



Perth Local Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 4 May 2021; 9:30am
Meeting Number: PLDAP/114
Meeting Venue: via Zoom

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

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Attendance

Mr Ray Haeren (Presiding Member)
Mr Jarrod Ross (Deputy Presiding Member)
Ms Diana Goldswain (Third Specialist Member)
Cr Brent Fleeton (Local Government Member, City of Perth)
Cr Viktor Ko (Local Government Member, City of Perth)

Officers in attendance

Mr Ben Sharman (City of Perth)
Mr Dewald Gericke (City of Perth)
Mr Craig Smith (City of Perth)
Mr Dimitri Fotev (City of Perth)
Mr Shervin Family (City of Perth)
Ms Megan Adair (City of Perth)

Minute Secretary

Ms Adele McMahon (DAP Secretariat)
Ms Megan Ventriss (DAP Secretariat)

Applicants and Submitters

Mr Trent Will (Planning Solutions)
Ms Abbey Goodall (Planning Solutions)
Mr Chris Dwyer (MJA Studios)
Mr Daniel Young (TAL GP)

Members of the Public / Media

There were 2 members of the public in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:30am on 4 May 2021 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.



This meeting was convened via electronic means. 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

DAP Member, Mr Jarrod Ross, declared an Impartiality Interest in item 8.1. Mr Ross' employer, Taylor Burrell Barnett have recently commenced work on behalf of the City of Perth with respect to their Local Planning Strategy review, and this work is proposed to continue until June 2021.

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

7. Deputations and Presentations

7.1 Mr Chris Dwyer (MJA Studios) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 Mr Trent Will (Planning Solutions) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.3 City of Perth Officers addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.



8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 No. 246 (Lots 1,2 & 3) Adelaide Terrace, Perth

Development Description: Demolition of the Existing Office Building and Construction of a 13 Level Hotel Development including Restaurant and Entertainment Uses and Nine Tenant Car Parking Bays

Applicant: Planning Solutions

Owner: Mr Dale Linley Reddie, Mr Desmond James Reddie, Jexa Nominees Pty Ltd, Littlesky Investments Pty Ltd, Moontree Holdings Pty Ltd, Pottsy Investments Pty Ltd, Rimjet Holdings Pty Ltd, Startsquid Pty Ltd, Twinsun Holdings Pty Ltd, Vodice Investments Pty Ltd, Vucak Nominees Pty Ltd, and Wiseknight Investments Pty Ltd

Responsible Authority: City of Perth

DAP File No: DAP/21/01946

REPORT RECOMMENDATION

Moved by: Mr Ray Haeren

Seconded by: Ms Diana Goldswain

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

1. **Approve** DAP Application reference DAP/21/01946 and accompanying perspectives (Attachment 2) and development plans (Attachment 3) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of City Planning Scheme No. 2 and the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. the development being constructed with high quality and durable materials and finishes to a level of detailing that is consistent with the elevations and perspectives received on 1 April 2021, providing aesthetic treatments and finishes to the podium side and rear boundary walls, with a sample board of the proposed materials, colours and finishes being submitted for approval by the City prior to applying for a building permit;
2. the front 'King Bed Standard' hotel rooms on Levels 6 to 10 and the double volume openings on the rooftop bar/terrace (as noted on the approved plans), being screened to restrict any overlooking and loss of privacy to adjoining properties to the satisfaction of the City, with final details of the proposed screening being submitted for approval by the City prior to applying for a building permit;
3. final details of the design, materials and finishes of the street awning, demonstrating integration with and clearance from the existing adjacent street trees whilst still providing weather protection for pedestrians within the footpath to the City's satisfaction, being submitted for approval by the City prior to applying for a building permit;

Mr Ray Haeren
Presiding Member, Perth LDAP



4. any proposed air-conditioning condensers, external building plant, lift overruns, piping, ducting, water tanks, transformers and fire control rooms being located or screened so that they cannot be viewed from any location external to the building and to minimise any visual and noise impact, including any such plant or services located within the vehicle entrance of the development and with fire boosters being integrated into the design of the building or landscaping, 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;
5. the proposed development being designed and constructed in such a manner so that existing and possible future noise levels associated with:
 - a) inner city activities including commercial and entertainment uses and activities;
 - b) vehicle traffic;
 - c) noise between hotel rooms; and
 - d) noise generated from within the development including all mechanical services and plant infrastructure;

that could potentially affect occupants of the development, can be successfully attenuated in accordance with the Environmental Protection (Noise) Regulations 1997. Details of such noise attenuation measures shall be prepared by a qualified acoustic consultant and submitted for approval by the City, prior to applying for the relevant building permit;

6. any signage for the development being integrated with the design of the building with details of any signage that is not exempt from approval under the City's Planning Policy 4.6 – Signs being subject to a separate application for approval;
7. the final selection of plant species demonstrating consideration of the specific urban setting and microclimate conditions of the site ensuring the most appropriate plants are utilised, with the final details of all landscaped areas including soil depths, plant species, use of substantial/mature plant stock where appropriate, irrigation and management, being submitted for approval by the City prior to applying for a building permit with the landscaping being installed prior to occupation of the development and thereafter maintained to a high standard to the satisfaction of the City;
8. on-site stormwater disposal/management being to the City's specifications with details being submitted for approval by the City prior to applying for the relevant building permit;
9. the proposed floor levels of the front entrances into the building being designed to match the current levels of the immediately adjacent footpath, to the City's satisfaction, with details being submitted for approval by the City prior to applying for the relevant building permit;
10. a final Waste Management Plan, satisfying the City's waste servicing requirements, being submitted for approval by the City prior to applying for a building permit, with the Plan being implemented by the hotel operator on an ongoing basis to the satisfaction of the City;



11. a Hotel Management Plan addressing the operation of the hotel 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;
 - 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) restriction of the function room and meeting rooms to guests and their visitors only and not being open to the general public;
 - g) control of noise and other disturbances; and
 - h) a complaints management service;

being submitted for approval by the City prior to the occupancy of the hotel with the management plan being implemented by the hotel proprietor/manager on an on-going basis and to the satisfaction of the City;

12. a Vehicular, Service and Delivery Access Plan, outlining the management strategies to deal with the dropping off and picking up of hotel guests via taxi or other transport; strategies for advising guests upfront of limitations in car parking in the locality; and including arrangements for on-site servicing of the building, being submitted for approval by the City prior to the occupation of the hotel building with the plan being implemented by the hotel proprietor/manager thereafter to the satisfaction of the City;
13. the on-site commercial tenant car parking bays being provided on site for the exclusive use of staff and occupants of the hotel development and not being leased or otherwise reserved for use of the tenants or occupants of other buildings or sites;
14. the dimensions of all car parking bays, vehicle entrance, aisle widths and circulation areas complying with the Australian Standard AS2890.1, with a certificate of compliance by an architect or engineer being submitted for approval by the City prior to applying for a building permit;
15. the three existing adjacent street trees located in the road verge on Adelaide Terrace being retained and protected from damage throughout any demolition and/or construction works with tree protection zones being established and maintained during the demolition and/or construction periods in accordance with the Australian Standard S4970-2009 - Protection of Trees on Development Sites, to the satisfaction of the City, with the owner/applicant being liable for any damage or removal of the trees;
16. demolition and/or construction management plans for the proposal prepared in accordance with the City's pro-forma and requirements being submitted for approval by the City prior to applying for a demolition permit and/or a building permit;



17. in the event of the development not proceeding within six months of the demolition of the existing buildings on the site, the site is to be aesthetically fenced and/or landscaped to the satisfaction of the City in order to preserve the amenity of the area, prevent unauthorised car parking and reduce dust and sand being blown from the site and shall be maintained in a clean and tidy state;
18. the works referred to in the above condition, being secured by a bond/deed of agreement between the landowner/applicant and the City, to the value of the proposed works as determined by the City, with the cost of the deed to be borne by the applicant and the bond/deed being finalised to the City's satisfaction prior to any demolition works being undertaken;
19. a final Wind Impact Statement, including wind tunnel model measurements, being undertaken to quantify and compare the wind conditions against acceptable pedestrian wind comfort criteria and, if necessary, including mitigation strategies to achieve compliance with the criteria, with details being submitted by the applicant for approval by the City prior to applying for a building permit, with any significant design changes resulting from the amended wind impact analysis being the subject of a separate application for approval; and
20. any works external to the property boundaries of the site not being approved as part of this development and being subject to a separate application(s) for approval by the City.

Advice

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The City advises that the existing street trees will not be permitted to be pruned, relocated or removed to accommodate demolition and/or construction works at the site, with the amenity value of the trees to be included in any works bond associated with any building permit issued by the City.
3. The applicant is advised that the final Waste Management Plan is required to address the following additional matters with reference to the City's guidelines:-
 - a. waste vehicle servicing position and suitable waste presentation point to waste collection vehicle distances;
 - b. an updated swept path analysis; and
 - c. adequate clearance for waste collection vehicles and operating dimensions.
4. With regards to the proposed works shown external to the site including removal of the existing loading bay and replacement with two hotel drop off bays along Adelaide Terrace road reserve, it is advised that approval of this application should not be construed as approval for the drop off bays and associated works which are subject to separate applications and approval by the City.



5. The proposed development is approved with a maximum plot ratio of 4.8:1 (8,698m² plot ratio floor area) inclusive of 20% bonus plot ratio (1,450m² plot ratio floor area) for a new Special Residential use in accordance with Clause 28 of City Planning Scheme No. 2 and Bonus Plot Ratio Policy 4.5.1. It is noted that the maximum 20% bonus has been awarded in lieu of the 6.2% sought to allow for sufficient flexibility at the detailed design phase. However, any significant design changes to the approved development will be the subject of a separate application for approval.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The recommendation was passed in light of consideration of the design merit, the positive contribution to the street and application of proposed conditions in accordance with the officer recommendation.

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 10:06am.