



City of Perth Local Development Assessment Panel Minutes

Meeting Date and Time: 27 February 2020; 2pm
Meeting Number: PLDAP/107
Meeting Venue: City of Perth Committee Room 1
27 St George's Terrace
Perth

Attendance

DAP Members

Mr Ray Haeren (Presiding Member)
Mr Brian Curtis (Deputy Presiding Member)
Ms Diana Goldswain (Specialist Member)
Commissioner Len Kosova (Local Government Member, City of Perth)

Officers in attendance

Mr Roberto Colalillo (City of Perth)
Mr Dimitri Fotev (City of Perth)
Ms Margaret Smith (City of Perth)
Mr Dewald Gericke (City of Perth)

Minute Secretary

Ms Dawn Murray (City of Perth)

Applicants and Submitters

Mr Peter Simpson (PTS Town Planning)
Mr Stefan Jujnovich (Palazzo Homes)
Mr Edwin Bollig (Bollig Design Group)
Mr Tim Humphry

Members of the Public / Media

There were 2 members of the public in attendance.

Mr Tim Humphry and Mr Nick Humphry were in attendance.

1. Declaration of Opening

The Presiding Member declared the meeting open at 2.00pm on 27 February 2020 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 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2017 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

Commissioner Andrew Hammond (Local Government Member, City of Perth)
Commissioner Gaye McMath (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 Mr Tim Humphry addressed the DAP against the application at Item 8.1

7.2 Mr Peter Simpson (PTS Town Planning) and Mr Edwin Bollig (Bollig Design Group) addressed the DAP in support the application at Item 8.1 and responded to questions from the panel.

7.3 The City of Perth responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location:	19-23 (Lots 7, 130 and 131) Collin Street, West Perth
Development Description:	Demolition of the existing buildings and the construction of an 11 level residential development containing 40 multiple dwellings and 74 parking bays
Applicant:	PTS Town Planning
Owner:	19 Collin Street Pty Ltd and 21-23 Colin Street Pty Ltd
Responsible Authority:	City of Perth
DAP File No:	DAP/19/01682



REPORT RECOMMENDATION

Moved by: Commissioner Len Kosova

Seconded by: Mr Brian Curtis

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

1. **Approve by absolute majority** DAP Application reference DAP/19/01682 and accompanying perspectives (Attachment 2) and development plans (Attachment 3) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City Planning Scheme No. 2 and the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. the owner submitting evidence and final confirmation to the City that the transaction in respect of transfer of plot ratio has been finalised between the owners of at 55-59 (Lots 1-3) Goderich Street, East Perth and 19-23 (Lots 7, 130 and 131) Colin Street, West Perth prior to applying for a building permit, noting the transaction of transferred plot ratio will then be registered in the City Planning Scheme No. 2 Transferred Plot Ratio Register;
2. 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 10 February 2020, with particular attention to the rear elevation and vertical feature blade elements, with the final details of the design and a sample board of the materials, colours and finishes being submitted for approval by the City prior to applying for a building permit;
3. any proposed air-conditioning condensers, external building plant, lift overruns, piping, ducting, water tanks, transformers and fire control rooms being located or screened so that they cannot be viewed from any location external to the site and to minimise any visual and noise impact on the adjacent properties, with fire boosters being integrated into the design of the building or landscaping, 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;
4. final details of all landscaped areas, including soil depths, irrigation, plant species and suitable screening, being submitted for approval by the City prior to applying for a building permit with the landscaping being installed prior to occupation of development and thereafter maintained to a high standard to the City's satisfaction;
5. a final Acoustic Report addressing the requirements outlined in the preliminary Acoustic Report prepared by Herring Storer Acoustics dated August 2019 regarding the noise amelioration construction specifications and other noise management measures and requirements of State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning, being implemented in full to the satisfaction of the City with final plans being certified by a qualified acoustic consultant confirming the development incorporates the recommendations and can achieve compliance with the relevant noise legislation, prior to applying for a building permit;



6. a final Waste Management Plan, satisfying the City's waste servicing requirements, being submitted for approval by the City prior to applying for a building permit, with the Plan being implemented by the owners and/or strata managers of the development on an ongoing basis to the satisfaction of the City;
7. the dimensions of all car parking bays, vehicle entrance 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;
8. on-site stormwater disposal/management being to the City's specifications with details being submitted for approval by the City prior to applying for the relevant building permit;
9. any signage for the development being integrated with the design of the building with any signage that is not exempt from approval under the City's Planning Policy 4.6 – Signs being subject to a separate application for approval;
10. the existing street trees located in the road verge on Colin Street being retained and protected from damage throughout any demolition and development works with tree protection zones being established and maintained during the demolition and construction periods in accordance with the Australian Standard S4970-2009 - Protection of Trees on Development Sites, to the satisfaction of the City;
11. in the event of the development not proceeding within six months of the demolition of the existing buildings on the site, the site is to be aesthetically secured and landscaped in order to preserve the amenity of the area, prevent unauthorised car parking and reduce dust and sand being blown from the site and shall be maintained in a clean and tidy state at all times to the satisfaction of the City;
12. the works referred to in the above condition, being secured by a bond/deed of agreement between the landowner/applicant and the City, to the value of the proposed works as determined by the City, with the cost of the deed to be borne by the applicant and the bond/deed being finalised to the City's satisfaction prior to any demolition works being undertaken; and
13. a demolition management plan and construction management plan for the proposal drawn up 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 two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
2. With regards to the preliminary Waste Management Plan, the City advises that the final Waste Management Plan is also required to include the provision for dedicated areas for temporary waste storage to ensure bulk waste does not impact on the functionality of the designated bin store.



AMENDING MOTION 1

Moved by: Mr Ray Haeren

Seconded by: Mr Brian Curtis

That a new Condition number 4 be added and that the remaining conditions be renumbered accordingly:

the design of the roof-top communal space incorporating additional soft landscaping to better address the shortfall in landscaped area, to improve the amenity of the development and its contribution to the character of the locality;

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To improve the development's contribution to the desired amenity and character of the locality.

AMENDING MOTION 2

Moved by: Mr Ray Haeren

Seconded by: Mr Brian Curtis

That a new Advice Note be added to read as follows:

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 Statutory Planners. Any substantive changes to the approved plans will need to be made via a Form 2 process.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide clarity for the applicant in regard to the process of gaining clearance of the conditions of approval.

REPORT RECOMMENDATION (AS AMENDED)

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

1. **Approve by absolute majority** DAP Application reference DAP/19/01682 and accompanying perspectives (Attachment 2) and development plans (Attachment 3) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City Planning Scheme No. 2 and the Metropolitan Region Scheme, subject to the following conditions:

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2. 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 10 February 2020, with particular attention to the rear elevation and vertical feature blade elements, with the final details of the design and a sample board of the materials, colours and finishes being submitted for approval by the City prior to applying for a building permit;
3. any proposed air-conditioning condensers, external building plant, lift overruns, piping, ducting, water tanks, transformers and fire control rooms being located or screened so that they cannot be viewed from any location external to the site and to minimise any visual and noise impact on the adjacent properties, with fire boosters being integrated into the design of the building or landscaping, 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;
 4. the design of the roof-top communal space incorporating additional soft landscaping to better address the shortfall in landscaped area, to improve the amenity of the development and its contribution to the character of the locality;
 5. final details of all landscaped areas, including soil depths, irrigation, plant species and suitable screening, being submitted for approval by the City prior to applying for a building permit with the landscaping being installed prior to occupation of development and thereafter maintained to a high standard to the City's satisfaction;
 6. a final Acoustic Report addressing the requirements outlined in the preliminary Acoustic Report prepared by Herring Storer Acoustics dated August 2019 regarding the noise amelioration construction specifications and other noise management measures and requirements of State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning, being implemented in full to the satisfaction of the City with final plans being certified by a qualified acoustic consultant confirming the development incorporates the recommendations and can achieve compliance with the relevant noise legislation, prior to applying for a building permit;
 7. a final Waste Management Plan, satisfying the City's waste servicing requirements, being submitted for approval by the City prior to applying for a building permit, with the Plan being implemented by the owners and/or strata managers of the development on an ongoing basis to the satisfaction of the City;
 8. the dimensions of all car parking bays, vehicle entrance 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. on-site stormwater disposal/management being to the City's specifications with details being submitted for approval by the City prior to applying for the relevant building permit;
 10. any signage for the development being integrated with the design of the building with any signage that is not exempt from approval under the City's Planning Policy 4.6 – Signs being subject to a separate application for approval;
 11. the existing street trees located in the road verge on Colin Street being retained and protected from damage throughout any demolition and development works with tree protection zones being established and maintained during the demolition and



- construction periods in accordance with the Australian Standard S4970-2009 - Protection of Trees on Development Sites, to the satisfaction of the City;
12. in the event of the development not proceeding within six months of the demolition of the existing buildings on the site, the site is to be aesthetically secured and landscaped in order to preserve the amenity of the area, prevent unauthorised car parking and reduce dust and sand being blown from the site and shall be maintained in a clean and tidy state at all times to the satisfaction of the City;
 13. the works referred to in the above condition, being secured by a bond/deed of agreement between the landowner/applicant and the City, to the value of the proposed works as determined by the City, with the cost of the deed to be borne by the applicant and the bond/deed being finalised to the City's satisfaction prior to any demolition works being undertaken; and
 14. a demolition management plan and construction management plan for the proposal drawn up 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

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2. With regards to the preliminary Waste Management Plan, the City advises that the final Waste Management Plan is also required to include the provision for dedicated areas for temporary waste storage to ensure bulk waste does not impact on the functionality of the designated bin store.
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 Statutory Planners. Any substantive changes to the approved plans will need to be made via a Form 2 process.

The Report Recommendation (as amended) was put and CARRIED (3/1)

For: Mr Brian Curtis
Mr Ray Haeren
Ms Diana Goldswain

Against: Commissioner Len Kosova

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motions.

9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval

Nil



10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2017 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.

There being no further business, the Presiding Member declared the meeting closed at 3.13pm