



Perth Local Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 8 August 2023; 9.30am
Meeting Number: PLDAP/126
Meeting Venue: City of Perth Reception Room, Council House
27 St Georges Terrace, Perth

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Jarrod Ross
A/Presiding Member, Perth Local JDAP



Attendance

DAP Members

Jarrold Ross (A/Presiding Member)
Gabriela Poezyn (A/Deputy Presiding Member)
Diana Goldswain (Third Specialist Member)
Cr Catherine Lezer (Local Government Member, City of Perth)
Cr Brent Fleeton (Local Government Member, City of Perth)

Officers in attendance

Item 9.1

Ben Hesketh (Western Australian Planning Commission)
Neesha Gomes (Western Australian Planning Commission)

Item 9.2

Julia Kingsbury (City of Perth)
Craig Smith (City of Perth)
Roberto Colalillo (City of Perth)

Minute Secretary

Anne-Marie Bartlett (City of Perth)

Applicants and Submitters

Item 9.2

Kate Bainbridge (Urbis)
Louise Ward (Hillam Architects)
Jonathon Borello (Edge Visionary Living)
Tiffani Kesaris (Edge Visionary Living)

Members of the Public / Media

Lloyd Gorman from the Post Newspaper was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The A/Presiding Member declared the meeting open at 9:29am on 8 August 2023 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The A/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*.

Jarrold Ross
A/Presiding Member, Perth Local JDAP



1.1 Announcements by Presiding Member

The A/Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

The A/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.

2. Apologies

Ray Haeren (Presiding Member)
Cr Liam Gobbert (Local Government Member, City of Perth)
Cr Viktor Ko (Local Government Member, City of Perth)

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, Ray Haeren, declared a pecuniary interest in item 9.2. Urbis is the applicant for this proposal & Mr Haeren is a partner in the business.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the A/Presiding Member determined that the member listed above, who had disclosed an indirect pecuniary interest, was not permitted to participate in the discussion and voting on the item.

Jarrod Ross
A/Presiding Member, Perth Local JDAP



7. Deputations and Presentations

- 7.1 Louise Ward (Hillam Architects) addressed the DAP in support of the recommendation for the application at Item 9.2 and responded to questions from the panel.
- 7.2 The City of Perth addressed the DAP in relation to the application at Item 9.2 and responded to questions from the panel.

The presentations at Items 7.1 - 7.2 were heard prior to the application at Item 9.2.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil.

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

9.1 Lot 52 (195) Pier Street, Perth

Development Description: Mixed Use Development Comprising 186 Apartments, Café/Restaurant, Community Shared Space, Resident Amenities and Associated Parking

Proposed Amendments: Extension of time to substantially commence development by two years

Applicant: Hatch Roberts Day

Owner: DevelopmentWA

Responsible Authority: Western Australian Planning Commission

DAP File No: DAP/19/01584

REPORT RECOMMENDATION

Moved by: Cr Brent Fleeton

Seconded by: Cr Catherine Lezer

That the City of Perth LDAP resolves to:

1. **Accept** that the DAP Application reference DAP/19/01584 as detailed on the DAP Form 2 dated 2 June 2023 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** a two-year extension to the date by which DAP/19/01584 is to be substantially commenced, subject to the amended condition and advice note set out below.

Jarrod Ross
A/Presiding Member, Perth Local JDAP



Amended Condition

1. The development approval is valid until 18 June 2025. If the subject development is not substantially commenced by this date, the approval shall lapse and be of no further effect.

Advice Note

1. All other conditions and requirements detailed on the previous approvals dated 18 June 2019 and 12 December 2019 (DAP/19/01584) remain applicable.

The Report Recommendation was put and **CARRIED UNANIMOUSLY**.

REASON: The planning framework relevant to the original development approval has not substantially changed since that approval, and as such a further two year extension on substantially commencement was considered appropriate.

9.2 168 (Lots 1-18) Broadway, Crawley

Development Description:	Proposed Demolition of An Existing Three-Level Residential Apartment Building And Construction Of A Nine-Level Residential Development Comprising Of 21 Multiple Dwellings And 46 Car Parking Bays (21 dwellings - 9 storey)
Proposed Amendments:	Amendments to an approved nine – level residential development composing of 21 multiple dwellings and 46 car parking bays
Applicant:	Edge Visionary Living c/o Urbis Pty Ltd
Owner:	Edge Holdings No. 20 Pty Ltd
Responsible Authority:	City of Perth
DAP File No:	DAP/22/02297

REPORT RECOMMENDATION

Moved by: Cr Brent Fleeton

Seconded by: Cr Catherine Lezer

That the City of Perth LDAP resolves to:

1. **Accept** that the DAP Application reference DAP/22/02297 as detailed on the DAP Form 2 dated 11 May 2023 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;

Jarrod Ross
A/Presiding Member, Perth Local JDAP



2. **Approve** DAP Application reference DAP/22/02297 and accompanying plans (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, for the proposed minor amendments to the approved demolition of an existing three-level residential apartment building and construction of a nine-level residential development comprising of 21 multiple dwellings and 46 car parking bays at 168 (Lots 1-18) Broadway, Crawley, subject to the following amended conditions:-

Amended Conditions

1. The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives received on 11 May 2023, with particular attention to demonstrating the provision of a high quality interface with the adjacent public realm. Final details of the design including a sample board of the proposed materials, colours and finishes to be submitted for approval by the City prior to applying for a building permit; and
2. The approved Waste Management Plan prepared by Talis Consultants dated 26 June 2023 being implemented by the owners and/or strata managers on an ongoing basis to the satisfaction of the City.

All other conditions and requirements detailed on the previous approval dated 21 November 2022 shall remain unless altered by this application.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The modifications to the development proposed are relatively minor from a planning perspective and do not detract from the quality of the development or compromise amenity and use of adjacent properties or the public realm. On this basis the application was considered suitable for approval.

10. State Administrative Tribunal Applications and Supreme Court Appeals

Nil.

11. General Business

The A/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 A/Presiding Member declared the meeting closed at 9:40am.

Jarrod Ross
A/Presiding Member, Perth Local JDAP