



# Perth Local Development Assessment Panel Minutes

**Meeting Date and Time:** Thursday, 29 February 2024; 09:30am  
**Meeting Number:** PLDAP/130  
**Meeting Venue:** City of Perth Reception Room  
Council House, 27 St Georges Terrace, Perth

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**Presiding Member, PLDAP**

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## **Attendance**

### **DAP Members**

Clayton Higham (Presiding Member)  
Brian Curtis (A/Deputy Presiding Member)  
Diana Goldswain (Third Specialist Member)  
Cr Bruce Reynolds (Local Government Member, City of Perth)

### **Officers in attendance**

Julia Kingsbury (City of Perth)  
Roberto Colalillo (City of Perth)  
Craig Smith (City of Perth)  
Amie Groom (City of Perth)  
Michael Croke (City of Perth)  
Thomas Pecheur (City of Perth)

### **Minute Secretary**

Anne-Marie Bartlett (City of Perth)

### **Applicants and Submitters**

#### *Item 8.1*

Daniel Hollingworth (Lateral Planning)  
Eoin Gladish (See Design Studio)  
Charles Altson (Alceon Group)  
David Klein (Corbel Property)  
Ross Catalano (Corbel Property)  
Kylee Schoonens (Rothelowman)  
Richard Thomas (Rothelowman)  
Timothy Pollitt (EMERGEN)

### **Members of the Public / Media**

There were no 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 9.35am on 29 February 2024 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

Due to the unavailability of the Presiding Member and the unavailability of the Deputy Presiding Member, Clayton Higham has been appointed as Presiding Member for this meeting in accordance with regulation 27(3A) of the *Planning and Development (Development Assessment Panel) Regulations 2011*.

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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*.

### **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**

Ray Haeren (Presiding Member)  
Jarrod Ross (Deputy Presiding Member)

### **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** Ross Catalano (Corbel Property) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

**7.2** Kylee Schoonenes (Rothelowman) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.



**7.3** Daniel Hollingworth (Lateral Planning) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

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

***The presentations at Items 7.1 - 7.4 were heard prior to the application at Item 8.1.***

**7.5** Julia Kingsbury (City of Perth) addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

***The presentations at Items 7.5 was heard prior to the application at Item 8.2.***

## **Form 1 – Responsible Authority Reports – DAP Applications**

### **8.1 Lot 609 (Lot 19) Wellington Street, Perth**

Development Description:	Proposed Construction of a 33 Storey Student Accommodation Development
Applicant:	Lateral Planning
Owner:	ACH Perth Pty Ltd
Responsible Authority:	City of Perth
DAP File No:	DAP/23/02604

## **REPORT RECOMMENDATION**

**Moved by:** Cr Bruce Reynolds

**Seconded by:** Diana Goldswain

That the City of Perth Local Development Panel resolves to:

- 1. Approve** DAP Application reference DAP/23/02604 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.** Any subsequent change of use of the 'Special Residential' portion of the development being prohibited within 10 years from the date of lawful occupation of those portions of the development pursuant to Clause 35 of City Planning Scheme No. 2.

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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 24 January 2024 and 9 February 2024, 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 building facades being designed to mitigate potential high levels of glare or excessive solar reflection to the surrounding public realm and nearby properties to the satisfaction of the City, with final details of the façade design and a reflection assessment/report prepared by a suitably qualified consultant 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. The approved landscaping is to be installed prior to occupation of development and thereafter maintained to a high standard to the City's satisfaction.
6. A final Noise Impact and Management Report that meets the City's Noise Impact and Management Report Guidance Note and addresses the recommendations outlined in the preliminary Acoustic Report prepared by Herring Storer Acoustics dated November 2023 regarding the noise amelioration construction specifications and other noise management measures, being submitted to the City prior to applying for a building permit, with final construction plans being certified by a qualified acoustic consultant confirming the development incorporates the recommendations and can achieve compliance with the relevant noise legislation to the satisfaction of the City.
7. A final Wind Impact Statement, including wind tunnel model measurements, being undertaken to quantify and compare the wind conditions against acceptable pedestrian wind comfort criteria and, if necessary, including mitigation strategies to achieve compliance with the criteria, with details being submitted by the applicant for approval by the City prior to applying for a building permit, with any significant design changes resulting from the amended wind impact analysis being the subject of a separate application for approval.
8. A detailed Service and Delivery Access Plan, outlining the management and arrangements for on-site deliveries and servicing of the building, being submitted for approval by the City prior to the occupation of the development with the plan being implemented by the proprietor/operator thereafter to the satisfaction of the City.
9. A Student Housing Management Plan addressing the operation and management of the student accommodation, including but not being limited to the following:
  - a) company name and relevant experience of proprietor/operator;
  - b) security arrangements for the residents and their guests;
  - c) management of the communal facilities and spaces;
  - d) cleaning and laundry facility services/arrangements;
  - e) control of noise and other disturbances;

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- f) a complaints management service; and
- g) management arrangements for the accommodation of non-students, only during standard student holiday periods.

being submitted for approval by the City prior to the occupation of the development with the management plan being implemented by the proprietor/operator on an ongoing basis to the satisfaction of the City.

10. The approved Operational Waste Management Plan prepared by Talis Consultants dated 16 November 2023, being implemented by the building proprietor/operator on an ongoing basis to the satisfaction of the City.
11. Detailed plans, elevations and sections of the north east corner of the proposed development abutting the *Railways Institute Building* site (605 Wellington Street), demonstrating a suitable interface with the state heritage listed building being submitted for approval by the City, in consultation with the Department of Planning, Lands and Heritage and/or Director Historic Heritage Conservation, prior to applying for a building permit.
12. A dilapidation survey of the *Railways Institute Building* (605 Wellington Street) prepared by a suitably registered building practitioner being completed and agreed to by both the owner of the proposed development site and the owner of the *Railway Institute Building*, being submitted for approval, to the satisfaction of the City, in consultation with the Department of Planning, Lands and Heritage, prior to applying for a building permit.
13. A program of monitoring any structural movement and potential vibration impacts on *Railways Institute Building* being implemented at the commencement of construction works. Should any impact occur, the City and Department of Planning, Lands and Heritage shall be notified immediately and advised on a recommended course of action by a qualified structural engineer appointed by the proponent.
14. 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.
15. 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, with final details being submitted for approval by the City prior to applying for a building permit.
16. 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, with new proposed crossover/s 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.

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17. 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.
18. 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.
19. Any signage for the development being integrated into the design of the building in accordance with the City's Signs Policy 4.6 and subject to a separate application for approval where required.
20. The existing street trees located in the road verge on Wellington Street being retained and protected from damage throughout any construction works with tree protection zones being established and maintained during the 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.
21. Construction management plans for the proposal prepared in accordance with the City's pro-forma and requirements being submitted for approval by the City in consultation with the Department of Planning, Lands and Heritage, prior to applying for 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 development is approved with a maximum plot ratio of 6:1 (8,388m<sup>2</sup> of plot ratio floor area) inclusive of 20% bonus plot ratio (1,398m<sup>2</sup> plot ratio floor area) for the provision of a special residential use in the development in accordance with Clause 28 of City Planning Scheme No. 2 and the requirements of the Bonus Plot Ratio Policy 4.5.1.
3. With regards to the Noise Impact and Management Report, the City advises that the final Report is required to address the following additional matters:
  - a. Services laneway mechanical doors.
  - b. mechanical services for the commercial café tenancy.
  - c. hot water plant and air-cooled plan on the mezzanine floor plan.
  - d. bin chute exhausts.
  - e. Services and kitchen exhaust at roof level.

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4. Any future construction management plans will be required to demonstrate how potential impacts on the adjacent state heritage listed building (605 Wellington Street) will be minimised during the construction periods.
5. The City advises that the existing street trees will not be permitted to be pruned, relocated or removed to accommodate 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.
6. The final plans and details submitted to the City 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.
7. The owner/developer is encouraged to register the development for a formally recognised sustainability rating certification which is holistic in nature and covers a range of sustainability issues.
8. The Water Corporation advises that the proposal will require approval by the Building Services section prior to commencement of works and infrastructure contributions and/or fees may be required to be paid prior to approval being issued.

**The Report Recommendation was put and CARRIED UNANIMOUSLY (4/0).**

For: Clayton Higham  
Brian Curtis  
Diana Goldswain  
Cr Bruce Reynolds

Against: Nil.

**REASON:** The proposed development was considered by panel members to be a very suitable use and well designed building having regard to the planning framework and the locality. The panel noted the concerns of the residents in the neighbouring building however they were satisfied that the any amenity impacts were likely to be very minimal. The discretions being sought were considered appropriate and unlikely to adversely impact on the locality.

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**Presiding Member, PLDAP**

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## 8.2 Lot 20 (No. 141) Wellington Street, Perth

Development Description: Proposed Convenience Store  
Applicant: Hidding Urban Planning  
Owner: PERTH OHP Pty Ltd  
Responsible Authority: City of Perth  
DAP File No: DAP/22/2372

### REPORT RECOMMENDATION

**Moved by:** Diana Goldswain

**Seconded by:** Brian Curtis

That the City of Perth Local Development Assessment Panel resolves to:

1. **Refuse** DAP Application reference DAP/22/02372 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 City Planning Scheme No. 2, for the following reasons:

#### Reasons:

1. pursuant to clause 67(2)(a), (m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Goderich Precinct Plan under *City Planning Scheme No. 2*, for the following reasons:
  - a. the proposed development is inconsistent with the objectives and intentions of *City Planning Scheme No. 2*.
  - b. the built form and site planning does not appropriately respond to the existing character of the locality.
  - c. the built form and site planning will adversely impact on the existing and future amenity of the locality.
2. pursuant to clause 67(2)(fa) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development is inconsistent with the objectives of the *City of Perth Local Planning Strategy* which identifies high density residential as the most appropriate future land use and urban form for the site.
3. pursuant to clause 67(2)(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development is inconsistent with the principles for good design as detailed in *State Planning Policy 7.0 – Design of the Built Environment* and the objectives of the Goderich Design Policy as the built form and site planning do not respond to its inner-city, predominantly residential location, is an inappropriate built form for its setting, has poor site legibility (especially for pedestrians) and lacks appropriate landscaping.
4. pursuant to clause 67(2)(g) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development is inconsistent with *Local Planning Policy 4.6 – Signs* as the proposal includes multiple digital signs, which are not permitted in the Landscaped Mixed Use area, and the signage proposed is excessive and will create adverse visual clutter.

**Clayton Higham**  
Presiding Member, PLDAP



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**The Report Recommendation was put and CARRIED UNANIMOUSLY (4/0).**

For: Clayton Higham  
Brian Curtis  
Diana Goldswain  
Cr Bruce Reynolds

Against: Nil.

**REASON:** The panel considered that the applicant had been given sufficient time to respond to the City's concerns regarding the design and development layout. The panel noted that the proposed development was a poor design response for its inner City location and consequently could not support it.

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

Nil.

**9. State Administrative Tribunal Applications and Supreme Court Appeals**

Nil.

**10. 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.

**11. Meeting Closure**

There being no further business, the Presiding Member declared the meeting closed at 10:34am.

**Clayton Higham**  
**Presiding Member, PLDAP**

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