



Metro Inner-South Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 11 March 2022; 9:30am
Meeting Number: MISJDAP/89
Meeting Venue: Electronic Means

This DAP meeting was conducted by electronic means (Zoom) open to the public rather than requiring attendance in person

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Attendance

DAP Members

Mr Clayton Higham (Presiding Member)
Ms Rachel Chapman (Deputy Presiding Member)
Mr Peter Lee (Third Specialist Member)
Cr Stephen Russell (Local Government Member, City of South Perth)
Cr Carl Celedin (Local Government Member, City of South Perth)

Officers in attendance

Mr Tim Roberts (City of South Perth)
Ms Fiona Mullen (City of South Perth)

Minute Secretary

Mr Christopher Dodson (DAP Secretariat)

Applicants and Submitters

Mr Tom Hockley (Allerding & Associates)
Mr Grant Boshard (Donaldson Boshard Architects)

Members of the Public / Media

Ms Victoria Rifici from Perth Now was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:30am on 11 March 2022 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



1.1 Announcements by Presiding Member

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2020 which states '*A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*' The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

In response to the COVID-19 situation, this meeting was convened via electronic means (Zoom). Members were reminded to announce their name and title prior to speaking.

2. Apologies

Cr Glenn Cridland (Local Government Member, City of South Perth)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

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

5. Declaration of Due Consideration

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 8.1, received on 9 March 2022.

All members declared that they had duly considered the documents.

6. Disclosure of Interests

DAP Member, Ms Rachel Chapman, declared an Impartiality Interest in item 8.1. Ms Chapman is the Director and Shareholder of Taylor Burrell Barnett (TBB). This Month (Feb 2022), TBB lodged a development application for 10x grouped dwellings on Lot 235 (124) and Strata lots 1 & 2 (33A & 33B) Edgumbe St Como which is nearby but not adjacent to the land the subject of this DAP application..

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the member listed above, who had disclosed a Impartiality Interest, was permitted to participate in the discussion and voting on the item.



7. Deputations and Presentations

- 7.1 Mr Tom Hockley (Allerding and Associates) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mr Grant Boshard (Donaldson Boshard Architects) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.3 The City of South Perth addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 No.110 (Lot 228) Lockhart Street, Como

Development Description:	Proposed 18 Multiple Dwellings in a six storey building
Applicant:	Allerding & Associates
Owner:	GPG No 11 Pty Ltd
Responsible Authority:	City of South Perth
DAP File No:	DAP/21/02109

REPORT RECOMMENDATION

Moved by: Ms Rachel Chapman

Seconded by: Mr Clayton Higham

That the Metro Inner South Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/21/02109 and accompanying plans as included in **Attachment 1** 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 South Perth Town Planning Scheme No. 6, for the proposed multiple dwelling development comprising 18 multiple dwellings in a six-storey building at Lot 228, No. 110 Lockhart Street, Como, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. The development shall be in accordance with the approved plans unless otherwise authorised by the City of South Perth or where relevant the Metro Inner-South JDAP.



4. The property shall not be used for the approval hereby granted until an inspection has been carried out by the City of South Perth and the City of South Perth being satisfied that the conditions of development approval have been complied with.

Construction Management

5. Prior to the submission of a building permit application, a Construction Management Plan must be submitted to, and approved by, the City of South Perth. The Construction Management Plan must address the following issue, where applicable:
 - (i) Public safety and amenity;
 - (ii) Site plan and security;
 - (iii) Contact details of essential site personnel, construction period and operating hours;
 - (iv) Community information, consultation and complaints management plan;
 - (v) Noise, vibration, air and dust management;
 - (vi) Dilapidation reports of nearby properties;
 - (vii) Traffic, access and parking management;
 - (viii) Waste management and materials re-use;
 - (ix) Earthworks, excavation, land retention/piling methods and associated matters;
 - (x) Stormwater and sediment control;
 - (xi) Street tree management and protection;
 - (xii) Asbestos removal management plan; and/or
 - (xiii) Any other matter deemed to be relevant by the City of South Perth.

The Construction Management Plan must be complied with at all times during development, to the satisfaction of the City of South Perth.

Amalgamation

6. Prior to the submission of an occupancy permit application, the land on Lot 228 required for a 3m x 3m corner truncation (4.24m) at the corner of Lockhart Street and McDougall Street is to be set out on a separate diagram or plan of survey (deposited plan) and transferred free of cost to the City of South Perth for road purposes and without any payment of compensation, to the satisfaction of the City of South Perth.

Waste Management

7. Waste management shall occur in accordance with the Waste Management Plan prepared by Allering and Associates, dated February 2022 (Rev 1) or as amended by the City of South Perth, and shall be implemented and adhered to at all times, to the satisfaction of the City of South Perth.



Landscaping

8. Prior to the submission of a building permit application, a landscaping plan for the site shall be submitted to and approved by the City of South Perth.
9. Prior to the submission of an occupancy permit application, landscaping areas shall be installed in accordance with the approved landscaping plan. All landscaping areas shall be maintained thereafter to the satisfaction of the City of South Perth.
10. Prior to the submission of an occupancy permit application, all vegetation, structures, ground coverings and treatments within the Council verge area, aside from the crossover, are to be modified or reinstated to meet the provisions of the City's Verge Street Landscape Guidelines, to the satisfaction of the City of South Perth.
11. Prior to the submission of a building permit application, a tree protection zone shall be indicated on the plans and implemented during construction to protect the verge tree at all times, to the satisfaction of the City.
12. No street trees shall be removed, pruned or disturbed in any way, without prior approval from the City.
13. All existing trees intended to be retained as indicated on the site plan shall be identified for retention on the building plans and landscaping plan and shall be protected prior to and during construction, and shall not be removed without the prior approval of the City.
14. Prior to the submission of a building permit application, the applicant is required to pay a sum as detailed on the tax invoice that will be issued by the City of South Perth for the cost of pruning an existing street tree that is in conflict with the proposed crossover.

Public Art

15. Prior to the submission of a building permit application, a public art concept for the subject development or alternatively a contribution to public art within the vicinity of the development, to the value of 1.0% of the total construction value of development (maximum \$500,000 contribution) shall be submitted and approved in writing by the City of South Perth. The approved public art concept shall be to the satisfaction of the City of South Perth.
16. Prior to the submission of an occupancy permit application, the approved public art shall be implemented and maintained thereafter, to the satisfaction of the City of South Perth.

Parking and Traffic Safety

17. Prior to the submission of an occupancy permit application, the car parking bays shall be marked on site as indicated on the approved plans, and such car parking bays shall be maintained so that the delineation of parking bays remains clearly visible at all times, to the satisfaction of the City of South Perth.



18. Hard standing areas approved for the purpose of car parking or vehicle access shall be accessible at all times, maintained in good condition, free of potholes and dust and shall be adequately drained, to the satisfaction of the City of South Perth.
19. Prior to the submission of an occupancy permit application, the applicant shall supply certification confirming the constructed design of all car parks and vehicle access-ways are compliant with Australian Standards AS2890.1, to the satisfaction of the City of South Perth.
20. Prior to the submission of the relevant building permit application, the applicant shall submit details to confirm the provisioning of an electrical supply system to a minimum of 20 per cent of all car parking bays to allow for future capacity to supply electric vehicle charging points in the form of general power outlets (GPOs), to the satisfaction of the City of South Perth.

Crossovers

21. Prior to the submission of a building permit application, the applicant must be in receipt of an approved "Crossings Application" that confirms the design is to the satisfaction of the City of South Perth. The existing verge levels at the front property boundary and verge assets (inclusive of street trees) shall not be altered without prior approval of the City of South Perth.
22. The existing crossover shall be removed, and the verge and kerbing reinstated, to the satisfaction of the City of South Perth.

Water Management

23. Prior to the submission of a building permit application, the applicant must be in receipt of an approved "Stormwater Drainage Application" that confirms the design is to the satisfaction of the City of South Perth.

Building Design

24. The balconies are to be designed as naturally ventilated spaces that are not able to be fully enclosed, with no balcony treatments or furnishings being permitted that could substantially diminish the transparency of the balconies or obstruct views from the street, to the satisfaction of the City of South Perth.
25. Prior to the submission of a building permit application, the applicant is to submit a final material, colours and finishes schedule to the satisfaction of the City of South Perth, on advice from the City of South Perth Design Review Panel. Prior to submission of an occupancy permit application, the endorsed material and finishes schedule shall be implemented into the building design and maintained thereafter to the satisfaction of the City of South Perth.
26. Prior to the submission of an occupancy permit application, boundary walls on or adjacent to the lot boundaries are to be finished externally to the same standard as the rest of the development and maintained thereafter, to the satisfaction of the City of South Perth.



Sustainability

27. The development is to achieve the equivalence of a 5 Star Green Star design rating. All recommendations contained within the Sustainable Design Strategy dated 28 September 2021, prepared for this development by Cadds Group are to be implemented in full. Prior to the submission of a building permit application, the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.

Noise Management

28. All of the recommended measures included in the Acoustic Report prepared by Lloyd George Acoustics, dated 29 September 2021 (Ref: 21066485-01_Rev1), are to be implemented in full with the final plans being certified by a qualified acoustic consultant confirming the development incorporates the recommendations prior to submission of the relevant building permit application. All noise attenuation measures, identified by the Acoustic Report shall be implemented and adhered to at all times, to the satisfaction of the City of South Perth.
29. Prior to the submission of an occupancy permit application, a notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the subject lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

“The lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Transportation noise controls and Quiet House Design strategies at potential cost to the owner may be required to achieve an acceptable level of noise reduction. Further information is available on request from the relevant local government offices.”

Utilities and Facilities

30. External fixtures such as air-conditioning infrastructure shall be integrated into the design of the building so as to not be visually obtrusive when viewed from the street and to protect the visual amenity of residents in neighbouring properties, to the satisfaction of the City of South Perth.
31. External clothes drying facilities shall be screened from view from the street or any other public place.
32. All fencing, retaining walls and blank walls at ground level are to be treated with a non-sacrificial anti-graffiti coating.

Safety and Lighting

33. Prior to the submission of a building permit application, details of the proposed lighting to pathways, communal areas and car parking areas shall be provided to the satisfaction of the City of South Perth.



34. Prior to the submission of an occupancy permit application, the approved lighting plan shall be installed and maintained thereafter, to the satisfaction of the City of South Perth.

Advice Notes

1. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administration Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
2. This is a notice of determination on application for development approval issued in accordance with the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City of South Perth Town Planning Scheme No. 6, and related policies. It is not a building permit or an approval to carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.

AMENDING MOTION 1

Moved by: Mr Clayton Higham

Seconded by: Cr Stephen Russell

The following amendments were made en bloc:

- (i) That Condition No.7 be amended to read as follows:

*Waste management shall occur in accordance with the Waste Management Plan prepared by Allerding and Associates, dated February 2022 (Rev 1) or as amended by **the applicant for approval by the City of South Perth**, and shall be implemented and adhered to at all times, to the satisfaction of the City of South Perth.*

REASON:To maintain certainty around the terms management plan for the applicant.

- (ii) That Condition No.19 be amended to read as follows:

*Prior to the submission of an occupancy permit application, the applicant shall supply certification confirming the constructed design of the **pedestrian ramps, all car parks and vehicle access-ways** are compliant with Australian Standards AS2890.1 **and AS1428.1**, to the satisfaction of the City of South Perth.*

REASON: The amendment was proposed by the City officers to ensure that universal access applied to all aspects of the development.



(iii) That a new Condition No.27 be added to read as follows:

The height of any wall, fence or other structure, shall be no higher than 0.75 metres within 1.5 metres of where any driveway meets any public street and solid no higher than 1.2m when forward of the building line, to the satisfaction of the City of South Perth.

REASON: To ensure that the height of fences forward of the building line met the requirements of the City.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION 2

Moved by: Cr Stephen Russell

Seconded by: Ms Rachel Chapman

That a new Condition No.35 (now Condition No.36) under the title "Liveable Housing Design Guidelines" be added as to read as follows:

Liveable Housing Design Guidelines

Prior to the submission of a building permit application, certification completed by a Liveable Housing Australia assessor confirming that the detailed design of minimum four (4) 'Liveable Homes' dwellings, are compliant with the 'Silver Level' of the 'Liveable Housing Design Guidelines' produced by Liveable Housing Australia, must be submitted to, and approved in writing by, the City of South Perth. Prior to the submission of an occupancy permit application, all required design features shall be installed and operational.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: In questions raised by the City, with regard to 4.9 Universal Design, the Applicant has identified that the development "is capable of achieving a total of 20% of dwellings with silver universal design features" and "the building has been designed such that any dwelling can be adapted to achieve Silver Level requirements". It is the opinion that wording such as "capable of" and "can be adapted" does not guarantee that the development will meet Objective 4.9. Furthermore, it must be noted that Silver level requirements is more than just universal access to the front door but also encompasses internal doors & corridors, toilet & shower requirements and reinforcement of walls within the bathroom. This amending motion seeks to ensure such requirements are incorporated and verified from planning approval through to occupancy.



AMENDING MOTION 3

Moved by: Cr Stephen Russell

Seconded by: Cr Carl Celedin

That a new Condition under the title "Parking and Traffic Safety" be added to read as follows:

Prior to the submission of a building permit application, the applicant shall prepare and submit amended plans which incorporate the allocation of three (3) visitor car parking bays, to the satisfaction of the City of South Perth.

The Amending Motion was put and LOST (3/2).

For: Cr Stephen Russell
Cr Carl Celedin

Against: Mr Clayton Higham
Ms Rachel Chapman
Mr Peter Lee

AMENDING MOTION 4

Moved by: Cr Stephen Russell

Seconded by: Cr Carl Celedin

That a new Condition under the title "Parking and Traffic Safety" be added to read as follows:

Prior to the submission of a building permit application, the applicant shall prepare and submit amended plans which relocates the visitor bicycle stands from the open space area within the McDougall Street setback to a hardstand area elsewhere on site, to the satisfaction of the City of South Perth.

The Amending Motion was put and LOST (3/2).

For: Cr Stephen Russell
Cr Carl Celedin

Against: Mr Clayton Higham
Ms Rachel Chapman
Mr Peter Lee

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Inner South Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/21/02109 and accompanying plans as included in **Attachment 1** 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 South Perth Town Planning Scheme No. 6, for the proposed multiple dwelling development comprising 18 multiple dwellings in a six-storey building at Lot 228, No. 110 Lockhart Street, Como, subject to the following conditions:

Mr Clayton Higham
Presiding Member, Metro Inner-South JDAP



Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. The development shall be in accordance with the approved plans unless otherwise authorised by the City of South Perth or where relevant the Metro Inner-South JDAP.
4. The property shall not be used for the approval hereby granted until an inspection has been carried out by the City of South Perth and the City of South Perth being satisfied that the conditions of development approval have been complied with.

Construction Management

5. Prior to the submission of a building permit application, a Construction Management Plan must be submitted to, and approved by, the City of South Perth. The Construction Management Plan must address the following issue, where applicable:
 - (i) Public safety and amenity;
 - (ii) Site plan and security;
 - (iii) Contact details of essential site personnel, construction period and operating hours;
 - (iv) Community information, consultation and complaints management plan;
 - (v) Noise, vibration, air and dust management;
 - (vi) Dilapidation reports of nearby properties;
 - (vii) Traffic, access and parking management;
 - (viii) Waste management and materials re-use;
 - (ix) Earthworks, excavation, land retention/piling methods and associated matters;
 - (x) Stormwater and sediment control;
 - (xi) Street tree management and protection;
 - (xii) Asbestos removal management plan; and/or
 - (xiii) Any other matter deemed to be relevant by the City of South Perth.

The Construction Management Plan must be complied with at all times during development, to the satisfaction of the City of South Perth.

Amalgamation

6. Prior to the submission of an occupancy permit application, the land on Lot 228 required for a 3m x 3m corner truncation (4.24m) at the corner of Lockhart Street and McDougall Street is to be set out on a separate diagram or plan of survey (deposited plan) and transferred free of cost to the City of South Perth for road purposes and without any payment of compensation, to the satisfaction of the City of South Perth.



Waste Management

7. Waste management shall occur in accordance with the Waste Management Plan prepared by Allerding and Associates, dated February 2022 (Rev 1) or as amended by the applicant for approval by the City of South Perth, and shall be implemented and adhered to at all times, to the satisfaction of the City of South Perth.

Landscaping

8. Prior to the submission of a building permit application, a landscaping plan for the site shall be submitted to and approved by the City of South Perth.
9. Prior to the submission of an occupancy permit application, landscaping areas shall be installed in accordance with the approved landscaping plan. All landscaping areas shall be maintained thereafter to the satisfaction of the City of South Perth.
10. Prior to the submission of an occupancy permit application, all vegetation, structures, ground coverings and treatments within the Council verge area, aside from the crossover, are to be modified or reinstated to meet the provisions of the City's Verge Street Landscape Guidelines, to the satisfaction of the City of South Perth.
11. Prior to the submission of a building permit application, a tree protection zone shall be indicated on the plans and implemented during construction to protect the verge tree at all times, to the satisfaction of the City.
12. No street trees shall be removed, pruned or disturbed in any way, without prior approval from the City.
13. All existing trees intended to be retained as indicated on the site plan shall be identified for retention on the building plans and landscaping plan and shall be protected prior to and during construction, and shall not be removed without the prior approval of the City.
14. Prior to the submission of a building permit application, the applicant is required to pay a sum as detailed on the tax invoice that will be issued by the City of South Perth for the cost of pruning an existing street tree that is in conflict with the proposed crossover.

Public Art

15. Prior to the submission of a building permit application, a public art concept for the subject development or alternatively a contribution to public art within the vicinity of the development, to the value of 1.0% of the total construction value of development (maximum \$500,000 contribution) shall be submitted and approved in writing by the City of South Perth. The approved public art concept shall be to the satisfaction of the City of South Perth.
16. Prior to the submission of an occupancy permit application, the approved public art shall be implemented and maintained thereafter, to the satisfaction of the City of South Perth.



Parking and Traffic Safety

17. Prior to the submission of an occupancy permit application, the car parking bays shall be marked on site as indicated on the approved plans, and such car parking bays shall be maintained so that the delineation of parking bays remains clearly visible at all times, to the satisfaction of the City of South Perth.
18. Hard standing areas approved for the purpose of car parking or vehicle access shall be accessible at all times, maintained in good condition, free of potholes and dust and shall be adequately drained, to the satisfaction of the City of South Perth.
19. Prior to the submission of an occupancy permit application, the applicant shall supply certification confirming the constructed design of the pedestrian ramps, car parks and vehicle access-ways are compliant with Australian Standards AS2890.1 and AS1428.1, to the satisfaction of the City of South Perth.
20. Prior to the submission of the relevant building permit application, the applicant shall submit details to confirm the provisioning of an electrical supply system to a minimum of 20 per cent of all car parking bays to allow for future capacity to supply electric vehicle charging points in the form of general power outlets (GPOs), to the satisfaction of the City of South Perth.

Crossovers

21. Prior to the submission of a building permit application, the applicant must be in receipt of an approved "Crossings Application" that confirms the design is to the satisfaction of the City of South Perth. The existing verge levels at the front property boundary and verge assets (inclusive of street trees) shall not be altered without prior approval of the City of South Perth.
22. The existing crossover shall be removed, and the verge and kerbing reinstated, to the satisfaction of the City of South Perth.

Water Management

23. Prior to the submission of a building permit application, the applicant must be in receipt of an approved "Stormwater Drainage Application" that confirms the design is to the satisfaction of the City of South Perth.

Building Design

24. The balconies are to be designed as naturally ventilated spaces that are not able to be fully enclosed, with no balcony treatments or furnishings being permitted that could substantially diminish the transparency of the balconies or obstruct views from the street, to the satisfaction of the City of South Perth.
25. Prior to the submission of a building permit application, the applicant is to submit a final material, colours and finishes schedule to the satisfaction of the City of South Perth, on advice from the City of South Perth Design Review Panel. Prior to submission of an occupancy permit application, the endorsed material and finishes schedule shall be implemented into the building design and maintained thereafter to the satisfaction of the City of South Perth.



26. Prior to the submission of an occupancy permit application, boundary walls on or adjacent to the lot boundaries are to be finished externally to the same standard as the rest of the development and maintained thereafter, to the satisfaction of the City of South Perth.
27. The height of any wall, fence or other structure, shall be no higher than 0.75 metres within 1.5 metres of where any driveway meets any public street and solid no higher than 1.2m when forward of the building line, to the satisfaction of the City of South Perth.

Sustainability

28. The development is to achieve the equivalence of a 5 Star Green Star design rating. All recommendations contained within the Sustainable Design Strategy dated 28 September 2021, prepared for this development by Cadds Group are to be implemented in full. Prior to the submission of a building permit application, the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.

Noise Management

29. All of the recommended measures included in the Acoustic Report prepared by Lloyd George Acoustics, dated 29 September 2021 (Ref: 21066485-01_Rev1), are to be implemented in full with the final plans being certified by a qualified acoustic consultant confirming the development incorporates the recommendations prior to submission of the relevant building permit application. All noise attenuation measures, identified by the Acoustic Report shall be implemented and adhered to at all times, to the satisfaction of the City of South Perth.
30. Prior to the submission of an occupancy permit application, a notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the subject lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

“The lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Transportation noise controls and Quiet House Design strategies at potential cost to the owner may be required to achieve an acceptable level of noise reduction. Further information is available on request from the relevant local government offices.”

Utilities and Facilities

31. External fixtures such as air-conditioning infrastructure shall be integrated into the design of the building so as to not be visually obtrusive when viewed from the street and to protect the visual amenity of residents in neighbouring properties, to the satisfaction of the City of South Perth.
32. External clothes drying facilities shall be screened from view from the street or any other public place.



33. All fencing, retaining walls and blank walls at ground level are to be treated with a non-sacrificial anti-graffiti coating.

Safety and Lighting

34. Prior to the submission of a building permit application, details of the proposed lighting to pathways, communal areas and car parking areas shall be provided to the satisfaction of the City of South Perth.
35. Prior to the submission of an occupancy permit application, the approved lighting plan shall be installed and maintained thereafter, to the satisfaction of the City of South Perth.

Liveable Housing Design Guidelines

36. Prior to the submission of a building permit application, certification completed by a Liveable Housing Australia assessor confirming that the detailed design of minimum four (4) 'Liveable Homes' dwellings, are compliant with the 'Silver Level' of the 'Liveable Housing Design Guidelines' produced by Liveable Housing Australia, must be submitted to, and approved in writing by, the City of South Perth. Prior to the submission of an occupancy permit application, all required design features shall be installed and operational.

Advice Notes

1. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administration Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
2. This is a notice of determination on application for development approval issued in accordance with the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City of South Perth Town Planning Scheme No. 6, and related policies. It is not a building permit or an approval to carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.



The Report Recommendation (as amended) was put and CARRIED. (3/2)

For: Mr Clayton Higham
Ms Rachel Chapman
Mr Peter Lee

Against: Cr Stephen Russell
Cr Carl Celedin

REASON: The majority of the panel were of the opinion that the design of the development is of a high quality and presents well to the street, noting the appropriate use of materials, colours, finishes, the stepping down of the building and softening through landscaping to break up the bulk and scale of the building. Accordingly, conditional approval was supported by the majority of the panel.

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

10. State Administrative Tribunal Applications and Supreme Court Appeals

The Presiding Member noted the following SAT Applications -

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/21/01936 DR 168/2021	Town of Victoria Park	No. 176 (Lot 40) Burswood Road, Burswood	Proposed Office Tower	09/08/2021

11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:15am.