



City of Perth

**Design Advisory Committee
Minutes**

**13 December 2018
10.00am**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**MURRAY JORGENSEN
CHIEF EXECUTIVE OFFICER**



City of Perth

**Design Advisory Committee
Minutes**

**13 December 2018
10.00am**

**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:-----

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, 13 December 2018**.

Members in Attendance:

Mr Karotkin Presiding Member
Mr Brookfield
Mr Kerr
Ms Barrenger

Officers:

Mr Smith City Architect
Mr Gericke Principal Statutory Planner
Mr Colalillo Senior Statutory Planner
Ms Vermeer Senior Statutory Planner
Mr Bien Statutory Planner
Mr Fotev 3D Model Coordinator
Ms Obern Governance Officer

Guests and Deputations:

Mr Cotter Buchan Architects
Ms Fekete Buchan Architects
Mr Barrett MJA Studio
Mr Beattie Element Heritage
Mr Reineke Stirling Capital

1. Declaration of Opening

10.06am The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Mr Ciemitis – Apology
Mr Mackay – Apology
Mr Warn – Apology

3. Confirmation of Minutes – 15 November 2018

Moved Mr Brookfield seconded Mr Kerr

That the minutes of the meeting of the Design Advisory Committee held on 15 November 2018 be confirmed as a true and correct record.

The motion was put and carried

(Cont'd)

The votes were recorded as follows:

For: Ms Barrenger, Mr Brookfield, Mr Karotkin and Mr Kerr

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

Presentation: **Agenda Item 6.1** – 150 (Lot 26) St Georges Terrace, Perth – Proposed Refurbishment of the Existing 15 Level Office Building

10.07am The Senior Statutory Planner (Mr Colalillo), commenced the presentation and provided a brief overview of the proposed development application. The City Architect and Senior Statutory Planner (Mr Colalillo), then answered questions from the Design Advisory Committee.

10.09am The presentation concluded.

Deputation: **Agenda Item 6.1** – 150 (Lot 26) St Georges Terrace, Perth – Proposed Refurbishment of the Existing 15 Level Office Building

10.11am Mr Cotter commenced the deputation and provided a brief overview of the proposed development application. Mr Cotter and Ms Fekete then answered questions from the Design Advisory Committee.

10.40am The deputation concluded.

Presentation: **Agenda Item 6.2** – 553-561 (Lots 303 and 34) Wellington Street – 39 Level Student Accommodation Development Containing 433 Beds in 258 Units and One Commercial Tenancy – Bonus Plot Ratio

10.41am The Senior Statutory Planner (Ms Vermeer) commenced the presentation and provided a brief overview of the proposed development application. The City Architect and Senior Statutory Planner (Ms Vermeer), then answered questions from the Design Advisory Committee.

10.45am The presentation concluded.

Deputation: **Agenda Item 6.2** – 553-561 (Lots 303 and 34) Wellington Street – 39 Level Student Accommodation Development Containing 433 Beds in 258 Units and One Commercial Tenancy – Bonus Plot Ratio

10.45am Mr Dwyer commenced the deputation and provided a brief overview of the proposed development application. Mr Dwyer and Mr Beattie then answered questions from the Design Advisory Committee.

11.14am The deputation concluded.

6. Reports

Item 6.1 150 (Lot 26) St Georges Terrace, Perth – Proposed Refurbishment of the Existing 15 Level Office Building

Moved Mr Kerr, seconded Mr Brookfield

That the Design Advisory Committee having CONSIDERED the design for the proposed exterior refurbishment works to the existing 15 level office building at 150 (Lot 26) St Georges Terrace, Perth provides the following comments and advice:

- 1. the proposal to open the building to the north, moving the service infrastructure to allow natural light into the lift well lobbies and screening of the telecommunication infrastructure is commended;*
- 2. the design approach and proposed materials are considered an acceptable approach and outcome;*
- 3. the reversibility of aspects of the proposed works is welcomed thereby maximising future options for development;*
- 4. the existing entry to the west and potential for an entry to the east to the ground floor should be retained and used in the internal layout if possible to improve integration with the adjoin properties; and*
- 5. final details of the landscaping within the conservatory and external to the terrace should be submitted for final consideration by the city.*

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Brookfield, Mr Karotkin and Mr Kerr

Against: Nil

Item 6.2 553-561 (Lots 303 and 34) Wellington Street – 39 Level Student Accommodation Development Containing 433 Beds in 258 Units and One Commercial Tenancy – Bonus Plot Ratio

Moved Mr Brookfield, seconded Mr Kerr

That the Design Advisory Committee having further CONSIDERED the design and the awarding of bonus plot ratio for the proposed 39 level student accommodation development including one commercial tenancy at 553-561 (Lots 303 and 34) Wellington Street, Perth provides the following notes, comments and advice:

- 1. NOTES the Committee's previous support for the awarding of 20% bonus plot ratio for a new Special Residential development in compliance with the City's Bonus Plot Ratio Policy 4.5.1;*
- 2. SUPPORTS the awarding of 15% bonus plot ratio for conservation of a heritage site in compliance with the City's Bonus Plot Ratio Policy 4.5.1 noting that at its meeting on 27 November 2018 Council approved the site being entered on the City's Heritage List;*
- 3. further development of heritage details in the design is to be resolved with the City Officers noting specifically that the void to the entry is supported in principle, however, requires interpretation of removed original fabric (as per option 2 as presented), noting that this level of interpretation has been achieved elsewhere in the design where walls are removed; and*
- 4. further review of the awning to Wellington Street is required, specifically to the design of the awning on the corner of Wellington and Queen Streets, to ensure the awning is not subject to vehicle damage and to maintain a design reference to the Queen Street portion of the original awning.*

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Brookfield, Mr Karotkin and Mr Kerr

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

11.26am The Presiding Member declared the meeting closed.