



City of Perth

**Design Advisory Committee
Minutes**

**21 September 2017
4.00pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**



City of Perth

Design Advisory Committee Minutes

21 September 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

DATE:-----

19/10/17

Minutes of the Design Advisory Committee meeting of the City of Perth
in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth
on **Thursday, 21 September 2017**.

Members in Attendance:

| | |
|-------------|------------------------------------|
| Mr Mackay | Acting Presiding Member |
| Mr Payne | |
| Mr Ciemitis | |
| Mr Hobbs | Deputy for Mr Karotkin and Mr Kerr |
| Mr Smith | Deputy for Ms Barrenger |

Officers:

| | |
|---------------|--|
| Ms Smith | Manager Development Approvals |
| Mr Gericke | Principal Statutory Planner |
| Ms Hancock | Senior Planning Officer (departed at 6.27pm) |
| Mr Colalillo | Senior Planning Officer (departed at 6.54pm) |
| Mr Family | 3D Model Coordinator |
| Ms O'Brien | Governance Officer |
| Ms Rutigliano | Governance Administration Officer |

Guests and Deputations:

| | |
|--------------|------------------------------|
| Mr Khoo | Hayball Architects |
| Mr Griffiths | Griffiths Architects |
| Mr Morrison | Urbis |
| Mr Hill | Blue Sky Private Real Estate |
| Mr Ieraci | Hayball |
| Mr Martin | Donald Cant Watts Corke |
| Mr Chaney | Chaney Architects |
| Ms Chapman | Taylor Burrell Barnett |
| Mr Reed | |

1. Declaration of Opening

4.01pm The City Architect, Mr Smith, declared the meeting open.

In accordance with Section 5.6 of the *Local Government Act 1995*, the City Architect sought nominations for a member to preside over the meeting.

Mr Hobbs nominated Mr Mackay to preside over the meeting.

There being no further nominations, Mr Mackay accepted the nomination and assumed the Chair.

2. Apologies and Members on Leave of Absence

Mr Karotkin – apology
Mr Kerr – apology
Mr Pullyblank – apology

3. Confirmation of Minutes – 24 August 2017

Moved Mr Smith, seconded Mr Ciemitis

That the minutes of the meeting of the Design Advisory Committee held on 24 August 2017 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Mackay, Mr Hobbs, Mr Smith and Ms Payne

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

Meeting Note: The Design Advisory Committee agreed that the order of business detailed in the agenda be amended so the items, for which the Presiding Member has approved deputations, can be considered as the first item of business at this meeting, specifically:

1. **Agenda Item 6.2** – 319-335 (Lots 1, 2, 3, 66, 123 and Q8) Wellington Street – Proposed 30 Storey Student Accommodation Including Three Commercial Tenancies – Bonus Plot Ratio; and
2. **Agenda Item 6.1** – 147 (Lot 28) Fairway, Crawley – Demolition of the Existing Four Storey Residential Building and the Construction of a Five Storey Plus Mezzanine Level Residential Development Comprising of 26 Multiple Dwellings and 32 On-site Car Parking Bays.

Presentation: **Agenda Item 6.2** – 319-335 (Lots 1, 2, 3, 66, 123 and Q8) Wellington Street – Proposed 30 Storey Student Accommodation Including Three Commercial Tenancies – Bonus Plot Ratio

4.04pm The Senior Planning Officer, Mr Colalillo, commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer, Mr Colalillo, then answered questions from the Design Advisory Committee.

4.09pm The presentation concluded.

MINUTES

THURSDAY, 21 SEPTEMBER 2017

- Deputation:** **Agenda Item 6.2** – 319-335 (Lots 1, 2, 3, 66, 123 and Q8) Wellington Street – Proposed 30 Storey Student Accommodation Including Three Commercial Tenancies – Bonus Plot Ratio
- 4.12pm** Mr Griffiths and Mr Khoo commenced the deputation and provided a brief overview of the proposed development application. Mr Griffiths and Mr Khoo then answered questions from the Design Advisory Committee.
- 5.02pm** The deputation concluded.
- Presentation:** **Agenda Item 6.1** – 147 (Lot 28) Fairway, Crawley – Demolition of the Existing Four Storey Residential Building and the Construction of a Five Storey Plus Mezzanine Level Residential Development Comprising of 26 Multiple Dwellings and 32 On-site Car Parking Bays
- 5.03pm** The Senior Planning Officer, Ms Hancock, commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer, Ms Hancock, then answered questions from the Design Advisory Committee.
- 5.15pm** The presentation concluded.
- Deputation:** **Agenda Item 6.1** – 147 (Lot 28) Fairway, Crawley – Demolition of the Existing Four Storey Residential Building and the Construction of a Five Storey Plus Mezzanine Level Residential Development Comprising of 26 Multiple Dwellings and 32 On-site Car Parking Bays
- 5.17pm** Mr Chaney and Ms Chapman commenced the deputation and provided a brief overview of the proposed development application. Mr Chaney then answered questions from the Design Advisory Committee.
- 5.55pm** The deputation concluded.

6. Reports

Item 6.1 147 (Lot 28) Fairway, Crawley – Demolition of the Existing Four Storey Residential Building and the Construction of a Five Storey Plus Mezzanine Level Residential Development Comprising of 26 Multiple Dwellings and 32 On-site Car Parking Bays

Moved Mr Ciemitis, seconded Mr Hobbs

That the Design Advisory Committee, having considered the design of the proposed five storey plus mezzanine level residential development comprising 26 multiple dwellings and 32 car parking bays at 147 (Lot 28) Fairway, Crawley:

- 1. considers that the proposed building has architectural merit, demonstrating design quality and façade detailing and providing high standards of amenity for the future occupants while maintaining privacy for the adjoining residents;*
- 2. notes that the proposal does not satisfy the criteria for granting approval for the additional building height and considers that, in the context of the current planning framework, the extent and cumulative impact of the proposed variations to the maximum building height, setbacks and plot ratio would result in a proposal that is excessive in relation to the scale and character of development in the surrounding Residential R80 area and would have an adverse impact on the amenity of the adjoining residential properties;*
- 3. notes that the building height and variation to the southern side setback will adversely impact upon the deep root zone and canopies of the trees on the adjoining lot and that any revised design should aim to protect the root zone and enable on-going canopy pruning and maintenance as required;*
- 4. considers that the location and use of the proposed car lift should be reviewed, having regard for potential noise and access issues for the development;*
- 5. considers that there is insufficient diversity and mix of apartment types within the development; and*

6. *considers that any solid or opaque elements of the front fence/wall should not exceed 1.5m above the footpath/verge level to reduce its impact on the streetscape and enable passive surveillance of the street.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Mackay, Mr Hobbs, Mr Smith and Ms Payne

Against: Nil

6.27pm The Senior Planning Officer, Ms Hancock, departed the meeting and did not return.

Item 6.2 319-335 (Lots 1, 2, 3, 66, 123 and Q8) Wellington Street – Proposed 30 Storey Student Accommodation Including Three Commercial Tenancies – Bonus Plot Ratio

Moved Ms Payne, seconded Mr Ciemitis

That the Design Advisory Committee, having considered the revised design and the awarding of bonus plot ratio for the proposed 30-storey building containing student accommodation and three ground floor commercial tenancies at 319-335 (Lots 1, 2, 3, 66, 123 and Q8) Wellington Street, Perth:

1. supports the awarding of:

1.1. 20% bonus plot ratio for the provision of a new special residential use;

1.2. some bonus plot ratio for the retention and conservation of the heritage place on Lot 123 in principle, however, considers that more effort should be put into retaining and conserving more of the heritage fabric and requests additional detail of the proposed conservation works and adaptations to the heritage building to enable a better-informed assessment;

in compliance with the City's Bonus Plot Ratio Policy 4.5.1;

2. supports the design and form of the tower including the proposed variations to the setback requirements but notes the importance of maintaining the elements that enhance the design including the quality of the materials and finishes, and the curved corners;

3. *considers that the podium levels require further design work to better reflect the grain and detail of the existing buildings on the site to improve the streetscapes and the integration of the new development with the heritage building;*
4. *notes the indicative internal layout, mix and design of the student accommodation rooms, and considers that this is adequate for the intended purpose of the accommodation;*
5. *accepts the number of bicycle parking bays in relation to the number of students on the understanding that a bicycle share option will be offered by the operators/management to reduce the need for individuals to own bicycles, but suggests that the bicycle parking should be relocated to maximise opportunities for activating McLean Lane; and*
6. *notes that the opportunity exists to provide in-ground landscaping adjacent to the laneway, rather than pots and planters indicated in the drawings and considers that this should be reviewed.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Mackay, Mr Hobbs, Mr Smith and Ms Payne

Against: Nil

6.54pm The Senior Planning Officer, Mr Colalillo departed the meeting and did not return.

7. Motions of which previous notice has been given

Nil

8. General Business

10.1 Responses to General Business from a Previous Meeting

Nil

10.2 New General Business

Mr Ciemitis's last Design Advisory Committee

Ms Smith acknowledged that this was Mr Ciemitis's last Design Advisory Committee due to the end of his fourth term. On behalf of the City of Perth, Ms Smith thanked Mr Ciemitis for his contribution to the Committee and the City of Perth over the last eight years.

9. Items for consideration at a future meeting

Outstanding Items:

Nil

10. Closure

6.57pm The Acting Presiding Member declared the meeting closed.