



**Design Advisory Committee
Minutes**

**24 August 2017
4.00pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**ROBERT MIANICH
DIRECTOR CORPORATE SERVICES**



City of Perth

Design Advisory Committee Minutes

24 August 2017
4.00pm

Committee Room 1
Level 9
Council House

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

<p>THESE MINUTES ARE HEREBY CERTIFIED AS CONFIRMED</p> <p>PRESIDING MEMBER'S SIGNATURE</p> <p><i>[Handwritten signature]</i></p> <p>-----</p> <p>DATE: <i>21/09/2017</i></p> <p>-----</p>
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Minutes of the Choose an item. Committee meeting of the City of Perth in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 24 August 2017**.

Members in Attendance:

Mr Karotkin	Presiding Member
Mr Pullyblank	
Mr Payne	
Mr Mackay	
Mr Kerr	
Mr Smith	Deputy for Ms Barrenger

Officers:

Ms Smith	Manager Development Approvals
Mr Gericke	Principal Statutory Planner
Ms Trlin	Senior Statutory Planner
Mr Family	3D Model Coordinator
Ms Rutigliano	Governance Administration Officer

Guests and Deputations:

Mr Ahn	Archiapps
Mr Richardson	Archiapps

1. Declaration of Opening

4.05pm The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Mr Ciemitis – apology

3. Confirmation of Minutes – 27 July 2017

Moved Mr Kerr, seconded Ms Payne

That the minutes of the meeting of the Design Advisory Committee held on 27 July 2017 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Mr Karotkin, Mr Kerr, Mr Mackay, Mr Pullyblank, Mr Smith and Ms Payne

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

Presentation: **Agenda Item 6.1** – 180 (Lot 2) Bennett Street, East Perth – Proposed Demolition of an Existing Single Storey Building and Construction of a Sixteen Level Hotel ('Special Residential') Development Comprising 85 Hotel Rooms and a Restaurant ('Dining') Use and Bar ('Entertainment') Use - Request for Bonus Plot Ratio

4.07pm The Senior Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The Senior Statutory Planner then answered questions from the Design Advisory Committee.

4.16pm The presentation concluded.

Deputation: **Agenda Item 6.1** – 180 (Lot 2) Bennett Street, East Perth – Proposed Demolition of an Existing Single Storey Building and Construction of a Sixteen Level Hotel ('Special Residential') Development Comprising 85 Hotel Rooms and a Restaurant ('Dining') Use and Bar ('Entertainment') Use - Request for Bonus Plot Ratio

4.17pm Mr Ahn commenced the deputation and provided a brief overview of the proposed development application. Mr Ahn then answered questions from the Design Advisory Committee.

4.45pm The deputation concluded.

6. Reports

Item 6.1 180 (Lot 2) Bennett Street, East Perth – Proposed Demolition of an Existing Single Storey Building and Construction of a Sixteen Level Hotel ('Special Residential') Development Comprising 85 Hotel Rooms and a Restaurant ('Dining') Use and Bar ('Entertainment') Use - Request for Bonus Plot Ratio

4.53pm Mr Kerr departed the meeting and returned at 4.57pm.

Moved Mr Mackay, seconded Ms Payne

That the Design Advisory Committee, having considered the revised design and awarding of bonus plot ratio for the proposed sixteen level hotel ('Special Residential') development comprising 85 hotel rooms and a restaurant ('Dining') and bar ('Entertainment') uses at 180 (Lot 2) Bennett Street, East Perth:-

- 1. reiterates support for the awarding of 20% bonus plot ratio for the provision of a new Special Residential use, noting the proposal's compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9;***
- 2. commends the applicant for having simplified the proposed finishes and materials, the window and canopy designs and for improving the proportions of the podium and tower elements, which has resulted in a more cohesive design;***
- 3. considers that the design of the southern elevation requires further development due to the extent of its exposure;***
- 4. suggests that the applicant consider extending the vertical expression of the front façade of the podium levels to the façade for the tower to provide a more unified façade design;***
- 5. considers that the rotated geometry elements of the tower should be extended further down the tower to improve the vertical proportions of this aspect of the design;***
- 6. suggests that the glazing within the ground level canopy should incorporate a frit pattern to address shading and maintenance issues;***

(Cont'd)

7. *considers that the design of the canopy on the podium rooftop should be reviewed to be more functional in terms of providing shading and weather protection on this level; and*
8. *considers that the overall form of the building is suitable for the narrow lot, including the proposed side and rear setback variations, noting the minimal impact the variations will have on the adjacent properties*

The motion was put and carried

The votes were recorded as follows:

For: Mr Karotkin, Mr Kerr, Mr Mackay, Mr Pullyblank, Mr Smith and Ms Payne

Against: Nil

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

8. **General Business**

10.1 Responses to General Business from a Previous Meeting
Nil

10.2 New General Business

Design WA Review

The City Architect advised he attended the Design WA Review session on 23 August 2017 and provided an update to the Design Advisory Committee.

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

Outstanding Items:

Nil

10. **Closure**

5.06pm The Presiding Member declared the meeting closed.