



City of Perth

**Design Advisory Committee
Minutes**

**18 October 2018
10.00am**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

Erica Barrenger

**ERICA BARRENGER
ACTING CHIEF EXECUTIVE OFFICER**



City of Perth

**Design Advisory Committee
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10.00am**

**Committee Room 1
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Minutes to be certified at the next Design Advisory Committee meeting.

**THESE MINUTES ARE HEREBY CERTIFIED AS
CERTIFIED**

PRESIDING MEMBER'S SIGNATURE

DATE:-----

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, 18 October 2018.**

Members in Attendance:

Mr Karotkin	Presiding Member
Mr Ciemitis	
Mr Warn	
Ms Barrenger	
Mr Hobbs	Deputy for Mr Kerr
Ms Crook	Deputy for Mr Mackay

Officers:

Ms Smith	Manager Development Approvals
Mr Smith	City Architect
Ms Trlin	Senior Statutory Planner
Mr Colalillo	Senior Statutory Planner
Ms Obern	Governance Officer

Guests and Deputations:

Mr Simpson – PTS Town Planning
Mr White – Cox Architecture
Mr O'Brien – Silverleaf Investments Pty Ltd

1. Declaration of Opening

10.05am The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Mr Kerr – apology
Mr Mackay – apology
Mr Brookfield – apology

3. Confirmation of Minutes – 20 September 2018

Moved Mr Hobbs, seconded Ms Crook

That the minutes of the meeting of the Design Advisory Committee held on 20 September 2018 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Ciemitis, Ms Crook, Mr Hobbs, Mr Karotkin, and Mr Warn

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Member/Officer	Item No.	Item Title.	Nature/Extent of Interest
Mr David Karotkin (CM 272076/18)	6.1	125 – 129 (Lots 3 and 68) Murray Street, Perth - Proposed Refurbishment of the Existing Nine-Level Office Building including the Change of Use of the Ground Floor Level for 'Dining' and 'Retail (General)' Uses, Construction of New End of Trip Facilities and Upgrade Works to the Laneway - Bonus Plot Ratio	Nature: Impartiality Interest Extent: Part owner of 572 Hay Street Perth — The rear of 572 Hay Street is close to the rear of the subject property. The vehicle laneway on the subject property connects to a vehicle laneway that is immediately adjacent to 572 Hay Street. Removed from consideration of recommendation.
Ms Robina Crook (CM 272069/18)	6.1	125 – 129 (Lots 3 and 68) Murray Street, Perth - Proposed Refurbishment of the Existing Nine-Level Office Building including the Change of Use of the Ground Floor Level for 'Dining' and 'Retail (General)' Uses, Construction of New End of Trip Facilities and Upgrade Works to the Laneway - Bonus Plot Ratio	Nature: Impartiality Interest Extent: Worked with Peter Simpson, the Applicant, when he was Director of the TPG over 10 years ago.

6. Briefings and Deputations

PRESENTATION: **Item 6.1** – 125 – 129 (Lots 3 and 68) Murray Street, Perth -
Proposed Refurbishment of the Existing Nine-Level Office
Building including the Change of Use of the Ground Floor
Level for 'Dining' and 'Retail (General)' Uses, Construction of
New End of Trip Facilities and Upgrade Works to the Laneway
- Bonus Plot Ratio

- 10.09am** The Senior Statutory Planner (Ms Trlin) commenced the presentation and provided a brief overview of the proposed development application. The City Architect answered questions from the Design Advisory Committee.
- 10.17am** The presentation concluded.
- 10.17am** The Senior Statutory Planner (Ms Trlin) departed the meeting.
- 10.17am** The Senior Statutory Planner (Ms Trlin) returned to the meeting.
- DEPUTATION:** **Item 6.1 – 125 – 129 (Lots 3 and 68) Murray Street, Perth - Proposed Refurbishment of the Existing Nine-Level Office Building including the Change of Use of the Ground Floor Level for ‘Dining’ and ‘Retail (General)’ Uses, Construction of New End of Trip Facilities and Upgrade Works to the Laneway - Bonus Plot Ratio**
- 10.18am** Mr O’Brien commenced the deputation and provided an overview of the proposed development application. Mr O’Brien, Mr Simpson and Mr White then answered questions from the Design Advisory Committee.
- 10.48am** The deputation concluded.

6. Reports

- Item 6.1** **125 – 129 (Lots 3 and 68) Murray Street, Perth - Proposed Refurbishment of the Existing Nine-Level Office Building including the Change of Use of the Ground Floor Level for ‘Dining’ and ‘Retail (General)’ Uses, Construction of New End of Trip Facilities and Upgrade Works to the Laneway - Bonus Plot Ratio**

Moved Ms Crook, seconded Mr Hobbs

That the Design Advisory Committee, having considered the design and the awarding of bonus plot ratio for the proposed exterior refurbishment works to the nine-level office building including retail and dining uses to the ground floor level, new end of trip facilities and upgrading of the laneway at 125 – 129 (Lots 3 and 68) Murray Street, Perth:

1. *considers that the activation of and improvements to the laneway within the site is commendable and supports the awarding of 3.2% bonus plot ratio (being 180m² of plot ratio floor space) for the provision of a public facility;*
2. *reaffirms that the proposal is an appropriate design approach and will provide a logical and competent improvement to the office space and to the activation of the street frontage. However, it is considered that there is an opportunity to embrace the unique character of the existing building by retaining more of its materiality and form; and*
3. *encourages the applicant to review the treatment to the eastern facade by retaining the face brick and reducing the extent of cladding to reflect only the treatment of the corners and the extensions of the floor plates.*

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Ciemitis, Ms Crook, Mr Hobbs 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

The City Architect made the Committee aware of a development before LDAP on 11 October 2018 which was subsequently deferred due to the number of 'Prior to the commencement of the development' conditions contained in the application. A further meeting was convened on 17 October 2018 with key stakeholders to discuss the application further and to get clarity around design elements.

9. Items for consideration at a future meeting

Outstanding Items:

Nil

10. Closure

11:20am The Presiding Member declared the meeting closed.