

# **MINUTES**

## **DESIGN ADVISORY COMMITTEE**

**31 MARCH 2016**

**APPROVED FOR RELEASE**

A handwritten signature in black ink, appearing to read 'Martin Mileham', is written over a light grey rectangular background.

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**MARTIN MILEHAM  
CHIEF EXECUTIVE OFFICER**



CITY of PERTH

## MINUTES

# DESIGN ADVISORY COMMITTEE

31 MARCH 2016

THESE MINUTES ARE HEREBY CERTIFIED AS  
CONFIRMED

PRESIDING MEMBER'S  
SIGNATURE

*David Karotkin*

DATE: *21-04-2016*

# DESIGN ADVISORY COMMITTEE

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Minutes of the meeting of the City of Perth **Design Advisory Committee** held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 31 March 2016**.

## **MEMBERS IN ATTENDANCE**

Mr Karotkin	-	Presiding Member
Mr Ciemitis		
Mr Mackay		
Mr Warn		
Mr Sharp		
Mr Kerr		
Mr Smith	-	Deputy for Mr Farley

## **OFFICERS**

Ms Smith	-	Manager Development Approvals
Mr Gericke	-	Coordinator Statutory Town Planning
Mr Fotev	-	3D Model Officer
Ms Rutigliano	-	Governance Administration Officer

## **GUESTS AND DEPUTATIONS**

Mr Jones	-	MJA Studio
Mr Chau	-	Stirling Capital
Mr Reinecke	-	Stirling Capital
Mr Morrison	-	Urbis
Ms Clarke	-	Rowe Group

## **DA23/16      DECLARATION OF OPENING**

**4.11pm**      The Presiding Member declared the meeting open.

## **DA24/16      APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE**

Mr Farley (apology)

**DA25/16      CONFIRMATION OF MINUTES**

*Moved by Mr Ciemitis, seconded by Mr Mackay*

*That the minutes of the meeting of the Design Advisory Committee held on 10 March 2016 be confirmed as a true and correct record.*

*The motion was put and carried*

The votes were recorded as follows:

**For:**        Mr Ciemitis, Mr Karotkin, Mr Kerr, Mr Mackay, Mr Sharp, Mr Smith, Mr Warn

**Against:** Nil

**DA26/16      CORRESPONDENCE**

Nil

**DA27/16      DISCLOSURE OF MEMBERS' INTERESTS**

Nil

**PRESENTATION:**        **Agenda Item 1**, DA29/16 – 89-91 (Lot 427) and 95 (Lot 428) Stirling Street, Perth – Demolition of the two Existing Single Storey Commercial Buildings and Construction of a 22-Level Student Housing Development containing 543 Beds in 183 Units, One Commercial Tenancy at the Ground Floor Level and 28 Car Parking Bays – Bonus Plot Ratio

**4.14pm**                      The Coordinator Statutory Town Planning, commenced the presentation and provided a brief overview of the proposed amended development application. The Coordinator Statutory Town Planning and City Architect then answered questions from the Design Advisory Committee.

**4.24pm**                      The presentation concluded.

**DEPUTATION:**                    **Agenda Item 1**, DA29/16 – 89-91 (Lot 427) and 95 (Lot 428) Stirling Street, Perth – Demolition of the two Existing Single Storey Commercial Buildings and Construction of a 22-Level Student Housing Development containing 543 Beds in 183 Units, One Commercial Tenancy at the Ground Floor Level and 28 Car Parking Bays – Bonus Plot Ratio

**4.25pm**                                Mr Jones commenced the deputation and provided an overview of the development application. Mr Jones and Mr Reinecke then answered questions from the Design Advisory Committee.

**5.05pm**                                The deputation concluded.

**PRESENTATION:**                **Agenda Item 2**, DA28/16 – 4 (Lot 70) Walker Avenue, West Perth – Rear Addition of the Eighth Floor Level of a 9-Level Hotel Development containing 126 Hotel Rooms and Eleven Car Parking Bays – Transfer of Plot Ratio

**5.06pm**                                The Coordinator Statutory Town Planning, commenced the presentation and provided a brief overview of the amendments to the development application. The Coordinator Statutory Town Planning then answered questions from the Design Advisory Committee.

**5.09pm**                                The presentation concluded.

**DEPUTATION:**                    **Agenda Item 2**, DA28/16 – 4 (Lot 70) Walker Avenue, West Perth – Rear Addition of the Eighth Floor Level of a 9-Level Hotel Development containing 126 Hotel Rooms and Eleven Car Parking Bays – Transfer of Plot Ratio

**5.10pm**                                Ms Clarke commenced the deputation and provided an overview of the amendments to the development application. Ms Clarke then answered questions from the Design Advisory Committee.

**5.14pm**                                The deputation concluded.

**Meeting Note:** The Design Advisory Committee agreed that the order of business detailed in the agenda be amended so Item 2 could be considered as the first item of business at the meeting, specifically:

1. **Agenda Item 1**, DA28/16 – 4 (Lot 70) Walker Avenue, West Perth – Rear Addition of the Eighth Floor Level of a 9-Level Hotel Development containing 126 Hotel Rooms and Eleven Car Parking Bays – Transfer of Plot Ratio
2. **Agenda Item 2**, DA29/16 – 89-91 (Lot 427) and 95 (Lot 428) Stirling Street, Perth – Demolition of the Two Existing Single Storey Commercial Buildings and Construction of a 22-Level Student Housing Development Containing 543 Beds in 183 Units, One Commercial Tenancy at the Ground Floor Level and 28 Car Parking Bays – Bonus Plot Ratio

**DA28/16      4 (LOT 70) WALKER AVENUE, WEST PERTH – REAR  
ADDITION TO THE EIGHTH FLOOR LEVEL OF A 9-  
LEVEL HOTEL DEVELOPMENT CONTAINING 126  
HOTEL ROOMS AND ELEVEN CAR PARKING BAYS -  
TRANSFER OF PLOT RATIO**

**BACKGROUND:**

SUBURB/LOCATION:	4 (Lot 70) Walker Avenue, West Perth
FILE REFERENCE:	2016/5021
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	8 March 2016
MAP / SCHEDULE:	Schedule 2 - Map and colour perspective for 4 Walker Avenue, West Perth
3D MODEL PRESENTATION:	A 3D Model for this application was available at the Committee meeting.
LANDOWNER:	Recipient Site: 4 Walker Avenue Investments Donor Site: Kella Nominees Pty Ltd
APPLICANT:	Rowe Group
ZONING:	(MRS Zone) Urban Zone (City Planning Scheme Precinct) West Perth Precinct 10 (P10) (City Planning Scheme Use Area) Office/Residential
APPROXIMATE COST:	\$900,000

**SITE HISTORY:**

The subject site is located on the eastern side of Walker Avenue with a total site area of 706m<sup>2</sup>.

At its meeting held on 5 February 2015 the City of Perth's Local Development Assessment Panel approved the demolition of the existing single storey house and the construction of a nine level hotel development containing 120 hotel rooms and nine car parking bays.

On 27 May 2016 the City issued a permit to demolish the existing single storey dwelling and on 4 February 2016 the City issued a building permit to construct the nine level hotel development. The single storey dwelling has since been demolished and the hotel building is currently under construction.

**DETAILS:**

Approval is sought for a rear addition to the eighth floor level of approved hotel development. This will result in an additional half a floor level incorporating 6 hotel rooms or 126 rooms in total. In order to accommodate the new addition, the application proposes a transfer of plot ratio of 69m<sup>2</sup> from the former Old East Perth School 76 (Lot 5) Wittenoom Street, East Perth which is listed on the State Register of Heritage Places and on the City's Register of Transfer of Plot Ratio as a donor site. There are no other changes proposed as part of the application.

**COMPLIANCE WITH PLANNING SCHEME:**

**Land Use**

The subject site is located in the Office/Residential Use Area of the West Perth Precinct 10 of City Planning Scheme No. 2 (CPS2). The West Perth Precinct will be developed as one of several residential quarters, accommodating a range of housing types along with support facilities, as well as providing a secondary business area adjacent to the city centre. It is envisaged that the West Perth Precinct will continue to develop as a living and working environment set in spacious landscaped surrounds, reflecting the original concept for this area of a garden office and residential district. The amenity, character and general environmental quality of the West Perth Precinct should be maintained and enhanced.

A hotel use falls within the 'Special Residential' use group which is a preferred ('P') use in the Office/Residential use area of the West Perth Precinct under CPS2. The proposed addition to the eighth floor level will contain hotel rooms and therefore is consistent with the statement of intent for the area.



**Development Requirements**

The proposal has been assessed against the City Planning Scheme requirements and the proposal's compliance with the following development standards is summarised below:

<b>Development Standard</b>	<b>Proposed</b>	<b>Required / Permitted</b>
<b>Maximum Plot Ratio:</b>	<b>2.1:1 (1,481m<sup>2</sup>) inclusive of a transfer of 69m<sup>2</sup> (6.5%) plot ratio floor area</b>	Base Plot Ratio 2.0:1 (1,412m <sup>2</sup> )  Maximum 20% transfer of plot ratio providing a total plot ratio of 2.4:1 (1,695m <sup>2</sup> )
<b>Building Height:</b>	28 metres	29 metres (maximum)
<b>Setbacks:</b>		
Front (Walker Avenue)		
- Ground to first floor level	4.8 metres	4.5 metres (minimum)
- Second to eighth floor level	4.5 metres	4.5 metres (minimum)
Side (South)		
- Ground to first floor level	<b>Nil – 1.26 metres</b>	4 metres (minimum)
- Second to eighth floor level	<b>Nil – 0.8 metres</b>	4 metres (minimum)
Side (North)		
Ground to first floor level	<b>Nil – 3 metres</b>	4 metres (minimum)
- Second to eighth floor level	<b>3 metres</b>	4 metres (minimum)
Rear (West)		
- Ground to first floor level	<b>Nil</b>	3 metres (minimum)
- Second to eighth floor level	<b>1 metre</b>	3 metres (minimum)

**Conclusion**

The Design Advisory Committee was requested to comment on the variations to the rear and side setback requirements and its impact on the adjacent heritage property and on local amenity.

***Moved by Mr Sharp , seconded by Mr Kerr***

***That the Design Advisory Committee, having considered the design of the proposed rear addition to the eighth floor level of an approved nine level hotel development containing 126 hotel rooms and eleven car parking bays at 4 (Lot 70) Walker Avenue, West Perth:-***

- 1. supports the additions subject to all plant, including air conditioner condensers, being integrated into the design of the roof and being screened from view; and***
- 2. considers that the setback variations to the eighth floor additions will have no significant impact on the adjoining heritage property or on the amenity of the locality.***

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

**The votes were recorded as follows:**

**For:        Mr Ciemitis, Mr Karotkin, Mr Kerr, Mr Mackay, Mr Sharp, Mr Smith, Mr Warn**

**Against: Nil**

**DA29/16      89-91 (LOT 427) AND 95 (LOT 428) STIRLING STREET,  
PERTH – DEMOLITION OF THE TWO EXISTING SINGLE  
STOREY COMMERCIAL BUILDINGS AND  
CONSTRUCTION OF A 22-LEVEL STUDENT HOUSING  
DEVELOPMENT CONTAINING 543 BEDS IN 183 UNITS,  
ONE COMMERCIAL TENANCY AT THE GROUND  
FLOOR LEVEL AND 28 CAR PARKING BAYS - BONUS  
PLOT RATIO**

**BACKGROUND:**

SUBURB/LOCATION:	89-91(Lot 427) and 95 (Lot 428) Stirling Street, Perth
FILE REFERENCE:	2016/5047
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	9 March 2016
MAP / SCHEDULE:	Schedule 1 - Map and colour perspective for 89- 91 Stirling Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application was available at the Committee meeting.
LANDOWNER:	Centex Pty Ltd
APPLICANT:	Stirling Capital Pty Ltd and Urbis Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Stirling Precinct 3 (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$21.5 million

**SITE HISTORY:**

The subject site is located to the north west of Stirling Street, comprising of two separate lots with a total site area of 1,523m<sup>2</sup>. The site contains two commercial buildings which are proposed for demolition. The building at 95 Stirling Street was included on the City's 2000 Municipal Heritage Inventory as a place of aesthetic significance as an example of an early cottage during the nineteenth century. The place however does not have formal listing under City Planning Scheme No. 2. The applicant was approached to consider the potential listing and integration of the heritage building into the redevelopment of the site however this was not considered a feasible option.

**DETAILS:**

Approval is sought to demolish the two existing commercial buildings on the site and to construct a 22-level student housing development containing 543 beds in 183

units, one commercial tenancy at the ground floor level and 28 car parking bays at the subject site. The development will provide a mixture of accommodation types with individual bedroom sizes ranging from 11m<sup>2</sup> to 18m<sup>2</sup>.

The proposed student accommodation is intended to be available on long term leases of approximately 50 weeks allowing for accommodation during the full academic calendar as well as breaks. Units may also be hired out on a short term basis for visiting academics, students or sporting teams. The development will also provide communal facilities for recreation and study.

Details of the proposed development are as follows:

<b>Ground Floor Level</b>	This level will contain one commercial tenancy earmarked as a café or small bar. It will also contain the main entrance, reception and lift lobby for the student accommodation. The vehicle entrance to the building will be provided at this level from Stirling Street with three car parking bays, one universal access bay, 124 bicycle parking bays as well as back of house facilities including a bin storage area, transformer and switch room, pump room and tank rooms.
<b>First Floor Level</b>	This level will contain an office space fronting onto Stirling Street (80m <sup>2</sup> ), a mezzanine space over the ground floor commercial tenancy (63m <sup>2</sup> ), 24 car parking bays, 174 bicycle parking bays and 13 scooter bays.
<b>Second Floor Level</b>	This level will contain communal facilities including a gymnasium (113m <sup>2</sup> ), a 15 metre lap pool, outdoor common space, function area, common area, group study areas, library, laundry, male and female change facilities.
<b>Third to Twenty First Floor Level</b>	Each level will contain six accommodation types including one 6 bedroom unit with a shared kitchen/dining area, lounge, and two bathrooms (118m <sup>2</sup> ), one 5 bedroom apartment with a shared kitchen/dining area, lounge and two bathrooms (108m <sup>2</sup> ), one 5 bedroom unit with a shared kitchen/dining area and lounge and five ensuite bathrooms (118m <sup>2</sup> ), two units with 2 bedrooms and 1 shared bathroom (25m <sup>2</sup> ), seven 1 bedroom units each with its own ensuite (18m <sup>2</sup> ), and one 1 bedroom universal access unit with an ambulant bathroom facility (27m <sup>2</sup> ). Each level will also contain a shared space with two meeting rooms, bin storage facility and cleaning store room.
<b>Twenty Second Floor Level</b>	This level will contain one 5 bedroom unit with a shared kitchen/dining area, lounge and 5 ensuite bathrooms (118m <sup>2</sup> ) and six 1 bedroom units each with an ensuite bathroom (18m <sup>2</sup> ). A communal area including a rooftop outdoor cinema, bar and outdoor kitchen will also be provided at this level.
<b>Roof Level</b>	This level will contain a fully enclosed mechanical plant room.

**COMPLIANCE WITH PLANNING SCHEME:****Land Use**

The subject site is located in the City Centre Use area of the Stirling Precinct 3 of City Planning Scheme No. 2 (CPS2). The Stirling Precinct will develop as an office, mixed commercial and residential area taking advantage of good access to public transport and the close proximity to retail and entertainment areas. The student housing proposal has been defined by the applicant as a lodging house which falls within the 'Special Residential' use under CPS2. The definition of lodging house has the same meaning given to it in the Health Act 1912:

*"lodging-house means any building or structure, permanent, or otherwise, and any part thereof, in which provision is made for lodging or boarding more than 6 persons, exclusive of the family of the keeper thereof, for hire or reward; but the term does not include –*

- (a) *premises licenced under a publican's general licence, limited hotel licence, or wayside-house licence, granted under the Licensing Act 1911; or*
- (b) *residential accommodation for students in non-government school within the meaning of the School Education Act 1999; or*
- (c) *any building comprising residential flats."*

A 'Special Residential' use is a preferred ('P') in the Stirling Precinct however it is prohibited where it fronts the street at pedestrian level unless it provides pedestrian interest and activity. The application proposes a commercial tenancy at the ground floor level with a mezzanine above which is earmarked for 'Retail (General)', 'Dining' (café) or 'Entertainment (small bar) purposes which are contemplated ('C') uses in this location.

**Development Requirements**

New development in the Stirling Precinct will incorporate attractive facades, with open areas such as car parks and servicing areas located behind buildings. In addition the development of verandahs and awnings over footpaths is strongly encouraged to provide weather protection for pedestrians.

The proposal's compliance with the CPS2 development requirements is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	4.75:1 (7,230m <sup>2</sup> ) 18.75% bonus plot ratio for a special residential use	4:1 (6,092m <sup>2</sup> )  Maximum 20% bonus for a special residential use providing a total plot ratio of (7,310m <sup>2</sup> )

Development Standard	Proposed	Required / Permitted
<b>Building Height:</b>	Street building height of 8.93 metres with a 5 metre to 7.5 metre setback up to a height of 77.48 <b>with encroachments into the 10 metre setback from 65 metres (level 20) and above</b>	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this with no prescribed maximum height limit
<b>Setbacks:</b>		
<u>Side (North-East)</u>		
Lower Building level	Nil - 4 metres	Nil (no openings) 4 metres (with openings)
Upper Building Level	4 metres (up to 65 metres) <b>4 metres</b> to 12 metres (over 65 metres)	4 metres (up to 65 metres) 8 metres (over 65 metres)
<u>Side (South-West)</u>		
Lower Building Level	Nil - 4 metres	Nil (no openings) 4 metres (with openings)
Upper Building Level	4 metres <b>4 metres</b> – 12.4 metres	4 metres (up to 65 metres) 8 metres (over 65 metres)
<u>Rear</u>		
Lower Building Level	Nil – 6.4 metres	Nil (no openings) 4 metres (with openings)
Upper Building Level	4 metres (up to 65 metres) <b>4 metres</b> to 14.9 metres (over 65 metres)	4 metres (up to 65 metres) 8 metres (over 65 metres)
<b>Car Parking:</b>	28 bays including one universal access bay	30 bays (maximum)
<b>Bicycle Parking:</b>	298 bays	63 bays (minimum)

**COMMENTS:****Bonus Plot Ratio**

Under City Planning Scheme No. 2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of the City Planning Scheme No. 2 and detailed within the revised Bonus Plot Ratio Policy. These bonus categories are:

- Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, conservation of heritage places and provision of specific facilities on private land).
- Residential Use: Maximum 20% bonus.
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

**Bonus Plot Ratio for Special Residential Use**

Developments which incorporate a 'Special Residential' use may be awarded bonus plot ratio of up to 20% or up to 40% in the case of a high quality hotel. The application is seeking 20% bonus plot ratio for the provision of a 'Special Residential' (lodging house) use. The applicant has justified the proposed bonus plot ratio on the following grounds:

*"While it is acknowledged that the City's Bonus Plot Ratio Policy emphasises short term accommodation, the scheme does outline any preference of land uses in the Special Residential use group. Given that the scheme also allows for a 20% bonus for Residential uses on the site, it is clear that there is a mandate from the City to encourage both short term and long term/permanent residential use. This development will provide over 543 beds and provide short and long term accommodation to a range of local, interstate and international visitors. The purpose built facility will provide a positive living environment for residents, and hence Perth's reputation as a destination for education. In that respect, the bonus sought aligns with the overarching objectives of the scheme."*

The development is considered to comply with the City's Special Residential (Serviced and Short Term Accommodation) Policy 3.9 in terms of providing accessible rooms for people with disabilities, a separate reception area at the ground floor entrance and communal facilities.

**Conclusion**

The Design Advisory Committee was requested to comment on the following:

- the development's compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 20% bonus plot ratio for the provision of a special residential use;

- the proposed variations to the street, side and rear upper building level setback requirements and its impact on the streetscape; and
- the general design and aesthetic quality of the development.

***Moved by Mr Sharp, seconded by Mr Mackay***

***That the Design Advisory Committee, having considered the design and the awarding of bonus plot ratio for a proposed 22-level student housing development containing 543 beds in 183 units, one commercial tenancy at the ground floor level and 28 car parking bays:-***

- 1. supports in principle the awarding of bonus plot ratio for the provision of a special residential (student accommodation) use in this location but considers that insufficient information has been provided to enable the Committee to assess the suitability of the accommodation and facilities for its proposed purpose;***
- 2. supports the proposed built form and massing, including the extent of variations to the street, side and rear upper building level setbacks;***
- 3. supports the diversity of accommodation choices being proposed but considers that the layout of the accommodation rooms will require further refinement to meet specific operator requirements and notes that the accessible rooms are non-compliant and that sleeping areas relying on borrowed light do not meet the City's design requirements;***
- 4. considers that the design and aesthetic quality of the development is unresolved and requests additional information to address the following:-***
  - 4.1 build quality including details of materials and finishes;***
  - 4.2 location and design of plant, including details of how the development will be air conditioned;***
  - 4.3 review of the dimensions and design of circulation spaces and common areas, noting these should be adequate to cater for both occupants and their guests;***
  - 4.4 the provision of storage facilities for occupants;***

***(Cont'd)***



**4.5 evidence that experienced operators/managers of student accommodation have had meaningful input into the design and location of rooms and facilities within the development;**

**5. encourages the applicant to investigate the potential to create a pedestrian link through the site to connect with the approved hotel development at the rear in order to complete a strategic mid-block pedestrian route through this section of the Stirling Precinct.**

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

The votes were recorded as follows:

**For: Mr Ciemitis, Mr Karotkin, Mr Kerr, Mr Mackay, Mr Sharp, Mr Smith, Mr Warn**

**Against: Nil**

**DA30/16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**DA31/16 GENERAL BUSINESS**

### **Responses to General Business from a Previous Meeting**

The City Architect advised the Committee that 'Biophilic Design' was being considered for inclusion in the City's revised Development Design Policy.

### **New General Business**

Mr Kerr requested information of the City of Perth boundaries coming into effect after 1 July 2016.

**DA32/16      ITEMS FOR CONSIDERATION AT A FUTURE MEETING**

**Outstanding Items:**

Nil

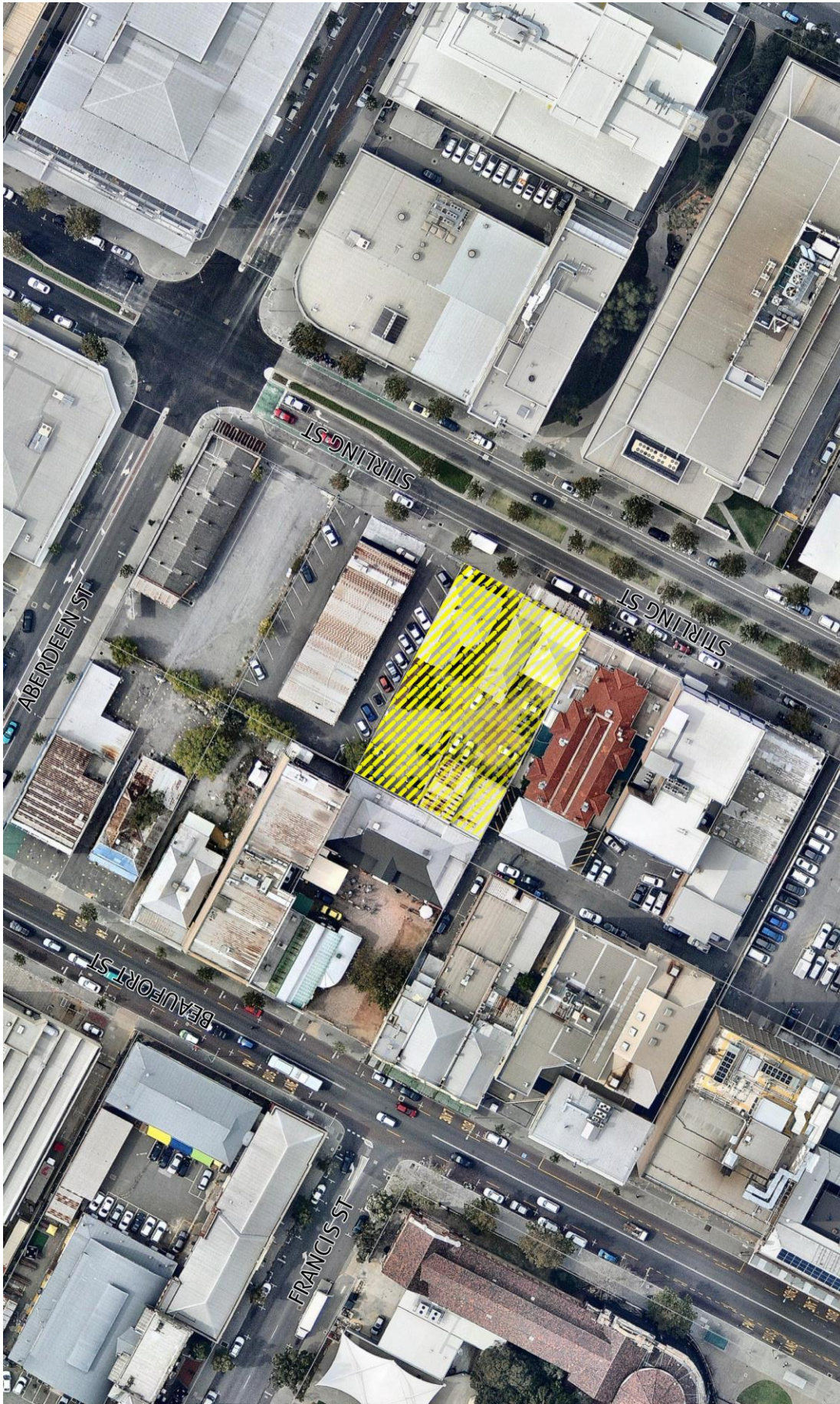
**DA33/16      CLOSE OF MEETING**

**5.54pm**      There being no further business the Presiding Member declared the meeting closed.

SCHEDULES  
FOR THE MINUTES OF THE  
DESIGN ADVISORY  
COMMITTEE MEETING  
HELD ON  
31 MARCH 2016



SCHEDULE 1



16/5047; 89-91 AND 95 (LOTS 427 AND 428) STIRLING STREET, PERTH





**2016/5047; 89-91 AND 95 (LOTS 427 AND 428)  
STIRLING STREET, PERTH**



SCHEDULE 2



2016/5021; 4 (LOT 70) WALKER AVENUE, WEST PERTH



