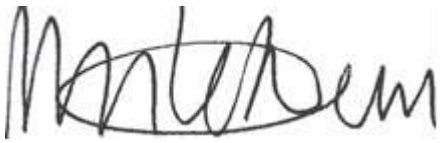
City of Perth

Design Advisory Committee
Minutes

1 June 2017
4.00pm

Committee Room 1
Level 9
Council House

APPROVED FOR RELEASE



MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

City of Perth

Design Advisory Committee
Minutes

1 June 2017
4.00pm

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

David Karotkin.

DATE: 27.7.2017

COP - SA5AY041001908 1/8/'17 10:07 AM

MINUTES **THURSDAY, 1 JUNE 2017**

Minutes of the Design Advisory Committee meeting of the City of Perth in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on Thursday, 1 June 2017.

Members in Attendance:

Mr Karotkin	-	Presiding Member
Mr Kerr		
Mr Mackay		
Mr Smith	-	Deputy for Ms Barrenger
Ms Crook	-	Deputy for Mr Ciemitis

Officers:

Ms Smith	-	Manager Development Approvals
Mr Gericke	-	Principal Statutory Planner
Ms Hancock	-	Senior Planning Officer
Ms Jeans	-	Statutory Planner
Mr Family	-	3D Model Coordinator
Ms Rutigliano	-	Acting Governance Officer

Guests:

Mr Aronson	-	Maarch
Mr Fereday	-	Woods Bagot
Mr Gilbert	-	Woods Bagot
Mr Lees	-	TPG + Place Match
Mr Lovet	-	Devwest
Mr Boisvert	-	Insight Project Services

1. Declaration of Opening

4.07pm The City Architect declared the meeting open.

2. Apologies and Members on Leave of Absence

Ms Barrenger (apology)
Mr Warn (apology)
Mr Ciemitis (apology)

3. Confirmation of Minutes – 4 May 2017

Moved by Mr Mackay, seconded by Mr Kerr

That the minutes of the meeting of the Design Advisory Committee held on 4 May 2017 be confirmed as a true and correct record.

(Cont'd)

The motion was put and carried

The votes were recorded as follows:

For: **Ms Crook, Mr Karotkin, Mr Kerr, Mr Mackay and Mr Smith**

Against: **Nil**

4. Correspondence

Nil

5. Disclosures of Members' Interests

Member/Officer	Item No.	Item Title.	Nature/Extent of Interest
Mr Malcolm Mackay	6.1	30 (Lot 50) Elder Street, Perth - Proposed Sculptural Tower Structure Providing Various Uses and Facilities and Including a Variable Content Third Party Sign	Impartiality Interest – I have undertaken work for the applicant in the past and have provided evidence in relation to a SAT matter for the D.O.P in regard to a project in Claremont involving this applicant.

PRESENTATION: **Agenda Item 6.1** – 30 (Lot 50) Elder Street, Perth – Proposed Sculptural Tower Structure Providing Various Uses and Facilities and Including a Variable Content Third Party Sign

4.08pm The Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The Statutory Planner then answered questions from the Design Advisory Committee.

4.19pm The presentation concluded.

DEPUTATION: **Agenda Item 6.1** – 30 (Lot 50) Elder Street, Perth – Proposed Sculptural Tower Structure Providing Various Uses and Facilities and Including a Variable Content Third Party Sign

4.21pm Mr Aronson commenced the deputation and provided a brief overview of the proposed development application. Mr Aronson then answered questions from the Design Advisory Committee.

4.39pm The Senior Planning Officer departed the meeting and returned at 4.42pm.

4.47pm The deputation concluded.

PRESENTATION: **Agenda Item 6.2 -** 80 (Lots 28, 123, 900, 901) Stirling Street, Perth – Refurbishment Works and a Four Level Addition to the Existing Building to Accommodate Student Housing ('Special Residential' Throughout, a Hostel ('Special Residential') at the Ground and First Floor Level and a Range of Commercial Uses at the Ground Floor Level

4.49pm The Senior Planning Officer commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer then answered questions from the Design Advisory Committee.

4.58pm The presentation concluded.

DEPUTATION: **Agenda Item 6.2 -** 80 (Lots 28, 123, 900, 901) Stirling Street, Perth – Refurbishment Works and a Four Level Addition to the Existing Building to Accommodate Student Housing ('Special Residential' Throughout, a Hostel ('Special Residential') at the Ground and First Floor Level and a Range of Commercial Uses at the Ground Floor Level

5.00pm Mr Lees and Mr Fereday commenced the deputation and provided a brief overview of the proposed development application. Mr Fereday and Mr Lovet then answered questions from the Design Advisory Committee.

5.52pm The deputation concluded.

6. Reports

Item 6.1 30 (Lot 50) Elder Street, Perth - Proposed Sculptural Tower Structure Providing Various Uses and Facilities and Including a Variable Content Third Party Sign

Moved by Ms Crook, seconded by Mr Mackay

That the Design Advisory Committee, having considered the design for the proposed sculptural tower structure incorporating various uses and facilities inclusive of a variable content third party advertising sign at 30 (Lot 50) Elder Street, Perth:

1. ***supports the sculptural tower as an interesting element in the city that makes good use of a constrained utility space, but notes the importance of the quality of the proposed materials and finishes in order for the structure to be successful, especially in regard to the skin of the building and its reflectivity;***

2. ***supports the proposed variation to the maximum height requirements of the Parliament House Precinct Policy, noting the scale and height of the adjacent development;***

3. ***considers that the final design should ensure that the ventilation grills and windows of the adjacent office building are not obstructed by the development; and***

4. ***advises that the incorporation of a digital third party advertising sign requires separate assessment against the provisions and intent of the City's Signs Policy, and in particular, having regard for traffic safety.***

The motion was put and carried

The votes were recorded as follows:

For: **Ms Crook, Mr Karotkin, Mr Kerr, Mr Mackay and Mr Smith**

Against: **Nil**

6.09pm The Statutory Planner departed the meeting and did not return.

Item 6.2 80 (Lots 28, 123, 900 and 901) Stirling Street, Perth – Refurbishment Works and a Four Level Addition to the Existing Building to Accommodate Student Housing ('Special Residential') Throughout, A Hostel ('Special Residential') At The Ground And First Floor Level And A Range Of Commercial Uses At The Ground Floor Level

Moved by Mr Kerr, seconded by Ms Crook

That the Design Advisory Committee, having considered the design of the refurbishment works and a four level addition to the existing building to accommodate student housing throughout, a hostel at the ground and first floor level and a range of commercial uses at the ground floor level at 80 (Lots 28, 123, 900 and 901) Stirling Street, Perth:

1. ***considers that the proposal is an interesting approach to adapting an existing office building, utilising the depth of each existing floor plate for centrally located communal facilities, but notes that staging the development (whereby the four additional floors may not be constructed or are added only as a later second stage) would produce a lesser outcome and that the assessment is based on the whole product.***

2. ***notes that the layout of the existing floors offers flexibility to respond to demand for various room types or future alternative uses, but considers that the layout should be amended to provide natural light into the corridors, as has been achieved in the design of the proposed new upper levels;***

3. ***considers that the 'industrial aesthetic' is suitable for the building and the proposed uses, noting it has the advantage of providing additional internal volume, but recognises that the external modifications through the removal of the sun shades will impact on the building's overall thermal performance and that this will need to be addressed;***

4. ***notes the compact internal layout and design of the accommodation rooms, in particular the 'Campus 4' units, and suggests that the applicant should demonstrate how this compares to other student housing offerings, particularly in an Australian context, in terms of appropriate room sizes and standards;***

(Cont'd)

5. ***suggests that consideration be given to providing additional common bathroom and toilet facilities on each floor, as access to facilities in shared rooms could be restricted;***

6. ***considers that the proposed development will have a positive impact on local amenity and on the existing facilities in the area, noting the building will be able to accommodate approximately 1650 students adding to the activation and vibrancy of the precinct;***

7. ***considers that the number of bicycle parking bays should be increased to improve the ratio of bicycle parking bays to the number of students and backpackers that can be accommodated within the development.***

8. ***requests that the applicant demonstrates how the student housing and use of the communal facilities will be managed, including the incorporation of any on-site management facilities.***

The motion was put and carried

The votes were recorded as follows:

For: **Ms Crook, Mr Karotkin, Mr Kerr, Mr Mackay 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

6.33pm The Presiding Member declared the meeting closed.