

Brief History of the Development of Lot 10(94) Kitchener Road Melville

- October 2012 site rezoned from Private Recreation to R40 Residential Development.
- February 2013 DA lodged for 4 storey residential development with 87 dwellings
- Application was subject to the first public consultation period and review by the City's Design Review Panel and by independent peer review.
- Plans then modified and advertised for a second time.
- On 5 August 2013 Community hold a Special Electors Meeting to oppose the development.
- Responsible Authority's Report (RAR) from Council Administration 30 August 2013 recommended refusal of the proposal.
- Metro Central JDAP refused application on 10 September 2013.
- Applicant appealed to the SAT and process of Mediation occurred over December 2013 – January 2014. Mediation involved the Presiding Member and two staff from the City of Melville. The basis of the mediation was Melville staff advise in the 30 August report on the 11 issues identified when modifications to the plans suggested.
- Revised plans submitted for a three storey development with basement parking consisting of 84 multiple dwellings in five modules. Key changes included:
 - Height 10.05-11.1 m (was 13.6m)
 - Plot ratio 1.28 (was 1.359)
 - Number of units reduced from 87 to 84
 - Increased setbacks upper floor
 - Ground level dwellings (instead of car parking which is increased and underground)
 - Better articulation of form to present to the street

- Council itself resolved to oppose the revised application and JDAP advised.
- New RAR submitted from Council administration to JDAP 20 February 2014

General acknowledgement that plans addressed all concerns except

	Deemed to Comply	Proposal
Building height	9m	10.05-11.1m
Plot ratio	0.6 (equivalent to 3,631m ²)	1.28 (equivalent to 7,756m ²)

Report acknowledges that proposal moderates number of amenity impacts but the building scale was out of character with the surrounding locality – recommended refusal

- Central JDAP considered the application on 10 March 2014. The revised application was approved under SAT reconsideration with conditions on a vote of 4 to 1. The minutes of that meeting state that in view of the DAP the applicant has met the requirements for design changes to the proposal that were sought in the RAR prepared by the Administration at the City of Melville when the application was previously considered. The DAP considered that the modified application with a number of conditions attached to the approval would not adversely impact on the amenity of the surrounding area

Charles Johnson
 Presiding Member of the Central JDAP