



City of Perth

**Planning Committee  
Minutes**

**27 June 2017  
4.00pm**

**Committee Room 1  
Level 9  
Council House**

**APPROVED FOR RELEASE**

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**MARTIN MILEHAM  
CHIEF EXECUTIVE OFFICER**



City of Perth

Planning Committee  
Minutes

27 June 2017  
4.00pm

Committee Room 1  
Level 9  
Council House

Minutes to be confirmed at the next **Planning** meeting.

**THESE MINUTES ARE HEREBY CERTIFIED AS  
CONFIRMED**

**PRESIDING MEMBER'S SIGNATURE**

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*[Handwritten Signature]*

DATE: *25/7/17* -----

Minutes of the **Planning** meeting of the City of Perth in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on Tuesday, 27 June 2017.

**Members in Attendance:**

Cr McEvoy - Presiding Member  
Cr Adamos  
Cr Yong

**Officers:**

Ms Barrenger - Acting Director Planning and Development  
Ms Smith - Manager Development Approvals  
Mr Ridgwell - Manager Governance  
Mr Smith - City Architect  
Ms Best - Governance and Risk Officer

**Guests and Deputations:**

Mr Mark Szabo  
Mr Kym MacCormac  
Mr Ronald Mizen

One member of the public.

**1. Declaration of Opening**

**5.30pm** The Presiding Member declared the meeting open.

**2. Apologies and Members on Leave of Absence**

Nil

**3. Question Time for the Public**

Nil

**4. Confirmation of Minutes – 30 May 2017**

***Moved by Cr McEvoy, seconded by Cr Adamos***

***That the minutes of the meeting of the Planning Committee held on 30 May 2017 be confirmed as a true and correct record.***

***The motion was put and carried***

The votes were recorded as follows:

**For:** Crs McEvoy, Adamos and Yong

**Against:** Nil

**5. Correspondence**  
Nil

**6. Disclosures of Members' Interests**

<b>Member / Officer</b>	<b>Item No. &amp; title</b>	<b>Nature / Extent of Interest</b>
Cr Adamos	8.4 - 621 (Lot 1) Wellington Street, Perth – Installation of a Wall Sign Displaying Third Party Advertising Content	Impartiality Interest: Cr Adamos is a friend of the General Manager of Peppers Hotel, the proposed subject site

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

**8. Reports**

**DEPUTATION:** **Item 8.1 – 24 – 28 (Lots 19 and 20) Coolgardie Street, West Perth – Proposed demolition of existing two storey brick and iron commercial building**

The Presiding Member approved a Deputation from Mr Mark Szabo (TRIM 134833/17).

**5.33pm** Mr Szabo commenced the deputation and provided an overview of the proposed demolition and sought the approval of the Planning Committee.

**5.39pm** The deputation concluded.

**Item 8.1 24 – 28 (Lots 19 and 20) Coolgardie Street, West Perth – Proposed demolition of existing two storey brick and iron commercial building**

*Moved by Cr McEvoy, seconded by Cr Yong*

*That: in accordance with Clause 37 of the City Planning Scheme No. 2 and Clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions) the Council REFUSES the request for the demolition of the existing two storey brick and iron commercial building at 24 – 28 (Lots 19 and 20) Coolgardie Street, West Perth received on the 12 April 2017 for the following reasons:*

- 1. the demolition of the existing commercial building will result in the site remaining vacant for an extended period of time, noting that Council has not granted development approval for the subsequent development of the site and that this would have a detrimental impact upon the environment, character, streetscape and amenity of the area having regard for Clause 67(n) of the Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions);*
- 2. the demolition of the building will be contrary to the general objectives of City Planning Scheme No. 2 whereby the resulting vacant site will not enhance the physical environment of the area); and*
- 3. the demolition of the building will be contrary to the orderly and proper planning of the locality).*

*The motion was put and carried*

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

*Moved by Cr McEvoy, seconded by Cr Yong*

*That the Planning Committee resolves that the order of business detailed in the agenda be amended to enable items, for which the Presiding Member has approved deputations, to be considered as the next items of business at this meeting, specifically:*

- 1. Agenda Item 8.3 – 28 (Lot 743) St Georges Terrace and 501 (Lots 563 and 744) Hay Street, Perth – Amended Application for the Construction of a 13-Level Mixed-Use Building for the RSLWA Club and Offices, Commercial Offices and Dining Tenancies;*
- 2. Agenda Item 8.4 – 621 (Lot 1) Wellington Street, Perth – Installation of a Wall Sign Displaying Third Party Advertising Content; and*
- 3. Agenda Item 8.2 – 9 and 15 (Lots 5 and 6) The Esplanade, Perth – ‘In Principle’ Approval for a Proposed 19 and 54 Storey Mixed-Use Development at Elizabeth Quay.*

*The motion was put and carried*

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

**DEPUTATION:** Item 8.3 – 28 (Lot 743) St Georges Terrace and 501 (Lots 563 and 744) Hay Street, Perth – Amended Application for the Construction of a 13-Level Mixed-Use Building for the RSLWA Club and Offices, Commercial Offices and Dining Tenancies

The Presiding Member approved a Deputation from Mr Kym MacCormac (TRIM 131445/17).

**5.45pm** Mr McCormac commenced the deputation and provided an overview of the changes to the proposed development application for support of the Planning Committee.

**5.50pm** The deputation concluded

**Item 8.3 28 (Lot 743) St Georges Terrace and 501 (Lots 563 and 744) Hay Street, Perth – Amended Application for the Construction of a 13-Level Mixed-Use Building for the RSLWA Club and Offices, Commercial Offices and Dining Tenancies**

*Moved by Cr McEvoy, seconded by Cr Adamos*

*That, in accordance with the provisions of the City Planning Scheme No. 2, the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for Local Planning Schemes and Metropolitan Region Scheme, the Council **APPROVES** BY AN ABSOLUTE MAJORITY, an amended application for the construction of a 13-level mixed-use building for the RSLWA Club and Offices as well as commercial offices, dining and retail tenancies at 28 (Lot 743) St Georges Terrace and 501 (Lots 563 and 744) Hay Street, Perth subject to Conditions 1, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15 as detailed on the approval letter dated 20 February 2017 remaining.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Crs McEvoy, Adamos and Yong

**Against:** Nil

**DEPUTATION:** Item 8.4 – 621 (Lot 1) Wellington Street, Perth – Installation of a Wall Sign Displaying Third Party Advertising Content

The Presiding Member approved a Deputation from Mr Ronald Mizen (TRIM 132990/17).

**5.52pm** Mr Mizen commenced the deputation and provided an objection to the proposed Officer recommendation and outlined some inconsistencies with the Signs Policy within the recommendation.

**6.04pm** The deputation concluded.

**Item 8.4 621 (Lot 1) Wellington Street, Perth – Installation of a Wall Sign Displaying Third Party Advertising Content**

*Moved by Cr McEvoy, seconded by Cr Yong*

*That, in accordance with the provisions of the City Planning Scheme No. 2, the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for Local Planning Schemes and the Metropolitan Region Scheme, the Council REFUSES, the application for the installation of a wall sign displaying third party advertising content at 621 (Lot 1) Wellington Street, Perth, as indicated on the Local Planning Scheme Form and Metropolitan Region Scheme Form One dated 14 March 2017 and the plans received on 19 April 2017 for the following reasons:*

- 1. The proposed sign does not comply with City Planning Scheme No. 2 Policy 4.6 – Signs given that:*
  - 1.1 the sign is contrary to clause 6.6 c) i) as it is not located within or facing onto a public space where it is oriented for viewing within the space and not from adjacent streets;*
  - 1.2 the sign is contrary to clauses 5.0 c), 6.6 c) i) b) and 7.12<sup>1</sup> b) as it is not designed as an integral element of building and is out of proportion with the building's eastern façade, detrimentally impacting on the character and appearance of the existing building and the streetscape;*
  - 1.3 the third party advertising content is contrary to clause 5.0 h) as it will not enhance or make a positive contribution to the visual quality, amenity and vibrancy of the area;*
  - 1.4 the sign is contrary to clause 6.6 c) iv) as the third party advertising content of the sign is not limited to products, brands and events within the local government boundaries; and*
  - 1.5 noting 1.1, 1.2, 1.3 and 1.4 above, the sign is considered to be contrary to orderly and proper planning.*

*The motion was put and carried*

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<sup>1</sup> Typographical error, amended from 7.11 to 7.12.



The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

**Item 8.2 9 and 15 (Lots 5 and 6) The Esplanade, Perth – ‘In Principle’ Approval for a Proposed 19 and 54 Storey Mixed-Use Development at Elizabeth Quay**

*Moved by Cr McEvoy, seconded by Cr Adamos*

*That Council advises the Metropolitan Redevelopment Authority that it notes that the proposed 19 and 54 storey mixed-use development at 9 and 15 (Lots 5 and 6) The Esplanade, Perth, within the Elizabeth Quay Project Area proposes significant variations to the development standards under the Elizabeth Quay Design Guidelines with respect to the maximum building height and required podium and tower form, however Council is generally supportive of recommending ‘in principle’ approval for the 19 and 54 storey mixed-use development and provides the following comments:*

- 1. The architect is commended on the high standard of design and architectural expression, noting the importance of the final materials and detailing to the external facades which will be crucial to the quality and success of the overall outcome for the development.*
- 2. The impact of the significant variations to the height and setback requirements of the buildings on Lots 5 and 6 including the lack of any podium element is generally offset by the design providing the following:*
  - 2.1 the 19 storey tower on Lot 6 is one storey less than the minimum height requirement;*
  - 2.2 the overall development is considered to demonstrate design excellence;*
  - 2.3 the development will provide a positive contribution to the city in terms of providing significant public open space between the towers and to the south adjacent to The Landing; and*
  - 2.4 the development will provide improved pedestrian connectivity/permeability between the towers on Lots 5 and 6 and vistas through the site, between Elizabeth Quay and The Esplanade;*

*(Cont’d)*

3. *Further investigation/modelling is required in terms of the final location of the towers, the design of the 'Plus' element and the design and location of the canopies/awnings at the ground floor level to increase access to sunlight on The Landing, noting the extent of non-compliance with the solar access requirements of the Elizabeth Quay Design Guidelines, and to ensure any existing and proposed vegetation is not adversely impacted in terms of the overshadowing, wind or radiated heat impacts of the development;*
4. *The design of the ground floor level lacks clarity and detailing in terms of the pedestrian environment/experience. Further details of the ground floor should be provided in order to ensure the 'tower to ground' response achieves adequate levels of ground floor activation, human scale and creates a comfortable pedestrian environment, particularly in terms of wind impact and solar access;*
5. *Vehicle access to the building should be modified to provide a single vehicle access point from either Duchess or Enchantress Way to a combined basement carpark, in compliance with the Elizabeth Quay Design Guidelines. The carpark for Lots 5 and 6 should be designed to service both buildings and allow for sufficient height clearance and space for large waste collection and delivery vehicles to enter and exit in forward gear, noting that no details of the basement level carpark have been provided at this preliminary stage;*
6. *The quantum and allocation of car parking within the development should be provided in accordance with the Elizabeth Quay Design Guidelines and Perth Parking Policy, noting the site's immediate proximity to various modes of public transport;*
7. *The design of the internal office space with generous lobbies and efficient floor plates is generally supported however further consideration should be given to the internal configuration of these large spaces;*
8. *The design of the hotel rooms and residential apartments is generally supported however further consideration should be given to providing natural light into the internal corridors; and*

*(Cont'd)*

9. *Council supports the proposed mix of land uses, comprising of retail, office, hotel and residential land uses within the building on Lot 5 and retail and offices in the building Lot 6, noting that the land uses proposed as part of the 'in principle' approval are indicative only and will be subject to finding appropriate tenants/operators at a later stage. The final design of the building must ensure that measures are taken to ameliorate any potential conflict between land uses, with particular attention to adequate noise attenuation for all residential apartments and hotel rooms.*
  
10. *The formal development application will be required to include:*
  - 10.1 *A waste and servicing management plan;*
  - 10.2 *An acoustic report demonstrating proposed measures to mitigate noise impacts within and external to the development;*
  - 10.3 *A detailed transport impact assessment addressing all matters related to traffic management, vehicular and pedestrian access to and from the site;*
  - 10.4 *A wind impact assessment that informs the final wind amelioration canopy design; and*
  - 10.5 *Preliminary consideration of construction management that specifically addresses the constrained access to the sites and the risks associated with constructing basements in relation to dewatering the site and the management of associated environmental impacts;*
  
11. *Noting that the development is proposed to be built in stages, any portion of the site that is left temporarily vacant must be appropriately landscaped and maintained by the owner(s) of the land and be made available to the public as a passive or active recreational and/or entertainment space consistent with the current use of Lots 5 and 6 and that any revisions to the later stage of the development must reflect the form, massing and architectural intent of the 'completed development'.*

*The motion was put and carried*

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

**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

**1. Car Bays Mount Street**

Cr McEvoy queried the new apartments in Mount Street and the allocation of four car bays per apartment. The Manager Development Approvals advised that there should only be a maximum of two per apartment.

**11. Items for consideration at a future meeting**

Outstanding Reports:

- Historic Heart of Perth Grant (Notice of Motion – Council – 11/04/17)

The Acting Director Planning and Development advised that a Briefing is being held for Elected Members on Wednesday, 28 June 2017 to provide an update on the item above.

**12. Closure**

**6.46pm** The Presiding Member declared the meeting closed.