.
28. All external fixtures, building services, roof equipment 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 do not create an adverse visual impact, to the satisfaction of the City of Stirling.
29. The size and layout of the residential storerooms shall be constructed as per the approved plans. to the satisfaction of the City of Stirling.

Visual Privacy

30. Prior to 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

31. Prior to lodgement of a building permit, a revised Waste Management Plan (WMP) shall be submitted to, and approved by, the City. The revised WMP shall demonstrate a bin storage area consistent with the approved development plans. The WMP shall be implemented and thereafter complied with by the landowner for the life of the development, to the satisfaction of the City of Stirling.
32. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater shall 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.

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.
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.

Francesca Lefante
Presiding Member, Metro Inner DAP



3. This is a Development Approval issued 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 requires significant modifications to the approved plans, a Form 2 application shall 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.
10. Condition No 15 is not imposing an obligation on the Local Government. If the Local Government chooses to lodge a Notification under Section 70A, the proponents' obligation is to give their consent to the Local Governments application and nothing more.

Francesca Lefante
Presiding Member, Metro Inner DAP



Building design

11. In relation to the condition for the reconfiguration of the existing path within the adjoining Culloton Wanneroo Reserve. The design shall meet high-level disability compliance by conforming to Clause 23 of the *Disability Discrimination Act 1992*.
12. Accessways shall be implemented in line with Disability (Access to Premises – Buildings) Standards 2010, ensuring defined standards for paths and entries
13. Technical specifications such as gradients, widths and surfaces shall comply with *Australian Standard 1428.1:2021 – Design for access and mobility* to meet the National Construction Code deemed-to-satisfy requirements.

Landscaping

14. The detailed Landscaping Plan is to include retention of the existing street tree planted in the verge.
15. 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.
16. In relation to the condition for Tree Protection Zones, the City advises the following:
 - Culloton Wanneroo Reserve shall be protected by fixed fencing to avoid project area creep during construction; and
 - Any damage to the road reserve and park directly related to the development will require remediation, to the satisfaction of the City of Stirling.

Lighting and Security

17. Any outside lighting shall comply with *Australia Standard 4282:2023 - Control of the obtrusive effects of outdoor lighting* and shall not spill into any neighbouring residential premises.

Noise

18. 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

19. In relation to the Public Art condition, please refer to the *City of Stirling Developer's Guide to Public Art, Public Art Masterplan and City of Stirling Local Planning Policy 6.12 - Public Art on Private Land*.

Based upon the estimated cost of development identified on the development application forms, the 1.0% public art contribution equates to \$50,000.

20. The landowner 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

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

Sustainability

22. In regards to the condition for Sustainable Design Statement where an alternative rating system or methodology is proposed, the landowner shall demonstrate that the rating system and design of the development is equivalent to, or better than, the minimum requirements prescribed under the NCC 2022 BCA Vol. 1 by one star and the development incorporates sustainable initiatives.

Utilities, Facilities and External Fixtures

23. In regards to the condition for residential storerooms, each storeroom that is not accessible internal to a residential dwelling, shall be appropriately numbered on the door to identify its dedicated use to the specific apartment.

The Substantive Motion (as amended) was put and CARRIED (4/1).

For: Clayton Higham
Francesca Lefante
Peter Lee
Cr Suzanne Migdale

Against: Cr Michael Dudek

Francesca Lefante
Presiding Member, Metro Inner DAP



REASON: The majority of Members were satisfied the proposal aligns appropriately with the planning framework, including LPS3, site business zoning, and policy provisions. The discretionary land uses primarily provide residential accommodation for NDIS occupants which are conveniently located near services, shops, and public transport.

The proposal is an innovative reuse of the existing building, offering good amenities and solar access for the variety of residential units. It also serves as a transitional development between nearby commercial facilities and other residential properties. Members gave due regard to the submissions and were satisfied that privacy and traffic concerns have been properly addressed in the design, consistent with the local area and zoning. The design features spacious floor plans and communal areas to support social interaction among residents.

The landscaping along the site boundaries enhance resident amenity and outlook and adjacent residential privacy. Pedestrian access through the park to public transport is supported, with the applicant responsible for works related to the new pathway from the gatehouse. Technical reports regarding parking submitted with the proposal have been supported by the City's assessment. Overall, the majority of members supported the proposal

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Francesca Lefante
Presiding Member, Metro Inner DAP



PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

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

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/20/01911 DR192/2024	Town of Cambridge	Lot 800 (29-33) Northwood Street, West Leederville	Three storey care premises and associated office	16/12/2024
DAP/24/02820 DR69/2025	City of Nedlands	Lot 381 (No.6) Alexander Road, Dalkeith	5 Multiple Dwellings	03/06/2025
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

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 11:20am.

Francesca Lefante
Presiding Member, Metro Inner DAP