



**Design Advisory Committee
Minutes**

**6 April 2017
4.00pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**




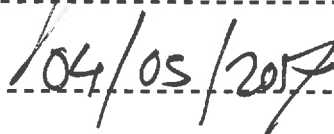
City of Perth

**Design Advisory Committee
Minutes**

**6 April 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></p> <hr/> <p>DATE: </p>
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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, 6 April 2017.

Members in Attendance:

Mr Karotkin	-	Presiding Member
Mr Mackay		
Mr Ciemitis		
Mr Kerr		
Ms Payne	-	Deputy for Mr Warn

Officers:

Ms Smith	-	Manager Development Approvals
Mr Gericke	-	Principal Statutory Planner
Mr Colalillo	-	Senior Planning Officer
Mr Fotev	-	3D Model Coordinator
Ms French	-	Governance Officer (departed at 4.33pm)
Ms Rutigliano	-	Acting Governance Officer

Guests:

Mr Christou	-	CHRISTOU Design Group
Mr Boon	-	CHRISTOU Design Group
Mr Baranowski	-	Plan E
Mr Simpson	-	Town Planning
Mr Tan	-	Grand Hotel Group
Mr Toh	-	Grand Hotel Group
Mr Gulland	-	HASELL
Mr O'Brien	-	University of Western Australia
Ms Cameron	-	University of Western Australia
Ms Harse	-	University of Western Australia

1. Declaration of Opening

4.08pm The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Ms Barrenger
Mr Sharp
Mr Warn

3. Confirmation of Minutes – 9 March 2017

Moved by Mr Mackay, seconded by Mr Ciemitis

That the minutes of the meeting of the Design Advisory Committee held on 9 March 2017 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 and Ms Payne

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

PRESENTATION: **Agenda Item 6.1** – 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Alterations and Additions to the Hyatt Centre – Stage 1 – Bonus Plot Ratio

4.09pm 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.

4.16pm The presentation concluded.

DEPUTATION: **Agenda Item 6.1** – 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Alterations and Additions to the Hyatt Centre – Stage 1 – Bonus Plot Ratio

4.18pm Mr Christou, Mr Baranowski and Mr Simpson commenced the deputation and provided a brief overview of the proposed development application. Mr Christou, Mr Baranowski and Mr Simpson then answered questions from the Design Advisory Committee.

4.33pm **The Governance Officer departed the meeting and did not return.**

5.21pm The deputation concluded.

PRESENTATION: **Agenda Item 6.3** - 35 (Lot 2885) Stirling Highway, Crawley – Proposed Four Storey University Building and Refurbishment of Existing University Building

5.22pm The Principal Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The Principal Statutory Planner then answered questions from the Design Advisory Committee.

5.24pm **Mr Kerr departed the meeting and returned at 5.30pm.**

5.28pm The presentation concluded.

DEPUTATION: **Agenda Item 6.3** - 35 (Lot 2885) Stirling Highway, Crawley – Proposed Four Storey University Building and Refurbishment of Existing University Building

5.29pm Mr Gulland commenced the deputation and provided a brief overview of the amendments to the development application. Mr Gulland then answered questions from the Design Advisory Committee.

6.08pm The deputation concluded.

6. Reports

Item 6.1 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Alterations and Additions to the Hyatt Centre – Stage 1 – Bonus Plot Ratio

Moved by Mr Ciemitis, seconded by Ms Payne

That the Design Advisory Committee, having considered the design and the awarding of bonus plot ratio for the proposed alterations and additions to the Hyatt Centre – Stage 1 at 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth:

(Cont'd)

1. *commends the ambition of the owners and their willingness to make a substantial investment in the site, noting the proposed master plan and intended staged redevelopment of the site;*
2. *would support the awarding of 20% bonus plot ratio for:*
 - 2.1 *improvements to the existing public plaza and pedestrian linkages subject to the design of the entrances being reviewed to significantly strengthen the visual and physical connectivity to the plaza to ensure the development offers a more welcoming and engaging pedestrian journey through and to facilities that are perceived as being genuinely public;*
 - 2.2 *the provision of the following specific facilities on private land:*
 - a) *a child care centre;*
 - b) *public end of trip facilities; and*
 - c) *community theatres and performance spaces;*
subject to details about how these facilities will be operated and managed to provide public benefit in this locality;
3. *supports the general design and aesthetic quality of the development and in particular the proposed improvements to and activation of the Plain Street and Terrace Road frontages, but suggests that the following aspects require further refinement:-*
 - 3.1 *the Terrace Road façade should have a more civic presentation to Langley Park with greater attention being given to the material quality, articulation and detail of the facades;*
 - 3.2 *the corner statement to Adelaide Terrace and Plain Street should be a more inviting entry to the public and the form needs to be understood in the context of the broader design intent for the future development stages;*
 - 3.3 *the proposed roof cover over the public plaza areas should be removed or reduced to create an improved civic feel to the spaces and to address the thermal performance of the space;*
4. *supports the proposed variations to the front and side setback requirements of the Terrace Road Design Policy noting their limited impact on the streetscape, surrounding properties and Langley Park.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Karotkin, Mr Kerr, Mr Mackay and Ms Payne

Against: Nil

6.49pm Mr Colalillo departed the meeting and did not return.

Item 6.2 78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 39 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus and Transfer of Plot Ratio

Item 6.2 - 78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 39 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus and Transfer of Plot Ratio was withdrawn by the applicant on 5 April 2017 due to a further review of plans.

Item 6.3 35 (Lot 2885) Stirling Highway, Crawley – Proposed Four Storey University Building and Refurbishment of Existing University Building

Moved by Mr Mackay, seconded by Mr Ciemitis

That the Design Advisory Committee, having considered the design for the proposed new four storey university building ('EZone UWA') and refurbishment of an existing building within the University of Western Australia Campus at 35 (Lot 2886) Stirling Highway, Crawley:

- 1. admires the design of the building and, in the absence of an updated master plan for the UWA campus to set the context for the new building, accepts that its purpose as a 'gateway building' is a justification for its design variations (in relation to the heritage significance and traditional building elements of the campus);*
- 2. raises concerns about the genuine durability of the proposed materials, particularly in relation to the veil, but notes the applicant's intent to honour principles of robust and long lasting materials and finishes.*

(Cont'd)

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Karotkin, Mr Kerr, Mr Mackay and Ms Payne

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

City of Perth Approved Development Applications Quarterly Video

The 3D Model Coordinator advised the Design Advisory Committee that the 3D Model Team will be uploading a quarterly video to the City of Perth website page outlining the City's approved development and building applications.

Term of Membership

Mr Karotkin queried the term of membership of the Design Advisory Committee members. The Manager Development Approvals advised the current term expires this October with a maximum of eight years per member.

9. Items for consideration at a future meeting

Outstanding Items: Nil

10. Closure

7.11pm The Presiding Member declared the meeting closed.