



City of Perth

**Planning Committee
Minutes**

**6 February 2018
5.30pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**



City of Perth

Planning Committee Minutes

6 February 2018
5.30pm

Committee Room 1
Level 9
Council House

Minutes to be noted at the next Ordinary Council meeting.

**THESE MINUTES ARE HEREBY CERTIFIED AS
NOTED**

PRESIDING MEMBER'S SIGNATURE

DATE:-----

[Handwritten Signature]

24/4/2018

5. **Correspondence**
Nil

6. **Disclosures of Members' Interests**
Nil

Meeting Note: Cr Hasluck noted that he is a Council appointed representative to the East Perth Community Safety Group but is not member of the organisation and therefore a disclosure of interest was not required.

7. **Matters for which the Meeting may be Closed**
Nil

8. **Reports**

Item 8.1 Adoption of Amendments to East Perth Area 21 – Constitution Hill North Design Guidelines

Moved Cr Davidson, seconded Cr Adamos

That Council, in accordance with Clause 5 of the Deemed Provisions of the Planning and Development (Local Planning Scheme) Regulations 2015:

1. ***NOTES*** the submissions received relating to the proposed Amendments to the East Perth Area 21 - Constitution Hill North Design Guidelines as detailed in Attachment 8.1E; and
2. ***ADOPTS***, without modifications, the Amendments to the East Perth Area 21 - Constitution Hill North Design Guidelines, the Map of the Planning Policies, and the Design Guidelines for Normalised Redevelopment Areas as detailed in Attachments 8.1A, 8.1B and 8.1C.

The motion was put and carried

The votes were recorded as follows:

For: Crs Adamos and Davidson

Against: Cr Hasluck

Meeting Note: Cr Adamos asked for clarification on the status of the East Perth Redevelopment Authority (EPRA) Guidelines. The Manager City Planning advised they were not provided to the City in 2002 when the City was transferred the land, therefore, the Guidelines were not normalised and have no legal effect.

Meeting Note: Cr Adamos asked if the previously approved Development Approval expires after adoption of the proposed guidelines, if the proposed guidelines would then apply. The Manager City Planning confirmed this.

Meeting Note: Cr Hasluck asked when the administration anticipates a response from the Minister in relation to the approved Development Application and whether there is benefit in awaiting their response.

The Manager City Planning advised that while we do not have visibility over the Minister timeline, based on legal advice received, there is no benefit in awaiting a response. In addition, the residents will remain operating in an area without guidelines until one is adopted which creates lack of certainty.

Meeting Note: Cr Hasluck asked for further clarity on how the Development Approval and the proposed Guidelines are separate matters. The Director Planning and Development advised that the Development Approval is approved and was done so in the circumstances that were existing at the time of the application (which was in an absence of applicable Guidelines). The adoption of Guidelines will rectify the lack of Guidelines applicable to the area but will not affect the existing approval.

The Chief Executive Officer advised that any Development Application must be considered under the law as it is and not retrospectively in accordance with orderly and proper planning and the grievances have been raised by residents in a separate process.

Meeting Note: Cr Davidson asked whether the City has considered adopting the old EPRA Guidelines. The Director Planning and Development advised that the proposed Guidelines are consistent with adjacent Guidelines in this area. In addition, there are existing buildings in this area which are not consistent with the ERPA Guidelines where the proposed Guidelines take existing buildings into consideration.

DEPUTATION: Item 8.2 – 52B (Lot 115) Wittenoom Street, East Perth – Renovations to an Existing Two Level Dwelling Including an Addition of a Third Level and a Deck Above the Existing Garage

The Presiding Member approved a deputation from Mr Errington-Wood and Ms McClements (CM 35234/18).

5.52pm Ms McClements commenced the deputation and provided an overview of objections to the proposed application and requested the Committee consider amendments to the proposal to address concerns. Mr Errington-Wood reiterated Ms McClements comments.

5.57pm The deputation concluded.

Item 8.2 52B (Lot 115) Wittenoom Street, East Perth – Renovations to an Existing Two Level Dwelling Including an Addition of a Third Level and a Deck Above the Existing Garage

Officer Recommendation:

That, in accordance with the provisions of the City Planning Scheme No. 2, Local Planning Scheme No. 26 and the Metropolitan Region Scheme, Council APPROVES the application for renovations to an existing two level dwelling including addition of a third level and a deck above the existing garage at 52B (Lot 115) Wittenoom Street, East Perth as indicated on the Metropolitan Region Scheme Form One dated 14 November 2017 and as shown on the plans received on 16 November 2017 subject to:

1. final details of the proposed finishes, colours and materials of the proposed development and specifically of the building's eastern elevation being submitted for approval by the City prior to applying for a building permit, with the finishes to the eastern elevation being completed to the City's satisfaction prior to the new third level of the dwelling and the garage roof deck being occupied and used;
2. any proposed external building plant, piping, ducting and air conditioning units being located so as to minimise any visual and noise impact on the adjacent developments, and being screened from view, with details of the location and screening of any proposed external building plant being submitted for approval by the City prior to applying for a building permit;
3. the glass balustrading on the garage roof deck area to be obscure or translucent glazing; and

4. a construction management plan for the proposal being submitted for approval by the City prior to applying for a building permit, detailing how it is proposed to manage:
 - a. delivery of materials and equipment to the site;
 - b. storage of materials and equipment on the site;
 - c. obtaining access over adjoining sites to complete construction and finishes on the side elevation;
 - d. parking arrangements for the contractors and subcontractors;
 - e. maintaining access through the rear laneway throughout construction; and
 - f. any other matters likely to impact on the surrounding properties.

MOVED WITH AMENDMENT

Moved Cr Davidson seconded Cr Hasluck

That, in accordance with the provisions of the City Planning Scheme No. 2, Local Planning Scheme No. 26 and the Metropolitan Region Scheme, Council APPROVES the application for renovations to an existing two level dwelling including addition of a third level and a deck above the existing garage at 52B (Lot 115) Wittenoom Street, East Perth as indicated on the Metropolitan Region Scheme Form One dated 14 November 2017 and as shown on the plans received on 16 November 2017 subject to:

- 1. final details of the proposed finishes, colours and materials of the proposed development and specifically of the building's eastern elevation being submitted for approval by the City prior to applying for a building permit, with the finishes to the eastern elevation being completed to the City's satisfaction prior to the new third level of the dwelling and the garage roof deck being occupied and used;***
- 2. any proposed external building plant, piping, ducting and air conditioning units being located so as to minimise any visual and noise impact on the adjacent developments, and being screened from view, with details of the location and screening of any proposed external building plant being submitted for approval by the City prior to applying for a building permit;***
- 3. the glass balustrading on the garage roof deck area to be obscure or translucent glazing; and***

4. *a construction management plan for the proposal being submitted for approval by the City prior to applying for a building permit, detailing how it is proposed to manage:*
 - a. *delivery of materials and equipment to the site;*
 - b. *storage of materials and equipment on the site;*
 - c. *obtaining access over adjoining sites to complete construction and finishes on the side elevation;*
 - d. *parking arrangements for the contractors and subcontractors;*
 - e. *maintaining access through the rear laneway throughout construction; and*
 - f. *any other matters likely to impact on the surrounding properties.*

5. *the new lift being designed and located to ensure no that there is no transmission of noise or vibration to the adjacent property at 52A Wittenoom Street.*

Advice note:

1. *the final details of the eastern elevation, as required under condition 1, should include a material pallet and/or wall design that aims to achieve improved light penetration into the courtyard of the dwelling at 52A Wittenoom Street.*

PRIMARY MOTION AS AMENDED

That, in accordance with the provisions of the City Planning Scheme No. 2, Local Planning Scheme No. 26 and the Metropolitan Region Scheme, Council APPROVES the application for renovations to an existing two level dwelling including addition of a third level and a deck above the existing garage at 52B (Lot 115) Wittenoom Street, East Perth as indicated on the Metropolitan Region Scheme Form One dated 14 November 2017 and as shown on the plans received on 16 November 2017 subject to:

1. *final details of the proposed finishes, colours and materials of the proposed development and specifically of the building's eastern elevation being submitted for approval by the City prior to applying for a building permit, with the finishes to the eastern elevation being completed to the City's satisfaction prior to the new third level of the dwelling and the garage roof deck being occupied and used;*

2. *any proposed external building plant, piping, ducting and air conditioning units being located so as to minimise any visual and noise impact on the adjacent developments, and being screened from view, with details of the location and screening of any proposed external building plant being submitted for approval by the City prior to applying for a building permit;*
3. *the glass balustrading on the garage roof deck area to be obscure or translucent glazing; and*
4. *a construction management plan for the proposal being submitted for approval by the City prior to applying for a building permit, detailing how it is proposed to manage:*
 - a. *delivery of materials and equipment to the site;*
 - b. *storage of materials and equipment on the site;*
 - c. *obtaining access over adjoining sites to complete construction and finishes on the side elevation;*
 - d. *parking arrangements for the contractors and subcontractors;*
 - e. *maintaining access through the rear laneway throughout construction; and*
 - f. *any other matters likely to impact on the surrounding properties.*
5. *the new lift being designed and located to ensure no that there is no transmission of noise or vibration to the adjacent property at 52A Wittenoom Street.*

Advice note:

1. *the final details of the eastern elevation, as required under condition 1, should include a material pallet and/or wall design that aims to achieve improved light penetration into the courtyard of the dwelling at 52A Wittenoom Street.*

The motion was put and carried

The votes were recorded as follows:

For: Crs Adamos, Davidson and Hasluck

Against: Nil

Reason: To address to matters raised in the objections and to ameliorate the impact on amenity for the surrounding properties.

6.18pm The Chief Executive Officer departed the meeting.

DEPUTATION: Item 8.3 – 240 (Lot 3000) St Georges Terrace, Perth – Alterations and Additions to Woodside Plaza

The Presiding Member approved a deputation from Mr Hays (CM 28716/18).

6.18pm Mr Hays commenced the deputation and provided an overview of the proposed application.

6.21pm The deputation concluded.

6.24pm The Chief Executive Officer returned to the meeting.

Item 8.3 240 (Lot 3000) St Georges Terrace, Perth – Alterations and Additions to Woodside Plaza

Officer Recommendation

That, in accordance with the provisions of the City Planning Scheme No. 2, the Metropolitan Region Scheme and the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed provisions for local planning schemes, the Council APPROVES the application for alterations and additions to ‘Woodside Plaza’ at 240 (Lot 3000) St Georges Terrace, Perth as indicated on the Metropolitan Region Scheme Form One dated 6 July 2017 and as shown on the plans received on 17 January 2018 subject to:

1. final details including a sample board of the high quality and durable materials, colours and finishes being submitted for approval by the City prior to applying for a building permit;
2. all building plant including water tanks, transformers, lift overruns and air condensers shall be located internally or screened from all external views including from above to form an integral part of the design of the building with final 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;
3. a consolidated/updated Waste Management Plan demonstrating the storage and servicing of waste generated by the new and modified tenancies and facilities being submitted for approval by the City prior to applying for a building permit;

4. all existing pedestrian access easements on the site impacted by the proposed development being extinguished and/or modified prior to occupation of the new tenancies, with the public being granted permanent, unrestricted access to the public plaza from Milligan Street and St Georges Terrace for 364 days out of every year, with the written consent of the City being first obtained if it becomes necessary for public access to this area to be restricted for more than one day per year;
5. final details of the design, dimensions, treatment and content of the corner LED sign box element addressing matters relating, but not limited to, traffic safety, integration with the streetscape and compliance with the requirements of the City's Signs Policy (4.6), being submitted for approval by the City prior to applying for a building permit;
6. a final environmental wind assessment, including wind tunnel model measurements, being undertaken to quantify and compare the wind conditions against the relevant pedestrian wind comfort criteria and, if necessary, including mitigation strategies to achieve compliance with the criteria, with details being submitted by the applicant and approved by the City prior to applying for a building permit. Any significant design changes resulting from the amended wind impact analysis being the subject of a separate application for approval;
7. a detailed landscaping, reticulation and management plan being submitted for approval by the City prior to its installation with the approved landscaping being maintained thereafter to a high standard and to the satisfaction of the City; and
8. any new signage being integrated into the design of the building and any signs which are not exempt from approval under the City's Signs Policy 4.6 requiring a separate application for approval.

MOVED WITH AMENDMENT

Moved Cr Hasluck, seconded Cr Davidson

That, in accordance with the provisions of the City Planning Scheme No. 2, the Metropolitan Region Scheme and the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed provisions for local planning schemes, the Council APPROVES the application for alterations and additions to 'Woodside Plaza' at 240 (Lot 3000) St Georges Terrace, Perth as indicated on the Metropolitan Region Scheme Form One dated 6 July 2017 and as shown on the plans received on 17 January 2018 subject to:

(Cont'd)

1. *final details including a sample board of the high quality and durable materials, colours and finishes being submitted for approval by the City prior to applying for a building permit;*
2. *all building plant including water tanks, transformers, lift overruns and air condensers shall be located internally or screened from all external views including from above to form an integral part of the design of the building with final 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;*
3. *a consolidated/updated Waste Management Plan demonstrating the storage and servicing of waste generated by the new and modified tenancies and facilities being submitted for approval by the City prior to applying for a building permit;*
4. *all existing pedestrian access easements on the site impacted by the proposed development being extinguished and/or modified prior to occupation of the new tenancies, with the public being granted permanent, unrestricted access to the public plaza from Milligan Street and St Georges Terrace for 364 days out of every year, with the written consent of the City being first obtained if it becomes necessary for public access to this area to be restricted for more than one day per year;*
5. *final details of the design, dimensions, treatment and content of the corner LED sign box element addressing matters relating, but not limited to, traffic safety, integration with the streetscape and compliance with the requirements of the City's Signs Policy (4.6), being submitted for approval by the City prior to applying for a building permit;*
6. *a final environmental wind assessment, including wind tunnel model measurements, being undertaken to quantify and compare the wind conditions against the relevant pedestrian wind comfort criteria and, if necessary, including mitigation strategies to achieve compliance with the criteria, with details being submitted by the applicant and approved by the City prior to applying for a building permit. Any significant design changes resulting from the amended wind impact analysis being the subject of a separate application for approval;*
7. *a detailed landscaping, reticulation and management plan being submitted for approval by the City prior to its installation with the approved landscaping being maintained thereafter to a high standard and to the satisfaction of the City; and*

8. ***any new signage being integrated into the design of the building and any signs which are not exempt from approval under the City's Signs Policy 4.6 requiring a separate application for approval noting that any proposed roof signs on the lantern element will only be considered where, in the opinion of the Council, the sign would make a positive contribution to the city skyline and is compatible with the design and scale of the lantern element.***

PRIMARY MOTION AS AMENDED

That, in accordance with the provisions of the City Planning Scheme No. 2, the Metropolitan Region Scheme and the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed provisions for local planning schemes, the Council APPROVES the application for alterations and additions to 'Woodside Plaza' at 240 (Lot 3000) St Georges Terrace, Perth as indicated on the Metropolitan Region Scheme Form One dated 6 July 2017 and as shown on the plans received on 17 January 2018 subject to:

1. ***final details including a sample board of the high quality and durable materials, colours and finishes being submitted for approval by the City prior to applying for a building permit;***
2. ***all building plant including water tanks, transformers, lift overruns and air condensers shall be located internally or screened from all external views including from above to form an integral part of the design of the building with final 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;***
3. ***a consolidated/updated Waste Management Plan demonstrating the storage and servicing of waste generated by the new and modified tenancies and facilities being submitted for approval by the City prior to applying for a building permit;***
4. ***all existing pedestrian access easements on the site impacted by the proposed development being extinguished and/or modified prior to occupation of the new tenancies, with the public being granted permanent, unrestricted access to the public plaza from Milligan Street and St Georges Terrace for 364 days out of every year, with the written consent of the City being first obtained if it becomes necessary for public access to this area to be restricted for more than one day per year;***

(Cont'd)

5. *final details of the design, dimensions, treatment and content of the corner LED sign box element addressing matters relating, but not limited to, traffic safety, integration with the streetscape and compliance with the requirements of the City's Signs Policy (4.6), being submitted for approval by the City prior to applying for a building permit;*
6. *a final environmental wind assessment, including wind tunnel model measurements, being undertaken to quantify and compare the wind conditions against the relevant pedestrian wind comfort criteria and, if necessary, including mitigation strategies to achieve compliance with the criteria, with details being submitted by the applicant and approved by the City prior to applying for a building permit. Any significant design changes resulting from the amended wind impact analysis being the subject of a separate application for approval;*
7. *a detailed landscaping, reticulation and management plan being submitted for approval by the City prior to its installation with the approved landscaping being maintained thereafter to a high standard and to the satisfaction of the City; and*
8. *any new signage being integrated into the design of the building and any signs which are not exempt from approval under the City's Signs Policy 4.6 requiring a separate application for approval noting that any proposed roof signs on the lantern element will only be considered where, in the opinion of the Council, the sign would make a positive contribution to the city skyline and is compatible with the design and scale of the lantern element.*

The motion was put and carried

The votes were recorded as follows:

For: Crs Adamos, Davidson and Hasluck

Against: Nil

Reason: To provide further clarity on the application of the City's Signs Policy 4.6 and its requirements to any roof signage proposed at a later date.

Item 8.4 Heritage Grant – 55-59 Goderich Street, East Perth

Moved Cr Hasluck seconded Cr Davidson

That Council:

That Council APPROVES a Heritage Grant of \$57,000 (excluding GST) for paint removal, restoration of tuck-pointing and reconstruction of the verandah for 55-59 Goderich Street, East Perth, divided equally amongst the three properties.

The motion was put and carried

The votes were recorded as follows:

For: Crs Adamos, Davidson and Hasluck

Against: Nil

Meeting Note: Cr Davidson asked who the property owners were to determine whether there was any conflict of interest. The Manager City Planning advised the owner's names.

Meeting Note: Cr Hasluck requested that the Administration consider, upon completion of works, the results be documented and used to further promote the heritage grant program. The Director Economic Development and Activation advised this feedback would be considered.

Item 8.5 Heritage Grant – 7 Queen Street, Perth

Moved Cr Adamos, seconded Cr Davidson

That Council:

1. *APPROVES an exemption to the Heritage Grant eligibility criteria for the building at 7 Queen Street, Perth on the basis of its strong heritage values and location in the proposed Queen Street Heritage Area; and*

(Cont'd)

2. *APPROVES a Heritage Grant of \$90,000 (excluding GST) for paint removal, restoration of tuck-pointing and accessibility improvements for 7 Queen Street, Perth.*

The motion was put and carried

The votes were recorded as follows:

For: Crs Adamos, Davidson and Hasluck

Against: Nil

Meeting Note: Cr Adamos requested clarification on the percentage of heritage grant in comparison to the overall project budget and that Elected Members be advised of this accordingly.

The Director Economic Development and Activation and the Policy and Projects Officer – Heritage advised that the Assessment Panel have recommended supporting the full amount requested of \$90,000, which is 28% of the project budget for the restoration and accessibility works. It is approximately 6% of the estimated total project cost of more than \$1.5m. This amount is consistent with the Heritage Grant Guidelines relating to matched funding.

Meeting Note: Cr Hasluck asked whether the 28% contribution was to the public domain and which property of this expenditure is for disability access and inclusion and which is for the façade.

The Director Economic Development and Activation advised this would be taken on notice and provide a response prior to the Ordinary Council Meeting on 13 February 2018.

9. Motions of which previous notice has been given

Nil

10. General Business

10.1 Responses to General Business from a Previous Meeting

Nil

10.2 New General Business

Nil.

11. Items for consideration at a future meeting

Outstanding Reports:

Nil

12. Closure

6.49pm The Presiding Member declared the meeting closed.