



City of Perth

**Planning Committee
Minutes**

**7 February 2017
5.30pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**



City of Perth

**Planning Committee
Minutes**

**7 February 2017
5.30pm**

**Committee Room 1
Level 9
Council House**

Minutes to be confirmed at the next **Planning** meeting.

**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

PRESIDING MEMBER'S SIGNATURE

[Handwritten Signature]

DATE:-----
7/3/16

Minutes of the **Planning** meeting of the City of Perth in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on Tuesday, 7 February 2017.

Members in Attendance:

Cr McEvoy - Presiding Member
Cr Adamos
Cr Yong

Officers:

Mr Mileham - Chief Executive Officer
Ms Smith - Manager Development Approvals
Mr Ridgwell - Manager Governance
Mr Smith - City Architect
Mr Fotev - 3D Module Coordinator
Ms Best - Governance and Risk Officer

Guests and Deputations:

Mr Caddy - TPG
Mr MacCormac - MacCormac Architects
Mr Gaunt - MacCormac Architects

Two Members of Public.

1. Declaration of Opening

5.30pm The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Nil

3. Question Time for the Public

Nil

4. Confirmation of Minutes – 6 December 2016

Moved by Cr Adamos , seconded by Cr Yong

That the minutes of the meeting of the Planning Committee held on 6 December 2016 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

5. Correspondence

Nil

6. Disclosures of Members' Interests

Nil

7. Matters for which the Meeting may be Closed

Nil

8. Reports

Item 8.1 Perth Local Development Assessment Panel – Membership Nominations

Moved by Cr Adamos, seconded by Cr Yong

That Council nominates for consideration by the Minister for Planning for appointment to the Perth Local Development Assessment Panel for a term starting 27 April 2017 until 26 April 2020:

1. _____ and _____ as the City of Perth local government members;

2. _____ and _____ as the City of Perth local government alternate members.

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

DEPUTATION: Item 8.2 – 43 (Lot 41) Arden Street, East Perth – Proposed Additions to the Second Floor and New Third Floor to the Existing Dwelling

The Presiding Member approved a Deputation from Mr David Caddy - TPG (TRIM 23970/17).

5.33pm Mr Caddy commenced the deputation and recommended the Planning Committee refuse the proposed Officer recommendation. Mr Caddy also circulated correspondence to Elected Members further supporting the deputation (TRIM 25784/17).

5.40pm The deputation concluded.

Item 8.2 43 (Lot 41) Arden Street, East Perth – Proposed Additions to the Second Floor and New Third Floor to the Existing Dwelling

Moved by Cr Adamos, seconded by Cr Yong

That:

- 1. *in accordance with the provisions of the City Planning Scheme No. 2, Local Planning Scheme No. 26 and the Metropolitan Region Scheme, Council APPROVES the revised application for additions to the second floor and construction of a new third floor to the existing dwelling at 43 (Lot 41) Arden Street, East Perth as indicated on the Metropolitan Region Scheme Form One dated 16 August 2016 and as shown on the plans received on 4 January 2017 subject to:***
 - 1.1 *the applicant providing the City with an acceptable construction value for the proposed works based on the current market and reimburse the City the correct prescribed application fees prior to applying for a building permit;***
 - 1.2 *final details of the proposed finishes, design, colours and materials for the additions being submitted by the applicant and approved by the City prior to applying for the relevant building permit;***
 - 1.3 *any proposed external building plant, piping, ducting and air conditioning units being located so as to minimise any visual and noise impact on the adjacent developments and being screened from view of the street and rear laneway, with details of the location and screening of any proposed external building plant being submitted and approved prior to the submission of an application for the relevant building permit; and***

(Cont'd)

- 1.4 a construction management plan for the proposal being submitted for approval by the City prior to applying for a building permit, detailing how it is proposed to manage:**
- a. delivery of materials and equipment to the site;**
 - b. storage of materials and equipment on the site;**
 - c. parking arrangements for the contractors and subcontractors;**
 - d. maintaining access through the rear laneway throughout construction; and**
 - e. any other matters likely to impact on the surrounding properties,**
- 2. the City's Officers review the design guidelines for East Perth Area 21 Constitution Hill North to include the properties at 33 to 47 (Lots 40 to 45) Arden Street, East Perth, to provide more consistent guidelines for the future development of this area.**

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

DEPUTATION: Item 8.3 – 28 (Lot 743) St Georges Terrace and 501 (Lots 563 And 744) Hay Street, Perth – Demolition of the Existing Anzac House and Club Building and the Construction of a 10-Level Mixed-Use Building for the RSLWA Club and Offices, Commercial Offices and Dining Tenancies

The Presiding Member approved a Deputation from Mr Kym MacCormac – MacCormac Architects (TRIM 21433/17).

6.00pm Mr MacCormac commenced the deputation and provided an overview of the proposed design and building configuration to the Planning Committee.

6.11pm The deputation concluded.

- Item 8.3 28 (Lot 743) St Georges Terrace and 501 (Lots 563 And 744) Hay Street, Perth – Demolition of the Existing Anzac House and Club Building and the Construction of a 10-Level Mixed-Use Building for the RSLWA Club and Offices, Commercial Offices and Dining Tenancies**

Moved by Cr McEvoy, seconded by Cr Adamos

That, in accordance with the provisions of the City Planning Scheme No. 2, the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for Local Planning Schemes and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY, the application for the demolition of the existing ANZAC House and Club building and the construction of a 10-level mixed-use building for the RSLWA Club and Offices as well as commercial offices and dining tenancies at 28 (Lot 743) St Georges Terrace and 501 (Lots 563 and 744) Hay Street, Perth subject to:

- 1. the amalgamation and re-subdivision of the subject lots into two separate lots on two Certificates of Titles to accommodate the new RSLWA Club building and Central Law Courts building, in compliance with the City's maximum plot ratio and car parking requirements, as well as any required vehicle access and servicing easements prior to occupancy of the new RSLWA Club building;*
- 2. an interpretation strategy and archival record of the existing ANZAC House building being prepared in consultation with the State Heritage Office and being submitted for approval by the City prior to applying for a demolition permit;*
- 3. an archaeological management strategy being prepared by a suitably qualified historical archaeologist, to inform demolition and redevelopment works at the site, in consultation with the State Heritage Office and being submitted to the City for approval prior to applying for a demolition permit;*
- 4. final details of the design and a sample board of the high quality and durable materials, colours and finishes for the building, including the treatment to the vehicle entrance on Irwin Street, being submitted for approval by the City prior to applying for a building permit;*
- 5. final details of the design and finishes to the western courtyard and display space, including security and surveillance measures to ensure the area is safe during and after operating hours, being submitted for approval by the City prior to its installation;*

(Cont'd)

6. *any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers, air condensers and fire booster cabinets shall be located so as to minimise any visual and noise impact on the adjacent developments and being screened from view of the street, including any such plant or services located within the vehicle entrance of the development, with details of the location and screening of such plant and services being submitted for approval by the City prior to applying for a building permit;*
7. *a final Waste Management Plan, identifying a permanent storage and wash down facility for bins both recyclables and general waste and including a waste disposal/collection strategy demonstrating how these facilities will be serviced by the City or a private operator, being submitted for approval by the City prior to applying for a building permit;*
8. *details of on-site stormwater disposal/management being to the City's specifications and being submitted for approval by the City prior to applying for a building permit;*
9. *the proposed floor levels of the pedestrian and vehicle entrances into the building being designed to match the current levels of the adjacent footpaths, to the City's satisfaction, with details being submitted for approval by the City prior to applying for a building permit;*
10. *thirteen car parking bays (including one universal access car parking bay) being provided on-site within the new RSLWA Club and Offices building, with all on-site parking being for the exclusive use of the tenants of the development and their customers/guests;*
11. *in the event that the approved development has not been substantially commenced within six months of the demolition of the existing building on site, the site is to be landscaped and aesthetically screened at the owner's cost, with details being submitted for approval by the City prior to installation, in order to preserve the amenity of the area and to prevent dust and sand being blown from the site, with the site being maintained in a clean and tidy state to the City's satisfaction;*
12. *the works referred to in Condition 11, shall be secured by a bond/deed of agreement between the applicant and the City, to the value of the proposed works, with the cost of the deed to be borne by the applicant;*

(Cont'd)

13. *any signage for the development being integrated into the design of the building and any signs which are not exempt from approval under the City's Signs Policy 4.6 requiring a separate application;*
14. *the ground floor commercial tenancies being restricted to 'Dining' (café or restaurant), 'Office' or 'Retail (General)' uses with any other proposed uses not listed above or any external alterations to the tenancies requiring a separate application for approval;*
15. *a construction management plan for the development being submitted to the City for approval prior to applying for a building permit, detailing how it is proposed to manage:*
 - 15.1 *the delivery of materials and equipment to the site;*
 - 15.2 *the storage of materials and equipment on the site;*
 - 15.3 *the parking arrangements for the contractors and subcontractors;*
 - 15.4 *any dewatering of the site;*
 - 15.5 *any impacts on city infrastructure and street trees in the surrounding streets and footpaths; and*
 - 15.6 *other matters likely to impact on the Central Law Courts and surrounding properties.*

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

Item 8.4 18 (Lot E105) Wickham Street, East Perth – Proposed Seven Storey Mixed-Use Development Comprising 27 Multiple Dwellings, One Office Tenancy and 29 Car Parking Bays

Moved by Cr McEvoy, seconded by Cr Adamos

That, in accordance with the provisions of City Planning Scheme No. 2, the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for Local Planning Schemes and the Metropolitan Region Scheme, Council APPROVES BY AN ABSOLUTE MAJORITY the application for demolition of the existing single storey building and the construction of a seven storey mixed-use development comprising 27 multiple dwellings, one office tenancy and 29 car parking bays at 18 (Lot E105) Wickham Street, East Perth, as detailed on the Metropolitan Region Scheme Form One dated 11 October 2016, and as shown on the plans received 20 October 2016 and 19 December 2016 subject to:

- 1. final details of the design and a sample board of the high quality and durable materials, colours and finishes for the proposed building being submitted for approval by the City prior to applying for a building permit;*
- 2. air conditioner condensers and any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers, and fire booster cabinets shall be located so as to minimise any visual and noise impact on the occupants of adjacent properties and being screened from view of the street, including any such plant or services located within the vehicle entrance of the development, with details of the location and screening of such plant and services and specifically effective screening of air-conditioning on balconies being submitted for approval by the City prior to applying for a building permit;*
- 3. a Waste Management Plan, identifying a permanent storage and wash down facility for bins for both recyclables and general waste and including a waste disposal/collection strategy demonstrating how these facilities will be serviced by either the City or by private contractors, being submitted for approval by the City prior to applying for a building permit;*
- 4. the proposed floor levels of the pedestrian and vehicle entrances to the building being designed to match the current levels of the immediately adjacent footpaths, to the City's satisfaction;*
- 5. on-site stormwater disposal/management being to the City's specifications with details being submitted to the City for approval prior to applying for a building permit;*

(Cont'd)

6. *the two tenant car parking bays provided on site being for the exclusive use of the tenants or occupants of the commercial tenancies within the development and not being leased or otherwise reserved for use of the tenants or occupants of other buildings or sites;*
7. *a minimum of 27 residential car bays being provided on site, with a minimum of one residential car bay being allocated to each multiple dwelling within the development and with all on-site residential car bays being for the exclusive use of the residents of the development or their visitors;*
8. *the dimensions of all car parking bays, aisle widths and circulation areas complying with the Australian Standard AS2890.1, ensuring that vehicles can enter and exit the building in forward gear;*
9. *a minimum of one secure bicycle parking bay being provided for the commercial tenancies within the development in accordance with the requirements of the City Planning Scheme No. 2 Policy 5.3 Bicycle Parking and End of Journey Facilities;*
10. *any signage for the development being integrated with the design of the building with any signs not exempt under Policy 4.6 Signs being subject to a separate application for approval by the City; and*
11. *a construction management plan for the proposal being submitted for approval by the City prior to applying for a building permit, detailing how it is proposed to manage:*
 - 11.1 *the delivery of materials and equipment to the site;*
 - 11.2 *the storage of materials and equipment on the site;*
 - 11.3 *the parking arrangements for the contractors and subcontractors;*
 - 11.4 *any dewatering of the site;*
 - 11.5 *other matters likely to impact on the surrounding properties; and*
 - 11.6 *construction of the crossover and any impacts on City infrastructure and street trees.*

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

Meeting Note: The Manager Development Approvals advised that since the publication of the agenda there has been an updated perspective to this item which will be included in the Committee meeting minutes and the subsequent Council Agenda (refer to tabled Attachment 8.4C).

Item 8.5 75 and 93 (Lots 21 and 30) William Street, Perth – Proposed Single Storey Structure for use as a Coffee Kiosk ('Mixed Commercial') and Associated Signage

The Planning Committee agreed to amend the Officer Recommendation to include an additional condition 14 as follows:

14. the applicant being responsible for any costs associated with the relocation or other modifications required to the City's existing surveillance cameras in the locality should the proposed development create any impediment to the City's current surveillance coverage within the precinct.

PRIMARY MOTION AS AMENDED was put

Moved by Cr McEvoy, seconded by Cr Yong

That in accordance with the City Planning Scheme No. 2 and the Metropolitan Region Scheme, Council APPROVES the proposed single storey structure for use as a coffee kiosk ('Mixed Commercial' use) and associated signage at 75 and 93 (Lots 21 and 30) William Street, Perth as detailed on the application form dated 1 September 2015 and as shown on the plans received on 30 November 2016 and 20 January 2017 subject to:

- 1. final details of the design, external materials and finishes for the structure/building, including a sample board demonstrating the use of high quality, robust materials, being submitted for approval by the City prior to applying for the a building permit;*
- 2. any proposed external building plant, piping, ducting and air condensers shall be located so as to minimise any visual and noise impact on the adjacent developments and being screened from view, with details of the location and screening of such plant and services being submitted for approval by the City prior to the applying for a building permit;*
- 3. should either lot be sold in to separate ownership the kiosk is to be removed prior to settlement, with relevant permits being obtained from the City and the site being reinstated to the satisfaction of the City;*

(Cont'd)

4. *a Waste Management Plan, identifying a permanent storage and wash down facility for bins for both recyclables and general waste and including a waste disposal/collection strategy demonstrating how these facilities will be serviced by the City, being submitted for approval by the City prior to applying for a building permit;*
5. *a management plan addressing servicing and delivery of goods to the coffee kiosk being submitted for approval by the City prior to applying for a building permit;*
6. *all stormwater being contained on-site with details of the stormwater drainage being submitted to the City for approval prior to applying for a building permit;*
7. *the proposed furniture for the alfresco seating area being of high quality with final details of the furniture being submitted for approval by the City prior to the installation of the outdoor furniture;*
8. *all outdoor furniture being stored within the subject tenancy or to the City's satisfaction at close of business each day;*
9. *a lighting plan for the development including details of how the architectural elements will be illuminated to provide an attractive building at night and ensuring the lighting meets the relevant standards and does not result in any nuisance in terms of light spill with details being submitted for approval by the City prior to applying for a building permit;*
10. *the content of any signs to be restricted to advertising for the kiosk only to the City's satisfaction;*
11. *the proposed synthetic turf being excluded from this approval, with final details of the treatment and any modifications to the dais being submitted for approval by the City prior to applying for a building permit;*
12. *a maximum total of twenty patron seats being provided or alternatively details being provided to the City's satisfaction demonstrating an appropriate toilet location on site to service the kiosk; and*

(Cont'd)

13. a construction management plan for the proposal being submitted for approval by the City prior to applying for a building permit, detailing how it is proposed to manage:

13.1 the delivery of materials and equipment to the site;

13.2 the storage of materials and equipment on the site;

13.3 the parking arrangements for the contractors and subcontractors; and

13.4 other matters likely to impact on the church and surrounding properties.

14. the applicant being responsible for any costs associated with the relocation or other modifications required to the City's existing surveillance cameras in the locality should the proposed development create any impediment to the City's current surveillance coverage within the precinct.

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

Reason: The Planning Committee considered it appropriate to amend the Officer recommendation to ensure adequate CCTV surveillance is not diminished by this development within the precinct.

Item 8.6 76 (Lot 5) Wittenoom Street, East Perth – Request for approval as a donor site for additional transfer of Plot Ratio

Moved by Cr McEvoy , seconded by Cr Adamos

That:

1. in accordance with Clause 34 of the City Planning Scheme No. 2 the Council REFUSES the request for further approval of transferable plot ratio from 76 (Lot 5) Wittenoom Street, East Perth to the City's Register of Transfer of Plot Ratio in accordance with the application for 'Transfer Plot Ratio – Donor Site Approval' received on 5 October 2016, for the following reasons:

(Cont'd)

- 1.1** *the City has no discretion to increase the maximum plot ratio of the site above 1.5:1 to 2.5:1 in the absence of a development application proposing a development or 2.5:1 on Lot 5 with 50% of the plot ratio above 1.5:1 being for residential development;*
 - 1.2** *under clause 34 of the Scheme the maximum plot ratio considered for any transfer of plot ratio refers to the plot ratio specified on the Plot Ratio Plan and the Plot Ratio Plan under City Planning Scheme No 2 does not specify any plot ratio for Lot 5; and*
 - 1.3** *the City's Policy 4.5.2 Transfer of Plot ratio requires a minimum of 10% unused plot ratio shall be retained on the donor site and there is no planning justification that has been provided or exceptional circumstances applicable to the site to warrant any variation to the policy provision;*
- 2.** *the administration investigates modifications to the Scheme and relevant Policy to clarify and remove all doubt regarding the maximum transferable plot ratio and inclusion of normalised areas.*

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

9. Motions of which previous notice has been given
Nil

10. General Business

8.1 Responses to General Business from a Previous Meeting
Nil

8.2 New General Business
Nil

11. Items for consideration at a future meeting

Outstanding Items:
Nil

12. Closure

6.56pm The Presiding Member declared the meeting closed.