



City of Perth

**Design Advisory Committee  
Minutes**

**20 September 2018  
10.00am**

**Committee Room 1  
Level 9  
Council House**

**APPROVED FOR RELEASE**

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**ROBERT MIANICH  
DIRECTOR CORPORATE SERVICES**



City of Perth

**Design Advisory Committee  
Minutes**

**20 September 2018  
10.00am**

**Committee Room 1  
Level 9  
Council House**

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

**THESE MINUTES ARE HEREBY CERTIFIED AS  
CERTIFIED**

**PRESIDING MEMBER'S SIGNATURE**

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**DATE:-----**



**3. Confirmation of Minutes – 23 August 2018**

*Moved Mr Smith, seconded Ms Crook*

*That the minutes of the meeting of the Design Advisory Committee held on 23 August 2018 be confirmed as a true and correct record.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Ms Crook, Mr Hobbs, Mr Karotkin, Ms Payne and Mr Smith

**Against:** Nil

**4. Correspondence**

Nil

**5. Disclosures of Members' Interests**

Nil

**6. Briefings and Deputations**

**PRESENTATION:** **Item 6.1 – 22 (Lot 28) Altona Street, West Perth – Proposed Nine Level Residential Development Containing 23 Multiple Dwellings and 27 Car Parking Bays**

**10.04am** The Senior Statutory Planner (Mr Colalillo) commenced the presentation and provided a brief overview of the proposed development application. The City Architect (Mr Smith) and Senior Statutory Planner (Mr Colalillo) answered questions from the Design Advisory Committee.

**10.20am** The presentation concluded.

**10.20am** The Senior Statutory Planner (Mr Colalillo) departed and returned to the meeting.

**DEPUTATION:** **Item 6.1 – 22 (Lot 28) Altona Street, West Perth – Proposed Nine Level Residential Development Containing 23 Multiple Dwellings and 27 Car Parking Bays**

**10.20am** Mr Klopper and Ms Sandri commenced the deputation and

provided a brief overview of the proposed development application. Mr Klopper, Ms Sandri and Mr Evangeaisiti then answered questions from the Design Advisory Committee.

**11.02am**

The deputation concluded.

**PRESENTATION:**

**Item 6.2** – 68 (Lot 100) Milligan Street, Perth – Proposed Removal of an Existing Sky Sign and Installation of a New Digital Sky Sign Displaying Third Party Advertising and Including Lighting Upgrade to the Exterior Façade of Building

**11.02am**

The Senior Statutory Planner (Ms Trlin) commenced the presentation and provided a brief overview of the proposed development application. The City Architect (Mr Smith) and Senior Statutory Planner (Ms Trlin) then answered questions from the Design Advisory Committee.

**11.09am**

The presentation concluded.

**11.09am**

Senior Statutory Planner (Ms Trlin) departed and returned to the meeting.

**DEPUTATION:**

**Item 6.2** – 68 (Lot 100) Milligan Street, Perth – Proposed Removal of an Existing Sky Sign and Installation of a New Digital Sky Sign Displaying Third Party Advertising and Including Lighting Upgrade to the Exterior Façade of Building

**11.09am**

Ms van den Berg and Mr Forman commenced the deputation and provided a brief overview of the proposed development application and then answered questions from the Design Advisory Committee.

**11.29am**

Manager Development Approvals departed the meeting.

**11.30am**

The deputation concluded.

**11.30am**

3D Model Coordinator departed the meeting.

**PRESENTATION:**

**Item 6.3** – 35 (Lot 2886) Stirling Highway, Crawley – Forrest Hall Stage 2 – Proposed Mixed Use Development Comprised of Nine Scholar Rooms, 65 Short Stay Rooms, Office and Function Space with 39 Car-Bays and 13 Bicycle Bays

**11.31am**

The Acting Senior Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The City Architect (Mr Smith) and Acting Senior Statutory Planner then answered questions from the Design Advisory Committee.

- 11.40am** The presentation concluded.
- 11:40am** Acting Senior Statutory Planner departed and returned to the meeting.
- DEPUTATION:** **Item 6.3** – 35 (Lot 2886) Stirling Highway, Crawley – Forrest Hall Stage 2 – Proposed Mixed Use Development Comprised of Nine Scholar Rooms, 65 Short Stay Rooms, Office and Function Space with 39 Car-Bays and 13 Bicycle Bays
- 11.41am** Mr McGivern commenced the deputation and provided a brief overview of the proposed development application. Mr McGivern, Ms McLean and Ms Lena then answered questions from the Design Advisory Committee.
- 11.44am** 3D Model Coordinator returned to the meeting.
- 11.45am** Manager Development Approvals returned to the meeting.
- 11.45am** Senior Statutory Planner (Mr Colalillo) departed the meeting.
- 11.50am** Senior Statutory Planner (Mr Colalillo) returned to the meeting.
- 12.13pm** The deputation concluded.

## 6. Reports

### **Item 6.1 22 (Lot 28) Altona Street, West Perth – Proposed Nine Level Residential Development Containing 23 Multiple Dwellings and 27 Car Parking Bays**

***Moved Ms Payne, seconded Mr Hobbs***

***That the Design Advisory Committee, having considered the design of the proposed nine level residential development containing 23 multiple dwellings and 27 car parking bays at 22 (Lot 28) Altona Street, West Perth:***

- 1. considers that the residential component of the development is well laid out, achieving good residential amenity with cross ventilation and solar access, but encourages the applicant to pursue further improvement of the amenity by enabling natural light to enter the lift lobbies;***

2. *notes that the narrow site is constrained, resulting in some site planning issues in relation to building setbacks and landscaping provision. In respect to these variations:*
  - 2.1 *the setback variations to the adjacent right of way can be supported as the right of way provides the desired separation between buildings;*
  - 2.2 *the Committee notes the City's track record of consistently applying the front setback requirements to achieve a consistent streetscape character in West Perth and encourages the applicant to adjust the design to achieve compliance with the minimum 4.5 metre front setback to the building, including balconies;*
  - 2.3 *the impact of the setback variation to the southern boundary should be reduced, with opportunities to increase the provision of landscaping being reviewed and any structures on the southern boundary not exceeding one storey in height;*
3. *encourages replacement of the ground level car park at the front of the building with a tenant facility to provide a more active and attractive frontage to the building;*
4. *considers that the quality of the podium materials and finishes need to reflect the intended character of West Perth and must achieve effective screening of the car park, particularly at night; and*
5. *considers that the quality of podium materials and finishes selected for the front façade should be extended to the north facing laneway façade.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Ms Crook, Mr Hobbs, Mr Karotkin, Ms Payne and Mr Smith

**Against:** Nil

**Item 6.2 68 (Lot 100) Milligan Street, Perth – Proposed Removal of an Existing Sky Sign and Installation of a New Digital Sky Sign Displaying Third Party Advertising and Including Lighting Upgrade to the Exterior Façade of Building**

*Moved Ms Crook, seconded Mr Hobbs*

*That the Design Advisory Committee, having considered the design of the proposed exterior lighting of the facade and of the digital sky sign displaying third party advertising at 68 (Lot 100) Milligan Street, Perth:*

- 1. considers that the proposed LED lighting to the building façade is a positive addition to the building; and*
- 2. considers that the removal of the existing advertising signs on the building and their replacement with a single digital sign is an overall improvement to the heritage listed Motor House but considers that the design of the sky sign does not achieve a high quality outcome to the heritage context and encourages the applicant to continue to explore different design approaches.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Ms Crook, Mr Hobbs, Mr Karotkin, Ms Payne and Mr Smith

**Against:** Nil



**Item 6.3 35 (Lot 2886) Stirling Highway, Crawley – Forrest Hall Stage 2 – Proposed Mixed Use Development Comprised of Nine Scholar Rooms, 65 Short Stay Rooms, Office and Function Space with 39 Car-Bays and 13 Bicycle Bays**

*Moved Ms Payne, seconded Ms Crook*

*That the Design Advisory Committee, having considered the design for the proposed mixed-use development (Forrest Hall stage 2) comprised of nine scholar rooms, 65 short stay accommodation rooms, office and function space with 39 car-bays and 13 bicycle bays at 35 (Lot 2886) Stirling Highway, Crawley:*

- 1. considers that the design of Forrest Hall Stage 2 does not fully embrace the possibilities of this site;*
- 2. suggests that the design of the building should be more open and welcoming in its design rather than presenting as a closed and private development.*
- 3. raises concerns about the pedestrian experience adjacent to the Hacket Drive frontage and considers that the design and scale of the boundary walls should be reviewed to enable the development to more successfully engage with the street and with the main University campus; and*
- 4. notes the preparation of a master plan for this locality and encourages this planning to provide opportunities for pedestrian engagement on the eastern side of the site.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Ms Crook, Mr Hobbs, Mr Karotkin, Ms Payne and Mr Smith

**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

Nil

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

**Outstanding Items:**

Nil

**10. Closure**

**12.41pm** The Presiding Member declared the meeting closed.