



Minutes of the Metro Central Joint Development Assessment Panel

Meeting Date and Time: Thursday, 6 October 2016; 2.30pm
Meeting Number: MCJDAP/199
Meeting Venue: City of Melville
10 Almondbury Road
Booragoon WA 6154

Attendance

DAP Members

Mr Charles Johnson (Presiding Member)
Mr Clayton Higham (A/Deputy Presiding Member)
Mr Lou D'Alessandro (Specialist Member)
Cr Nicole Foxtton (Local Government Member, City of Melville)
Cr Cameron Schuster (Local Government Member, City of Melville)
Cr Paul Bridges (Local Government Member, Town of Bassendean)

Officers in attendance

Mr Jack Hobbs (City of Melville)
Mr Mark Scarfone (City of Melville)
Mr Christian Buttle (Town of East Fremantle)

Local Government Minute Secretary

Ms Antonetta Papalia (City of Melville)
Ms Lucy Barrett (City of Melville)

Applicants and Submitters

Mr Gareth Glanville (Planning Solutions)
Mr Trent Will (Planning Solutions)
Mr Trent Durwood (Megara)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member, Mr Charles Johnson declared the meeting open at 14.30 on 6 October 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



2. Apologies

Mr Chris Antill (Deputy Presiding Member)
Cr Gerry Pule (Local Government Member, Town of Bassendean)

3. Members on Leave of absence

Mr Chris Antill (Deputy Presiding Member)

4. Noting of minutes

Minutes of the Metro Central JDAP meeting no.194 held on 21 September were noted by DAP members.

Minutes of the Metro Central JDAP meeting no.196 held on 28 September, no. 197 held on the 29 September and no. 198 held on 3 October were not available for noting at the time of meeting.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Panel member, Cr Cameron Schuster, declared an impartiality interest in item 8.2. The Real Estate Agent who sold 36 Moolyeen Road, Mount Pleasant is a friend of Cr Schuster's.

In accordance with section 4.6.1 and 4.6.2 of the Standing Orders 2012, the Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was permitted to participate in discussion and voting on the items.

7. Deputations and presentations

7.1 Mr Trent Will (Planning Solutions) presented for the application at Item 8.1. Mr Will answered questions from the Panel.

7.2 Mr Trent Durwood (Megara) presented for the application at Item 8.2. Mr Durwood answered questions from the Panel.

PROCEDURAL MOTION

Moved by: Mr Clayton Higham

Seconded by: Cr Cameron Schuster

That the application at Item 8.2 be heard prior to the application at Item 8.1

The Procedural Motion was put and CARRIED UNANIMOUSLY.



8. Form 1 - Responsible Authority Reports – DAP Application

8.1 Property Location: Lot 3 (No. 8) Walter Road East, Bassendean
 Application Details: Proposed 10 Multiple Dwellings
 Applicant: Planning Solutions
 Owner: 8 Walter Road East Pty Ltd
 Responsible authority: Town of Bassendean
 DoP File No: DAP/16/01058

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Clayton Higham

Seconded by: Mr Lou D’Alessandro

That the Metro Central JDAP resolves to:

Approve DAP Application reference DAP/16/01058 and accompanying plans:

Dwg No.	Drawing Name	Rev No.	Dwg Date
A01	Existing Site Plan	E	29.08.2016
A02	Ground Floor & Site Plan	E	29.08.2016
A03	Upper Floor Plan	E	29.08.2016
A04	Elevations	E	29.08.2016

Pursuant to clause 68 of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, subject to the following conditions:

1. Revised drawings being submitted in advance of, or in conjunction with the application for a Building Permit, and such drawings demonstrating compliance with the following requirements, to the satisfaction of the Town:
 - (a) Pedestrian paths being widened to 1200mm minimum opposite the meals area of U1 and in front of the entrance of U4.
 - (b) The brick fence forward of the boundary wall of U1 being lowered in height to a maximum of 1.8m above ground level.
 - (c) The driveway and car parking bays being constructed of segmented brick paving in lieu of concrete.

2. A detailed and professionally prepared landscape plan being submitted prior to or with the application for a Building Permit for the Town’s approval which provides full detail of the scope of works to be undertaken in both the private and public realms adjoining the development site, including, but not limited to:
 - (a) the location, type and size of proposed trees, shrubs and ground cover to be planted;
 - (b) reticulation methods, including arrangements incorporated into the design to minimize water use; and
 - (c) landscaping of the verge forward of the development site, including the provision of a street tree of a minimum pot size of 90L at the time of planting in accordance with the Town’s adopted Street Tree Masterplan (*Eucalyptus todtiana*).

Landscaping design and species selection shall pay particular attention to provisions contained within the Town of Bassendean Local Planning Policy No. 18 – Landscaping with Local Plants.



3. The site shall be landscaped in accordance with the approved landscaping plan and shall be maintained thereafter.
4. Submission of a plan detailing the location of all external lighting, to the satisfaction of the Town prior to or in conjunction with the application for a building permit. The lighting plan shall take particular account of the need to for lighting to be provided to pedestrian paths and car parking areas. Lighting in accordance with the approved plan is to be installed prior to occupation or strata titling of the building(s), whichever occurs first.
5. The sealing and kerbing of all car parking areas and access ways to the Town's specifications.
6. The on site car parking spaces and access ways being constructed and maintained thereafter to the Town's specifications.
7. Each dwelling being provided with one car parking space. Such arrangement being reflected on any subsequent strata plan for the property.
8. Visitor parking spaces being clearly marked for "Visitors Only" and used as such.
9. A minimum of 4 bicycle parking spaces shall be provided for residents, and a minimum of 1 bicycle parking spaces shall be provided for visitors. The bicycle parking spaces shall be provided in the location and manner shown on the approved drawings and in accordance with the provisions of AS 2890.3 (as amended).
10. A construction management plan being submitted for the Town's approval prior to the issue of a building permit.
11. The existing redundant crossover being removed and the verge and kerbing being reinstated to the satisfaction of the Town.
12. Each dwelling being provided with a solar pergola as shown on the approved drawings. The solar pergolas shall be constructed with fixed louvres that are angled at 34 degrees to the north, and detailed construction drawings of the solar pergolas demonstrating compliance with this requirement shall be incorporated within the drawings that are the subject of an application for a building permit.
13. All storm water being contained and disposed of on site. Details of the method of storm water containment and disposal being included with the drawings submitted for a Building Permit.
14. The street number being prominently displayed at the front of the development.
15. Individual unit numbers being prominently displayed at the pedestrian entrance to each individual dwelling.
16. The provision of side and rear fences, behind the street setback line, of 1.8 metres in height. Where the ground levels vary on either side of the fence, the required height shall be measured above the higher ground level.



17. A separate application and approval being obtained for any fencing which is not shown on the approved drawings and which sits forward of the building line.
18. Visual privacy screening, where shown on the approved drawings, extending from floor level to a minimum height of 1.6 metres above floor level and incorporating a maximum 50mm gap between slats and no more than 25% of the surface area of the screened area being open.
19. External fixtures, including but not restricted to air-conditioning units, satellite dishes and non-standard television aerials, but excluding solar collectors, are to be located such that they are not visible from the street. Air-conditioning condenser units are to be located only in the positions shown on the approved drawings unless alternative positions are approved by the Town.
20. External clothes drying facilities for shall be provided for each dwelling in the positions shown on the approved drawings unless alternative positions are approved by the Town. All such facilities shall be installed so as to be screened from view of the street or other public place.
21. Waste Management arrangements for the development shall be undertaken in accordance with the stamped approved waste management plan. The Waste Management Plan shall be applied in perpetuity across the life of the development and shall be incorporated into the strata by-laws for the development.
22. The bin storage area is:
 - (a) To be surrounded by a 1.8 metre high minimum walls with a self-closing gate;
 - (b) To be provided with 75mm min thickness concrete floors grading to a 100mm industrial floor waste, connected to sewer, with a hose cock to enable both the bins and bin storage area to be washed out; and
 - (c) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning.
23. Bins shall be stored only in an approved, designated location, and shall not be stored within any of the approved car parking bays or associated access aisles.
24. The surface finish of boundary walls on the common boundaries with adjoining properties to be the same finish as the external wall finish for the remainder of the dwellings, unless otherwise approved by the Town.
25. All building works to be carried out under this development approval shall be contained within the boundaries of the subject lot.
26. The incorporation of public art into the proposed development or a cash-in-lieu payment of one percent of the construction cost of the proposed development in accordance with the Town's adopted Local Planning Policy No. 15 "Percent for Art Policy". Detailed arrangements and agreement with respect to art to be provided on site or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit.



27. Prior to the issue of a building permit, an acoustic report shall be submitted to the Town for approval which shall be prepared by an acoustic consultant with relevant qualifications and experience equivalent to those required for admission as a Member of the Australian Acoustical Society (to the satisfaction of the Town's Health Services). The report shall be prepared in accordance with the provisions of State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning. Any measures recommended within the acoustic report shall be implemented to the satisfaction of the Town, and any costs associated with such implementation shall be the responsibility of the owner/applicant.
28. The buildings hereby approved shall not be occupied until all of the conditions of planning approval have been complied with to the satisfaction of the Manager Development Services, unless the applicant has entered into an agreement with Council to comply with those conditions within a specified period.
29. Prior to the issue of a building permit, a development bond for the sum of \$5,000 being lodged with Council to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways, screen walls, and other associated works.
30. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.

Advice Notes:

1. The issue of a Building Permit is required prior to the commencement of any works on site.
2. **Dial Before You Dig:**
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please telephone 1100 before excavating or erecting structures. If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via Dial Before You Dig "1100" number in advance of any construction activities.
3. **Telecommunications Act 1997 (Commonwealth):**
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, please contact Telstra's Network Integrity Team on 1800810443.



4. If the planning approval lapses, no development shall be carried out without further approval having first been sought and obtained.
5. If an applicant 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 within 28 days of the determination.
6. Separate approval being obtained from the Town's Asset Services for the proposed crossover.
7. The applicant is encouraged to undertake a dilapidation survey of adjoining properties prior to the commencement of work on-site.
8. The Town of Bassendean has no objection, in principle, to the design of the development being 'handed', should the applicant wish to pursue such a design modification by way of an amended application for approval.

AMENDING MOTION

Moved by: Mr Clayton Higham

Seconded by: Mr Lou D'Alessandro

- Conditions 14, 15 and 17 to be deleted as a condition and replaced as advice notes;
- Conditions 28 and 29 make to make reference to "the Town" and not "the Council" or "Manager of Services";
- All conditions to be renumbered.

REASONS

- The conditions 14, 15 and 17 were considered to be not conditions but advice notes;
- Conditions 28 and 29 were to make reference to "the Town" as the Town is the legal entity not the Council or the Manager Development Services;
- The renumbering occurs due to the deletion of conditions 14, 15 and 17.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro Central JDAP resolves to:

Approve DAP Application reference DAP/16/01058 and accompanying plans:

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2. A detailed and professionally prepared landscape plan being submitted prior to or with the application for a Building Permit for the Town's approval which provides full detail of the scope of works to be undertaken in both the private and public realms adjoining the development site, including, but not limited to:
 - (a) the location, type and size of proposed trees, shrubs and ground cover to be planted;
 - (b) reticulation methods, including arrangements incorporated into the design to minimize water use; and
 - (c) landscaping of the verge forward of the development site, including the provision of a street tree of a minimum pot size of 90L at the time of planting in accordance with the Town's adopted Street Tree Masterplan (*Eucalyptus todtiana*).

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3. The site shall be landscaped in accordance with the approved landscaping plan and shall be maintained thereafter.
4. Submission of a plan detailing the location of all external lighting, to the satisfaction of the Town prior to or in conjunction with the application for a building permit. The lighting plan shall take particular account of the need to for lighting to be provided to pedestrian paths and car parking areas. Lighting in accordance with the approved plan is to be installed prior to occupation or strata titling of the building(s), whichever occurs first.
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10. A construction management plan being submitted for the Town's approval prior to the issue of a building permit.
11. The existing redundant crossover being removed and the verge and kerbing being reinstated to the satisfaction of the Town.
12. Each dwelling being provided with a solar pergola as shown on the approved drawings. The solar pergolas shall be constructed with fixed louvres that are angled at 34 degrees to the north, and detailed construction drawings of the solar pergolas demonstrating compliance with this requirement shall be incorporated within the drawings that are the subject of an application for a building permit.
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19. The bin storage area is:
 - (a) To be surrounded by a 1.8 metre high minimum walls with a self-closing gate;
 - (b) To be provided with 75mm min thickness concrete floors grading to a 100mm industrial floor waste, connected to sewer, with a hose cock to enable both the bins and bin storage area to be washed out; and
 - (c) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning.
20. Bins shall be stored only in an approved, designated location, and shall not be stored within any of the approved car parking bays or associated access aisles.



21. The surface finish of boundary walls on the common boundaries with adjoining properties to be the same finish as the external wall finish for the remainder of the dwellings, unless otherwise approved by the Town.
22. All building works to be carried out under this development approval shall be contained within the boundaries of the subject lot.
23. The incorporation of public art into the proposed development or a cash-in-lieu payment of one percent of the construction cost of the proposed development in accordance with the Town's adopted Local Planning Policy No. 15 "Percent for Art Policy". Detailed arrangements and agreement with respect to art to be provided on site or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit.
24. Prior to the issue of a building permit, an acoustic report shall be submitted to the Town for approval which shall be prepared by an acoustic consultant with relevant qualifications and experience equivalent to those required for admission as a Member of the Australian Acoustical Society (to the satisfaction of the Town's Health Services). The report shall be prepared in accordance with the provisions of State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning. Any measures recommended within the acoustic report shall be implemented to the satisfaction of the Town, and any costs associated with such implementation shall be the responsibility of the owner/applicant.
25. The buildings hereby approved shall not be occupied until all of the conditions of planning approval have been complied with to the satisfaction of the Town, unless the applicant has entered into an agreement with the Town to comply with those conditions within a specified period.
26. Prior to the issue of a building permit, a development bond for the sum of \$5,000 being lodged with the Town to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways, screen walls, and other associated works.
27. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.

Advice Notes:

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2. **Dial Before You Dig:**
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or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via Dial Before You Dig "1100" number in advance of any construction activities.

3. Telecommunications Act 1997 (Commonwealth):
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, please contact Telstra's Network Integrity Team on 1800810443.
4. If the planning approval lapses, no development shall be carried out without further approval having first been sought and obtained.
5. If an applicant 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 within 28 days of the determination.
6. Separate approval being obtained from the Town's Asset Services for the proposed crossover.
7. The applicant is encouraged to undertake a dilapidation survey of adjoining properties prior to the commencement of work on-site.
8. The Town of Bassendean has no objection, in principle, to the design of the development being 'handed', should the applicant wish to pursue such a design modification by way of an amended application for approval.
9. The street number being prominently displayed at the front of the development.
10. Individual unit numbers being prominently displayed at the pedestrian entrance to each individual dwelling.
11. A separate application and approval being obtained for any fencing which is not shown on the approved drawings and which sits forward of the building line.

REASON: In accordance with details contained in the Responsible Authority Report Recommendation.

The Primary Motion (as amended) was put and CARRIED (3/1).

For: Mr Charles Johnson
Mr Clayton Higham
Mr Lou D'Alessandro

Against: Cr Paul Bridges



8.2 Property Location:	Lot 459 (No. 36) Moolyeen Road, Mount Pleasant
Application Details:	Four Storey Mixed Use Development comprising 10 Multiple Dwellings and two Office Commercial tenancies
Applicant:	Megara
Owner:	Disan Pty Ltd
Responsible authority:	City of Melville
DoP File No:	DAP/16/01080

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Cameron Schuster

Seconded by: Cr Nicole Foxton

Officer Recommendation:

That the Metro Central resolves to:

Approve DAP Application reference DAP/160/01080 and accompanying plans DA-00, DA-01, DA-02, DA-03, DA-04, DA-05, SK_01, DA-06, DA-07, DA-08 and DA-09 in accordance with the City of Melville Local Planning Scheme No. 6, subject to the following conditions:

Conditions

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

1. All stormwater generated on site is to be retained on site.
2. Prior to the commencement of development detailed drawing of the traffic control system and an updated transport impact and parking assessment shall be submitted and approved in writing by the City. Once approved, the development shall take place in accordance with those details.
3. Prior to the initial occupation of the development, all parking bays (including 2 visitor bays), manoeuvring areas, driveway/s and points of ingress and egress shall be provided in accordance with the approved plans to the satisfaction of the City. The bays shall thereafter be retained for the life of the development.
4. Prior to the initial occupation of the development, the bicycle parking facilities (as marked on the approved plans) shall be provided in accordance with Australian Standard AS 2890.3 to the satisfaction of the City. The facilities shall thereafter be retained for the life of the development.
5. Prior to the initial occupation of the development, all unused crossovers shall be removed and the kerbing and road verge reinstated at the owners cost to the satisfaction of the City.
6. The development shall be serviced by a concrete or brick paved vehicle crossover with a maximum width of 6m and located a minimum of 2m away from the outside of the trunk of any street tree and 1m from other existing verge infrastructure. The crossover is to be constructed prior to the initial occupation of the development in accordance with the City's specifications to the satisfaction of the City.



7. No development (including fencing, letter boxes or any other structure) or landscaping over 0.75m in height is to be located within the 1.5m x 1.5m sightline truncation where the vehicle access point meets the road reserve to the satisfaction of the City.
8. Lighting is to be provided to all car parking areas and the exterior entrances to all buildings in accordance with Australian Standard 115.3.1 (Cat. P). All external lighting is to be hooded and oriented so that the light source is not directly visible to the travelling public or abutting residences.
9. Prior to the initial occupation of the development, the Northern side of the TERRACE of Units 9 and 10 (as marked in RED on the approved plans) shall have installed, fixed obscure screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative that complies with the purpose and intent of C1.1 or C1.2 of Clause 5.4.1 (for Single Houses or Grouped Dwellings) or C1.1 or C1.2 of Clause 6.4.1 (for Multiple Dwellings) of the Residential Design Codes. The screening measures must thereafter be retained in perpetuity to the ongoing satisfaction of the City.
10. Prior to the initial occupation of the development, the Eastern side of the TERRACE of Units 2, 6 and 10 (as marked in RED on the approved plans) shall have installed, fixed obscure screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative that complies with the purpose and intent of C1.1 or C1.2 of Clause 5.4.1 (for Single Houses or Grouped Dwellings) or C1.1 or C1.2 of Clause 6.4.1 (for Multiple Dwellings) of the Residential Design Codes. The screening measures must thereafter be retained in perpetuity to the ongoing satisfaction of the City.
11. Prior to the initial occupation of the development, the surface finish of the boundary walls are to be finished externally to the same standard as the rest of the development to the satisfaction of the City.
12. Any roof mounted or freestanding plant or equipment shall be located and/or screened from the surrounding street(s) to the satisfaction of the City.
13. Prior to the commencement of development, details of the exterior colours, materials and finishes are to be submitted and approved in writing to the satisfaction of the City. Once approved, the development is to be constructed in accordance with those details.
14. Prior to the commencement of development, the street tree/s to be retained within the verge are to be protected through the installation of a Tree Protection Zone (TPZ). Each TPZ is to be installed as per Australian Standard AS4970-2009 and in accordance with the following criteria to the satisfaction of the City:
 - A free-standing mesh fence erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree.
 - If an approved crossover, front fence, footpath, road or similar is located within the 2m radius, the TPZ fencing shall be amended to be the minimum distance necessary to allow the works to be completed.
 - Fixed signs are to be provided on all visible sides of the TPZ fencing clearly stating 'Tree Protection Zone – No Entry'.



- The following actions shall not be undertaken within any TPZ:
 - Storage of materials, equipment fuel, oil dumps or chemicals
 - Servicing and refuelling of equipment and vehicles
 - Attachment of any device to any tree (including signage, temporary service wires, nails, screws, winches or any other fixing device)
 - Open-cut trenching or excavation works (whether or not for laying of services)
 - Changes to the natural ground level of the verge
 - Location of any temporary buildings including portable toilets
 - The unauthorised entry by any person, vehicle or machinery
- No unauthorised pruning of the canopy or roots of any Street Tree is permissible under the City of Melville's Street Tree Policy CP-029. Pruning may only be undertaken by the City's approved contractors following a written submission to and approval by the City.

Once erected to the required standard, the TPZ shall be maintained in good condition to the satisfaction of the City and may only be removed upon occupation of the development.

15. Prior to the commencement of development, a detailed landscaping and reticulation plan for the subject site and the road verge adjacent to the site shall be submitted to and approved in writing by the City. The landscaping plan is to include details of (but not limited to):

- a) Location of bin collection point within the verge;
- b) The location, number and type of proposed trees and shrubs including planter size and planting density;
- c) Any lawns to be established;
- d) Any existing vegetation and/or landscaped areas to be retained; and
- e) Any verge treatments

The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter to the satisfaction of the Manager Statutory Planning. Any species which fail to establish within the first two planting seasons following implementation shall be replaced in accordance with the City's requirements.

16. Prior to the initial occupation of the development, a Waste Management Plan shall be prepared in accordance with Council Policy CP-090: Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments and submitted in writing for the approval of the City. Once approved, the development is to be constructed and operated in accordance with the Waste Management Plan to the satisfaction of the City.

17. Prior to the commencement of development, a scheme for the provision of Public Art shall be submitted to and approved in writing by the City in consultation with the City's Public Art Panel. Once approved, the Public Art shall be provided in accordance with Council Policy - 085: Provision of Art in Development Proposals prior to the initial occupation of the development to the satisfaction of the City. Alternatively, the public art contribution may be satisfied by a cash-in-lieu payment at the same rate, made prior to the commencement of works.

18. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle



sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.

19. A Construction Management Plan is to be prepared by the Applicant and submitted to the City for approval at least 30 days prior to the commencement of works. The Construction Management Plan shall detail how the construction of the development will be managed including the following:
- public safety and site security;
 - hours of operation,
 - noise and vibration controls;
 - air and dust management;
 - stormwater, groundwater and sediment control;
 - waste and material disposal;
 - traffic management plans for the various phases of the construction, including any proposed road closures;
 - the parking arrangements for contractors and sub-contractors;
 - on-site delivery times and access arrangements;
 - the storage of materials and equipment on site (no storage of materials on the verge will be permitted) ; and
 - any other matters likely to impact upon the surrounding properties or road reserve.

Once approved, the development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City.

20. All external clothes drying facilities and air conditioning units where located on balconies shall be screened so as not to be visible from the surrounding street(s) to the satisfaction of the City.

REASON: In accordance with details contained in the Responsible Authority Report Recommendation.

The Report Recommendation/Primary Motion was put and CARRIED UNANIMOUSLY.

- 9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

Nil

- 10. Appeals to the State Administrative Tribunal**

As invited by the State Administrative Tribunal under Section 31 of the *State Administrative Act 2004*, the metro Central JDAP will reconsider DAP/15/00931 on 10 October 2016.

- 11. General Business / Meeting Close**

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 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.



There being no further business, the Presiding Member declared the meeting closed at 3:21pm.

A handwritten signature in blue ink, appearing to read 'C Johnson', written over a light blue grid background.