



City of Perth

**Planning Committee
Minutes**

**7 March 2017
5.30pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**ROBERT MIANICH
DIRECTOR CORPORATE SERVICES**



**Planning Committee
Minutes**

**7 March 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

DATE:-----

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 March 2017.

Members in Attendance:

Cr McEvoy - Presiding Member
Cr Adamos
Cr Yong

Officers:

Mr Mileham - Chief Executive Officer
Ms Barrenger - Acting Director Planning and Development
Mr Ridgwell - Manager Governance
Ms Smith - Manager Development Approvals
Mr Farley - Manager City Planning
Mr Smith - City Architect
Ms Best - Governance and Risk Officer

Guests and Deputations:

Ms Marieka van den Bergh - Senior Planner - URBIS

Six members of public.

1. Declaration of Opening

5.32pm 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 – 7 February 2017

Moved by Cr Adamos, seconded by Cr Yong

That the minutes of the meeting of the Planning Committee held on 7 February 2017 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 65, 76, 78 and 79-81 (Lots 2, 14, 15 and Y148) John Street and Adjacent Graham Farmer Freeway Road Reserve – Proposed Charles Street Bus Bridges Layover Area

Moved by Cr McEvoy, seconded by Cr Yong

That:

1. in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for the Charles Street bus bridges layover area at 65, 76, 78 and 79-81 (Lots 2, 14, 15 and Y148) John Street and Adjacent Graham Farmer Freeway Road Reserve as indicated on the Metropolitan Region Scheme Form One dated 16 January 2017 and as shown on the plans received on 18 January 2017 subject to:

1.1 increased perimeter landscaping including reticulation and/or alternative fencing to appropriately screen the bus layover area from view being submitted for approval by the City prior to the commencement of construction works;

1.2 mature trees being incorporated into perimeter landscaping and non-trafficable internal areas to provide screening from above and reduce heat within the bus layover area, with a detailed landscaping plan being submitted for approval by the City prior to the commencement of construction works;

(Cont'd)

- 1.3 acoustic attenuation measures to minimise nuisance and impacts on adjoining properties being incorporated into the design of the bus layover area with an acoustic report and final details of attenuation being submitted for approval by the City prior to the commencement of construction works;***
- 1.4 final details and plans of the design of the amenities building, demonstrating an improved external appearance and presentation to the street being submitted for approval by the City prior to the commencement of construction works;***
- 1.5 final details of the location, orientation and intensity of lighting demonstrating appropriate levels of security for the bus layover area and minimising nuisance and impacts on adjoining properties, being submitted for approval by the City prior to the commencement of construction works;***
- 1.6 any changes to the operation of the bus layover area being subject to a separate approval with any upgrades required to the surrounding road network being the responsibility of the applicant;***
- 1.7 an updated Transport Assessment including analysis and evidence and management plans for the use and operation of the bus layover area which confirms the proposed development will result in less empty buses operating through city streets to the City's satisfaction being submitted for approval by the City prior to the commencement of construction works;***
- 1.8 the design of the adjacent James Street rotary access point from the road network to the bus layover area being finalised and approval to the City's satisfaction prior to the commencement of operation of the bus layover area;***
- 1.9 redesign of the John Street cul-de-sac to accommodate the City's standard street sweeping vehicle including relevant modifications to the stormwater infrastructure, crossovers and parking/loading bays resulting from the redesign with final details being submitted for approval by the City prior to the commencement of construction works;***
- 1.10 details of on-site stormwater disposal/management being to the City's specifications and submitted for approval by the City prior to the commencement of construction works; and***

(Cont'd)

1.11 a construction management plan for the proposal being submitted for approval by the City prior to the commencement of construction works, detailing how it is proposed to manage:

- a) the delivery of materials and equipment to the site;**
- b) the storage of materials and equipment on the site;**
- c) the parking arrangements for the contractors and subcontractors;
and**
- d) other matters likely to impact on the surrounding properties.**

2. the applicant be advised of the following technical design matters which will need to be addressed to the City's satisfaction prior to the commencement of construction works:

2.1 clarification in relation to asset ownership within the James Street and John Street road reserves including drainage infrastructure;

2.2 review of sight distances within James Street; and

2.3 detailed directional road signage layout to be provided.

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy and Yong

Against: Cr Adamos

Item 8.2 93-101 (Lot 123) Milligan Street, Northbridge - Reconsideration of Conditions for Approved Telecommunications Tower and Associated Infrastructure ('Unlisted Use') for 'Vodafone'

Moved by Cr McEvoy, seconded by Cr Adamos

That:

- 1. in accordance with Clause 77 of Schedule 2 – Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Scheme) Regulations 2015 and as detailed on the written request dated 13 February 2017, Council reconsiders its decision of 13 December 2016 relating to conditional approval for a telecommunications tower and associated infrastructure ('Unlisted Use') for 'Vodafone' at 93-101 (Lot 123) Milligan Street, Northbridge, and resolves to AMEND THE APPROVAL BY:**

1.1 deleting Conditions 1 and 2; and

1.2 replacing Condition 3 with the following:

“final details of the design, materials, colours and finishes of the telecommunications tower and screening element being submitted by the applicant to the City for approval prior to applying for a building permit”;

- 2. the applicant be advised that:**

2.1 all other conditions, with the exception of conditions 1, 2 and 3, and requirements as detailed on the previous approval dated 20 December 2016 shall remain; and

2.2 they will be required to enter into an appropriate lease agreement with the City in relation to the use and development of the subject site and that this development approval should not be construed as approval to enter into a lease.

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

DEPUTATION: Item 8.3 – 379 (Lot 31) Wellington Street, Perth – Proposed Third Party Variable Content Wall Sign

The Presiding Member approved a Deputation from Ms Van den Bergh - URBIS (TRIM 45314/17).

5.56pm Ms Van den Bergh commenced the deputation and provided an overview of the proposed application and requested the Planning Committee approve the proposal (TRIM 47232/17).

6.06pm The deputation concluded.

Item 8.3 379 (Lot 31) Wellington Street, Perth – Proposed Third Party Variable Content Wall Sign

Moved by Cr McEvoy, seconded by Cr Yong

That, in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, Council REFUSES the application for the proposed third party variable content sign at 379 (Lot 31) Wellington Street, Perth as indicated on the Metropolitan Region Scheme Form One dated 8 November 2016 and as shown on the plans received on 21 December 2016 for the following reasons:

- 1. the proposed sign does not comply with City Planning Scheme No. 2 Policy 4.6 Signs given that:
 - 1.1 ‘variable content’ signs shall only be considered for approval where they face or are in a public space where the viewing area is designed and intended for pedestrians to linger for an extended period of time, oriented for viewing within the public space and not from adjacent streets;*
 - 1.2 the ‘variable content’ sign will detrimentally impact on local amenity, the streetscape and the adjacent Barrack Street Conservation Area;*
 - 1.3 the ‘variable content’ sign is considered to be inappropriately located as it is intended to be viewed by passing motorists and pedestrians entering an intersection, where it could create a safety hazard; and*
 - 1.4 the ‘variable content’ sign will result in increased visual clutter on the building and within the streetscape as a result of frequently changing imagery associated with the sign.**

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

Item 8.4 City of Perth Submission - Design WA

Moved by Cr McEvoy, seconded by Cr Adamos

That Council endorses the submission to the Western Australian Planning Commission on the draft Design WA initiatives advising that:

- 1. it supports their intent to promote the importance of design quality of the built environment in the planning process across the state;*
- 2. it supports the introduction of State Planning Policy 7 – Design of the Built Environment subject to it being amended to:*
 - 2.1 apply to the development of all buildings including alterations and additions;*
 - 2.2 provide objectives which focus on the goal of delivering good design; and*
 - 2.3 refine the design principles as outlined in Attachment 8.4A,*
- 3. in relation to the Apartment Design Policy it:*
 - 3.1 seeks confirmation that it will apply to the areas of the City of Perth in the same way as the Residential Design Codes at present, or otherwise the Department of Planning works with the City to ensure any alternative approach has positive and practical applications for the city;*
 - 3.2 seeks clarification on how it will affect existing local planning policies and provisions, that apply varying built form controls responding to precinct planning and context;*
 - 3.3 considers that the proposed Primary Controls are not appropriate for high density and mixed use areas such as the city centre and should not be applied to these areas;*

(Cont'd)

- 3.4 recommends that it be refined and modified to address the issues outlined in Attachment 8.4A; and**
- 3.5 recommends that Clause 61(1)(b) of the Deemed Provisions be amended to ensure that development approval is required for internal building works that are not consistent with the requirements and standards of local planning schemes as in its current form it will compromise interior design measures as proposed within the Policy and applied through those schemes,**
- 4. it supports the introduction of state wide guidance on design review but seeks flexibility within this guidance for variations depending upon the nature and size of developments and Local Governments, noting that the City currently has a design review model in place that is efficient and effective;**
- 5. it recommends that the Design Review Guide be modified to address the issues outlined Attachment 8.4A;**
- 6. it supports in principle the introduction of policy/legislation to require designers of new buildings and additions or alterations over a certain threshold in the city to be qualified architects or have equivalent qualifications and industry based expertise as agreed in consultation with the Australian Institute of Architects to assist the delivery of the State Planning Policy 7 objectives; and**
- 7. seeks the opportunity for its Officers to discuss the issues raised in this report and Schedule A with the Department of Planning prior to any of the initiatives being finalised and implemented.**

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

1. Electric Bike Trial

Cr Yong queried whether the City is currently using electric bikes as a form of transport in the city and if so can data be provided. The Acting Director Planning and Development advised that the City is currently investigating and information will be supplied to the Planning Committee.

11. Items for consideration at a future meeting

Outstanding Items:

- Item transferred from Finance and Administration Committee – Land Value Capture Opportunities (raised at FA04/10/16, updated PL06/12/16)

12. Closure

6.40pm The Presiding Member declared the meeting closed.