



City of Perth

**Design Advisory Committee
Minutes**

**9 March 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: *6 APRIL 2017*

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, 9 March 2017.

Members in Attendance:

Mr Karotkin	-	Presiding Member
Mr Mackay		
Mr Sharp		
Mr Warn		
Mr Hobbs	-	Deputy for Mr Kerr
Mr Smith	-	Deputy for Ms Barrenger

Officers:

Ms Smith	-	Manager Development Approvals (Departed at 6.19pm)
Ms Trlin	-	Senior Planner
Ms Hancock	-	Senior Planning Officer
Mr Colalillo	-	Senior Planning Officer (Departed at 6.36pm)
Ms Rutigliano	-	Acting Governance Officer

Guests:

Mr Lohman	-	Rowe Group
Mr Chong	-	Rechitects
Ms Cluer	-	SMA Design
Mr Lees	-	TPG + Place Match
Mr Gulland	-	Hassell
Mr Duff	-	Hassell

1. Declaration of Opening

4.01pm The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Ms Barrenger
Mr Ciemitis
Mr Kerr

3. Confirmation of Minutes – 8 December 2016

Moved by Mr Warn seconded by Mr Sharp

That the minutes of the meeting of the Design Advisory Committee held on 8 December 2016 be confirmed as a true and correct record.

(Cont'd)

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Karotkin, Mr Mackay, Mr Sharp, Mr Smith and Mr Warn

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

PRESENTATION: **Agenda Item 6.1** – 78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 38 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus and Transfer of Plot Ratio

4.03pm 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.

4.14pm The presentation concluded.

DEPUTATION: **Agenda Item 6.1** – 78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 38 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus and Transfer of Plot Ratio

4.15pm Mr Chong and Mr Lohman commenced the deputation and provided a brief overview of the amendment to the development application. Mr Chong and Mr Lohman then answered questions from the Design Advisory Committee.

4.44pm The deputation concluded.

PRESENTATION: **Agenda Item 6.2** - 103 (Lot 565) Riverside Drive and 115 (Lot 483) Terrace Road, Perth – Proposed Redevelopment of the Heritage Listed Former Pumping Station and Existing Amenities Building Within Langley Park

4.46pm 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.

4.53pm The presentation concluded.

DEPUTATION: **Agenda Item 6.2** - 103 (Lot 565) Riverside Drive and 115 (Lot 483) Terrace Road, Perth – Proposed Redevelopment of the Heritage Listed Former Pumping Station and Existing Amenities Building Within Langley Park

4.55pm Ms Cluer commenced the deputation and provided a brief overview of the proposed development application. Ms Cluer then answered questions from the Design Advisory Committee.

5.20pm The deputation concluded.

PRESENTATION: **Agenda Item 6.3** - 250 (Lot 164) St Georges Terrace and 962 (Lot 162) and 943 (Lots 15 And 163) Hay Street Perth – Minor Amendments to the Approved Redevelopment of the Existing QV1 Public Plaza and the Construction of a 11-Level Mixed-Use Development (QV2) and a 17-Level Mixed-Use Development (QV3) Comprising of Office, Retail, Dining and Community Uses – Bonus Plot Ratio

5.22pm 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.

5.28pm The presentation concluded.

DEPUTATION: **Agenda Item 6.3** - 250 (Lot 164) St Georges Terrace and 962 (Lot 162) and 943 (Lots 15 And 163) Hay Street Perth – Minor Amendments to the Approved Redevelopment of the Existing QV1 Public Plaza and the Construction of a 11-Level Mixed-Use Development (QV2) and a 17-Level Mixed-Use Development

(QV3) Comprising of Office, Retail, Dining and Community Uses
– Bonus Plot Ratio

5.30pm Mr Lees, Mr Gulland and Mr Duff commenced the deputation and provided a brief overview of the amendments to the development application. Mr Lees, Mr Gulland and Mr Duff then answered questions from the Design Advisory Committee.

5.56pm The deputation concluded.

6. Reports

6.02pm The Senior Planner departed the meeting and re-entered at 6.05pm.

6.05pm The Senior Planning Officer, Ms Hancock departed the meeting and re-entered at 6.09pm.

Item 6.1 78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 38 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus and Transfer of Plot Ratio

Moved by Mr Warn, seconded by Mr Hobbs

That the Design Advisory Committee, having considered the revised design of the proposed eight level mixed-use development containing 38 multiple dwellings ('Residential'), 16 serviced apartments ('Special Residential'), a restaurant ('Dining') tenancy and 40 car parking bays at 78-80 (Lots 1 and 2) Bennett Street, East Perth, considers that the revised design is a poorly resolved and inadequate response to the design issues previously raised by the Committee and that the proposal would diminish the amenity of the locality and fails to meet the design standards expected for development in the city. In particular, the Committee notes the following design issues need to be further addressed:

- 1. resolution of the screening element to ensure that it appears as an integrated element of the development and that it positively contributes to the building and the streetscape and that it adequately screens the view to the car parking (particularly at night);*

(Cont'd)

2. *the presentation of the street frontages of the proposed development, in particular to Wellington Street, which is a major city street, including a review of the amenity of the ground floor apartment and the prominent street corner presentation of the building;*
3. *better resolution of the design in relation to the impact of direct sunlight penetration into the west facing and top floor apartments;*
4. *the design of the canopy along Bennett Street to account for the full retention of the existing street tree; and*
5. *ensuring the design satisfies Building Code and relevant Australian Standards, noting such matters as fire separation between floors (absence of spandrels), storm water drainage details and car park access and car bay dimensions.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Karotkin, Mr Mackay, Mr Sharp, Mr Smith and Mr Warn

Against: Nil

6.19pm The Manager Development Approvals departed the meeting and did not return.

Item 6.2 103 (Lot 565) Riverside Drive and 115 (Lot 483) Terrace Road, Perth – Proposed Redevelopment of the Heritage Listed Former Pumping Station and Existing Amenities Building Within Langley Park

Moved by Mr Mackay, seconded by Mr Sharp

That the Design Advisory Committee, having considered the proposed development of the heritage listed former pumping station and existing amenities building within Langley Park at 10 (Lot 565) Riverside Drive and 115 (Lot 483) Terrace Road, Perth:

1. *considers that the proposal is unresolved, the application provides insufficient information to formally consider the proposal and its premature submission for approval is inconsistent with the orderly and proper planning for an important public space;*

(Cont'd)

2. *recommends a master plan for Langley Park be developed to guide any future development and landscaping for the public space and to ensure the orderly and proper planning of the park.*
3. *requests that additional detail be provided prior to further consideration by the Committee with particular consideration being given to:*
 - 3.1 *the reuse of the existing toilet block being reconsidered given the age and lack of architectural merit it displays. It is noted that no public change room facilities are provided as part of the proposal;*
 - 3.2 *the servicing of the proposed café including air conditioning, waste management details and extraction fans and ensuring that any servicing does not impact on the Terrace Road frontage;*
 - 3.3 *fencing of a public area as it essentially privatises portions of a public park and is not supported. In any case, the use of glass fencing to the perimeter of the site is considered inappropriate in contrast to the heritage listed pumping station building;*
 - 3.4 *the acoustic implications of any functions held at the café and its potential impact on nearby residents should be investigated.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Karotkin, Mr Mackay, Mr Sharp, Mr Smith and Mr Warn

Against: Nil

6.36pm The Senior Planning Officer, Mr Colalillo departed the meeting and did not return.

- Item 6.3 250 (Lot 164) St Georges Terrace and 962 (Lot 162) and 943 (Lots 15 and 163) Hay Street Perth – Minor Amendments to the Approved Redevelopment of the Existing QV1 Public Plaza and the Construction of a 11-Level Mixed-Use Development (QV2) and a 17-Level Mixed-Use Development (QV3) Comprising of Office, Retail, Dining and Community Uses – Bonus Plot Ratio**

Moved by Mr Mackay, seconded by Mr Hobbs

That the Design Advisory Committee, having considered the minor amendments to the approved redevelopment of the existing QV1 public plaza and the construction of a 11-level mixed-use development(QV2) and a 17-level mixed-use development (QV3) comprising of office, retail, dining and community uses including a request for bonus plot ratio at 250 (Lot 164) St Georges Terrace and 952 (Lot 162) and 943 (Lots 26 and 163) Hay Street, Perth:

- 1. considers the minor amendments do not warrant the awarding of an additional 1% of bonus plot ratio (or additional 358m² of plot ratio floor space) because the proposal is not considered to offer improved public benefit compared to the existing approved plaza, however, the applicant could consider utilising existing unused plot ratio floor area from the QV2 and QV3 sites to undertake the proposed amendments to plot ratio floor space;*
- 2. supports the proposed minor amendments to the approved redevelopment and makes the following comments:*
 - 2.1 the proposed interim use of the approved QV2 lobby for retail use is supported as it will provide further activation of Hay Street;*
 - 2.2 the quality of the fencing to the outdoor play area for the stage one child care facility should be commensurate with the quality of the existing plaza, with any fixings to the plaza being reversible; and*
 - 2.3 the fenced outdoor play area for the temporary stage one child care facility should be approved for a maximum five year period, at which time public access to circumnavigate the void be reinstated.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Karotkin, Mr Mackay, Mr Sharp, Mr Smith and Mr Warn

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

Nil

8.2 New General Business

Resignation

Mr Andy Sharp advised the Committee of his resignation as he is moving interstate. Mr Sharp's resignation will be following the next Design Advisory Committee on 6 April 2017.

9. Items for consideration at a future meeting

Outstanding Items: Nil

10. Closure

6.43pm The Presiding Member declared the meeting closed.