



Perth Local Development Assessment Panel Minutes

Meeting Date and Time: Friday, 8 December 2023; 9.30am
Meeting Number: PLDAP/129
Meeting Venue: Committee Room 1, Council House
27 St Georges Terrace, Perth

1 Table of Contents

| | | |
|-----|---|---|
| 1. | Opening of Meeting, Welcome and Acknowledgement..... | 2 |
| 2. | Apologies..... | 3 |
| 3. | Members on Leave of Absence..... | 3 |
| 4. | Noting of Minutes..... | 3 |
| 5. | Declaration of Due Consideration..... | 3 |
| 6. | Disclosure of Interests..... | 3 |
| 7. | Deputations and Presentations..... | 3 |
| 8. | Form 1 – Responsible Authority Reports – DAP Applications..... | 4 |
| | 8.1 220-224 (Lot: 101) Pier Street, Perth..... | 4 |
| 9. | Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval | 7 |
| | Nil | 7 |
| 10. | State Administrative Tribunal Applications and Supreme Court Appeals | 7 |
| | Nil | 7 |
| 11. | General Business | 7 |
| 12. | Meeting Closure | 7 |

Ray Haeren
Presiding Member, Perth Local JDAP



Attendance

DAP Members

Ray Haeren (Presiding Member)
Jarrod Ross (Deputy Presiding Member)
Diana Goldswain (Third Specialist Member)
Cr Brent Fleeton (Local Government Member, City of Perth)

Officers in attendance

Julia Kingsbury (City of Perth)
Amie Groom (City of Perth)
Craig Smith (City of Perth)
Dimitri Fotev (City of Perth)
Roberto Colalillo (City of Perth)

Minute Secretary

Melissa Karapetcoff (City of Perth)

Applicants and Submitters

Andrew Cumming (Rowe Group)
Jaida Adams (Rowe Group)
Jack Tesser (Encon)
Regan Clarke (Encon)
Siew-Fung Then (Ewert Leaf) (*via electronic means*)
Corey Turner (National Storage) (*via electronic means*)
Thierry Yu (National Storage) (*via electronic means*)

Members of the Public / Media

There was 5 members of the public in attendance.

Nadia Budihardjo from Business News was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.30am on 8 December 2023 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Ray Haeren
Presiding Member, Perth Local JDAP



1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

The Presiding Member advised that in accordance with Section 5.16 of the *DAP Standing Orders 2020* which states 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.', the meeting would not be recorded.

2. Apologies

Cr Catherine Lezer (Local Government Member, City of Perth)
Cr Liam Gobbert (Local Government Member, City of Perth)
Cr Viktor Ko (Local Government Member, City of Perth)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

7.1 Andrew Cumming (Rowe Group) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 Julia Kingsbury and Craig Smith (The City of Perth) addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.



8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 220-224 (Lot: 101) Pier Street, Perth

Development Description: Proposed Construction of a Six Storey Storage Facility
Applicant: Rowe Group
Owner: The Trust Company Limited
Responsible Authority: City of Perth
DAP File No: DAP/23/02543

REPORT RECOMMENDATION

Moved by: Cr Brent Fleeton

Seconded by: Mr Jarrod Ross

With the agreement of the mover and seconder, the following change was made to the report recommendation:

That Advice Note No.2 be amended to read as follows

The applicant is advised that the existing street trees will not be permitted to be relocated or removed to accommodate demolition and/or construction works at the site, with the amenity value of the trees to be included in any works bond associated with any building permit issued by the City. The applicant is required to seek approval for the pruning of the street trees, with the works being undertaken by the City., ~~at the applicants expense.~~

REASON: The panel sought advice from staff and acknowledged that that any necessary pruning of the street trees adjoining the subject site are subject to a separate process and costs relating to this will be considered as part any future process.

That the City of Perth Local Development Panel resolves to:

1. **Approve** DAP Application reference DAP/23/02543 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Perth City Planning Scheme No. 2, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. The design of the proposed awning on Pier Street being revised to avoid conflict with the street trees, with final details being submitted for approval by the City prior to applying for a building permit.

Ray Haeren
Presiding Member, Perth Local JDAP



3. The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives received on 12 November 2023, with final details of the design including a sample board of the proposed materials, colours and finishes being submitted for approval by the City prior to applying for a building permit.
4. The approved boundary walls and footings being constructed wholly within the subject lot, with the external surface of the walls being finished to complement the approved development, with final details being submitted for approval by the City prior to applying for a building permit.
5. A final landscaping and reticulation plan, being submitted for approval by the City prior to applying for a building permit, with the approved landscaping being installed prior to occupation of the development and thereafter maintained to a high standard to the satisfaction of the City.
6. The ground floor commercial tenancies being limited to 'Dining', 'Office' and 'Retail (General)' uses, with any other uses requiring a separate application/s for approval.
7. The approved Waste Management Plan prepared by Foresight Environment dated August 2023, being implemented by the building manager/operator on an ongoing basis to the satisfaction of the City.
8. The dimensions of all car parking bays, loading bays, vehicle entrances, aisle widths and circulation areas complying with the Australian Standard AS2890.1, with a certificate of compliance by an architect or engineer being submitted for approval by the City prior to applying for a building permit.
9. Access for medium rigid vehicles being restricted to entry from Pier Street and exit to Nash Street only, on an ongoing basis to the satisfaction of City. Final details of how this will be implemented to be provided to the City, prior to the commencement of the use from the site.
10. A maximum of nine (9) commercial tenant car parking bays being provided on site, being for the exclusive use of occupants and visitors of the commercial tenancies within the development and not being leased or otherwise reserved for the use of the tenants or occupants of other buildings or sites to the satisfaction of the City.
11. The proposed floor levels of the pedestrian and vehicle entrances to the building being designed to match the current levels of the immediately adjacent footpath, to the satisfaction of the City.
12. All redundant crossovers being removed and the verge and footpaths being reinstated in accordance with the City's specifications and satisfaction and at the expense of the developer/landowner and all new proposed crossovers being located and constructed to the City's specification and satisfaction prior to occupation of the development, with any additional works (with the exception of awnings) external to the property boundaries of the site not being approved as part of this development and being subject to a separate application(s) for approval.

Ray Haeren
Presiding Member, Perth Local JDAP



13. On-site stormwater disposal/management being to the City's specifications with details being submitted for approval by the City prior to applying for a building permit.
14. Any proposed building plant and services including air-conditioning condensers, lift overruns, piping, ducting, water tanks, transformers, fire boosters and fire control rooms being located or screened so that they cannot be viewed from any location external to the building (including from above) and to minimise any visual and noise impact. This includes 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.
15. The existing street trees located in the road verge on Pier Street and Nash Street being retained and protected from damage throughout any demolition and/or construction works with tree protection zones being established and maintained during the demolition and/or construction periods in accordance with the Australian Standard S4970-2009 - Protection of Trees on Development Sites, to the satisfaction of the City, with the owner/applicant being liable for any damage or removal of the trees.
16. Construction management plans for the proposal prepared in accordance with the City's pro-forma and requirements being submitted for approval by the City prior to applying for a demolition permit and/or a building permit.

Advice Notes

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The applicant is advised that the existing street trees will not be permitted to be relocated or removed to accommodate demolition and/or construction works at the site, with the amenity value of the trees to be included in any works bond associated with any building permit issued by the City. The applicant is required to seek approval for the pruning of the street trees, with the works being undertaken by the City.
3. The final plans and details submitted to the City of Perth to satisfy the conditions of this approval will be verified by the City Architect and Alliance Manager Development Approvals. Any substantive changes to the approved plans will need to be made via a Form 2 process.
4. The applicant is advised that any non-residential/tenant car parking bays provided as part of the development will need to be licensed by the Department of Transport in accordance with the requirements of the Perth Parking Management Act. Development approval facilitating the construction and use of bays under relevant planning legislation should not be construed as implied approval from the Department of Transport for the future licensing and use of any car parking bays.

Ray Haeren
Presiding Member, Perth Local JDAP



The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: It is considered that the proposed development is generally consistent with the statement of intent for the Stirling Precinct under CPS2 with the proposed storage facility providing an essential service to the emerging residential population of the immediate and wider locality. While the proposed development incorporates variations to the street building (podium) height and setback development standards for the site, the development would not have any undue adverse effect on the properties in the locality or the likely future development of the locality.

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

10. State Administrative Tribunal Applications and Supreme Court Appeals

Nil.

11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the *DAP Standing Orders 2020* only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10.24am.