



## Perth Local Development Assessment Panel Minutes

**Meeting Date and Time:** Thursday, 7 April 2022; 9.30am  
**Meeting Number:** PLDAP/118  
**Meeting Venue:** Electronic Means

*This DAP meeting was conducted by electronic means (Zoom) open to the public rather than requiring attendance in person*

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## Attendance

### DAP Members

Mr Ray Haeren (Presiding Member)  
Mr Jarrod Ross (Deputy Presiding Member)  
Ms Diana Goldswain (Third Specialist Member)  
Cr Catherine Lezer (Local Government Member, City of Perth)  
Cr Liam Gobbert (Local Government Member, City of Perth)

### Officers in attendance

Mr Roberto Colalillo (City of Perth)  
Ms Julia Kingsbury (City of Perth)  
Mr Dewald Gericke (City of Perth)  
Mr Dimitri Fotev (City of Perth)

### Minute Secretary

Ms Zoe Hendry (DAP Secretariat)

### Applicants and Submitters

Mr Peter Simpson (PTS Town Planning Pty Ltd)  
Ms Tanya Elson (Ruah)  
Mr Will Lakin (Architectus)

### Members of the Public / Media

There were 22 members of the public in attendance.

Ms Nadia Budihardjo from Business News was in attendance.

## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:33am on 7 April 2022 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*.



## 1.1 Announcements by Presiding Member

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.

In response to the COVID-19 situation, this meeting was convened via electronic means (Zoom). Members were reminded to announce their name and title prior to speaking.

## 2. Apologies

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

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 8.1, received on 5 April 2022 and 6 April 2022.

All members declared that they had duly considered the documents.

## 6. Disclosure of Interests

DAP Member, Cr Catherine Lezer, declared an Impartiality Interest in item 8.1. The City of Perth currently contracts RUAH to operate Safe Night Space for Women in East Perth.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the member listed above, who had disclosed an Impartiality Interest, was permitted to participate in the discussion and voting on the item.



## 7. Deputations and Presentations

- 7.1 The Presiding Member noted a written submission from Mr Peter Whitehead.
- 7.2 Ms Tanya Elson (Ruah) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.3 Mr Will Lakin (Architectus) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.4 Mr Peter Simpson (PTS Town Planning) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.5 Mr Justin Millar (Project Manager) answered questions from the panel.
- 7.6 The Presiding Member invited two members of the public to provide their comment on the application at Item 8.1.
- 7.5 The City of Perth Officers 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 29-35 (Lots 1 and 2) Shenton Street, Northbridge

Development Description:	Proposed Seven Level Community Centre Development ('RUAH Centre')
Applicant:	PTS Town Planning
Owner:	Daughters of Charity Services (WA) (Ruah Community Services)
Responsible Authority:	City of Perth
DAP File No:	DAP/22/02161

## REPORT RECOMMENDATION

**Moved by:** Ms Diana Goldswain

**Seconded by:** Mr Jarrod Ross

*With the approval of the mover and seconder the following amendments were made:*

- (i) To amend Condition No.5 to read as follows:

*the green wall/s being removed upon written direction from the City should the green wall/s not be maintained to a high standard to the City's satisfaction and consistent with the approved design concept and maintenance plan, with the owners being responsible for the preparation and installation of an alternative design solution for the treatment of these elements of the building with details being submitted for approval by the City and the works completed within 90 days of the written direction to the City's satisfaction and maintained thereafter to a high standard to the City's satisfaction;*



- (ii) To amend Condition No.6 to read as follows:

*any proposed air-conditioning condensers, external building plant **and equipment**, 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 building and to minimise any visual and noise impact, including any such plant or services located within the service/loading area 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 and installation;*

- (iii) To amend Condition No.14 to read as follows:

*in the event of the development not proceeding within six months of the demolition of the existing building/s on the site, the site is to be aesthetically fenced and landscaped to the satisfaction of the City in order to preserve the amenity of the area, prevent unauthorised car parking and minimise dust and sand being blown from the site and shall be maintained in a clean and tidy state. **Where signage or artwork is proposed to be fixed to any fencing or hoarding, the signage and/or artwork is not to contain any third-party advertising content, to the satisfaction of the City;***

**REASON:** In response to the R13 lodged the amendments were seen to provide additional clarity to the applicant and were supported by the Responsible Authority.

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

**Approve** DAP Application reference DAP/22/02161 and accompanying amended perspectives (Attachment 2) and amended development plans (Attachment 3) 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 subject to the following conditions:

1. 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 1 March 2022, with the 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;
2. the dimensions and design of the:
  - a. fire booster cabinet being revised to minimise its width across the John Street frontage and remove any potential for doors to encroach into the John Street road reserve; and
  - b. emergency accommodation entry on John Street being revised to provide a more functional and generous lobby and access/egress area;

with final details of the above being submitted for approval by the City prior to applying for a building permit;

3. where constructed, a minimum of 299m<sup>2</sup> of the floor area of the emergency/supportive housing units is to be maintained for this use for a minimum of 10 years, to the satisfaction of the City;



4. final details of all landscaped areas and green walls, including soil depths, irrigation, plant species and maintenance 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 development and thereafter maintained to a high standard to the City's satisfaction;
5. the green wall/s being removed upon written direction from the City should the green wall/s not be maintained to a high standard to the City's satisfaction and consistent with the approved design concept and maintenance plan, with the owners being responsible for the preparation and installation of an alternative design solution for the treatment of these elements of the building with details being submitted for approval by the City and the works completed within 90 days of the written direction to the City's satisfaction and maintained thereafter to a high standard to the City's satisfaction;
6. any proposed air-conditioning condensers, external building plant and equipment, 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 building and to minimise any visual and noise impact, including any such plant or services located within the service/loading area 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 and installation;
7. 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 Norman Disney & Young Consulting Engineers dated 7 February 2022 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 prior to the commencement of construction,
8. a comprehensive centre management plan addressing the operation of the facility and detailing measures to address (not limited to) the security of guests and visitors; control of noise and other disturbances impacting on surrounding properties and public areas; and a complaints management service; being submitted for approval by the City prior to the occupation of the centre, with the approved management plan being implemented by the operator/manager on an on-going basis and to the satisfaction of the City;
9. the proposed floor levels of the pedestrian and vehicular entrances to the building being designed to match the current levels of the immediately adjacent footpaths and laneway to the City's satisfaction, with details being submitted for approval by the City prior to applying for a building permit;
10. the proposed 'sign zones' not forming part of this approval with any signage for the development required to be 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;



11. the existing street trees located in the road verge on Shenton Street and John 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;
12. 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;
13. the approved Waste Management Plan prepared by Talis Consultants dated 21 February 2022 being implemented by the operator/manager of the development on an ongoing basis to the satisfaction of the City;
14. in the event of the development not proceeding within six months of the demolition of the existing building/s on the site, the site is to be aesthetically fenced and landscaped to the satisfaction of the City in order to preserve the amenity of the area, prevent unauthorised car parking and minimise dust and sand being blown from the site and shall be maintained in a clean and tidy state. Where signage or artwork is proposed to be fixed to any fencing or hoarding, the signage and/or artwork is not to contain any third-party advertising content, to the satisfaction of the City;
15. 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 City's satisfaction prior to any demolition works being undertaken;
16. the subject lots being amalgamated into one lot on one Certificate of Title prior to the occupation of any of the buildings within the development; and
17. demolition and/or 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 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 3.5:1 (2,381m<sup>2</sup> of plot ratio floor area) inclusive of 15% bonus plot ratio (299m<sup>2</sup> plot ratio floor area) for the provision of public facilities (specific facilities on private land) 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.



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**The Report Recommendation was put and CARRIED (3/2).**

For: Mr Ray Haeren  
Mr Jarrod Ross  
Ms Diana Goldswain

Against: Cr Catherine Lezer  
Cr Liam Gobbert

**REASON:** In considering the proposal, the design response and application of bonus plot ratio were considered to be appropriate in context to the site size, locational context and the amenity of the locality. The use was considered to be appropriate in the location and many of the concerns raised by community would be addressed by the change of use and application of conditions and management plan.

**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 10:47am.