



City of Perth

**Design Advisory Committee  
Minutes**

**15 November 2018  
10.00am**

**Committee Room 1  
Level 9  
Council House**

**APPROVED FOR RELEASE**

**MURRAY JORGENSEN  
ACTING CHIEF EXECUTIVE OFFICER**



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10.00am**

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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**

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**DATE:-----**

## DESIGN ADVISORY COMMITTEE MINUTES      THURSDAY, 15 NOVEMBER 2018

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, 15 November 2018.**

### **Members in Attendance:**

Mr Karotkin	Presiding Member
Mr Mackay	
Mr Brookfield	
Ms Payne	
Mr Farley	Acting Director Planning and Development (arrived 10.11am)
Mr Hobbs	Deputy for Mr Kerr

### **Officers:**

Ms Smith	Manager Development Approvals
Mr Smith	City Architect
Mr Gericke	Principal Statutory Planner
Ms Trlin	Senior Statutory Planner
Ms Vermeer	Acting Senior Statutory Planner
Mr Fotov	3D Model Coordinator
Ms Obern	Governance Officer

### **Guests and Deputations:**

Mr Pennock	Pennock Architects
Mr Read	Element
Mr Dwyer	MJA Studio
Mr Dar	Element Heritage
Mr Sparks	Stirling Capital

### **1. Declaration of Opening**

**10.04am**      The Presiding Member declared the meeting open.

### **2. Apologies and Members on Leave of Absence**

Mr Kerr – apology  
Mr Ciemitis – apology

### **3. Confirmation of Minutes – 18 October 2018**

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

***That the minutes of the meeting of the Design Advisory Committee held on 18 October 2018 be confirmed as a true and correct record.***

***The motion was put and carried***

The votes were recorded as follows:

**For:** Mr Brookfield, Mr Hobbs, Mr Karotkin, Mr Mackay and Ms Payne

**Against:** Nil

**4. Correspondence**

Nil

**5. Disclosures of Members' Interests**

Nil

**6. Briefings and Deputations**

**PRESENTATION:** **Item 6.1** – 89 (Lots 327 and 328) Fairway, Crawley – Proposed Demolition of Existing Dwelling and Construction of Six, Three-Storey Residential Grouped Dwellings

**10.06am** The Senior Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The Senior Statutory Planner and the City Architect answered questions from the Design Advisory Committee.

**10.11am** Mr Farley entered the meeting.

**10.22am** The presentation concluded.

**10.22am** The Senior Statutory Planner departed the meeting.

**10.22am** The Senior Statutory Planner returned to the meeting.

**DEPUTATION:** **Item 6.1** – 89 (Lots 327 and 328) Fairway, Crawley – Proposed Demolition of Existing Dwelling and Construction of Six, Three-Storey Residential Grouped Dwellings

**10.23am** Mr Pennock commenced the deputation and provided an overview of the proposed development application. Mr Pennock and Mr Read then answered questions from the Design Advisory Committee.

**10.55am** The deputation concluded.

**PRESENTATION:** **Item 6.2** – 553-561 (Lots 303 and 304) Wellington Street – 39 Level Student Accommodation Development Containing 433 Beds in 258 Units and One Commercial Tenancy – Bonus Plot Ratio

- 10.57am** The Acting Senior Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The Acting Senior Statutory Planner and City Architect answered questions from the Design Advisory Committee.
- 11.10am** The presentation concluded.
- 11.10am** The Acting Senior Statutory Planner departed the meeting.
- 11.11am** The Acting Senior Statutory Planner returned to the meeting.
- DEPUTATION:** **Item 6.2 – 553-561 (Lots 303 and 304) Wellington Street – 39 Level Student Accommodation Development Containing 433 Beds in 258 Units and One Commercial Tenancy – Bonus Plot Ratio**
- 11.18am** Mr Dwyer, commenced the deputation and provided an overview of the proposed development application. Mr Dwyer, Mr Dar and Mr Sparks then answered questions from the Design Advisory Committee.
- 11.58am** The deputation concluded.
- 11:58am** The Principal Statutory Planner departed the meeting and did not return.

**6. Reports**

**Item 6.1 89 (Lots 327 and 328) Fairway, Crawley – Proposed Demolition of Existing Dwelling and Construction of Six, Three-Storey Residential Grouped Dwellings**

*Moved Ms Payne, seconded Mr Hobbs*

*That the Design Advisory Committee, having considered the amended design for the proposed construction of six, three storey residential grouped dwellings at 89 (Lots 327 & 328) Fairway, Crawley:*

- 1. supports the proposed variations to the maximum building height and setback provisions of the Residential Design Codes, noting that the development has been lowered by one storey and wall heights on the side boundaries have been reduced, and considers that the development will not have an adverse impact on the adjoining sites; and*

*(Cont'd)*

2. *supports the change to the development's aesthetic and architectural style and considers that it will complement the existing streetscape. Notwithstanding, it is advised that the development could be further improved by:*

2.1 *increasing landscape zones along the central driveway in areas where the full width of the driveway is not required for vehicle maneuvering to further soften the development and improve privacy between opposing living room windows;*

2.2 *resolving the location of air conditioner condensers to ensure they do not impact on the amenity or usability of any outdoor spaces and do not have any noise or visual impact on adjacent dwellings; and*

2.3 *providing sun protection to the openings on the northern elevation of the dwellings (noting that the awnings could be removed from the southern elevation).*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Mr Brookfield, Mr Farley, Mr Hobbs, Mr Karotkin, Mr Mackay and Ms Payne

**Against:** Nil

**Item 6.2**                      **553-561 (Lots 303 and 304) Wellington Street – 39 Level Student Accommodation Development Containing 433 Beds in 258 Units and One Commercial Tenancy – Bonus Plot Ratio**

*Moved Mr Mackay, seconded Ms Payne*

*That the Design Advisory Committee, having considered the design and the awarding of bonus plot ratio for the proposed 39-level student accommodation building including the partial retention of the existing building at 553-561 (Lots 303 and 34) Wellington Street, Perth:*

1. *supports 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;*

*(Cont'd)*

2. *supports in principle the awarding of bonus plot ratio for the conservation of a heritage place subject to:*
  - 2.1 *the existing building on the site being entered into the City's Heritage List; and*
  - 2.2 *additional information and details, including sections, being provided in regard to the quality of the heritage outcomes and the commitment to the interpretation and conservation of significant fabric to justify the 15% bonus plot ratio being sought;*
3. *supports the proposed variations to side and rear setback requirements, as it is considered that the proposed slender tower will not have an adverse impact on the surrounding streetscapes or on adjacent developments;*
4. *considers that the general design and aesthetic quality of the development is of an acceptable standard for the capital city;*
5. *considers that the internal layout and design of the accommodation rooms and communal facilities are fit for purpose but suggests investigating opportunities to bring borrowed light into the lift lobby spaces from the adjacent cluster units; and*
6. *notes the number of bicycle parking bays in relation to the number of students and the opportunity to provide bicycle share options.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Mr Brookfield, Mr Farley, Mr Hobbs, Mr Karotkin, Mr Mackay and Ms Payne

**Against:** Nil

7. **Motions of which previous notice has been given**

Nil

**12:22pm** The Senior Statutory Planner and Acting Senior Statutory Planner departed the meeting and did not return.

**8. General Business**

8.1 Responses to General Business from a Previous Meeting

Nil

8.2 New General Business

**Brian McKay Artworks – Central Park Tower**

The Presiding Member raised concerns about the proposal to make internal alterations to the ground level of the Central Park Tower that will include the relocation of the Brian McKay artworks that were commissioned in 1992 to be an integral component to the entrance to the tower. There is a risk that the aluminium panels will be damaged in any attempt to remove them from their recessed niches and their repositioning will compromise the integrity of the artwork which was created as a fully integrated part of the original tower design.

It was acknowledged that the City did not have any authority to intervene in the project given that internal modifications to non-heritage buildings are exempt from requiring planning approval. The Committee considers the relocation of the Brian McKay artworks to be a bad outcome for the city and expressed disappointment with the planning system that enables these sorts of outcomes that can have significant impacts on the public/private interface.

The Acting Director Planning and Development advised that the City would continue to advocate for amendments to the State Government's 'Deemed Provisions' that were having an adverse impact on planning in the city and that the drafting of City Planning Scheme No. 3 would consider addressing the issues faced by the City since the introduction of the Deemed Provisions.

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

Outstanding Items:

Nil

**10. Closure**

**12:33pm** The Presiding Member declared the meeting closed.