



City of Perth

**Design Advisory Committee  
Minutes**

**21 March 2019  
10.00am**

**Committee Room 1  
Level 9  
Council House**

**APPROVED FOR RELEASE**

**MURRAY JORGENSEN  
CHIEF EXECUTIVE OFFICER**



City of Perth

**Design Advisory Committee  
Minutes**

**21 March 2019  
10.00am**

**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**

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**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, 21 March 2019**.

**Members in Attendance:**

Mr Karotkin	Presiding Member
Mr Brookfield	
Mr Mackay	
Ms Payne	Deputy for Mr Warn
Mr Hobbs	Deputy for Mr Kerr (Departed at 10.23am)
Mr Smith	Deputy for Mr Farley

**Officers:**

Ms Smith	Manager Development Approvals
Mr Gericke	Principal Statutory Planner
Mr Colalillo	Senior Statutory Planner
Mr Family	3D Model Officer

**Guests and Deputations:**

Sam Klopper	Klopper and Davis Architects
Ryan Darby	RobertsDay
David McLoughlin	Department of Communities
Kim Metcalf	Department of Communities
Dane O'Callaghan	PEET Limited
Lou D'Alessandro	PEET Limited

**1. Declaration of Opening**

**10.04am** The Presiding Member declared the meeting open.

**2. Apologies and Members on Leave of Absence**

Mr Kerr – Apology  
Mr Ciemitis – Apology  
Mr Warn – Apology  
Ms Crook - Apology  
Mr Pullyblank – Apology  
Mr Farley - Apology

3. Confirmation of Minutes

*Moved Mr Smith, seconded Ms Payne*

*That the minutes of the Design Advisory Committee meeting held on 21 February 2019 be CONFIRMED as a true and correct record.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Mr Brookfield, Mr Hobbs, Mr Karotkin, Mr Mackay, Ms Payne and Mr Smith

**Against:** Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Member/Officer	Item No. and Title	Nature/Extent of Interest
Mr Hobbs – Committee Member (CM 74365/19)	Item 6.1 – 195 (Lot 52) Pier Street, Perth – Proposed 27 Level Mixed Use ‘Public Works’ Development Containing 182 Apartments, Cafe/Restaurant, Community Shared Space and 189 Car Parking Bays – Bonus Plot Ratio	<b>Nature:</b> Indirect Financial Interest. Currently working on Department of Communities Housing Project. <b>Extent:</b> Significant.

**Presentation:** **Agenda Item 6.1** – 195 (Lot 52) Pier Street, Perth – Proposed 27 Level Mixed Use ‘Public Works’ Development Containing 182 Apartments, Cafe/Restaurant, Community Shared Space and 189 Car Parking Bays – Bonus Plot Ratio

**10.07am** The Senior Statutory Planner, commenced the presentation and provided a brief overview of the proposed development application. The City Architect and Senior Statutory Planner, then answered questions from the Design Advisory Committee.

**10.23am** Mr Hobbs departed the meeting and did not return.

**10.23am** The presentation concluded.

**Deputation:** **Agenda Item 6.1** – 195 (Lot 52) Pier Street, Perth – Proposed 27 Level Mixed Use ‘Public Works’ Development Containing 182 Apartments, Cafe/Restaurant, Community Shared Space and 189 Car Parking Bays – Bonus Plot Ratio

**10.24am** Mr Klopper and Mr Darby commenced the deputation and provided a brief overview of the proposed development application. Mr Klopper and Mr Darby then answered questions from the Design Advisory Committee.

**11.24am** The deputation concluded.

## 6. Reports

### **Item 6.1 195 (Lot 52) Pier Street, Perth – Proposed 27 Level Mixed Use ‘Public Works’ Development Containing 182 Apartments, Cafe/Restaurant, Community Shared Space and 189 Car Parking Bays – Bonus Plot Ratio**

*Moved Ms Payne, seconded Mr Mackay*

*That the Design Advisory Committee, having CONSIDERED the design, bulk, scale and plot ratio for the proposed 27 level mixed-use development containing 182 apartments, a cafe/restaurant, community shared space and 189 car parking bays at 195 (Lot 52) Pier Street, Perth:*

- 1. supports the overall design concept and aesthetic quality of the development, noting that the layout of most apartments is successful and of good quality; the landscape provision within the development is acceptable, as are the environmental aspects of the development;*
- 2. considers that, as a Public Work, it is imperative that the development is consistent with public policy, namely State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments (Design WA), and has regard to the purpose and intent of City Planning Scheme No. 2. Notwithstanding 1. above, the Committee raises concerns in regard to:*
  - minimum ceiling heights (2.7 metres for habitable rooms);*
  - daylight access for habitable rooms, noting that lightwells should not form the primary source of daylight to any habitable room;*
  - the management of noise transfer within the development and between dwellings to maintain amenity;*
  - the minimum internal floor area for all dwellings;*
  - the overall bulk and scale of the development (plot ratio);*
  - the car parking being adequately screened from view from the street and from surrounding properties; and*

- *canopies and awnings over the footpath providing continuous shelter for pedestrians;*
3. *supports the awarding of 38% bonus plot ratio comprised of:*
    - 3.1 *20% bonus plot ratio for the provision of a Residential use subject to compliance with Residential Design Policy 4.9;*
    - 3.2 *up to 15% bonus plot ratio for the provision of a new Special Residential use for the proposed social housing to meet an identified community need in this area, but noting that this does not satisfy the City's Special Residential (Serviced and Short Term Accommodation) Policy 3.9; and*
    - 3.3 *3% bonus plot ratio for the provision of a community/co-working hub;*
  4. *does not support the awarding of any bonus plot ratio for the provision of:*
    - 4.1 *affordable housing as this is not considered to be a Special Residential use as these apartments are the same use and product as the other multiple dwellings (Residential use) within the development;*
    - 4.2 *pedestrian facilities – widened access easement and ground level colonnade;*
    - 4.3 *the temporary park; and*
    - 4.4 *the provision of a car share scheme;*
  5. *accepts the justification for the proposed variation to the maximum street building height for the podium levels of the development but notes that consideration needs to be given to the separation of the podium levels, over a height of 14 metres, from buildings on adjacent sites to provide for visual and acoustic privacy, daylight access and outlook; and*
  6. *notes that works proposed within the road reserve do not form part of any development approval and will be subject to separate negotiations with the City.*

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

The votes were recorded as follows:

**For:** Mr Brookfield, Mr Karotkin, Mr Mackay, Ms Payne and Mr Smith

**Against:** Nil

## **8. General Business**

8.1 Responses to General Business from a Previous Meeting

Nil

8.2 New General Business

Mr Smith advised the Committee commencing Thursday, 18 April 2019 all future Design Advisory Committee Meetings will be held at 3.00pm.

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

Outstanding Items:

Nil

**10. Closure**

**11.59am** The Presiding Member declared the meeting closed.