

Metro Inner Development Assessment Panel Agenda

Meeting Date and Time: Tuesday, 6 October 2026; 9:30am
Meeting Number: MIDAP/157
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
[MIDAP/157 - 6 October 2026 - Town of Mosman Park](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Noting of Minutes

PART B – TOWN OF MOSMAN PARK

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
 - 4.1 Lot 402 (No.48B) and Lot 401 (No.48C) Glyde Street, Mosman Park - Mixed-use 10 storey development - Lower Ground Floor – Wine cellar and extended fire tank - Upper Ground Floor – Reduced balcony wall extent - Level 1 – Garden studio roof design - Levels 7 & 8 – Floor amalgamation for penthouse - Amendment to Condition 3 – Dilapidation report requirements - Amendment to Condition 30 – Boundary wall external treatment - Other minor built form changes
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation

DAP Members
Francesca Lefante (Presiding Member)
Eugene Koltasz (Deputy Presiding Member)
John Syme
Cr Nick Lonie (Part B – Town of Mosman Park)
Cr Sarah Corbyn (Part B – Town of Mosman Park)

DAP Secretariat
Kristen Gray
Ashlee Kelly

PART A – INTRODUCTION

- 1. Opening of Meeting, Welcome and Acknowledgement**
- 2. Apologies**
- 3. Noting of Minutes**

PART B – TOWN OF MOSMAN PARK

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

Nil

4. Form 2 DAP Applications

- 4.1 Lot 402 (No.48B) and Lot 401 (No.48C) Glyde Street, Mosman Park - Mixed-use 10 storey development - Lower Ground Floor – Wine cellar and extended fire tank - Upper Ground Floor – Reduced balcony wall extent - Level 1 – Garden studio roof design - Levels 7 & 8 – Floor amalgamation for penthouse - Amendment to Condition 3 – Dilapidation report requirements - Amendment to Condition 30 – Boundary wall external treatment - Other minor built form changes

5. Section 31 SAT Reconsiderations

Nil

Part B – Item 4.1

Lot 402 (No.48B) and Lot 401 (No.48C) Glyde Street, MOSMAN PARK

RESPONSIBLE AUTHORITY REPORT – FORM 2	
DAP File No:	DAP/25/02970
LG Reference:	P2026-67
Approved Development	10 Storey Mixed Use Development
Proposed Amendments:	• Lower Ground Floor – Wine cellar and extended fire tank • Upper Ground Floor – Reduced balcony wall extent • Level 1 – Garden studio roof design • Levels 7 & 8 – Floor amalgamation for penthouse • Amendment to Condition 3 – Dilapidation report requirements • Amendment to Condition 30 – Boundary wall external treatment • Other minor built form changes
Owner:	Braykell Three Pty Ltd
Applicant:	Hatch Pty Ltd
Local Government Area:	Town of Mosman Park
Responsible Authority:	Town of Mosman Park
Authorising Officer:	Josh Dallimore – A/Manager Community Place and Planning
Date of Original DAP decision:	27/11/2025
Application Acceptance Date:	22/07/2026

LOCATION PLAN



RESPONSIBLE AUTHORITY RECOMMENDATION

That the Metropolitan Inner DAP resolves to:

- A. **Accept** that the DAP Application reference DAP/25/02970 as detailed on the DAP Form 2 dated 2 July 2026 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
- B. **Approve** to amend DAP Application reference DAP/25/02970 for Mixed Use Development at 48B & C Glyde Street in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, by way of:

The following conditions being added

1. This approval relates to the amended plans prepared by MJA Studio, being drawing numbers DA2.01-07, DA3.01 and DA3.02, and DA4.01-04 dated 22/06/2026, which supersede the corresponding plans approved under development approval DAP/25/02970 on 27 November 2025. All other conditions and advice notes of development approval DAP/25/02970 continue to apply, except as amended by this approval.

The following conditions being amended

Condition 30

The external finish of all boundary walls facing an adjoining lot shall be either face-brick or rendered clean finish, to the satisfaction of the Town.

Amended Condition 30

The external finish of all boundary walls facing an adjoining lot shall be either prefinished coloured concrete, face brick or rendered clean finish, to the satisfaction of the Town of Mosman Park.

PROPOSAL:

The proposal is seeking to amend the approved plans and condition 30 of development approval DAP/25/02970. No extension to the substantial commencement period of the approval is sought, and no change is proposed to the approved land uses, building height, street setbacks, access arrangements, or community benefit contributions.

The proposal consists of the following key amendments to the built form of the approved plans:

- A wine cellar is proposed at the ground floor adjacent to the eastern boundary and accessed from the residential lobby.
- The fire tank rooms are enlarged and extended to the western boundary to satisfy the requirements of the Department of Fire and Emergency Services (DFES).
- The length of the western balcony wall of the upper ground floor is reduced.
- The garden studio on level one has a revised roof design to a mono pitched standing seam roof.

- The approved level 7 and 8 apartments are amalgamated into a single two storey penthouse apartment. Therefore, the total number of apartments decreases from 9 to 8, with an internal staircase and void introduced into the design.
- A reduction and redistribution of façade blades to the western façade, with additional windows to bedroom to of levels 2 to 7 and to the fitness room on level 8 plus other minor finishing modifications

The application also seeks to amend condition 30 of the current approval. Condition 30 is proposed to be amended to include prefinished coloured concrete as a permissible external finish for boundary walls facing an adjoining lot, in addition to the approved face brick or rendered clean finish.

Withdrawal of Condition 3 Amendments

The application as lodged sought to amend condition 3 of the current approval, which requires a dilapidation report to be prepared prior to the commencement of excavation works in respect of three identified adjoining properties. The applicant requested the deletion of subclause (c), relating to Lot 5 (No. 27) St Leonards Street, or alternatively its limitation to the vehicle parking structures adjoining Waite Lane, on the basis that the subclause was unnecessarily onerous given the scale of that landholding and the location of the proposed works.

During the assessment, the Town advised the applicant that any reduction in the scope of the subclause would need to be supported by a qualified geotechnical and structural assessment identifying the zone of influence of the works, together with vibration monitoring during construction. The applicant subsequently advised in writing on 18 September that it no longer wishes to pursue the amendment. The request has therefore been withdrawn and does not form part of the application before the Panel, and condition 3 remains as approved.

SUBJECT SITE AND SURROUNDS:

The subject site comprises Lots 402 (48B) and 401 (48C) Glyde Street, having a combined area of 939m². The sites frontage is to Glyde Street to the north, with an approximate frontage of 18.58m, with Waite Lane to the south. Development approval was granted by the DAP over both titles with a condition of approval requiring the site be amalgamated, which the applicant is currently progressing with.

The site is orientated north to south and is generally flat, rising slightly from Glyde Street to Wait Lane. It is presently vacant and contains some existing retaining, with no significant vegetation. Vehicle access to the approved development is taken from Waite Lane, with no vehicle crossover to Glyde Street. The site is zoned Commercial with a density coding of R-AC3 under the Town of Mosman Park Local Planning Scheme No.3.

The site adjoins Lot 403 (No. 48) Glyde Street and Lot 2 (No. 50) Glyde Street to its side boundaries, against which the approved boundary walls are to be constructed. Waite Lane, which has a width of 5 metres, forms the southern boundary and separates the site from Lot 5 (No. 27) St Leonards Street. That property contains two apartment buildings comprising 36 survey strata lots.

The surrounding locality is primarily residential in character, accommodating a range of densities from single houses to apartment buildings, with some non-residential development including childcare, cafes, and other mixed use development. The site is well serviced by public transport, being located approximately 280 metres from the Mosman Park Train Station. Its location within the Commercial zone and R-AC3 coding reflects the role of this part of Glyde Street in accommodating higher density mixed use development.

BACKGROUND:

The approved development was approved by the DAP via application DAP/25/02970 which was lodged as a Form 1 DAP application for a 10 storey mixed use development comprising a ground floor commercial tenancy, a residential lobby and resident amenities, parking accessed from Waite Lane, and nine apartments on the upper levels. The Metro Inner Development Assessment Panel determined the application at meeting MIDAP/107 on 27 November 2025, resolving to approve the application subject to 32 conditions and 19 advice notes. The substantive motion, as amended, was carried unanimously.

Three amending motions were carried. Condition 3 was amended to require the existing brick boundary wall on Lot 2 (No. 50) Glyde Street to be retained and protected during excavation and construction works. Condition 25 was amended to separate the public art contribution from the community benefit contribution. A new condition 32 was added requiring obscure glazing or screening treatments to the lift lobby windows on all floors, to reduce overlooking of the adjoining site.

In its reasons for decision, the panel found the development aligned with the planning framework, zoning and relevant policy provisions, and was satisfied that the building height, scale and form reflected the character of Glyde Street. The panel observed that the window fins limit direct overlooking, while supporting additional screening to the lift lobby windows. The single apartment per floor configuration was considered to provide cross ventilation and well proportioned dwellings offering substantial occupant amenity. The panel also supported the community benefit contribution as enhancing the public realm.

ACCEPTANCE AS A FORM 2 APPLICATION

The application has been submitted under regulation 17(1) of the Planning and Development (Development Assessment Panels) Regulations 2011. The requested amendments to condition 30 are made under regulation 17(1)(b), which permits the amendment or deletion of a condition and is not subject to a substantial change test. The amendments to the approved plans are made under regulation 17(1)(c), which permits the amendment of an aspect of a DAP approved development where the amendment would not substantially change the development approved.

Accordingly, the Panel must determine whether the proposal remains essentially and materially the same development when assessed both qualitatively and quantitatively. The discussion below compares the current approval and the proposed development as a whole, having regard to the nature and extent of the changes and whether they substantially change the development approved.

Is the Development Materially the Same

The proposed amendment retains the characteristics and planning outcomes of the current approval, including:

- The same mixed-use function comprising multiple dwellings above a ground floor commercial tenancy;
- No increase in residential yield (reduction of one apartment to accommodate the increased penthouse size);
- The same general building location, footprint, and orientation;
- The same number of storeys with no change to building height;
- The same vehicle access and parking arrangements;
- The same presentation as a mixed-use development to Glyde Street.

Assessment of Changes

Quantitatively, the most notable change is the reduction in dwelling yield from nine apartments to eight. The reduction arises from the amalgamation of two approved apartments rather than any change to the building envelope, and no additional storey, floor area above the approved envelope or additional habitable level is created. The applicant contends the amendments result in a minor reduction in plot ratio. There is no change to the approved building height, street setbacks or parking provision.

Qualitatively, the planning effect of the lower ground, upper ground and Level 1 amendments is limited because they do not introduce a new land use, increase development yield, add another storey or result in any significant discernible alteration to outward appearance. The penthouse amalgamation is contained wholly within the approved building envelope and its effects are principally internal. The façade changes are generally limited to the size, placement and treatment of openings and to the distribution of façade blades.

The core of the approval is a 10 storey mixed use apartment building addressing Glyde Street, comprising a ground floor commercial tenancy and residential lobby at street level, a single apartment per floor above, and parking and servicing accessed from Waite Lane at the rear. That outcome remains largely unchanged, with only the penthouse altering the 'single apartment per floor'.

The proposal retains the overarching approved built form concept, development intensity, floor arrangement, access strategy and broad relationship with the surrounding development. The reduction in dwelling yield is not associated with any increase in development capacity or built form, while the lower ground and upper ground alterations do not change how the principal uses relate to the site or locality. The changes therefore do not alter the essence of the approved development.

PLANNING ASSESSMENT:

PLANNING FRAMEWORK	
Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Town of Mosman Park Local Planning Scheme 3
Local Planning Scheme - Zone/Reserve	Commercial
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Lot Size:	Lot 402 = 458m ² , Lot 401 = 481m ²
Existing Land Use:	Vacant Land
Heritage Status	☒ N/A ☐ State Register of Heritage Places ☐ Heritage List ☐ Heritage Area
Bushfire Prone Area	No

The proposal has been assessed against all the relevant legislative requirements of the Town of Mosman Park Local Planning Scheme No. 3, the deemed provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, Residential Design Codes Volume 2 Apartments, and the Town's local planning policy framework. The following matters have been identified as key considerations for the determination of this application:

- lower ground floor modifications;
- upper ground floor modifications;
- Level 1 garden studio roof;
- penthouse conversion;
- community benefits;
- built form modifications and visual privacy; and,
- amendment to condition 30.

These matters are outlined and discussed below. Where an assessment against R-Codes Volume 2 is undertaken, that assessment is directed to the relevant element objective. Matters not identified above have been assessed and are not considered to raise planning issues warranting discussion in this report.

Lower Ground Floor Modifications

The lower ground floor modifications are assessed against clause 67 of the deemed provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, which sets out the matters to be considered in determining an application, and against the Residential Design Codes Volume 2 Apartments, which defines the floor area to be included in the calculation of plot ratio. The amenity of adjoining properties is also relevant under clause 67.

The proposed modifications include the introduction of a wine cellar adjacent to the eastern boundary, accessed from the residential lobby, and the enlargement of the fire tank rooms, which have been extended to the western boundary. Both are partially subterranean and are located entirely behind the boundary walls under the current approval. The position and height of the approved boundary walls remain unchanged, and the modifications do not extend beyond the approved building envelope.

Neither space contributes to plot ratio floor area. The R-Codes Volume 2 definition excludes storerooms, plant rooms, equipment rooms, machinery spaces, parking and similar spaces from the calculation. The wine cellar is a storage space, and the fire tank rooms are equipment spaces, and both fall within that exclusion. The modifications therefore do not increase the plot ratio of the development and have no bearing on the community benefit contribution, which is addressed separately below.

No new openings, light wells or ventilation outlets are proposed to either side boundary, and the modifications have no distinct external effect. The Town's Environmental Health team queried whether the wine cellar would require a dedicated cooling unit. The applicant has confirmed the condensing units serving the lower ground lobby and wine cellar are located within the car park on the underside of the first-floor slab, internalised and not oriented toward any adjoining property. That response is considered satisfactory and no further condition is required.

Upper Ground Floor Modifications

The proposal reduces the length of the western balcony wall adjoining the living area by approximately 1.5 metres while leaving its northern extent unchanged. This adjustment opens lines of sight through to the void space below. Because the original wall provided screening, the privacy impact was assessed. However, with a 7-metre setback from the western boundary, the balcony comfortably exceeds the 6-metre requirement under Table 3.5. Consequently, the modification fully satisfies visual privacy objectives.

Architecturally, shortening the wall results in a minor change to the upper ground floor façade. Because the modification remains entirely within the approved external building frame, it is not readily apparent from Glyde Street and maintains the integrity of the streetscape presentation. Overall, the variation is minor, consistent with the approved design, and compliant with Volume 2 requirements.

Level 1 Garden Studio Roof

The roof of the Level 1 garden studio is amended from a flat roof to a mono pitched standing seam roof, consistent with the approved garage roof. The garden studio is located behind the main tower, and the roof remains concealed behind the approved wall design. The approved elevations continue to present the studio as a flat roofed element, and the modification will not be visible from Glyde Street, Waite Lane or either adjoining property.

The modification does not alter the overall building height or the height of any element above the approved building envelope. The standing seam material and colour are consistent with the approved schedule of materials and finishes and no new material is introduced. The modification results in no overshadowing or reflectivity effect on any adjoining property, and the garden studio remains ancillary to the dwelling it serves with no change to its use or floor area.

The modification arises from detailed design development and is minor in nature. It is appropriate for consideration as a Form 2 application, has no external planning effect and is supported without the need for any additional condition.

Penthouse Conversion

The approved Level 7 and Level 8 apartments are amalgamated into a single two storey penthouse. The amendment introduces an internal staircase and a void above the main living area in place of the approved bedroom 1 and ensuite at Level 7. Level 8 is reconfigured to accommodate a primary suite, secondary living area and fitness room, with the depth of the Level 8 balcony reduced to accommodate the primary suite. The dwelling yield reduces from nine apartments to eight.

The amendment results in an approximate 27 square metre reduction in plot ratio floor area. The void above Level 7 is excluded from the calculation in accordance with the R-Codes Volume 2 definition, and that exclusion exceeds the additional floor area created by the extension of the primary suite into the approved Level 8 balcony area. The development therefore results in a net reduction in plot ratio relative to the approved development.

The extension of the primary suite is contained wholly within the approved building envelope, and the additional building mass is negligible. The podium design of the building means the Level 8 alteration is concealed from view at street level, and the change is confined to the uppermost floor of the development. There is no change to the approved building height, street setbacks or the building separation distances to adjoining buildings assessed under Table 2.7 of Volume 2.

The penthouse achieves the minimum private outdoor space dimensions and area required by Volume 2 on its lower floor, which remains unchanged. The reduction in depth to the Level 8 balcony does not affect that outcome, and the dwelling continues to provide private outdoor space appropriate to its size and configuration. The amendment delivers a more open living arrangement within an envelope that is not altered.

The reduction in dwelling yield from nine to eight does not give rise to any consequential change to the conditions of approval. The reduction in the number of dwellings, with no other change to the development, means that the waste management arrangements approved under the existing conditions remain suitable and require no amendment. The car parking provision approved for the development is likewise unaffected.

The penthouse conversion is minor in nature and appropriate for consideration as a Form 2 application. It is contained entirely within the approved building envelope, results in a reduction in plot ratio and dwelling yield and does not adversely affect the amenity of adjoining properties. The amendment is supported without the need for any additional condition.

Community Benefits

Condition 24 of the existing approval requires the applicant to enter into a legal agreement with the Town prior to the issue of a building permit to secure delivery of the community benefit incentives, with advice note 4 identifying deliverables in principle to the value of \$259,000 relating to zone 4 of the Town's adopted Glyde Street Streetscape Masterplan. The community benefit framework is set out in Local Planning

Policy 32 Community Benefits, under which additional building height and plot ratio may be supported in return for the delivery of community benefits. The overall impact of the proposal on the streetscape is unaffected and therefore the current community benefit condition is considered to be appropriate.

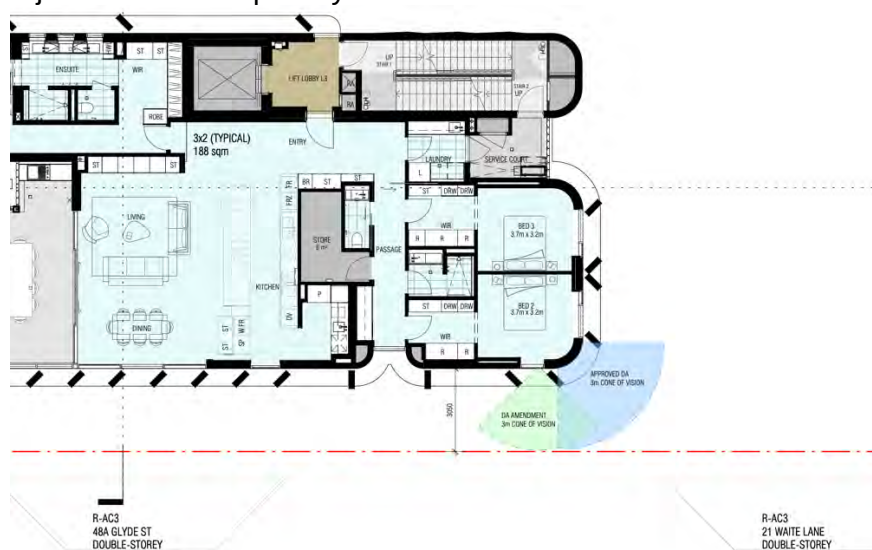
External Modifications

The built form modifications to the approved development comprise of:

- a reduction in the number of façade blades and a minor redistribution of blades to the western façade;
- the introduction of an additional window to bedroom 2 at Levels 2 to 7 and to the fitness room at Level 8 on the western elevation with a supplementary blade to the north of each new window;
- an amended wall and glazing breakup to the southern façade;
- a reduction of the curved corner glazing to the front balconies from full height to balustrade height;
- a revised boundary wall finish;
- and reeded glass to nominated eastern elevation windows.

The introduction of the additional western windows is the most significant of these changes for visual privacy purposes. Table 3.5 of Volume 2 requires a 3-metre privacy setback for major openings to bedrooms where the adjoining site is coded higher than R50. The adjoining properties at 48A Glyde Street and 21 Waite Lane carry the same R-AC3 coding as the subject site, and the 3-metre requirement therefore applies to the first four storeys of the development.

The applicant has provided a cone of vision comparison diagram prepared by the project architect, comparing the approved and amended window arrangements. The diagram demonstrates that the amended cone of vision remains compliant with the required setback under Table 3.5. Openings at the fifth storey and above are assessed under Table 2.7 of Volume 2, and the building separation distances to adjoining buildings are not altered by this application. The amendment therefore satisfies the element objective for visual privacy.



In granting the original approval, the Panel observed that the window fins limit direct overlooking of adjoining properties. The amendment reduces the overall number of façade blades but introduces a supplementary blade to the north of each new window, maintaining the screening function relied upon at the time of approval. The angle and placement of the blades continue to direct outlook away from the major openings on the adjoining western property, and the Town is satisfied that the amended arrangement does not weaken the privacy outcome secured by the approved design.

The amended wall and glazing breakup to the southern façade responds to environmentally sustainable design outcomes and increases passive surveillance of Waite Lane, which is a positive outcome for the public realm. Given the separation distance across Waite Lane and the orientation of the openings, the change does not give rise to any overlooking of Lot 5 (No. 27) St Leonards Street or 21 Waite Lane.

Condition 32 requires obscured glazing or screening treatments to the lift lobby windows on all floors. The proposed reeded glass to those windows, and the division of the ensuite and living room and void windows at Levels 7 and 8 into three narrow windows incorporating reeded glass portions, satisfies that requirement. The modifications are consistent with the intent of the condition and no amendment to condition 32 is required.

The built form modifications are minor in nature and appropriate for consideration as a Form 2 application. They satisfy the visual privacy requirements of Volume 2, maintain the screening function relied upon in the original approval, improve passive surveillance of Waite Lane and are consistent with the approved architectural character. The modifications are supported without the need for any additional condition.

Amendment to Condition 30

Condition 30 requires the external finish of all boundary walls facing an adjoining lot to be either face brick or rendered clean finish, to the satisfaction of the Town. The applicant seeks to amend the condition to include prefinished coloured concrete as a permissible finish.

The detailed design process has refined the approved boundary walls to comprise a prefinished concrete wall in a sand-coloured finish consistent with the balance of the building. This is a new external material for the development and is not provided for by the condition as approved. The applicant advises that the requirement to construct a face brick or rendered finish is impractical because the walls will be constructed against existing structures on both adjoining lots.

Where a boundary wall is built hard against an existing structure, there is no practical access from which to apply a face brick or rendered finish after construction, and a prefinished precast treatment delivers a finished wall face with materially less disruption to adjoining owners during construction. The proposed treatment also achieves a colour match with the balance of the building.

The boundary walls will be visible principally from the adjoining lots, with limited sections potentially visible from the street. The sand-coloured prefinished concrete finish is consistent with the approved schedule of materials and finishes and will read as an integrated element of the building where visible. The amendment does not affect

condition 31, which relates to the protection of the original building fabric of the heritage listed dwelling at Lot 2 (No. 50) Glyde Street and is being managed separately.

The amendment is minor in nature and appropriate for consideration as a Form 2 application. Retention of the qualifier requiring the finish to be to the satisfaction of the Town preserves the Town's ability to confirm the specific finish at condition clearance stage. It is recommended that condition 30 be amended to read:

The external finish of all boundary walls facing an adjoining lot shall be either prefinished coloured concrete, face brick or rendered clean finish, to the satisfaction of the Town of Mosman Park.

CONSULTATION:

PUBLIC CONSULTATION

Clause 64 of the deemed provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 provides that the advertising of an application is a matter for the discretion of the local government, other than where advertising is required by the Scheme or a local planning policy. The Town has assessed the proposed amendments and determined that public consultation was not warranted in this instance. The application was accordingly not advertised for public comment.

The amendments are minor in nature and arise from detailed design development, construction requirements and consultant input. They are contained wholly within the approved building envelope and result in no change to the approved land uses, building height, number of storeys, street setbacks, streetscape presentation or vehicle access arrangements. The dwelling yield reduces from nine apartments to eight and the plot ratio is largely unaffected. The proposed built form modifications satisfy the visual privacy requirements of the Residential Design Codes Volume 2 Apartments and maintain the screening measures secured by the original approval. On that basis the amendments are not considered to affect the interests of adjoining landowners or of any agency to an extent warranting referral for public comment.

ALTERNATIVE TO RESPONSIBLE AUTHORITY RECOMMENDATION

N/A

CONCLUSION:

The application seeks to amend the approved plans and condition 30 of development approval DAP/25/02970. The key considerations are the modifications to the lower ground, upper ground and Level 1 levels, the amalgamation of the approved Level 7 and Level 8 apartments into a single two storey penthouse, the associated built form and façade modifications, the effect of the amendments on the community benefit package secured by condition 24, and the two requested condition amendments. The amendments are contained wholly within the approved building envelope and result in no change to the approved land uses, building height, number of storeys, street setbacks, streetscape presentation or vehicle access arrangements.

The amendments do not require the exercise of any significant discretion under the planning framework. The built form modifications satisfy the privacy setback requirements of Table 3.5 of State Planning Policy 7.3 Residential Design Codes Volume 2 Apartments and the element objective for visual privacy, with the screening function relied upon by the Panel in granting the original approval maintained through the supplementary façade blades. The plot ratio of the development is reduced by approximately 27 square metres, and the dwelling yield reduces from nine apartments to eight, so the basis on which the community benefit package was calculated is unaffected and condition 24 and advice note 4 remain appropriate. The amendment sought to condition 30 is supported, as a prefinished coloured concrete finish is a practical response to boundary walls constructed against existing structures and the qualifier requiring the finish to be to the satisfaction of the Town is retained.

As the amendments to condition 3 have been removed, the proposed amendments are now all considered minor in nature, with only minor modifications to condition 30 required. The amendments are appropriate for consideration as a Form 2 application under regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011, consistent with the requirements of the planning framework, and are recommended for approval.

Attachments

1. Development Plans
2. Cover Letter
3. Withdrawal of proposed amendment to condition 3



8 APARTMENTS							
	COMMERCIAL	2X2	3X2 (WITH STUDIO/STUDY)	3X2 (2X LHA SILVER DWELLING)	3X3 PENTHOUSE	TOTAL RESIDENTIAL m²	TOTAL INCL. COMMERCIAL m²
LOWER GROUND	★						★
UPPER GROUND		1				1	
L01			1			1	
L02				1		1	
L03				1		1	
L04				1		1	
L05				1		1	
L06				1		1	
L07					1	1	
L08					1	1	
TOTAL		1	1	5	1	8	
TOTAL STRATA m²	124	96	212	940	336	1584	1708

CAR PARKING	BAYS PROVIDED
RESIDENTIAL	18
COMMERCIAL	2
RESIDENTIAL VISITOR	2 (reciprocal with comm.)
TOTAL	20

PLOT RATIO	
SITE AREA	939
PR PERMITTED	1878 (PR 2.0)
PR PROPOSED	
excluding commercial	1747 (PR 1.9)
including commercial	1880 (PR 2.0)

REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB



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REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

PROJECT

GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET,
MOSMON PARK

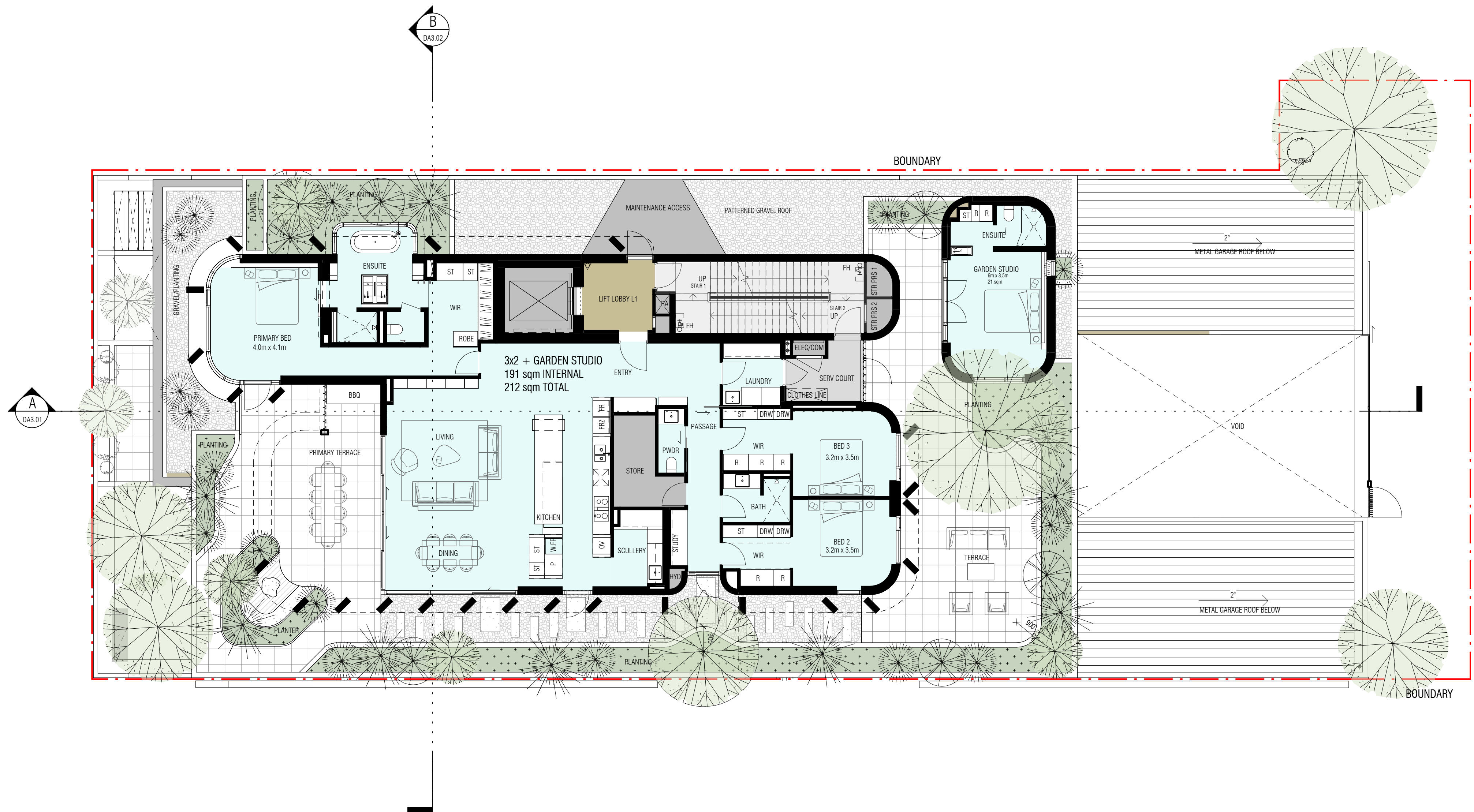
CLIENT

FABRIC PROPERTIES
PROJECT STATUS

DA AMENDMENT

PROJECT NUMBER
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SCALE @ A1
1 : 100
NORTH
0 1 2 5m

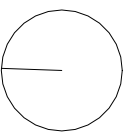
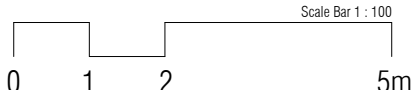
DRAWING
UPPER GROUND
FLOOR PLAN
DRAWING NO. DA2.02
DRAFTER NB
CHECKED
REV.



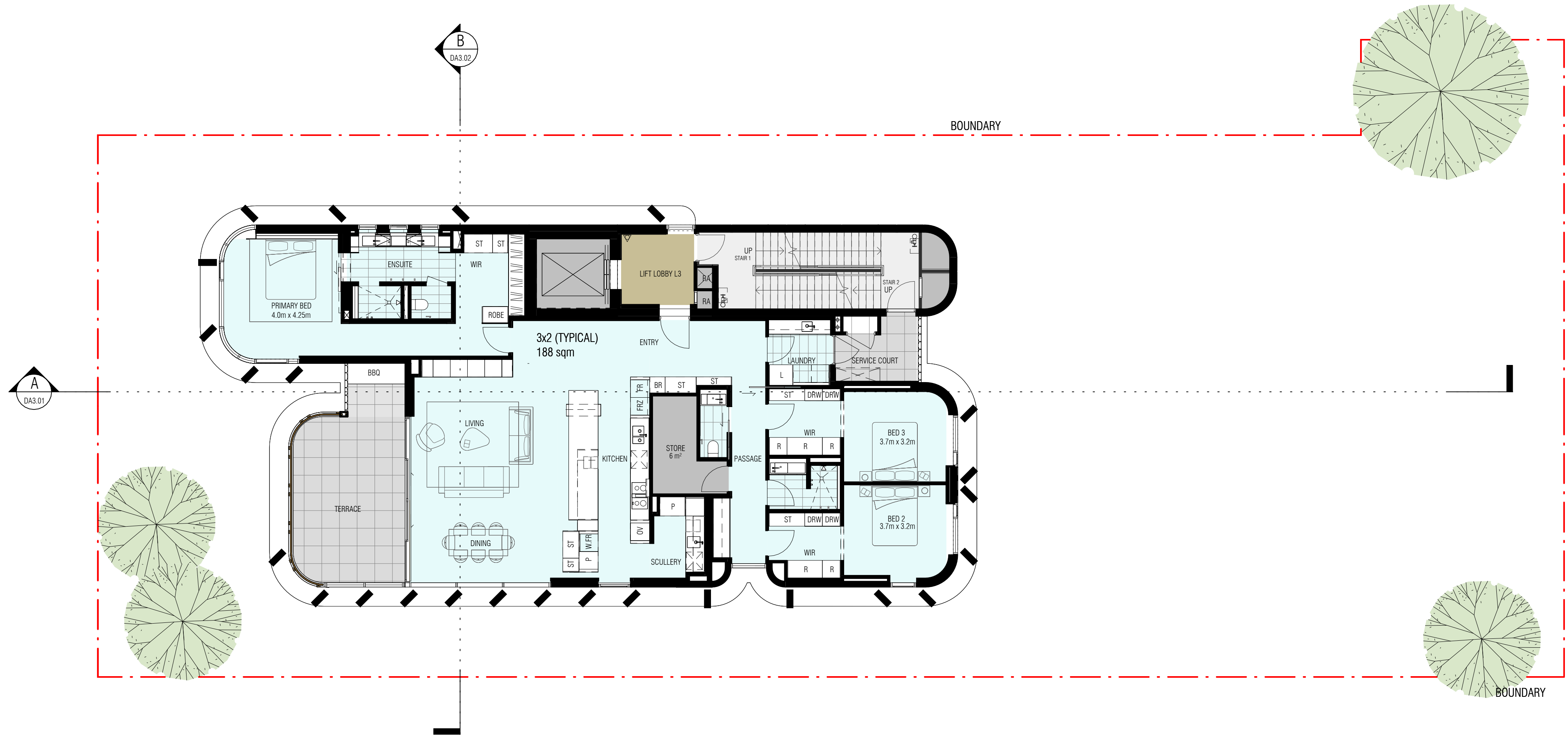
REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

PROJECT
GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET, MOSMON PARK

CLIENT
FABRIC PROPERTIES
PROJECT STATUS
DA AMENDMENT

PROJECT NUMBER	NORTH
25025	
SCALE @ A1	
1 : 100	

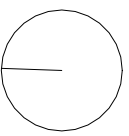
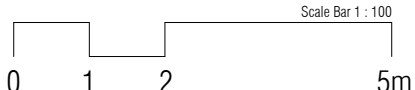
DRAWING			
LEVEL 01			
FLOOR PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
DA2.03	NB		



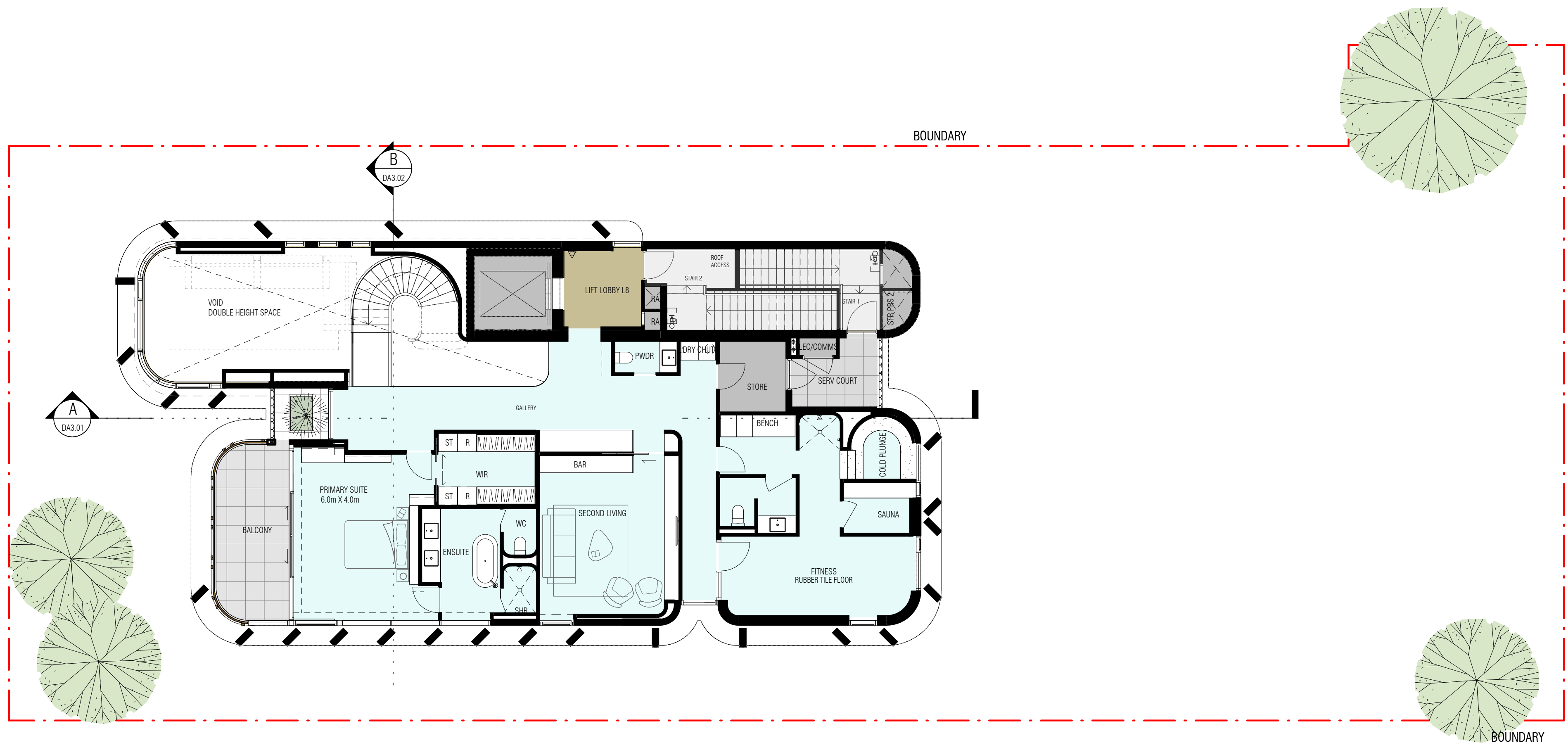
REV.	DATE	AMENDMENT	INITL.
H	18.06.26	DA AMENDMENT ISSUE	NB

PROJECT
GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET, MOSMON PARK

CLIENT
FABRIC PROPERTIES
PROJECT STATUS
DA AMENDMENT

PROJECT NUMBER	NORTH
25025	
SCALE @ A1	
1 : 100	

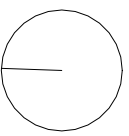
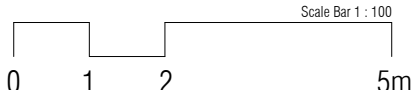
DRAWING			
LEVELS 02-06			
FLOOR PLANS			
DRAWING NO.	DRAFTER	CHECKED	REV.
DA2.04	NB		



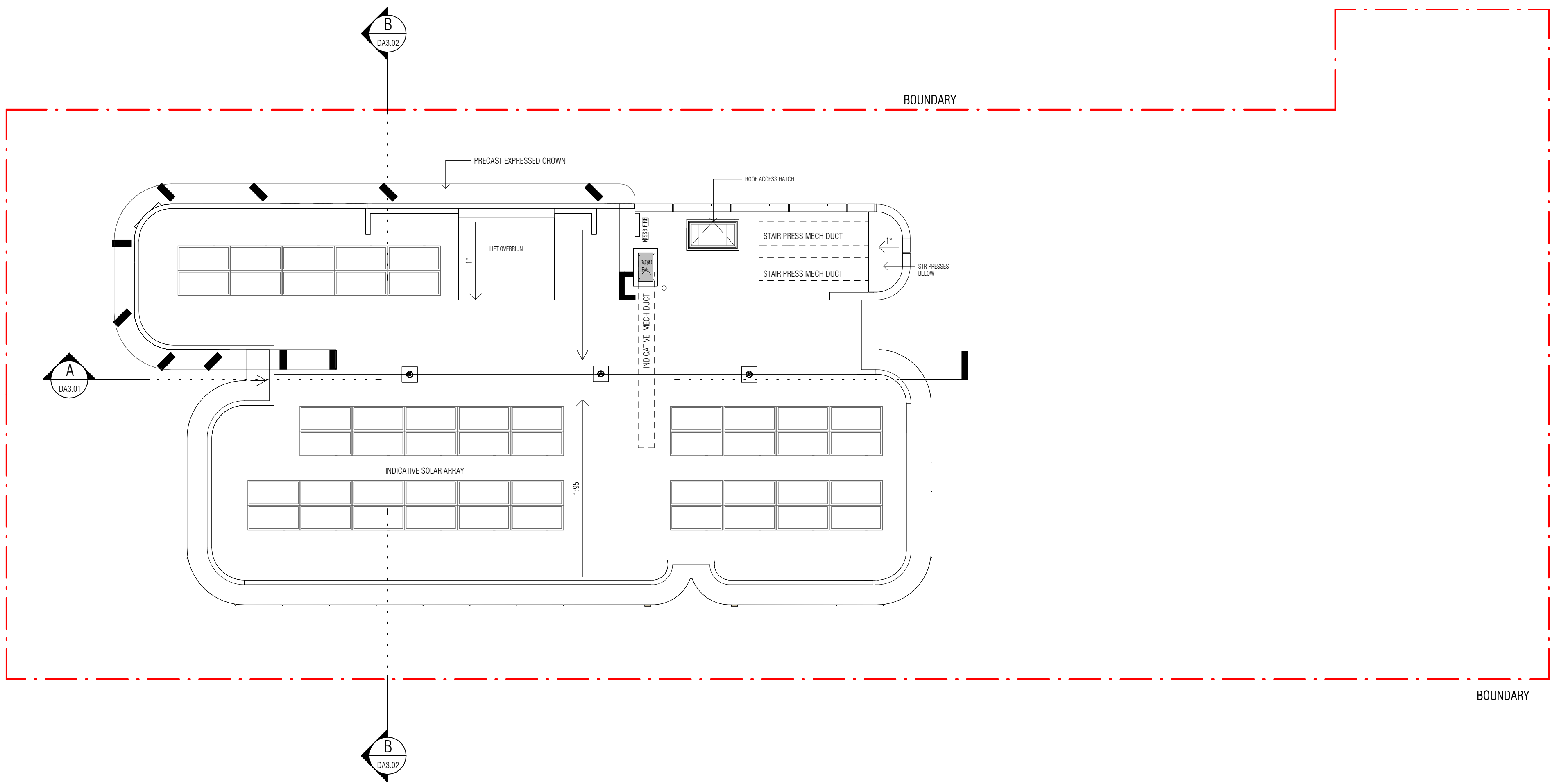
REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

PROJECT
GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET, MOSMON PARK

CLIENT
FABRIC PROPERTIES
PROJECT STATUS
DA AMENDMENT

PROJECT NUMBER	NORTH
25025	
SCALE @ A1	
1 : 100	

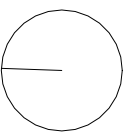
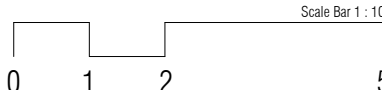
DRAWING			
LEVEL 08			
PENTHOUSE UPPER LEVEL PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
DA2.06	NB		



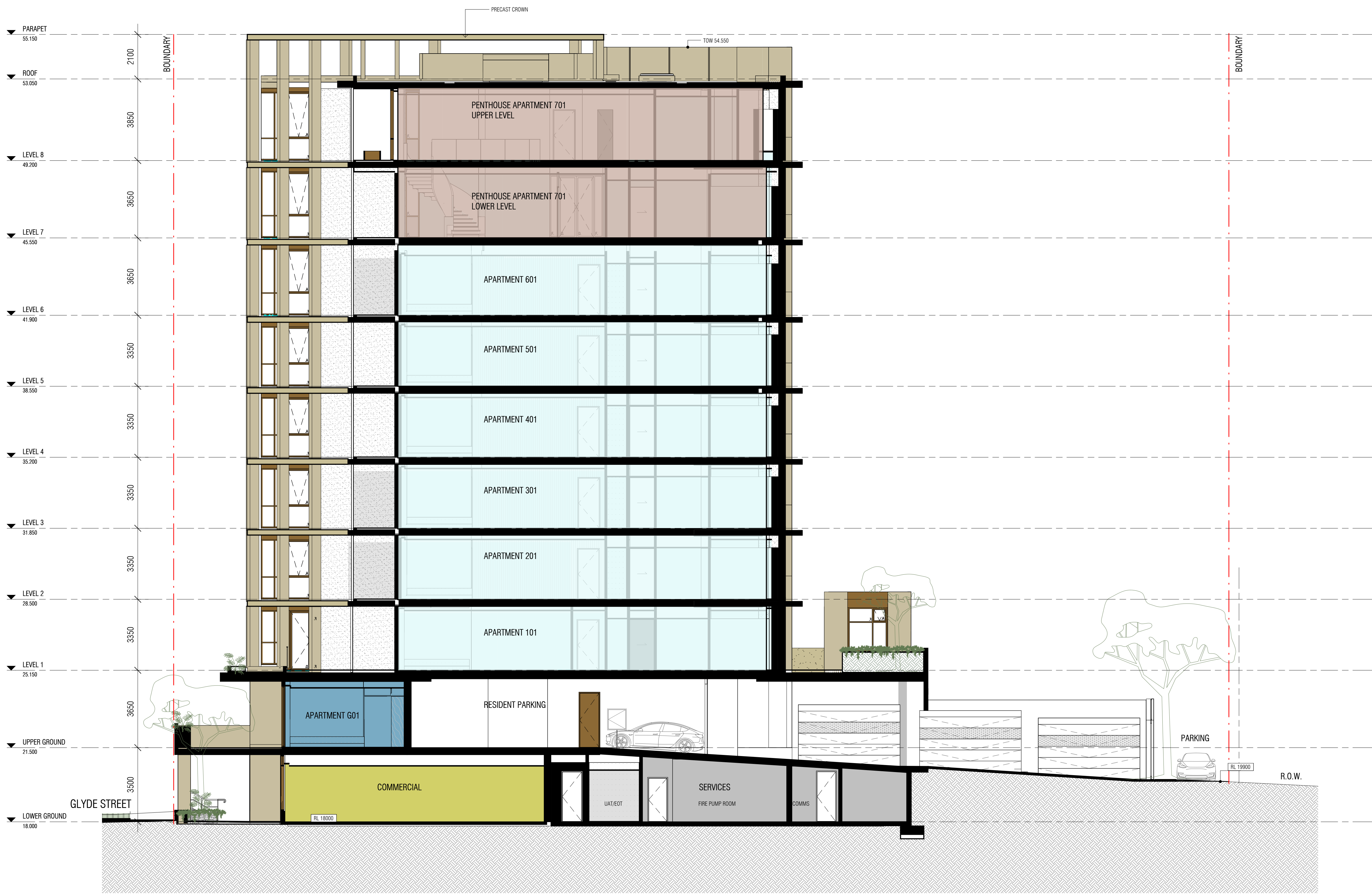
REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

PROJECT
GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET, MOSMON PARK

CLIENT
FABRIC PROPERTIES
PROJECT STATUS
DA AMENDMENT

PROJECT NUMBER	NORTH
25025	
SCALE @ A1	
1 : 100	

DRAWING			
ROOF FLOOR PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
DA2.07	NB		



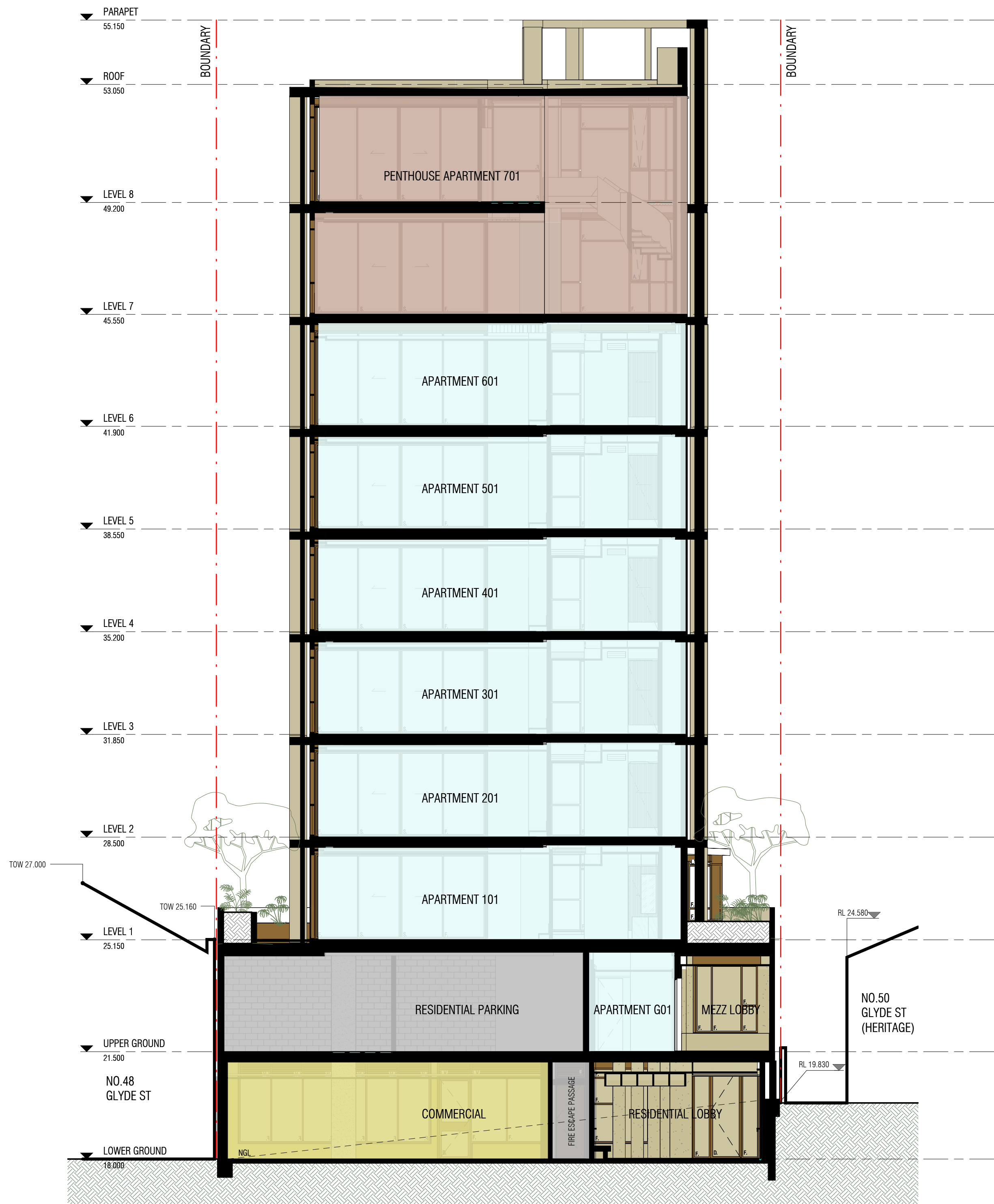
REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

PROJECT
GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET, MOSMON PARK

CLIENT
FABRIC PROPERTIES
PROJECT STATUS
DA AMENDMENT

PROJECT NUMBER
25025
SCALE @ A1
1 : 100

DRAWING
SECTION A DESIGN SECTIONS
DRAWING NO.
DA3.01
DRAFTER
NB
CHECKED
REV.

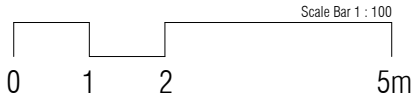


REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

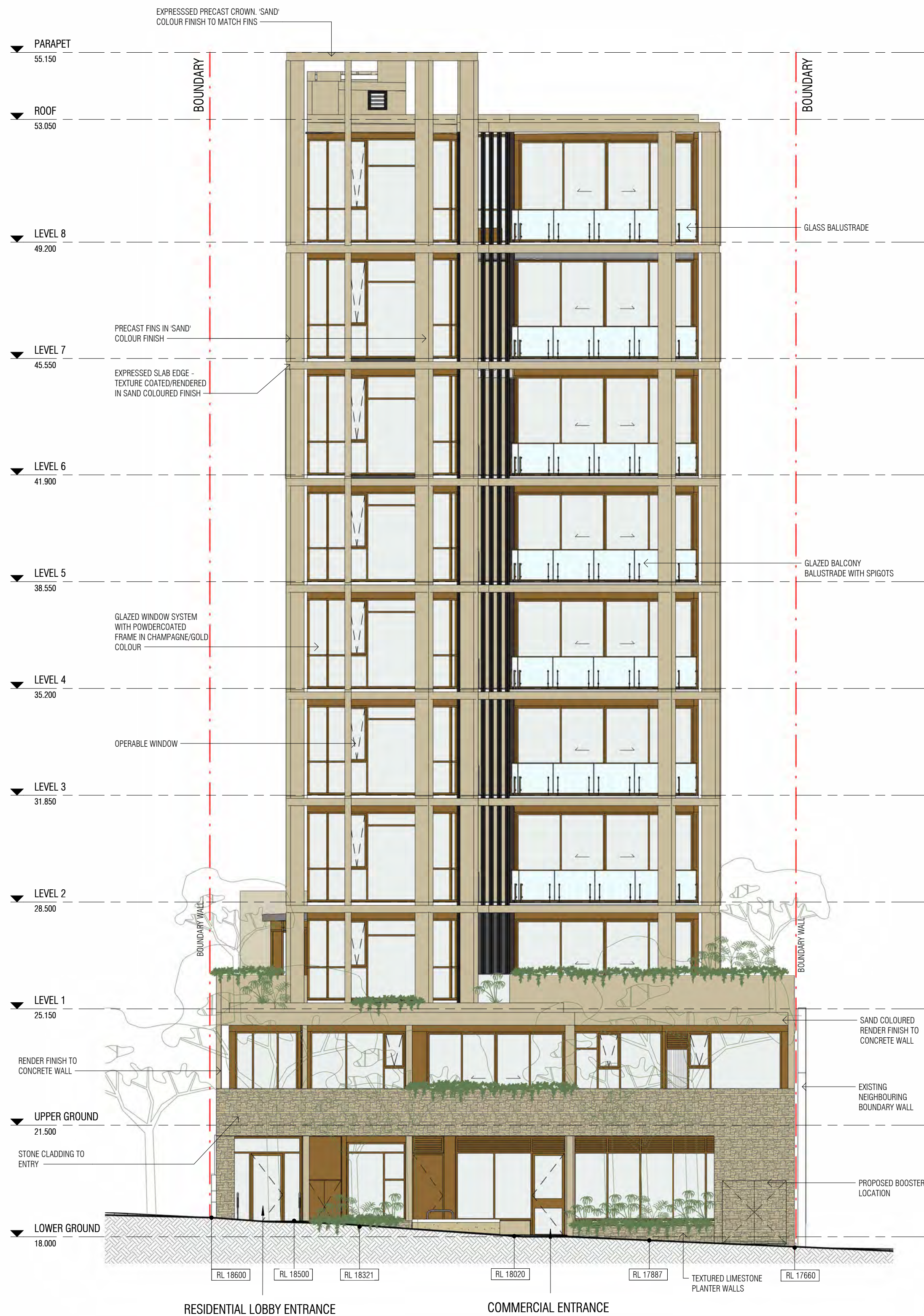
PROJECT
GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET, MOSMON PARK

CLIENT
FABRIC PROPERTIES
PROJECT STATUS
DA AMENDMENT

PROJECT NUMBER
25025
SCALE @ A1
1 : 100



DRAWING			
SECTION B			
DESIGN SECTIONS			
DRAWING NO.	DRAFTER	CHECKED	REV.
DA3.02	NB		



REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

PROJECT

GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET,
MOSMON PARK

CLIENT

FABRIC PROPERTIES
PROJECT STATUS

DA AMENDMENT

PROJECT NUMBER

25025
SCALE @ A1

1 : 100

DRAWING

NORTH
ELEVATION
DRAWING NO. DRAFTER CHECKED REV.

DA4.01



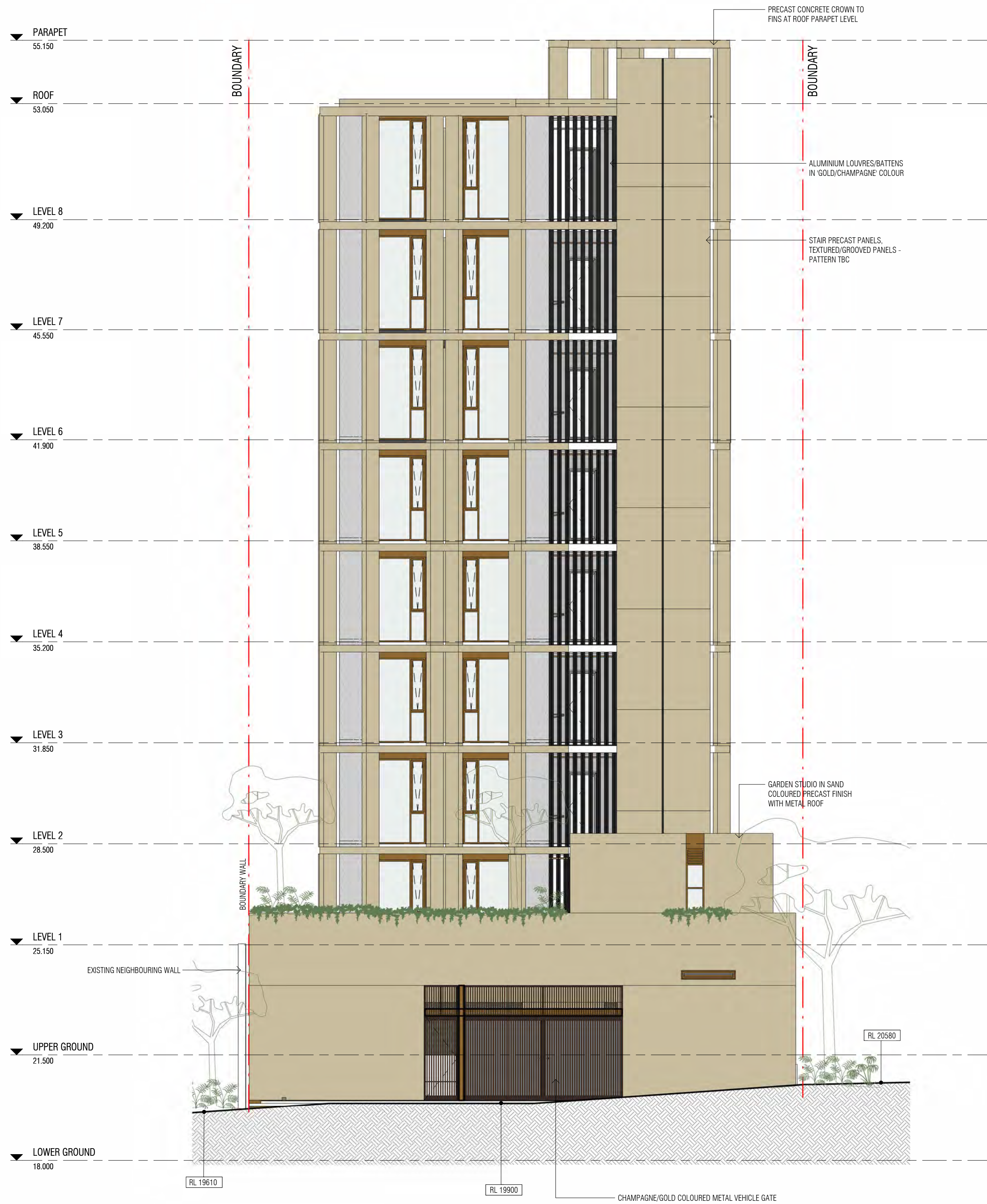
REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

PROJECT
GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET, MOSMON PARK

CLIENT
FABRIC PROPERTIES
PROJECT STATUS
DA AMENDMENT

PROJECT NUMBER
25025
SCALE @ A1
1 : 100

DRAWING			
WEST ELEVATION			
DRAWING NO.	DRAFTER	CHECKED	REV.
DA4.02	NB		



REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

PROJECT
GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET, MOSMON PARK

CLIENT
FABRIC PROPERTIES
PROJECT STATUS
DA AMENDMENT

PROJECT NUMBER
25025
SCALE @ A1
1 : 100

DRAWING
SOUTH ELEVATION
DRAWING NO.
DA4.03
DRAFTER
NB
CHECKED
REV.



EAST ELEVATION
1 : 100

REV.	DATE	AMENDMENT	INITL.
H	22.06.26	DA AMENDMENT ISSUE	NB

PROJECT
GLYDE STREET RESIDENTIAL
PROJECT ADDRESS
48B & 48C GLYDE STREET, MOSMON PARK

CLIENT
FABRIC PROPERTIES
PROJECT STATUS
DA AMENDMENT

PROJECT NUMBER
25025
SCALE @ A1
1 : 100

DRAWING
EAST ELEVATION
DRAWING NO.
DA4.04
DRAFTER
NB
CHECKED
REV.



OUR REF: H/376614

DAP REF: DAP/25/02970
LG REF: P2025-105

HATCH

2 July, 2026

DAP Secretariat
The Department of Planning, Lands and Heritage
140 William Street
PERTH WA 6000

Dear Sir/ Madam,

**RE: FORM 2 – AMENDED APPLICATION (DAP/25/02970)
METRO INNER DEVELOPMENT ASSESSMENT PANEL
LOTS 401 & 402 GLYDE STREET, MOSMAN PARK**

Hatch acts on behalf of Braykell Three Pty Ltd, the owner of the subject lots, in lodging this Form 2 application to amend Development Approval (DAP/25/02970), approved by the Metro Inner Development Assessment Panel on 3 December 2025 for Lots 401 and 402 Glyde Street, Mosman Park.

Pursuant to Regulation 17 of the DAP Regulations (2011), the application seeks approval to amend the approved plans and conditions of approval.

In support of the application please find enclosed:

- Completed and signed DAP Form 2;
- Completed and signed MRS Form 1;
- Completed and signed Town Application Form;
- Certificate of Titles;
- Amended DA Comparison Report; and
- Revised Architectural Drawings.

BACKGROUND

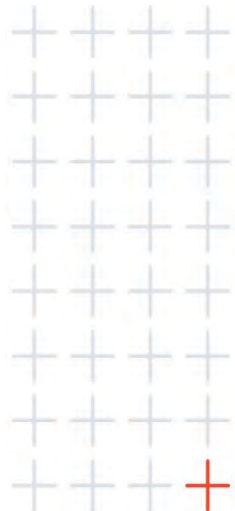
The Metro Inner Development Assessment Panel granted conditional approval for a 10-storey mixed-use development comprising ground-floor commercial tenancy, a residential lobby and resident amenities, parking accessed via the rear laneway, and nine apartments on the upper levels.

Since approval of the development, the project has progressed through pre-sales and detailed design development. In response to market feedback, construction requirements, and consultant input, the following minor amendments are proposed:

- Minor revisions to the approved plans arising from detailed design development.
- Amalgamation of the approved Level 7 and Level 8 apartments into a single two-storey apartment.
- Minor built form refinements associated with ESD outcomes, development approval conditions, and the apartment amalgamation; including glazing/ wall breakups, façade blade distribution, and balcony glazing.

PROPOSED AMENDMENTS

The application includes an Amended DA Comparison Report which illustrates the proposed modifications to the current development approval, the proposed amendments are summarised below.

**1. Lower Ground Floor: Wine Cellar addition and Fire Tank extended to boundary**

Summary	For the lower ground floor, a wine cellar has been introduced behind and accessed directly from the residential lobby, located adjacent to the eastern boundary. The building layout has also been revised to increase the size of the fire tank rooms which have been extended to the western boundary, ensuring sufficient water storage capacity to satisfy DFES requirements.
Justification	The proposed changes are mostly subterranean and are located entirely behind the approved boundary wall, which position and height remains unchanged. Accordingly, the amendments will have no discernible external impacts and will not adversely affect the amenity of adjoining properties.

2. Upper Ground Floor: Reduce Balcony Wall Extent

Summary	For the upper ground floor, the length of the western balcony wall adjoining the dining and living area has been reduced, while its northern extent and location remain unchanged.
Justification	This minor design refinement is located within the approved external building frame, which extend to Glyde Street and the two side boundaries. Considering its setback, location and minor nature, the amendment will not result in any adverse amenity impacts.

3. Level 1: Garden Studio Roof

Summary	The roof of the level 1 garden studio has been amended to incorporate a mono-pitched standing seam roof, consistent with the approved garage roof, as part of the detailed design development process.
Justification	The garden studio roof remains concealed behind the approved wall design. As such, the amendment will not affect the building's external appearance or result in any adverse amenity impacts.

4. Minor Built Form Refinements

Summary	- Reduced the number of façade blades and minor reshuffling of blades on western façade; - Introduction of an additional window to Bedroom 2 (levels 2-7) and Fitness room (level 8) on the western elevation, together with a supplementary façade blade located to the north of the new window; - Amendment to south façade wall/ glazing breakup, responding to ESD and increasing passive surveillance to laneway; - With reference to the western elevation, the curved corner glazing on the front balconies have been reduced to balustrade height glazing, in lieu of full height glazing; - The approved boundary walls now feature a prefinished concrete boundary wall to match the remainder of building in 'sand' colour finish; and - Concerning the eastern elevation the lift lobby windows now consist of reeded glass, and the ensuite windows and living room/ void (levels 7 and 8) have been divided into three narrow windows with reeded glass portions.
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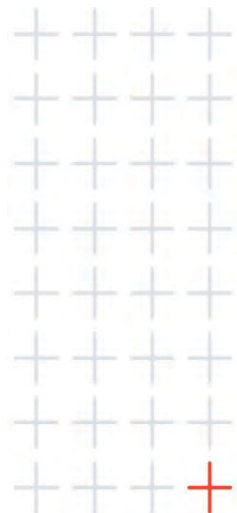
Justification	The proposed changes are minor in nature and will have a negligible effect on the building's external appearance. The amendments arise from detailed design development to improve constructability and to meet ESD outcomes improving resource efficient and occupant comfort.
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5. Levels 7-8: Penthouse Conversion

Summary	The approved Level 7 and Level 8 apartments have been amalgamated to create a single two-storey penthouse apartment. This amendment involves internal layout modifications, including the introduction of an internal staircase and a void above the main living area in place of the approved bedroom 1 and ensuite (level 7). The revised layout provides a more open living arrangement and reconfigured level 8 to include a primary suite, secondary living area and fitness room at the rear. The level 8 balcony depth has been reduced to accommodate the primary suite, with the change contained wholly within the approved building envelope. Importantly, the proposed amendments result in a minor reduction in plot ratio when considering the primary suite extension and exclusion of the void space above level 7 to the plot ratio calculation. Accordingly, it is anticipated that Condition 24 and the associated Advice Note 4, relating to community benefits, will remain unchanged.
Justification	The proposed changes are contained entirely within the approved building envelope and respond to evolving market preferences and purchaser demand. The external appearance of the development remains consistent with the approved development approval, except for the minor ESD-related amendments described in point 4 above. As such, the penthouse amalgamation will not adversely affect surrounding amenity and remains consistent with the approved architectural character.

6. Amendment to Condition 3

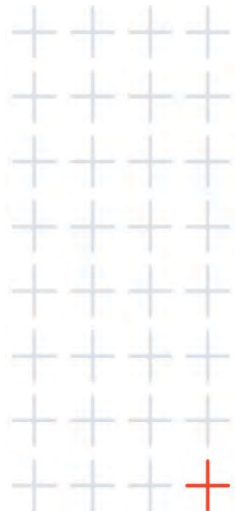
Condition 3	<i>Prior to the commencement of excavation works, a Dilapidation Report prepared by suitably qualified practitioners shall be submitted to the Town of Mosman Park for approval, and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and rights of ways), including ancillary structures located upon these properties:</i> a. Lot 403 (No.48) Glyde Street, Mosman Park b. Lot 2 (No.50) Glyde Street, Mosman Park i. The existing brick boundary wall adjoining the subject site on Lot 2 (No50) Glyde Street be retained and protected during excavation and construction works, to the satisfaction of the Town of Mosman Park. c. Lot 5 (No.27) St Leonards Street, Mosman Park <i>If access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the Town of Mosman</i>
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	<i>Park that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.</i>
Request	Amend condition to remove subclause (c) or alternatively amend the subclause (c) to just apply to the vehicle parking structures adjacent to Waite Lane at Lot 5 (No.27) St Leonards Street, Mosman Park (see below image).
Justification	Subclause (c) of Condition 3 is considered unnecessarily onerous. Lot 5 (No. 27) St Leonards Street is a large landholding containing two apartment buildings with 37 dwellings, many of which are located further from the development site than neighbouring properties at 46 and 52 Glyde Street, and 25 St Leonards Street, which are not subject to dilapidation survey requirements. The site is also separated from No. 27 St Leonards by Waite Lane. Given the size of the property, any dilapidation survey requirement should be limited to structures in proximity to the proposed works rather than the entire site. This is particularly relevant as the development works adjoining Waite Lane are limited to a car parking area and do not involve excavation, piling, or other high-impact construction activities, which are generally confined to the front (Glyde Street) of the development site. Accordingly, it is requested that Subclause (c) of Condition 3 be removed. Alternatively, the condition should be amended to limit the dilapidation survey requirement to structures immediately adjoining Waite Lane at No. 27 St Leonards Street, reflecting the location and nature of the proposed works and ensuring the condition is proportionate to the potential impact of the development. 

7. Amendment to Condition 30

Condition 30	<i>The external finish of all boundary walls facing an adjoining lot shall be either face-brick or rendered clean finish, to the satisfaction of the Town.</i>
Request	To amend the condition as follows –



The external finish of all boundary walls facing an adjoining lot shall be either prefinished coloured concrete, face brick or rendered clean finish, to the satisfaction of the Town.

Justification

With reference to Point 4 above and the Amended DA Comparison Report, the detailed design process has refined the approved boundary wall to comprise a pre-finished concrete wall with a 'sand' coloured finish consistent with the building.

The proposed precast wall treatment ensures minimal disruption to neighbours as the current requirement to construct face-brick or rendered finish is impractical given the construction of the walls will be against existing structures to both adjoining properties.

To avoid ambiguity and assist with condition clearance, it is requested that the relevant condition be amended to specifically reference this approved wall finish.

PUBLIC CONSULTATION

As minor amendments to the existing approval, the proposed modification have no impact on the adjoining landowners or agency interests that warrant referral of the proposal for public comment. We request the Responsible Authority Report be provided to DAP for determination within 48 days, in accordance with Regulation 12 of the Planning and Development (Development Assessment Panels) Regulations 2011, to enable the approval of the building Permit to enable construction works to commence in the final quarter of 2026.

SUMMARY

The proposed amendments are minor in nature and arise from detailed design development and construction requirements. The application seeks approval for revisions to the approved plans and amendments to Conditions 3 and 30. A minor reduction in plot ratio has resulted due to the penthouse conversion, however it is anticipated Condition 24 and Advice Note 4 relating to community benefits will remain unchanged. Ultimately, the amendments maintain the intent and approved design of the development while facilitating project delivery.

We trust that the information provided is sufficient and look forward to the DAPs favourable consideration for approval of the proposed amendments.

Should you require any additional information or wish to discuss the matter further, please do hesitate to contact the undersigned on 08 9428 5290 or oliver.ford@hatch.com.

Yours sincerely,

HATCH

Oliver Ford

Urban Planner I Environment, People & Place

CC:

R. Kelly

Fabric Property

Josh Dallimore

From: White, Deon <deon.white@hatch.com>
Sent: Friday, 18 September 2026 4:02 PM
To: Josh Dallimore; Ford, Oliver
Cc: Luke Harris
Subject: RE: DAP (Town of Mosman Park) Application Acknowledgement | Form 2 | DAP/25/02970 | 401 (No.48C) & 402 (40B) Glyde Street, Mosman Park

Thanks Josh – yes I think that's best.

Cheers

Deon

Deon White

Partner

Mobile: 0417 998 312

deon.white@hatch.com

WE HAVE MOVED

Level 1

197 St Georges Terrace

PERTH WA

HATCH

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From: Josh Dallimore <Jdallimore@mosmanpark.wa.gov.au>
Sent: Friday, 18 September 2026 3:54 PM
To: White, Deon <deon.white@hatch.com>; Ford, Oliver <oliver.ford@hatch.com>
Cc: Luke Harris <LHarris@mosmanpark.wa.gov.au>
Subject: Re: DAP (Town of Mosman Park) Application Acknowledgement | Form 2 | DAP/25/02970 | 401 (No.48C) & 402 (40B) Glyde Street, Mosman Park

**** CAUTION:** This email originated outside Hatch. Do not click links or open attachments unless you can authenticate the sender and the content

Hi Deon,

Sorry I'm not at my desk much this afternoon with a Citizenship ceremony we have on.

Confirming you would like to remove the request for the amendment to condition 3 from the application altogether?

Kind Regards,

Josh Dallimore

Acting Manager Community Planning and Place

1 Memorial Drive, Mosman Park
Western Australia 6012 (PO Box 3)
p: 08 9383 6600
e: Jdallimore@mosmanpark.wa.gov.au | mosmanpark.wa.gov.au



We acknowledge the Whadjuk Nyoongar people as the traditional custodians of the lands and waters where the Town is situated and pay our respects to Elders past and present.

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From: White, Deon <deon.white@hatch.com>

Date: Friday, 18 September 2026 at 3:00 pm

To: Josh Dallimore <Jdallimore@mosmanpark.wa.gov.au>; Ford, Oliver <oliver.ford@hatch.com>

Cc: Luke Harris <LHarris@mosmanpark.wa.gov.au>

Subject: RE: DAP (Town of Mosman Park) Application Acknowledgement | Form 2 | DAP/25/02970 | 401 (No.48C) & 402 (40B) Glyde Street, Mosman Park

Hi Josh

I just left a message.

Tahnkyou very much for trying to find an alternate for us. I had a chat to Rhys and it is going to be easier and cheaper to just offer the delap to the unit owners (circa 10k cost) v reporting and monitoring hire (est30k) so lets just leave the condition as is.

Cheers

PART C – OTHER BUSINESS

- 1. State Administrative Tribunal Applications and Supreme Court Appeals**
- 2. Meeting Closure**