

P21/3931 – PROPOSED FOUR STOREY APARTMENT DEVELOPMENT – NO. 25 (STRATA LOT 1) THE ESPLANADE AND NO. 20 (STRATA LOT 2) HELM STREET, MOUNT PLEASANT (REC) (ATTACHMENT)

Ward : Applecross – Mount Pleasant Ward
 Category : Operational
 Application Number : DAP-2021-3
 Property : No. 25 (Strata Lot 1) The Esplanade and No. 20 (Strata Lot 2) Helm Street, Mount Pleasant
 Proposal : Proposed Four Storey Apartment Building
 Applicant : Trent Will- Planning Solutions
 Owner : Mahmoud Omran, Mofida Omran & San Brolo Pty Ltd
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Previous Items : N/A
 Responsible Officer : Gavin Ponton
 A/Director Urban Planning

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input checked="" type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

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KEY ISSUES / SUMMARY

- This RAR is referred to Council for information in accordance with Local Planning Policy 1.1, having been called up by an Elected Member.
- Approval is sought for a four storey apartment development at No. 25 (Strata Lot 1) The Esplanade and No. 20 (Strata Lot 2) Helm Street, Mount Pleasant. The cost of the development is \$12 million and therefore the application is required to be determined by the Metro Inner South Joint Development Assessment Panel.
- The apartment development comprises 12 apartments (four of which are considered dual-key apartments) as well as a basement car park and rooftop terrace.
- The subject site is zoned H4 Residential under the Canning Bridge Activity Centre Plan.
- The proposed development has been assessed against the provisions of Local Planning Scheme No.6 (LPS6), the Canning Bridge Activity Centre Plan, as well as a number of local and state planning policies.
- The Responsible Authority Report (RAR) has been prepared by officers and is required to be submitted to the JDAP under the Planning and Development (Development Assessment Panel) Regulations 2011 on 15 June 2021.
- The proposal was the subject of public consultation in accordance with LPP 1.1: Planning Process and Decision Making.
- During the advertising period 12 individual written submissions were received – one submission of support and eleven expressing concerns.
- The recommendation of the RAR is that the JDAP approve the proposal for reasons outlined in the attached RAR report to the JDAP.
- A copy of the resolution of the Ordinary Meeting of Council will be forwarded to the JDAP as an attachment to the RAR.



Figure 1- Aerial photo of subject lot

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MOUNT PLEASANT (REC) (ATTACHMENT)****BACKGROUND****Scheme Provisions**

MRS Zoning	: Urban
LPS Zoning	: Centre C2 'RAC-0
R-Code	: N/A
Use Type	: Residential
Use Class	: Permitted

Site Details

Lot Area	: 1287sqm
Street Tree(s)	: No
Street Furniture (drainage pits etc)	: Stormwater Drainage Pit, Footpath and Ramp
Site Details	: Refer to Figure 1 above

DETAIL

Development approval is sought from the Metro Inner-South JDAP for a four storey apartment development.

Refer to the attached RAR for details of the development proposed by this application.

[3931 DAP 2021 3 RAR](#)

[3931 DAP 2021 3 Attachment 1 Development Plans](#)

[3931 DAP 2021 3 Attachment 2 Landscaping Plan](#)

[3931 DAP 2021 3 Attachment 3 Applicant's Report](#)

[3931 DAP 2021 3 Attachment 4 Design Review Panel Minutes](#)

[3931 DAP 2021 3 Attachment 5 Traffic Impact Statement](#)

[3931 DAP 2021 3 Attachment 6 Waste Management Plan](#)

[3931 DAP 2021 3 Attachment 7 Geotechnical Report](#)

[3931 DAP 2021 3 Attachment 8 ESD Preliminary Green Star Report](#)

[3931 DAP 2021 3 Attachment 9 Minutes Ordinary Meeting of Council 18 May 2021](#)

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Refer to the RAR attached to this report.

STATUTORY AND LEGAL IMPLICATIONS

The cost of the development requires that it be determined by the JDAP. As required by the *Planning and Development (Development Assessment Panel) Regulations* the City has prepared a responsible authority report which outlines the relevant issues to assist the JDAP in making its determination.

FINANCIAL IMPLICATIONS

None applicable.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

There are no strategic, risk or environmental management implications with this application.

POLICY IMPLICATIONS

These are outlined in full within the RAR as attached to this report.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

The recommendation of this report is for Council to endorse the recommendation in the RAR for the JDAP to approve the application.

Council may resolve not to endorse the recommendation within the RAR, however reasons should be provided in the usual manner to inform the members of the JDAP.

The minutes of the Ordinary Meeting of Council will be attached to the RAR and forwarded to the JDAP for its consideration.

Where Council wishes to provide a deputation to the JDAP in support of a resolution, a nominated person on behalf of Council may request to make a deputation at the JDAP meeting. The authorisation to grant a request to make a deputation rests with the Presiding Member of the JDAP.

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OFFICER RECOMMENDATION (3931)

APPROVAL

That the Metro Inner-South Joint Development Assessment Panel be advised that the Council of the City of Melville endorses the recommendation of the Responsible Authority Report to APPROVE the application for the proposed four storey apartment development at No. 25 (Strata lot 1) and No. 20 (Helm street), Mount Pleasant.