



City of Perth

**Design Advisory Committee
Minutes**

**3 May 2018
10.00am**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**ROBERT MIANICH
ACTING CHIEF EXECUTIVE OFFICER**



City of Perth

**Design Advisory Committee
Minutes**

**3 May 2018
10.00am**

**Committee Room 1
Level 9
Council House**

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

**THESE MINUTES ARE HEREBY CERTIFIED AS
NOTED**

PRESIDING MEMBER'S SIGNATURE

DATE:-----

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, 3 May 2018.**

Members in Attendance:

Mr Karotkin	Presiding Member
Ms Barrenger	
Mr Ciemitis	
Mr Kerr	(Departed 11.07am)
Mr Warn	(Arrived 10.09am)
Ms Crook	Deputy for Mr MacKay (Departed 12.07pm)
Mr Hobbs	Deputy for Mr Kerr (Invited under section 6.6 <i>Standing Orders Local Law 2009</i> at 11.55am)

Officers:

Ms Smith	Manager Development Approvals
Mr Smith	City Architect
Mr Gericke	Principal Statutory Planner (Departed 11.57am)
Mr Colalillo	Senior Planning Officer (Departed 12.01pm)
Ms Vermeer	Statutory Planner
Mr Fotev	3D Model Coordinator
Ms Rutgiliano	Governance Officer (Departed 10.17am)
Ms Phillips	Governance Officer

Guests and Deputations:

Mr Scanlan	Scanlan Architects
Mr Beattie	Element Engineering
Mr Rennick	ScanlanArchitects
Mr Lees	Element Engineering
Mr Ashton	Element Engineering
Mr Morrison	Urbis
Mr Blaxland	BN Group
Mr Osborne	Dexus
Mr Bell	APP Property and Infrastructure Specialists

1. Declaration of Opening

10.05am The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Mr Mackay - apology
Ms Brookfield - apology

10.09am Mr Warn entered the meeting.

3. Confirmation of Minutes – 5 April 2018

Moved Mr Ciemitis, seconded Ms Crook

That the minutes of the meeting of the Design Advisory Committee held on 5 April 2018 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Ciemitis, Mr Karotkin, Mr Kerr and Mr Warn.

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Member/Officer	Item No.	Item Title.	Nature/Extent of Interest
Mr Warren Kerr (CM 82032/18)	6.2	674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth - Refurbishment of and Additions to Carillon City	Nature: Direct Financial Interest Extent: Hames Sharley of which Mr Kerr is a Director and shareholder provides architectural services to the landowner Dexus.

10.17am Governance Officer (Ms Rutigliano) left the meeting.

6. Briefings and Deputations

PRESENTATION: **Agenda Item 6.1** – 39 (Lots 4 And 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Mixed-Use Development Comprising a 28 Level Office and Residential Building Containing 19 Multiple Dwellings, a 36 Level Hotel Building Containing 406 Hotel Rooms and Associated Dining and Retail Uses and a Total of 100 Tenant and 137 Public Car Parking Bays – Bonus Plot Ratio

- 10.16am** The Senior Planning Officer commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer and City Architect then answered questions from the Design Advisory Committee.
- 10.21am** The presentation concluded.
- 10.22am** Senior Statutory Planner left the meeting and returned.
- DEPUTATION:** **Agenda Item 6.1** – 39 (Lots 4 And 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Mixed-Use Development Comprising a 28 Level Office and Residential Building Containing 19 Multiple Dwellings, a 36 Level Hotel Building Containing 406 Hotel Rooms and Associated Dining and Retail Uses and a Total of 100 Tenant and 137 Public Car Parking Bays – Bonus Plot Ratio
- 10.37am** Mr Scanlan and Mr Beattie commenced the deputation and provided a brief overview of the proposed development application. Mr Scanlan and Mr Beattie then answered questions from the Design Advisory Committee.
- 11.03am** The deputation concluded.
- 11.07am** Mr Kerr departed the meeting and did not return.
- PRESENTATION:** **Agenda Item 6.2** – 674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth - Refurbishment of and Additions to Carillon City
- 11.08am** The Statutory Planner commenced the presentation and provided a brief overview of the proposed development application.
- 11.14am** The presentation concluded.
- 11.15am** The Statutory Planner left the meeting and returned.
- DEPUTATION:** **Agenda Item 6.2** – 674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth - Refurbishment of and Additions to Carillon City
- 11.15am** Mr Morrison and Mr Blaxland commenced the deputation and provided a brief overview of the proposed development application. Mr Morrison and Mr Blaxland then answered questions from the Design Advisory Committee.

- 11.41am The deputation concluded.
- 11.57am Principal Statutory Planner left the meeting.
- 11.03am Senior Statutory Planner left the meeting.
- 11.55am The Presiding Member in accordance with (section 6.6) *Standing Orders Local Law 2009* invited Mr Hobbs to the Committee as Mr Kerr departed due to a Declaration of Financial Interest.

6. Reports

Item 6.1 39 (Lots 4 And 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Mixed-Use Development Comprising a 28 Level Office and Residential Building Containing 19 Multiple Dwellings, a 36 Level Hotel Building Containing 406 Hotel Rooms and Associated Dining and Retail Uses and a Total of 100 Tenant and 137 Public Car Parking Bays – Bonus Plot Ratio

Moved Mr Hobbs, seconded Ms Crook

That the Design Advisory Committee, having considered the design and the awarding of bonus plot ratio for the mixed-use development comprising a 28 level office and residential building containing 19 multiple dwellings, a 36 level hotel building containing 406 hotel rooms and associated dining and retail uses and a total of 100 tenant and 137 public car parking bays at 39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth:

1. *in respect to compliance with the City's Bonus Plot Ratio Policy 4.5.1:*
 - 1.1 *supports for the awarding of 20% bonus plot ratio for the provision of a new special residential use (hotel) designed in accordance with the City's Special Residential (Serviced and Short Term Accommodation) Policy 3.9;*
 - 1.2 *supports the awarding of 20% bonus plot ratio for the conservation of the heritage listed Pearl Villa and portions of the Hostel Milligan in accordance with the City's Heritage Policy 4.10, noting that more attention has been given to conservation works in comparison with the previous application for the site and subject to the structure of the glass box structure abutting the Hostel Milligan façade being further refined and ensuring it does not project forward of the heritage facade; and*

- 1.3 supports the awarding of 10% bonus plot ratio for the provision of a Residential use subject to the apartments being used for long-term or permanent residential accommodation only; the quality of the lower level apartments being reviewed with all apartments being provided with a minimum 10m² balcony; and the applicant satisfactorily addressing how the potential for conflict between occupants of the office and residential uses within the office/residential tower will be managed, noting the provision of a common lobby for the offices and upper level/penthouse apartments.**
- 2. supports the overall design and quality of the development, noting the hotel component is consistent with the previous approval for the site, the commitment to designing the proposed offices to be 5 Star Green Star and that the design of the upper levels of the office/residential tower are still to be further developed;**
- 3. generally supports the development's presentation to the streets but considers that the following matters require further design attention and review:**

 - 3.1 the location of the fire control room fronting Milligan Street; and**
 - 3.2 the width and scale of the car park entrances;**
 - 3.3 the design of the glass box abutting the Hostel Milligan to enhance the way in which the development reveals Pearl Villa;**
- 4. notes that there will be variations to the maximum street building height for the office/residential tower but that this will be slightly reduced in comparison with the previously approved residential tower and can be supported subject to the applicant adequately addressing the aesthetic treatment of the blank elevations, particularly the western elevation, so as not to detract from the local amenity; and**
- 5. considers that the opportunity exists for the planting of substantial trees within the forecourt areas of the hotel and office buildings and seeks confirmation that the development will be designed to accommodate the scale of trees and planting indicated in the submitted perspectives.**

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Ciemitis, Ms Crook, Mr Hobbs, Mr Karotkin and Mr Warn.

Against: Nil

12.07pm

Ms Crook left the meeting.

**Item 6.2 674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth -
Refurbishment of and Additions to Carillon City**

Moved Mr Ciemitis, seconded Mr Warn

That the Design Advisory Committee, having considered the design for the proposed refurbishment of and additions to the Carillon City at 674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth:

- 1. commends the proposed improvements to pedestrian circulation, dwell spaces and way-finding within the development;*
- 2. notes that the reconfigured tenancy layout will be designed and serviced to provide adaptability and retail diversity to cater for changing retail trends and leasing strategies, and suggests that further consideration be given to providing opportunities for greater activation of the mall frontages, particularly at night time;*
- 3. considers that the proposed Murray Street Mall façade is an appropriate design solution, given the dimension of the Mall, the development's presentation to Forrest Place and the design of other recently approved refurbishments of key retail facilities in the area. The Committee notes that the Level 3 terraces fronting the Mall will be amended to provide an active frontage to the development, enabling passive surveillance and views between the terrace and the public realm, however considers that the metal 'curtains' should have some environmental benefit/function to the development rather than primarily being an aesthetic design element and that more development is required in relation to the effectiveness of the glass box canopy, noting that the current scheme will need to be reconsidered if the approved design of the adjoining pedestrian bridge changes;*
- 4. acknowledges that the Hay Street Mall façade can afford to present as a modern intervention within the streetscape but considers that the scale and form of the proposed façade does not fit the character of the Mall, in particular at the interface with adjacent buildings. The Committee notes that the design of the façade is to be amended, incorporating the reinterpretation of the carillon bells and solid blades to the edges of the façade to better address visual scale of the 'curtain' and the interface of the facade with the adjacent buildings, providing an improved transition to the existing streetscape;*
- 5. notes that the plant and building services will be integrated with the design of the building and be screened from view and that details of the location and design of the plant needs to be further developed;*

6. *considers that the design and location of the awnings should be reviewed to ensure effective levels of pedestrian shelter and comfort, particularly shading, are provided along both Mall frontages;*
7. *notes the use of metal ‘curtains’ as a contemporary design feature to the facades but questions the robustness and adaptability of this design approach and material pallet;*
8. *notes that consideration will be given to designing the roof to enable activation of the roof space to the south of the existing office tower and to cater for current and future uses and any subsequent development stages on the site.*

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Ciemitis, Mr Hobbs, Mr Karotkin and Mr Warn.

Against: Nil

7. Motions of which previous notice has been given

Nil

8. General Business

1.1 Responses to General Business from a Previous Meeting

DAC Attendance

Governance are currently determining the appropriateness of Commissioners attending DAC meetings as observers.

Disclosures of Interest

Ms Barrenger requested Neil Douglas provide a brief at the DAC meeting Thursday, 31 May 2018.

1.2 New General Business

Nil.

9. Items for consideration at a future meeting

Outstanding Items:

Nil

10. Closure

12.10pm

The Presiding Member declared the meeting closed.