



City of Perth

**Planning Committee
Minutes**

**30 May 2017
4.00pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**



City of Perth

**Planning Committee
Minutes**

**30 May 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

[Handwritten Signature]

DATE: *27/6/17* -----

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, 30 May 2017.

Members in Attendance:

Cr McEvoy - Presiding Member
Cr Adamos
Cr Yong

Officers:

Mr Mileham - Chief Executive Officer
Ms Barrenger - Acting Director Planning and Development
Ms Smith - Manager Development Approvals
Mr Farley - Manager City Planning
Mr Ridgwell - Manager Governance (entered the meeting at 7.05pm)
Mr Smith - City Architect
Ms Denton - Governance Coordinator (departed the meeting at 7.05pm)
Mr Gobbert - Directorate Liaison Coordinator
Ms Linehan - Senior Urban Planner
Ms Best - Governance and Risk Officer

Guests and Deputations:

Mr Simon Hood
Mr Lou Di Florio
Mr Asghar Jamil
Dr Shahid Jamil
Mr David Read
Mr Gerry Hofmann
Mr Charles Foti

7 members of the public.

Observers:

Cr Harley (entered the meeting at 5.42pm and departed the meeting at 7.20pm)

1. Declaration of Opening

5.33pm 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 – 4 April 2017

Moved by Cr McEvoy, seconded by Cr Yong

That the minutes of the meeting of the Planning Committee held on 4 April 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

Member / Officer	Minute No.	Item Title.	Nature / Extent of Interest
Cr Adamos	Item 8.3	Item 8.3 – Outcomes of Preliminary Community Consultation on Design Concepts - 75 (Lot 70) Haig Park Circle, East Perth	Direct – Proximity Interest – Nature: Owner of property at end of Sovereign Close on Royal Street. Extent: Part Owner of commercial space at 25/60 Royal St, East Perth
Cr Yong	Item 8.1	Item 8.1 – 251 (Strata Plan 59114) Adelaide Terrace, Perth – Proposed Wall Sign	Direct – Proximity Interest – Nature and Extent: Place of practice is in close proximity to 251 Adelaide Terrace, Perth

7. Matters for which the Meeting may be Closed
Nil

8. Reports

5.35pm Cr Yong disclosed a Proximity Interest in Item 8.1 (detailed at Item 6) and departed the meeting.

DEPUTATION: **Item 8.1 – 251 (Strata Plan 59114) Adelaide Terrace, Perth – Proposed Wall Sign**

The Presiding Member approved a Deputation from Mr Simon Hood (TRIM 110108/17).

5.35pm Mr Simon Hood commenced the deputation and requested the City of Perth allow for the continuation of the large banner sign.

5.37pm The deputation concluded.

DEPUTATION: Item 8.1 – 251 (Strata Plan 59114) Adelaide Terrace, Perth – Proposed Wall Sign

The Presiding Member approved a Deputation from Mr Lou Di Florio (TRIM 111730/17).

5.37pm Mr Di Florio commenced the deputation and requested the City of Perth allow for the continuation of the large banner sign.

5.41pm The deputation concluded.

5.42pm Cr Harley entered the meeting.

Item 8.1 251 (Strata Plan 59114) Adelaide Terrace, Perth – Proposed Wall Sign

OFFICER RECOMMENDATION

That in accordance with the provisions of the City Planning Scheme No. 2 and Metropolitan Region Scheme the Council REFUSES the application for a wall sign at 251 (Strata Plan 59114) Adelaide Terrace, Perth as detailed on the Metropolitan Region Scheme Form One dated 12 April 2017 and as shown on the plans received on 21 April 2017 for the following reasons:

1. the proposed sign does not comply with City Planning Scheme No. 2 Policy 4.6 – Signs ‘4.0 Objectives’ given that:
 - 1.1 the sign is not considered to respect and make a positive contribution to the streetscape, the locality and the city skyline; and
 - 1.2 the sign is considered to adversely affect the amenity of the area and the public generally;
2. the proposed sign does not comply with City Planning Scheme No. 2 Policy 4.6 – ‘General Provisions’ Signs given that:
 - 2.1 the sign is not considered to be compatible in scale and integrated with the architectural design of the building;
 - 2.2 the sign is considered to dominate the skyline in the surrounding vicinity; and
 - 2.3 the third party content has not demonstrated that it enhances but rather it is considered to adversely affect the visual quality and amenity of the area;

3. the proposed sign does not comply with City Planning Scheme No. 2 Policy 4.6 – Signs ‘Content’ given that under 6.6 c) i) A) third party advertising content shall only be considered for development approval on a sign facing or in a public space within...the Terraces Area where the sign is orientated for viewing within the space and not from adjacent streets;
4. the proposed sign does not comply with City Planning Scheme No. 2 Policy 4.6 – Signs ‘Specific Sign Types – Wall’ given that under 7.12 d) i) third party content in accordance with 6.6 c) i) B) the sign is in excess of 25% of the wall area and stretch the width of the wall and considered ill proportioned to the scale of the building;
5. the proposed sign does not comply with City Planning Scheme No. 2 Policy 4.6 – Signs ‘Place Specific; Terraces’ given that under 9.3:
 - 5.1 the sign does not reflect the character and role of St Georges and Adelaide Terrace forming the principal city boulevard; and
 - 5.2 signs in this area should principally be for the purpose of numbering and naming buildings and identifying their occupants.

The Planning Committee resolved to adopt an alternative motion as follows:

Moved by Cr McEvoy, seconded by Cr Adamos

That, in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for a proposed wall sign displaying third party advertising content at 251 (Strata Plan 59114) Adelaide Terrace, Perth as detailed on the Metropolitan Region Scheme Form One dated 12 April 2017 and as shown on the plans received on 21 April 2017 subject to:

- 1. the sign displaying only advertisements with high quality graphics and vibrant artistic local content that maintains or improves the visual amenity of the locality;***
- 2. the part of the sign occupied by corporate markings, logos, branding or the like occupying a maximum of 10% of the total sign area;***
- 3. a comprehensive advertising strategy, detailing the control of all signage content to satisfy conditions 1 and 2 above, and the management and maintenance of the sign, being submitted to the City for approval within 28 days of the date of approval or prior to any new advertising content being erected and implemented by the proponent thereafter to the satisfaction of the City;***

(Cont'd)

4. *any individual advertisement shall be displayed for a maximum period of six months with any approved replacement sign or advertisement being installed immediately following the removal of the previously approved sign; and*
5. *this approval being valid until 31 December 2022, and the supporting structure being removed within 30 days of this date and the building made good.*

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy and Adamos

Against: Nil

Reason: The Planning Committee considered that, as the sign has been in existence for over five years, it has no adverse impact on the amenity of the locality and adds to a sense of space which would be consistent with the objective of the City's Signs Policy.

5.51pm Cr Yong returned to the meeting. Cr Adamos departed the meeting in accordance with the Proximity Interest declared at Item 6 in relation to Item 8.3.

RESOLUTION TO CHANGE THE ORDER OF BUSINESS

Moved by Cr Yong, seconded by Cr McEvoy

That the Planning Committee resolves that the order of business detailed in the agenda be amended to enable deputations for Item 8.3 to be considered at this point of business, specifically:

1. *Agenda Item 8.3 – Outcomes of Preliminary Community Consultation on Design Concepts - 75 (Lot 70) Haig Park Circle, East Perth;*
2. *Agenda Item 8.2 – 2 - 4 (Lots 2 and 3) William Street, Perth – Proposed Mixed-Use Development Comprising 52 and 25 Storey Buildings Containing 484 Multiple Dwellings, 190 Hotel Rooms/Serviced Apartments, Office, Dining and Retail Uses and a Total of 547 Car Parking Bays; and*
3. *Agenda Item 8.4 – Vacant sites and/or Buildings in disrepair.*

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy and Yong

Against: Nil

DEPUTATION: **Item 8.3 – Outcomes of Preliminary Community Consultation on Design Concepts - 75 (Lot 70) Haig Park Circle, East Perth**

The Presiding Member approved a Deputation from Mr Charles Foti (TRIM 111654/17).

5.53pm Mr Foti commenced the deputation and requested the Planning Committee not discharge the restricted covenant and provided suggestions on improving the design guidelines of the locality.

5.58pm The deputation concluded.

DEPUTATION: **Item 8.3 – Outcomes of Preliminary Community Consultation on Design Concepts - 75 (Lot 70) Haig Park Circle, East Perth**

The Presiding Member approved a Deputation from Mr Gerry Hofmann (TRIM 111617/17).

5.58pm Mr Hofmann commenced the deputation and provided comments in relation to the Officers report including opportunities to enhance the locality and requested the Item be deferred for further consideration.

6.03pm The deputation concluded.

DEPUTATION: **Item 8.3 – Outcomes of Preliminary Community Consultation on Design Concepts - 75 (Lot 70) Haig Park Circle, East Perth**

The Presiding Member approved a Deputation from Dr Shahid Jamil (TRIM 111401/17).

6.05pm Dr Jamil commenced the deputation and provided overview of his opposition with the proposed Officer recommendation as a resident in the locality.

6.15pm The deputation concluded.

DEPUTATION: Item 8.3 – Outcomes of Preliminary Community Consultation on Design Concepts - 75 (Lot 70) Haig Park Circle, East Perth

The Presiding Member approved a Deputation from Mr Asghar Jamil (TRIM 111399/17).

6.16pm Mr Jamil commenced the deputation and provided overview of his opposition with the proposed Officer recommendation as a resident in the locality.

6.18pm The deputation concluded.

DEPUTATION: Item 8.3 – Outcomes of Preliminary Community Consultation on Design Concepts - 75 (Lot 70) Haig Park Circle, East Perth

The Presiding Member approved a Deputation from Mr David Read (TRIM 111398/17).

6.19pm Mr Read commenced the deputation and requested that the matter be deferred to allow the administration to further consider the item.

6.23pm The deputation concluded.

Item 8.3 Outcomes of Preliminary Community Consultation on Design Concepts - 75 (Lot 70) Haig Park Circle, East Perth**OFFICER RECOMMENDATION**

That Council in relation to 75 (Lot 70) Haig Park Circle, East Perth:

1. receives the outcomes of the preliminary community consultation on the three design concepts as detailed in Attachment 8.3D;
2. supports the development of the site for appropriate land uses including but not limited to public car parking;
3. supports the alternative 'Concept D' with a reduced plot ratio of 1.5:1.0 as detailed in this report and Attachment 8.3H;
4. agrees to the preparation of an amendment to the City Planning Scheme No.2 and the Local Planning Scheme No. 26 in relation to 75 (lot 70) Haig Park Circle, East Perth to:

- a) deliver site specific design guidelines in accordance with the alternative Concept D that:
- i) identify building footprints and envelopes on the western and eastern portions of the site;
 - ii) specify maximum building heights and minimum setbacks, as detailed in this report and Attachment 8.3G;
 - iii) require a pedestrian access way (with a minimum width of 8 metres) to be provided through the site to assist to break up the building mass of any future development and to provide a pedestrian connection between Sovereign Close and Haig Park Circle;
 - iv) specify building design which incorporates passive surveillance of adjoining streets (including the pedestrian access way) and ensures appropriate levels of privacy, noise attenuation and general amenity for surrounding residents and future occupants of the development;
 - v) require development to be of an appropriately high design quality and detailing which makes a positive contribution to the character of the locality and to the skyline;
 - vi) require primary vehicular access to basement car parking to be from Sovereign Close, with possible secondary vehicular access from Haig Park Circle (east);
 - vii) specify that should fee paying public parking be provided at basement level of any future development on the site, it will be excluded from the plot ratio calculations;
 - viii) require a minimum number of visitor bays for residential use to be provided on site at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access;
 - ix) require the provision of on-site service bays;
 - x) stipulate additional on-site parking will only be considered on the ground level of any future development of the site if appropriately sleeved behind any proposed commercial/retail tenancy and/or dwellings; and
 - xi) accommodate existing vehicular and pedestrian access easements over the site benefiting the adjoining Lot 71.
- b) reduce the existing plot ratio of 2.0:1.0 to 1.5:1.0 on the site;
- c) review the land use table within the Local Planning Scheme No. 26 – Precinct EP1 - Claisebrook Inlet in relation to the site to:
- i) reclassify all land uses other than ‘Permanent Residential’ Use as ‘Contemplated’ –‘C’ uses, to ensure a high standard of design and to protect the amenity of adjacent residential land uses; and
 - ii) specify that residential land uses only are to front Haig Park Circle.

- 5 advises the Metropolitan Redevelopment Authority of that it does not support for the discharge of the restrictive covenant over the site once suitable planning provisions for its future development are in place.

The Planning Committee agreed to amend the Officer Recommendation as follows:

That Council in relation to 75 (Lot 70) Haig Park Circle, East Perth:

1. receives the outcomes of the preliminary community consultation on the three design concepts as detailed in Attachment 8.3D;
2. supports the development of the site for appropriate land uses including but not limited to public car parking;
- ~~3. supports the alternative 'Concept D' with a reduced plot ratio of 1.5:1.0 as detailed in this report and Attachment 8.3H;~~
- 4.3. agrees to the preparation of an amendment to the City Planning Scheme No.2 and the Local Planning Scheme No. 26 in relation to 75 (lot 70) Haig Park Circle, East Perth to:
 - a) deliver site specific design guidelines in accordance with the alternative Concept D that:
 - viii) identify building footprints and envelopes on the western and eastern portions of the site;
 - ix) specify maximum building heights and minimum setbacks, as detailed in this report and Attachment 8.3G;
 - x) require a pedestrian access way (with a minimum width of 8 metres) to be provided through the site to assist to break up the building mass of any future development and to provide a pedestrian connection between Sovereign Close and Haig Park Circle;
 - xi) specify building design which incorporates passive surveillance of adjoining streets (including the pedestrian access way) and ensures appropriate levels of privacy, noise attenuation and general amenity for surrounding residents and future occupants of the development;
 - xii) require development to be of an appropriately high design quality and detailing which makes a positive contribution to the character of the locality and to the skyline;
 - xiii) require primary vehicular access to basement car parking to be from Sovereign Close, with possible secondary vehicular access from Haig Park Circle (east);

- xiv) specify that should fee paying public parking be provided at basement level of any future development on the site, it will be excluded from the plot ratio calculations;
- viii) require a minimum number of visitor bays for residential use to be provided on site at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access;
- ix) require the provision of on-site service bays;
- x) stipulate additional on-site parking will only be considered on the ground level of any future development of the site if appropriately sleeved behind any proposed commercial/retail tenancy and/or dwellings; and
- xi) accommodate existing vehicular and pedestrian access easements over the site benefiting the adjoining Lot 71.

~~b) reduce the existing plot ratio of 2.0:1.0 to 1.5:1.0 on the site;~~

~~e)b)~~ review the land use table within the Local Planning Scheme No. 26 – Precinct EP1 - Claisebrook Inlet in relation to the site to:

- iii) reclassify all land uses other than ‘Permanent Residential’ Use as ‘Contemplated’ –‘C’ uses, to ensure a high standard of design and to protect the amenity of adjacent residential land uses; and
- iv) specify that residential land uses only are to front Haig Park Circle.

~~5.4.~~ advises the Metropolitan Redevelopment Authority ~~of its that it does not support for~~ the discharge of the restrictive covenant over the site ~~once-until~~ suitable planning provisions for its future development are in place.

PRIMARY MOTION AS AMENDED was put

Moved by Cr McEvoy, seconded by Cr Yong

That Council in relation to 75 (Lot 70) Haig Park Circle, East Perth:

- 1. receives the outcomes of the preliminary community consultation on the three design concepts as detailed in Attachment 8.3D;***
- 2. supports the development of the site for appropriate land uses including but not limited to public car parking;***
- 3. agrees to the preparation of an amendment to the City Planning Scheme No.2 and the Local Planning Scheme No. 26 in relation to 75 (lot 70) Haig Park Circle, East Perth to:***

(Cont'd)

- a) *deliver site specific design guidelines in accordance with the alternative Concept D that:*
- xv) *identify building footprints and envelopes on the western and eastern portions of the site;*
 - xvi) *specify maximum building heights and minimum setbacks, as detailed in this report and Attachment 8.3G;*
 - xvii) *require a pedestrian access way (with a minimum width of 8 metres) to be provided through the site to assist to break up the building mass of any future development and to provide a pedestrian connection between Sovereign Close and Haig Park Circle;*
 - xviii) *specify building design which incorporates passive surveillance of adjoining streets (including the pedestrian access way) and ensures appropriate levels of privacy, noise attenuation and general amenity for surrounding residents and future occupants of the development;*
 - xix) *require development to be of an appropriately high design quality and detailing which makes a positive contribution to the character of the locality and to the skyline;*
 - xx) *require primary vehicular access to basement car parking to be from Sovereign Close, with possible secondary vehicular access from Haig Park Circle (east);*
 - xxi) *specify that should fee paying public parking be provided at basement level of any future development on the site, it will be excluded from the plot ratio calculations;*
 - viii) *require a minimum number of visitor bays for residential use to be provided on site at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access;*
 - ix) *require the provision of on-site service bays;*
 - x) *stipulate additional on-site parking will only be considered on the ground level of any future development of the site if appropriately sleeved behind any proposed commercial/retail tenancy and/or dwellings; and*
 - xi) *accommodate existing vehicular and pedestrian access easements over the site benefiting the adjoining Lot 71.*
- b) *review the land use table within the Local Planning Scheme No. 26 – Precinct EP1 - Claisebrook Inlet in relation to the site to:*
- i) *reclassify all land uses other than ‘Permanent Residential’ Use as ‘Contemplated’ –‘C’ uses, to ensure a high standard of design and to protect the amenity of adjacent residential land uses; and*

(Cont’d)

ii) specify that residential land uses only are to front Haig Park Circle.

- 4. *advises the Metropolitan Redevelopment Authority that it does not support the discharge of the restrictive covenant over the site until suitable planning provisions for its future development are in place.***

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy and Yong

Against: Nil

Reason: The Planning Committee considers this Item requires further and more robust consultation with the land owner and residents without restriction on possible outcomes.

6.54pm Cr Adamos returned to the meeting.

Item 8.2 2 - 4 (Lots 2 and 3) William Street, Perth – Proposed Mixed-Use Development Comprising 52 and 25 Storey Buildings Containing 484 Multiple Dwellings, 190 Hotel Rooms/ Serviced Apartments, Office, Dining and Retail Uses and a Total of 547 Car Parking Bays

OFFICER RECOMMENDATION

That:

1. the Metropolitan Redevelopment Authority (MRA) be advised that the Council supports the proposed mixed-use development comprising 52 and 25 storey buildings containing 484 multiple dwellings, 190 hotel rooms/serviced apartments, office, dining and retail uses and a total of 547 car parking bays at 2-4 (Lots 2 and 3) William Street, Perth subject to:
 - 1.1 the buildings being modified addressing the following matters in consultation with the City and to the satisfaction of the MRA with final details being submitted for approval by the MRA prior to applying for the relevant building permit:
 - a) balconies being redesigned to achieve compliance with the minimum 10m² useable area and minimum dimension of 2 metres as prescribed by the Elizabeth Quay Design Guidelines to enhance residential amenity;

- b) the configuration of all residential floors within the southern tower being redesigned to provide permanent access to natural light for internal lift lobbies and common corridors;
 - c) the treatment and management measures for the vehicular accessway located on the western boundary of the site/s (parallel to William Street) addressing the potential for conflicts between vehicles and pedestrians accessing the site;
 - d) the treatment of the ground level western façade which forms the main vehicular access to the City from the freeway noting the proposed development signifies the visual western entry into the City Centre;
 - e) the ground and lower levels of the southern façade of the southern tower providing a suitable interface with the adjacent promenade area and Swan River noting this area of the building does not include a podium element which would traditionally provide a 'human scale' for a building of this bulk and scale;
 - f) final details of the proposed interface between the residential apartments of the southern tower on Levels 1 to 4 which face directly into the central plaza area including details of how the outdoor living areas of the apartments will be provided with suitable levels of noise attenuation, ventilation and light noting the proposed activation of the plaza space;
 - g) the vehicle access to the site and internal manoeuvring areas within the building being designed to provide for vehicles which are required for servicing and waste removal in consultation with the City and to the satisfaction of the Metropolitan Redevelopment Authority;
 - h) a minimum of one residential store being provided for each residential dwelling with the current basement levels stores layout being redesigned (where required) to ensure adequate safety for residents including multiple exit paths and no entrapment areas;
- 1.2 final details and a sample board of the high quality and durable materials, colours and finishes for the proposed buildings, demonstrating and confirming the development will deliver and achieve the required Design Excellence outcomes, being prepared in consultation with the City and submitted to the Metropolitan Redevelopment Authority for approval, , prior to applying for the relevant building permit;
- 1.3 the proposed 'Sky Deck' being provided as a publically accessible facility in perpetuity, with a management plan being prepared in consultation with the City that demonstrates the operation of the facility to the satisfaction of the Metropolitan Redevelopment Authority, and shall include measures for equitable access to the general public in terms of cost, availability, opening hours and security for the facility;

- 1.4 a detailed management plan for the proposed plaza space addressing matters including (but not limited to) tenure, safety/security, lighting, noise, events/uses and need/nexus for the area being submitted to the Metropolitan Redevelopment Authority for approval, in consultation with the City, prior to applying for the relevant building permit;
- 1.5 a Hotel/Serviced Apartment Management Plan addressing the operation of the hotel/serviced apartments in accordance with the provisions of the City's Special Residential (Serviced and Short Term Accommodation) Policy, including but not being limited to the following:
- a) company name and relevant experience of management/operator;
 - b) type or extent of room service to be offered (if any);
 - c) cleaning and laundry services, where applicable;
 - d) opening hours for guest check-ins and check-out including the method of reservations / bookings;
 - e) security of guests and visitors;
 - f) control of noise and other disturbances; and
 - g) a complaints management service;
- being submitted for approval by the MRA, in consultation with the City prior to the occupation of the hotel/serviced apartments;
- 1.6 a management plan detailing control of noise, patron behaviour, waste management and hours of operation, being submitted for approval by the Metropolitan Redevelopment Authority prior to any bar/restaurant tenancies commencing operation, with the management plan being implemented by the proprietor / manager of the tenancy on an on-going basis;
- 1.7 air conditioner condensers and any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers, and fire booster cabinets shall be located so as to minimise any visual and noise impact on the future occupants of adjacent properties and being screened from public view, including any such plant or services located within the vehicle entrance of the development, the relevant building permit with details of the location and screening of such plant and services being submitted for approval by the Metropolitan Redevelopment Authority prior to applying for the relevant building permit;
- 1.8 all development and works shown outside of the Lot boundaries including vehicle crossovers and alfresco dining areas, not forming part of this approval and being the subject of separate applications for approval noting the City will not support any removal of existing street trees and any works proposed to the adjacent William Street road reserve will be subject to separate consideration and approvals by the City and Main Roads Western Australia;

- 1.9 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 and promenades, to the City's specifications and to the Metropolitan Redevelopment Authority satisfaction;
- 1.10 on-site stormwater disposal/management being to the City's specifications with details being submitted to the Metropolitan Redevelopment Authority for approval prior to applying for the relevant building permit;
- 1.11 maximum of 78 commercial (hotel, restaurant, office etc.) tenant car parking bays provided on site being for the exclusive use of the tenants or occupants of the commercial tenancies within the development and not being leased or otherwise reserved for use of the tenants or occupants of other buildings or sites;
- 1.12 residential car parking bays being reduced in accordance with the maximums prescribed by the Elizabeth Quay Design Guidelines, noting the site's compromised access and noting the increased traffic likely to be generated by other developments located adjacent to the site and the high accessibility of the site via alternative means of transport;
- 1.13 the dimensions of all car parking bays, aisle widths and circulation areas complying with the Australian Standard AS2890.1, ensuring that vehicles can enter and exit the building in forward gear;
- 1.14 a Parking Management Plan, identifying the management and maintenance strategies for access to ACROD and other Special Purpose bays and bicycle parking facilities, being submitted and approved by the Metropolitan Redevelopment Authority prior to applying for a building permit;
- 1.15 a Service and Delivery Access Plan for the hotel, restaurants and bars, outlining the management strategies proposed to coordinate the on-site parking and servicing for all facilities, being submitted and approved by the Metropolitan Redevelopment Authority prior to applying for the relevant building permit;
- 1.16 the proposed development being designed and constructed in such a manner so that existing and possible future noise levels associated with:
 - inner city activities including commercial and entertainment uses and activities;
 - traffic impacts;
 - the Bell Towers; and
 - noise generated from within the development;

that could potentially affect residents and guests, can be successfully attenuated. Details of such noise attenuation measures shall be prepared by a qualified acoustic consultant and be submitted for approval in consultation with the City prior to the submission of an application for the relevant building permit. The construction specifications detailed in the above acoustic report must be

implemented in full to the satisfaction of the Planning authority with the relevant working drawings being certified by an accredited acoustic consultant to confirm compliance with the specifications prior to applying for the relevant building permit;

- 1.17 a suitably qualified Crime Prevention Through Environmental Design (CPTED) consultant confirming the final design of the development is in accordance with CPTED design principles to the satisfaction of the Metropolitan Redevelopment Authority, prior to applying for the relevant building permit;
 - 1.18 the recommendations contained in the Wind Tunnel Study report prepared by MEL Consultants dated 24 March 2017 being incorporated into the detailed design with a final Wind Tunnel Study, together with details of the measures being introduced to mitigate any adverse wind impacts, being submitted and approved by the Metropolitan Redevelopment Authority, in consultation with the City, prior to applying for the relevant building permit;
 - 1.19 a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) being placed on the Strata Title of each residential apartment alerting prospective purchasers that the land is located within an inner-city mixed use precinct and may be affected by high levels of activity, light, noise, traffic and late hours of operation within public and private areas;
 - 1.20 a final Waste Management Plan complying with the City's waste collection requirements being submitted for approval by the MRA in consultation with the City, prior to applying for the relevant building permit;
 - 1.21 any signage for the development being designed as an integral component of the development with details of any signage being subject to a separate application for approval by the Metropolitan Redevelopment Authority;
 - 1.22 a construction management plan for the proposal being submitted prior to applying for the relevant building permit for the City's approval, detailing how it is proposed to manage:
 - a) the delivery of materials and equipment to the site;
 - b) the storage of materials and equipment on the site;
 - c) the parking arrangements for the contractors and subcontractors;
 - d) maintaining acceptable access at all times between William Street and Elizabeth Quay;
 - e) any dewatering of the site;
 - f) construction/upgrading of the crossover;
 - g) the protection of street trees and any other City and MRA assets; and
 - h) other matters likely to impact on the surrounding properties.
2. the MRA be requested to provide the City with an updated Transport Assessment for the Elizabeth Quay project area to assess the impact of this development (which

differs from the original design guidelines and vehicle numbers and access/exit configuration within the project area) on the surrounding road network;

3. the MRA be requested to advise the applicant to consult with the City in regard to the requirements of the Health Act and Regulations for Public Buildings (which includes the hotel) and may differ from the Building Code of Australia provisions prior to applying for the relevant building permit.

7.05pm The Manager Governance entered the meeting and the Governance Coordinator departed the meeting and did not return.

The Planning Committee agreed to amend the Officer Recommendation to include an additional point 1.23 as follows:

1.23 car parking access and egress from the site being rationalised to improve the interface of the development with the public realm along William Street and to improve pedestrian amenity and safety.

PRIMARY MOTION AS AMENDED was put

Moved Cr McEvoy Seconded Cr Yong

That:

1. ***the Metropolitan Redevelopment Authority (MRA) be advised that the Council supports the proposed mixed-use development comprising 52 and 25 storey buildings containing 484 multiple dwellings, 190 hotel rooms/serviced apartments, office, dining and retail uses and a total of 547 car parking bays at 2-4 (Lots 2 and 3) William Street, Perth subject to:***

1.1 the buildings being modified addressing the following matters in consultation with the City and to the satisfaction of the MRA with final details being submitted for approval by the MRA prior to applying for the relevant building permit:

- a) ***balconies being redesigned to achieve compliance with the minimum 10m² useable area and minimum dimension of 2 metres as prescribed by the Elizabeth Quay Design Guidelines to enhance residential amenity;***
- b) ***the configuration of all residential floors within the southern tower being redesigned to provide permanent access to natural light for internal lift lobbies and common corridors;***

(Cont'd)

- c) *the treatment and management measures for the vehicular accessway located on the western boundary of the site/s (parallel to William Street) addressing the potential for conflicts between vehicles and pedestrians accessing the site;*
 - d) *the treatment of the ground level western façade which forms the main vehicular access to the City from the freeway noting the proposed development signifies the visual western entry into the City Centre;*
 - e) *the ground and lower levels of the southern façade of the southern tower providing a suitable interface with the adjacent promenade area and Swan River noting this area of the building does not include a podium element which would traditionally provide a 'human scale' for a building of this bulk and scale;*
 - f) *final details of the proposed interface between the residential apartments of the southern tower on Levels 1 to 4 which face directly into the central plaza area including details of how the outdoor living areas of the apartments will be provided with suitable levels of noise attenuation, ventilation and light noting the proposed activation of the plaza space;*
 - g) *the vehicle access to the site and internal manoeuvring areas within the building being designed to provide for vehicles which are required for servicing and waste removal in consultation with the City and to the satisfaction of the Metropolitan Redevelopment Authority;*
 - h) *a minimum of one residential store being provided for each residential dwelling with the current basement levels stores layout being redesigned (where required) to ensure adequate safety for residents including multiple exit paths and no entrapment areas;*
- 1.2 *final details and a sample board of the high quality and durable materials, colours and finishes for the proposed buildings, demonstrating and confirming the development will deliver and achieve the required Design Excellence outcomes, being prepared in consultation with the City and submitted to the Metropolitan Redevelopment Authority for approval, , prior to applying for the relevant building permit;*

(Cont'd)

- 1.3** *the proposed 'Sky Deck' being provided as a publically accessible facility in perpetuity, with a management plan being prepared in consultation with the City that demonstrates the operation of the facility to the satisfaction of the Metropolitan Redevelopment Authority, and shall include measures for equitable access to the general public in terms of cost, availability, opening hours and security for the facility;*
- 1.4** *a detailed management plan for the proposed plaza space addressing matters including (but not limited to) tenure, safety/security, lighting, noise, events/uses and need/nexus for the area being submitted to the Metropolitan Redevelopment Authority for approval, in consultation with the City, prior to applying for the relevant building permit;*
- 1.5** *a Hotel/Serviced Apartment Management Plan addressing the operation of the hotel/serviced apartments in accordance with the provisions of the City's Special Residential (Serviced and Short Term Accommodation) Policy, including but not being limited to the following:*
- a) company name and relevant experience of management/operator;*
 - b) type or extent of room service to be offered (if any);*
 - c) cleaning and laundry services, where applicable;*
 - d) opening hours for guest check-ins and check-out including the method of reservations / bookings;*
 - e) security of guests and visitors;*
 - f) control of noise and other disturbances; and*
 - g) a complaints management service;*
- being submitted for approval by the MRA, in consultation with the City prior to the occupation of the hotel/serviced apartments;*
- 1.6** *a management plan detailing control of noise, patron behaviour, waste management and hours of operation, being submitted for approval by the Metropolitan Redevelopment Authority prior to any bar/restaurant tenancies commencing operation, with the management plan being implemented by the proprietor / manager of the tenancy on an on-going basis;*

(Cont'd)

- 1.7** *air conditioner condensers and any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers, and fire booster cabinets shall be located so as to minimise any visual and noise impact on the future occupants of adjacent properties and being screened from public view, including any such plant or services located within the vehicle entrance of the development, the relevant building permit with details of the location and screening of such plant and services being submitted for approval by the Metropolitan Redevelopment Authority prior to applying for the relevant building permit;*
- 1.8** *all development and works shown outside of the Lot boundaries including vehicle crossovers and alfresco dining areas, not forming part of this approval and being the subject of separate applications for approval noting the City will not support any removal of existing street trees and any works proposed to the adjacent William Street road reserve will be subject to separate consideration and approvals by the City and Main Roads Western Australia;*
- 1.9** *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 and promenades, to the City's specifications and to the Metropolitan Redevelopment Authority satisfaction;*
- 1.10** *on-site stormwater disposal/management being to the City's specifications with details being submitted to the Metropolitan Redevelopment Authority for approval prior to applying for the relevant building permit;*
- 1.11** *maximum of 78 commercial (hotel, restaurant, office etc.) tenant car parking bays provided on site being for the exclusive use of the tenants or occupants of the commercial tenancies within the development and not being leased or otherwise reserved for use of the tenants or occupants of other buildings or sites;*
- 1.12** *residential car parking bays being reduced in accordance with the maximums prescribed by the Elizabeth Quay Design Guidelines, noting the site's compromised access and noting the increased traffic likely to be generated by other developments located adjacent to the site and the high accessibility of the site via alternative means of transport;*

(Cont'd)

- 1.13 the dimensions of all car parking bays, aisle widths and circulation areas complying with the Australian Standard AS2890.1, ensuring that vehicles can enter and exit the building in forward gear;**
- 1.14 a Parking Management Plan, identifying the management and maintenance strategies for access to ACROD and other Special Purpose bays and bicycle parking facilities, being submitted and approved by the Metropolitan Redevelopment Authority prior to applying for a building permit;**
- 1.15 a Service and Delivery Access Plan for the hotel, restaurants and bars, outlining the management strategies proposed to coordinate the on-site parking and servicing for all facilities, being submitted and approved by the Metropolitan Redevelopment Authority prior to applying for the relevant building permit;**
- 1.16 the proposed development being designed and constructed in such a manner so that existing and possible future noise levels associated with:**
- inner city activities including commercial and entertainment uses and activities;**
 - traffic impacts;**
 - the Bell Towers; and**
 - noise generated from within the development;**
- that could potentially affect residents and guests, can be successfully attenuated. Details of such noise attenuation measures shall be prepared by a qualified acoustic consultant and be submitted for approval in consultation with the City prior to the submission of an application for the relevant building permit. The construction specifications detailed in the above acoustic report must be implemented in full to the satisfaction of the Planning authority with the relevant working drawings being certified by an accredited acoustic consultant to confirm compliance with the specifications prior to applying for the relevant building permit;**
- 1.17 a suitably qualified Crime Prevention Through Environmental Design (CPTED) consultant confirming the final design of the development is in accordance with CPTED design principles to the satisfaction of the Metropolitan Redevelopment Authority, prior to applying for the relevant building permit;**

(Cont'd)

- 1.18** *the recommendations contained in the Wind Tunnel Study report prepared by MEL Consultants dated 24 March 2017 being incorporated into the detailed design with a final Wind Tunnel Study, together with details of the measures being introduced to mitigate any adverse wind impacts, being submitted and approved by the Metropolitan Redevelopment Authority, in consultation with the City, prior to applying for the relevant building permit;*
- 1.19** *a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) being placed on the Strata Title of each residential apartment alerting prospective purchasers that the land is located within an inner-city mixed use precinct and may be affected by high levels of activity, light, noise, traffic and late hours of operation within public and private areas;*
- 1.20** *a final Waste Management Plan complying with the City's waste collection requirements being submitted for approval by the MRA in consultation with the City, prior to applying for the relevant building permit;*
- 1.21** *any signage for the development being designed as an integral component of the development with details of any signage being subject to a separate application for approval by the Metropolitan Redevelopment Authority;*
- 1.22** *a construction management plan for the proposal being submitted prior to applying for the relevant building permit for the City's approval, detailing how it is proposed to manage:*
- a) the delivery of materials and equipment to the site;*
 - b) the storage of materials and equipment on the site;*
 - c) the parking arrangements for the contractors and subcontractors;*
 - d) maintaining acceptable access at all times between William Street and Elizabeth Quay;*
 - e) any dewatering of the site;*
 - f) construction/upgrading of the crossover;*
 - g) the protection of street trees and any other City and MRA assets; and*
 - h) other matters likely to impact on the surrounding properties.*

(Cont'd)

- 1.23 car parking access and egress from the site being rationalised to improve the interface of the development with the public realm along William Street and to improve pedestrian amenity and safety.**
- 2. the MRA be requested to provide the City with an updated Transport Assessment for the Elizabeth Quay project area to assess the impact of this development (which differs from the original design guidelines and vehicle numbers and access/exit configuration within the project area) on the surrounding road network;**
- 3. the MRA be requested to advise the applicant to consult with the City in regard to the requirements of the Health Act and Regulations for Public Buildings (which includes the hotel) and may differ from the Building Code of Australia provisions prior to applying for the relevant building permit.**

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

Reason: The additional condition was added to strengthen the Council's position on the design impacts of the proposed vehicle access / egress.

7.20pm Cr Harley departed the meeting and did not return.

Item 8.4 Vacant sites and/or Buildings in disrepair

Moved by Cr McEvoy, seconded by Cr Yong

That Council:

- 1. notes existing activation initiatives and business assistance offered by the City for vacant and disused spaces;***
- 2. notes existing compliance practices available to the City for buildings in disrepair; and***
- 3. does not proceed with an audit of all commercial buildings within the City's district.***

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. Alfresco Working Group

The Manager Governance provided an update on the Alfresco Working Group consisting of representatives from Governance, Health and Activity Approvals, Business Support and Sponsorship and Coordination and Design Units. The group will focus on reviewing the Alfresco Dining Policy which was developed in 2000, as part of this review the group will be undertaking a survey of existing alfresco operators which will be going live on 31 May 2017. Officers will be walking the streets to support this survey. The process will assist in shaping the Policy and the subsequent review of the local law. An update on this review will be provided to the Planning Committee within the next three months.

2. SAT Appeal

The Manager Development Approvals provided an update to the Planning Committee regarding the State Administrative Tribunal (SAT) decision regarding the SAT matter DR 388 – 2015, Drive by Developments (Perth) Pty Ltd vs City of Perth. The Council had refused an application for a large digital advertising sign at 146 – 158 Barrack Street, Perth. The applicant appealed the decision, the decision was upheld by SAT and the appeal dismissed.

11. Items for consideration at a future meeting

Outstanding Reports:

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

The Manager Governance advised that this Item will be presented to the next Planning Committee on 27 June 2017.

12. Closure

7.28pm The Presiding Member declared the meeting closed.