



Perth Local Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 1 March 2022; 10.00am
Meeting Number: PLDAP/117
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 Viktor Ko (Local Government Member, City of Perth)

Officers in attendance

Ms Neesha Gomes (Western Australian Planning Commission)
Ms Carolyn Vyner (Western Australian Planning Commission)
Mr Robert Colalillo (City of Perth)
Mr Craig Smith (City of Perth)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)
Ms Zoe Hendry (DAP Secretariat)

Applicants and Submitters

Mr Ryan Darby (Hatch Pty Ltd)
Mr Jonathan Lake (Gresley Abas Architects)
Ms Monica Sharma (Department of Communities)
Mr Adam Alwash (Department of Communities)

Members of the Public / Media

Ms Victoria Rifici from PerthNow was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 10.00am on 24 February 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

Nil

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 Jonathan Lake (Gresley Abas Architects) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.2 Ms Monica Sharma (Department of Communities) responded to questions from the panel in relation to the application at Item 8.1.
- 7.3 The Western Australian Planning Commission Officers responded to questions from the panel in relation to the application at Item 8.1.
- 7.4 The City of Perth officers responded to questions from the panel in relation to the application at Item 8.1.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 801 (No.146) Wellington Street, Perth

Development Description: Common Ground Facility (112 Apartments, facility operator office, commercial tenancies)
Applicant: Hatch RobertsDay
Owner: Housing Authority
Responsible Authority: Western Australian Planning Commission
DAP File No: DAP/21/02124



REPORT RECOMMENDATION

Moved by: Cr Viktor Ko

Seconded by: Mr Jarrod Ross

With the agreement of the mover and seconder the following amendments were made to the report recommendation as follows:

That Condition No 1 be amended to read as follows:

This decision constitutes planning approval only and is valid for a period of four years from the date of approval, ~~which is inclusive of the automatic two year extension of time provided for under the COVID-19 Response and Economic Recovery Omnibus Act 2020.~~ If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

REASON: An automatic two-year extension applies to approved developments due to the State of Emergency clause 78H.

That the City of Perth Local Development Assessment Panel resolves to

Approve DAP Application reference DAP/21/02124 and accompanying plans date-stamped 14 January 2022 (A200, A201, A202, A203, A204, A205, A206, SD301, SD302, SD304, SD700, SD701, SD702, SD703) in accordance with the Metropolitan Region Scheme, subject to the following conditions:

Conditions

General

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.

Design

2. Prior to the commencement of development, the final details of the design and a sample board of the materials, colours and finishes consistent with the elevations and perspectives date stamped 14 January 2022 being prepared to the specification City of Perth and to the satisfaction of the Western Australian Planning Commission. Development is to be undertaken thereafter in accordance with the approved plans dated 14 January 2022.
3. The design of the awnings being integrated into the building design with stormwater being contained on site to the specification City of Perth and to the satisfaction of the Western Australian Planning Commission.



4. Prior to the commencement of development, the design details for the development being modified to incorporate a sewer point and water tap in the waste bin rooms to the specification of the City of Perth and to the satisfaction of the Western Australian Planning Commission.
5. Any signage for the development being designed as an integral component of the development is to be to the specification of the City of Perth and satisfaction of the Western Australian Planning Commission.

Construction

6. Prior to the commencement of development, a Construction Management Plan shall be submitted and approved to the specification of the City of Perth and the satisfaction of the Western Australian Planning Commission. Once approved, the Construction Management Plan is to be implemented in its entirety.

Traffic, Access and Parking

7. Prior to the commencement of development, the vehicle entrance on Hill Street being widened to provide for two lanes complying with the Australian Standard AS2890.1, but no less than 5.5 metres wide, ensuring that vehicles can enter and exit the building simultaneously to the specification City of Perth and to the satisfaction of the Western Australian Planning Commission.
8. Prior to the commence of development, the dimensions of the vehicle entry, ramp and internal drive-way being designed to accommodate the City's Waste Vehicles including being able to enter and exit the parking /service area in a forward motion to the specification City of Perth and to the satisfaction of the Western Australian Planning Commission.
9. Prior to the commencement of development, the proposed floor levels of the pedestrian and vehicle entrances to the building being designed to match the current levels of the immediately adjacent footpaths on Wellington and Hill Streets, to the specification City of Perth and to the satisfaction of the Western Australian Planning Commission.
10. A maximum of 20 commercial tenant car parking bays being provided on-site, in accordance with the current provisions of the Perth Parking Policy, to the specification of the City of Perth and to the satisfaction of the Western Australian Planning Commission. These car parking bays are to be for the exclusive use of the tenants or occupants of the commercial tenancies within the development.
11. All parking facilities relating to the development application including parking spaces, parking aisles, access and egress, and circulation areas are to comply with AS 2890.1 to the specification of the City of Perth and to the satisfaction of the Western Australian Planning Commission.
- 12.. Prior to occupation, redundant crossovers being removed, the verge and footpaths being reinstated, and new crossovers being located and constructed to the specification of the City of Perth and to the satisfaction of the Western Australian Planning Commission.



13. A Parking Management Plan is to be provided to the satisfaction of the Western Australian Planning Commission in consultation with the Department of Transport.

Landscaping

14. Prior to the commencement of development, a final landscaping, reticulation and management plan, being prepared and approved to the specification of the City of Perth and to the satisfaction of the Western Australian Planning Commission. Once approved, the landscaping is to be installed and thereafter maintained.

Servicing

15. Prior to the commencement of development, a final Waste Management Plan being submitted and approved to the specification of the City of Perth and to the satisfaction of the Western Australian Planning Commission. Once approved, the Waste Management Plan is to be implemented in its entirety.

Amenity

16. Prior to the commencement of development, final details to demonstrate that a comfortable internal environment for the future building occupants will be achieved should be submitted to the specification City of Perth and to the satisfaction of the Western Australian Planning Commission.
17. Prior to the occupation of development, details of the location and screening of mechanical plants and services being provided to the specification City of Perth and to the satisfaction of the Western Australian Planning Commission.
18. Prior to the occupation of development, the recommendations contained in the Acoustic Report prepared by Gabriels Hearne Farrell dated 20 October 2021 regarding the noise amelioration construction specifications and other noise management measures being implemented in full to the specification of the City of Perth and to the satisfaction of the Western Australian Planning Commission. Confirmation is to be provided by a qualified acoustic consultant confirming the development incorporates the recommendations and can achieve compliance with the relevant noise legislation.
19. Prior to the commencement of development, the recommendations contained in the Desktop Wind Comfort Report prepared by Cundall dated October 2021 being incorporated into the detailed design with details of the measures being introduced to mitigate any adverse wind impacts, being submitted to and approved to the specification of the City of Perth and to the satisfaction of the Western Australian Planning Commission.
20. Existing street trees located adjacent to the site being retained and protected from damage through demolition and development works, with the establishment of tree protection zones in accordance with AS 4970-2009 to the specification of the City of Perth and to the satisfaction of the Western Australian Planning Commission.



Advice Notes

1. In regard to Condition 3, the awnings being a minimum of 600mm from the kerb and clearance of the awnings inclusive of under awning signs being a minimum of 2.75 metres above the existing footpath level
2. In regard to Condition 4, the bin room doors should be self-closing and lockable and the bin room walls being finished with a washable impervious coating with details being submitted to the City of Perth.
3. Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a high to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's (DWER) acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works: <https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines>.
4. In regard to Condition 16, the applicant is advised that any modelling undertaken to demonstrate compliance should consider the applicant's intent to not provide air condensers as part of the development, and that the doors and windows are to be closed as recommended by the approved Acoustic Report.
5. In regard to Condition 17, any proposed air-conditioning condensers or structures 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.

The Report Recommendation was put and **CARRIED (4/1)**.

For: Mr Ray Haeren
Mr Jarrod Ross
Ms Diana Ross
Cr Viktor Ko

Against: Cr Catherine Lezer

REASON: Upon considering the issues raised the panel took the view that the proposal was compliant with the requirements of the MRS and suitable in the site context and paid due regard to City of Perth and DRP feedback. The panel considered submission made regarding suitability and parking, however the merits of the proposal were demonstrated and there was confidence that the site could be operated and managed in its current form with the proposed conditions.

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 10.43am.