



City of Perth

**Design Advisory Committee
Minutes**

**16 November 2017
4.00pm**

**Committee Room 1
Level 9
Council House**

Minutes to be confirmed at the next Design Advisory Committee meeting.

**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

PRESIDING MEMBER'S SIGNATURE

David Karotkin

DATE: *8.02.2018*

Minutes of the Design Advisory Committee meeting of the City of Perth held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 16 November 2017**.

Members in Attendance:

Ms Barrenger	Presiding Member
Mr Karotkin	
Ms Payne	
Ms Crook	Deputy for Mr Kerr

Officers:

Mr Smith	City Architect
Ms Smith	Manager Development Approvals
Mr Gericke	Principal Statutory Planner
Mr Colalillo	Senior Statutory Planner
Ms Rutigliano	Governance Officer

Guests and Deputations:

Mr Symington	Hames Sharley
Mr Maleh	APP Project Management
Mr Phan	APP Project Management

1. Declaration of Opening

4.02pm The Director Planning and Development, Ms Barrenger, declared the meeting open.

Item 8.1 Design Advisory Committee – Election of Presiding Member**Election of Presiding Member**

The Director Planning and Development advised that in accordance with Section 5.12(1) of the *Local Government Act 1995*, the Committee members were required to elect a Presiding Member to the Design Advisory Committee.

Ms Payne and Ms Crook nominated Mr Karotkin for the position of the Presiding Member.

Mr Karotkin accepted the nomination.

There being only one member nominated, the Director Planning and Development declared that Mr Karotkin was elected Presiding Member of the Design Advisory Committee.

Mr Karotkin assumed the Chair.

2. Apologies and Members on Leave of Absence

Mr Ciemitis - apology
Mr Mackay - apology
Mr Warn - apology
Mr Pullyblank - apology

3. Confirmation of Minutes – 19 October 2017

Moved Ms Crook, seconded Ms Payne

That the minutes of the meeting of the Design Advisory Committee held on 19 October 2017 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Karotkin, Mr Payne and Ms Crook

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

Presentation: **Agenda Item 6.2 – 108 (Lots 58, 59, 60, F9 and F10) St Georges Terrace, Perth – Retrospective Approval for Change of Use to 'Office' For Levels 21, 50 and 51 Including Minor Bonus Plot Ratio**

4.05pm The Senior Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The Senior Statutory Planner then answered questions from the Design Advisory Committee.

4.08pm The presentation concluded.

Presentation: **Agenda Item 6.3 – 240 (Lot 3000) St Georges Terrace, Perth – Alterations to Woodside Plaza**

4.09pm The Senior Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The Senior Statutory Planner then answered questions from the Design Advisory Committee.

4.18pm The presentation concluded.

Deputation: **Agenda Item 6.3 – 240 (Lot 3000) St Georges Terrace, Perth – Alterations to Woodside Plaza**

4.19pm Mr Symington commenced the deputation and provided a brief overview of the proposed development application. Mr Symington then answered questions from the Design Advisory Committee.

4.57pm The deputation concluded.

6. Reports

Item 6.2 108 (Lots 58, 59, 60, F9 And F10) St Georges Terrace, Perth – Retrospective Approval for Change of Use to ‘Office’ For Levels 21, 50 and 51 Including Minor Bonus Plot Ratio

Moved Ms Crook, seconded Ms Payne

That the Design Advisory Committee has no objection to the retrospective awarding of minor bonus plot ratio of 0.15:1 (or 574m² of plot ratio floor area) resulting in a maximum plot ratio of 9.83:1 (38,289m² of plot ratio floor area) for the change of use of areas on Levels 21, 50 and 51 to ‘Office’ at 108 (Lot 58, 59, 60, F9 and F10) St Georges Terrace, Perth, noting the application complies with clause 28(6) of City Planning Scheme No. 2.

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Karotkin, Mr Payne and Ms Crook

Against: Nil

Item 6.3 240 (Lot 3000) St Georges Terrace, Perth – Alterations to Woodside Plaza

Moved Ms Payne, seconded Ms Crook

That the Design Advisory Committee, having considered the design for the proposed alterations and additions to 'Woodside Plaza' at 240 (Lot 3000) St Georges Terrace, Perth:

- 1. has no objection to the closure of the existing retail arcade due to its commercial failure but advises that the building's interface with the street and the amenity of the pedestrian environment, particularly along the Milligan Street frontage of the site, needs to be further enhanced to be more welcoming and attractive;*
- 2. notes the removal of the established landscaping adjacent to the street corner and encourages the review of opportunities for greening the street frontages of the site ;*
- 3. considers that the scale and detail of the proposed corner LED screen/light box requires more design thinking, taking into account views into the ground floor lobby; traffic safety (potential 'backgrounding' of traffic signals); the City's Sign Policy and the character of the locality;*
- 4. supports the proposed north facing tenancies that will contribute to activating the plaza space together with the softening treatment of the level above, but requests more detail of the changes to the landscaping within the plaza, including plant specie*
- 5. notes the proposal to remove the existing canopy along St Georges Terrace but advises that the design approach to canopies should be further considered in relation to the City's Design Guidelines and ameliorating wind impacts of the existing office tower, and also the potential to integrate a canopy with the new corner retail element;*
- 6. considers that more detail is required in respect of the proposed roof lantern element, with more design attention being given to its materials and its contribution to the city skyline as viewed from all directions;*

(Cont'd)

7. *advises that it is premature for the Committee to consider any request for bonus plot ratio until such time as the applicant has provided details of how much bonus plot ratio is being sought together with information and plans addressing the relevant essential and performance criteria of the City's Bonus Plot Ratio Policy.*

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Karotkin, Mr Payne and Ms Crook

Against: Nil

7. **Motions of which previous notice has been given**
Nil

8. **General Business**

- 8.1 Responses to General Business from a Previous Meeting

Terms of Reference for the Design Advisory Committee

The Director Planning and Development presented the new agenda reflecting the intended amendments to the terms of reference and Design Advisory Committee processes.

The changes included:

- the start and finish time of the Committee; Thursday 10.00am – 12.00pm with lunch included. A dedicated time slot is to assist in reducing absenteeism to provide consistent attendance at the Committee meetings;
- a timed order of business to allow the Committee to meet the intended two hour time frame; and
- the new agenda and time of the committee will commence in January 2018.

A Pre-Evaluation form was also presented to be considered to assist with a smoother running of the meeting. Upon discussion this will be held off for now and reviewed once the new timed agenda is implemented.

A copy of the new agenda template and the pre-evaluation form is attached as part of the minutes.

MINUTES

THURSDAY, 16 NOVEMBER 2017

8.2 New General Business

Nil

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

Outstanding Items:

Nil

10. **Closure**

5.34pm The Presiding Member declared the meeting closed.

Design Advisory Committee

Notice of Meeting
[Thursday INSERT MEETING
DATE]
10am - 12pm

Committee Room 1
Ninth Floor
Council House
27 St Georges Terrace, Perth



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of minutes - [INSERT DATE OF MINUTES TO BE CONFIRMED]
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports [INSERT LIST OF REPORTS]
- 7 Briefings and Deputations

All deputations for the items listed in 'Reports' above will be received prior to the Committee discussing each item and providing its advice.

7.1 Overview by the City's planning staff and City Architect (10 minutes), including:

- relevant site history and background;
- surrounding context (with reference to 3D model)
- compliance with key planning controls including any requests for bonus plot ratio and relevant design criteria;
- a summary of matters raised through the Committee's pre-meeting assessment and suggested key questions to ask / key issues to raise with the applicant;

7.2 Welcome and Introductions (3 minutes)

Applicants are invited into the meeting room. The Presiding Member welcomes them and introduces the Committee. Speakers/attendees are introduced (usually limited to 3 speakers per application).

7.3 Applicant's presentation (10 minutes)

Applicants explain how the proposal addresses the SPP 7 design principles and the City's Bonus Plot Ratio Policy, where relevant, with a focus on key issues raised by Committee members in the pre-meeting assessment (provided by the City's planning staff to the applicants prior to the meeting). Presentations for very complex applications may be longer than 10 minutes with the Committee's approval.

Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

7.4 Committee's questions and clarifications (10 minutes)

Committee members are able to seek clarification on any aspect of the applicant's presentation and ask questions arising from the pre-meeting evaluation or from the design/planning information presented.

The Presiding Member thanks the applicants. Applicants leave the meeting room.

8 Committee discussion and Confirmation of advice/recommendations (12 minutes)

The Presiding Member invites Committee members to provide individual comment on the proposal. Discussion should be referred back to the essential criteria and performance requirements of the City's Bonus Plot Ratio Policy and the SPP 7 design principles.

Manager Development Approvals to take notes during the Committee discussion and summarises the Committee's comments and confirms advice and recommendations.

9 Motions of which Previous Notice has been given

10 General Business

10.1 - Responses to General Business from a Previous Meeting

10.2 - New General Business

11 Items for consideration at a future meeting

Outstanding Reports:

12 Closure

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER
[INSERT DATE OF PUBLICATION]

This meeting is not open to members of the public

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin (Presiding Member)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	
Andy Sharp	Stuart Pullybank
State Government Architect or Nominee	N/A
Director Planning and Development	City Architect

Quorum: Four

Terms Expire: October 2019

Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of clause 66A of the Supplemental Provisions to the Deemed Provisions (refer Schedule A of the City Planning Scheme No. 2, as gazetted on 24 February 2017).

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and other applications referred to it for consideration.

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development that are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.

- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

Bonus plot ratio will not be awarded “as of right”. Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within Perth as a capital city.

The policy identifies the following list of categories eligible for bonus plot ratio:

- Public spaces. Maximum 20% bonus;
- Pedestrian links. Maximum 20% bonus;
- Conservation of heritage places. Maximum 20% bonus;
- Provision of specific facilities on private land. Maximum 20% bonus;
- Residential Use: Maximum 20% bonus; and
- Special Residential use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will be requested to provide advice on the extent of bonus plot ratio which is warranted.

In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high quality hotel as identified in the Bonus Plot Ratio Policy.

Reference should be made to the Bonus Plot Ratio Policy for full details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2, the Deemed Provisions and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee’s recommendation of the proposal; and
- The Council's decision in regard to each application

Pre-meeting Form A: Design Quality Evaluation

Design Advisory Committee members are to complete this form prior to the scheduled meeting to establish if the proposal exhibits design quality, using the ten SPP 7 Design Principles (refer to details overleaf). Individual principles may not apply equally to all projects.

Proposal:

Principle 1. Context and character	
Principle 2. Landscape quality	
Principle 3. Built form and scale	
Principle 4. Functionality and build quality	
Principle 5. Sustainability	
Principle 6. Amenity	
Principle 7. Legibility	
Principle 8. Safety	
Principle 9. Community	
Principle 10. Aesthetics	
Amendments <i>Suggested revisions can be recorded in this section.</i>	
Questions <i>Committee members should note questions or points of clarification to be asked at the DAC meeting.</i>	

DESIGN PRINCIPLES

State Planning Policy 7 - Design of the Built Environment (SPP7) outlines a set of performance-based design principles that establish a definition of design quality and should form the basis for design review.

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, positively contributing to a sense of place.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

3. Built form and scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes. Consideration should be given to adaptability to changing uses and conditions and robustness of design to extend building life.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive. . Consideration should be given to access to nature and green space, and biophilic design principles generally.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Pre-meeting Form B: Bonus Plot Ratio Evaluation

Design Advisory Committee members are to complete this form prior to the scheduled meeting to establish if the proposal warrants the awarding of Bonus Plot Ratio using the criteria set out in the City's Bonus Plot Ratio Policy 4.5.1 (refer to details overleaf).

Proposal:

Public Facilities

Maximum 20% bonus

- Public space
- Pedestrian facilities
- Provision of specific facilities on private land

Heritage:

Maximum 20% bonus

- Conservation of heritage places

Residential Use:

Maximum 20% bonus

Special Residential Use:

Maximum 20% for special residential use or 40% for high quality hotel use

Questions

Committee members should note questions or points of clarification to be asked at the DAC meeting.

BONUS PLOT RATIO CRITERIA

For full details of the essential criteria and performance requirements applicable to each of the eligible bonus plot ratio categories identified within clause 28 of City Planning Scheme No. 2 , please refer to the City's Bonus Plot Ratio Policy 4.5.1.

Public Facilities and Heritage: Maximum 20% bonus

Includes one or more of the following public facilities or amenities:

- Public space
- Pedestrian facilities
- Conservation of heritage places
- Provision of specific facilities on private land (including Public toilets and change rooms; public end of journey facilities, public pre-school or child care facilities; public information centres or cultural facilities, loading docks).

The nature of the facility must be such that it would be unlikely to be included as an integral part of a development in the event that bonus plot ratio was not on offer and that it is fulfilling an identified or demonstrated strategic need.

Residential Development Maximum 20% bonus

The residential use shall be designed in accordance with the provisions of City Planning Scheme No. 2: Residential Design Policy. In the case of mixed use development, the design of the development must ensure that conflict between the uses is minimised. A separate lobby will be required to be provided for the residential use. The residential use will also be required to be separated from other uses by being located on separate floors of the building.

Special Residential Development Maximum 20% for special residential use or 40% for high quality hotel use

Special residential uses shall be designed in accordance with the provisions of City Planning Scheme No. 2: Special Residential (Serviced and Short Term Accommodation) Policy.

In the case of mixed use development, the design of the development must ensure that conflict between the uses is minimised. A separate lobby will be required to be provided for the special residential use. Special residential guest rooms or apartments will also be required to be separated from other uses by being located on separate floors of the building.

To be eligible to be awarded bonus plot ratio of up to 40% for a hotel use, high quality fully serviced hotel accommodation is required to be provided. The hotel will be required to meet the design criteria for up to 20% bonus plot ratio and in addition the applicant must provide evidence to demonstrate that the hotel will provide high quality visitor accommodation (consistent with what would be expected in an international '5 star' standard hotel).

