



**Design Advisory Committee
Minutes**

**8 February 2018
10.00am**

**Committee Room 2
Level 9
Council House**

APPROVED FOR RELEASE

**ROBERT MIANICH
DIRECTOR CORPORATE SERVICES**



City of Perth

**Design Advisory Committee
Minutes**

**8 February 2018
10.00am**

**Committee Room 2
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: *8.3.2018*

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, 8 February 2018**.

Members in Attendance:

Mr Karotkin	Presiding Member
Mr Kerr	(departed at 11.55am)
Mr Smith	
Mr Ciemitis	
Mr Warn	

Officers:

Mr Smith	City Architect
Ms Smith	Manager Development Approvals
Ms Trlin	Acting Principal Statutory Planner
Mr Family	3D Model Officer
Ms Rutigliano	Governance Officer

Guests and Deputations:

Mr McLean	Ferguson Architects
Mr Sanfilippo	Birchmead Property Group
Mr Lees	TPG and Place Match
Mr White	Cox Architecture

1. Declaration of Opening

10.06am The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Mr Mackay – apology
Mr Pullyblank – apology
Ms Crook – apology

3. Confirmation of Minutes – 16 November 2017

Moved Mr Smith, seconded Mr Warn

That the minutes of the meeting of the Design Advisory Committee held on 16 November 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 Smith and Mr Warn

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Member/Officer	Item No.	Item Title.	Nature/Extent of Interest
Mr David Karotkin (CM 37159/18)	6.1	31 (Lot 220) Malcolm Street, West Perth – Thirteen Level Residential Development Containing 22 Apartments, 41 Car Parking Bays and the Partial Retention of a Heritage Listed House - Bonus Plot Ratio	Impartiality Interest – My practice, Sandover Pinder are currently working with Plan-E on a number of projects.
Mr Peter Ciemitis (CM 37157/18)	6.1	31 (Lot 220) Malcolm Street, West Perth – Thirteen Level Residential Development Containing 22 Apartments, 41 Car Parking Bays and the Partial Retention of a Heritage Listed House - Bonus Plot Ratio	Impartiality Interest – Plan-E (Landscape Architect to the project) is also consultant to projects which RobertsDay is engaged in.

Presentation:

Agenda Item 6.1 – 31 (Lot 220) Malcolm Street, West Perth – Thirteen Level Residential Development Containing 22 Apartments, 41 Car Parking Bays and the Partial Retention of a Heritage Listed House - Bonus Plot Ratio

10.09am

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

10.19am

The presentation concluded.

Deputation: **Agenda Item 6.1** – 31 (Lot 220) Malcolm Street, West Perth – Thirteen Level Residential Development Containing 22 Apartments, 41 Car Parking Bays and the Partial Retention of a Heritage Listed House - Bonus Plot Ratio

10.22am Mr McLean commenced the deputation and provided a brief overview of the proposed development application. Mr McLean and Mr Sanfilippo then answered questions from the Design Advisory Committee.

11.00am The deputation concluded.

Presentation: **Agenda Item 6.2** – 36 (Lot 18 St Georges Terrace, 10-14 (Lot 19) Pier Street and Lot 50 on Plan 7042, Perth – Proposed Amendments to Approved Hotel and Serviced Apartment Development and Refurbishment of Existing Church – Bonus Plot Ratio

11.01am The Acting Principal Statutory Planner commenced the presentation and provided a brief overview of the amendments to the proposed development application. The Acting Principal Statutory Planner and City Architect then answered questions from the Design Advisory Committee.

11.05am The presentation concluded.

Deputation: **Agenda Item 6.2** – 36 (Lot 18 St Georges Terrace, 10-14 (Lot 19) Pier Street and Lot 50 on Plan 7042, Perth – Proposed Amendments to Approved Hotel and Serviced Apartment Development and Refurbishment of Existing Church – Bonus Plot Ratio

11.06am Mr Lees and Mr White commenced the deputation and provided a brief overview of the amendments to the proposed development application. Mr Lees and Mr White then answered questions from the Design Advisory Committee.

11.29am The deputation concluded.

6. Reports

Item 6.1 31 (Lot 220) Malcolm Street, West Perth – Thirteen Level Residential Development Containing 22 Apartments, 41 Car Parking Bays and the Partial Retention of a Heritage Listed House - Bonus Plot Ratio

Moved Mr Warn, seconded Mr Kerr

That the Design Advisory Committee, having considered the design of the thirteen-level residential development containing 22 apartments, 41 car parking bays and the partial retention of the heritage listed house and including a request for bonus plot ratio at 31 (Lot 220) Malcolm Street, West Perth:

- 1. supports the granting of 20% bonus plot ratio on the basis of the conservation works and retention of a portion of the heritage listed 'Edith Cowan House', provided high quality materials are utilised and that the rich history of the uses and associations with the site are appropriately interpreted in the final development;*
- 2. recognises that the entry to the heritage building and apartments still requires refinement to arrive at an appropriate heritage response;*
- 3. considers that final details of the pallet of colours and materials should be reviewed with respect to providing greater visual contrast between the heritage building and the new tower behind;*
- 4. considers that the general design of the new building, its height and presentation to the street is an appropriate design response providing adequate curtilage to the heritage building and benefit to the neighbours by reducing the footprint of the new building and retaining views that would otherwise be lost with a complying built form;*
- 5. considers that the location and height of the proposed residential tower helps to define the cone of vision from the steps of Parliament House, noting that it is a defining site at the bottom of Malcolm Street and will sit comfortably in the overall view composition;*

6. *considers that the formal landscaping proposed is a good response, noting that the planting of mature trees can assist in framing the view of the heritage building and integrating the old with the new, while the fencing detail and the opportunity to provide landscaping, including an additional pergola structure to the western side of the site should be further considered.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Karotkin, Mr Kerr, Mr Smith and Mr Warn

Against: Nil

11.55am Mr Kerr departed the meeting and did not return.

Item 6.2 36 (Lot 18 St Georges Terrace, 10-14 (Lot 19) Pier Street and Lot 50 on Plan 7042, Perth – Proposed Amendments to Approved Hotel and Serviced Apartment Development and Refurbishment of Existing Church – Bonus Plot Ratio

Moved Mr Ciemitis, seconded Mr Warn

That the Design Advisory Committee, having considered the modified design for the approved Hotel and Serviced Apartment development including retention and conservation of the St Andrews Church at 36 (Lot 18) St Georges Terrace, 10-14 (Lot 19) Pier Street and Lot 50 on Plan 7042, Perth:

1. *notes the increase in the hotel room sizes and confirms its previous support for the awarding of 30% bonus plot ratio for the provision of a new Special Residential use (high quality hotel) in accordance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short-Term Accommodation) Policy 3.9 and for 20% bonus plot ratio for the proposed public space and pedestrian link and conservation of the St Andrews Church, for a total of 50% bonus plot ratio;*
2. *considers that there has been no reduction in the quality of the design resulting from the deletion of the approved basement car parking and relocation of car parking above ground in the podium levels of the*

building and that there has generally been an improvement to the design of the ground plane;

- 3. considers that the design of the areas of public space is unresolved and that additional detail is required regarding the potential for landscaping and activation and to ensure the pallet of materials is cognisant of the adjacent public spaces within the Cathedral Precinct on the opposite side of Pier Street;*
- 4. is of the view that further consideration should be given to the design, scale and location of the hotel entry to better reflect the grandeur of the hotel. Relocating the hotel entry to the south-western corner of the ground floor could have the benefit of activating the space between the hotel and the church while also providing access that is commensurate with the relationship between the church building and the hotel, improving the sense of the buildings and uses being on one site. The proposed secondary entry on the southern façade fails to provide a satisfactory link from the hotel lobby to the church building; and*
- 5. notes that a signage strategy is required to identify where hotel branding will occur in addition to signage for individual uses and tenancies, particularly on the heritage building.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Karotkin, Mr Smith and Mr Warn

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

MINUTES

THURSDAY, 8 FEBRUARY 2018

8.2 New General Business

Nil

9. Items for consideration at a future meeting

Outstanding Items:

Nil

10. Closure

11.59am The Presiding Member declared the meeting closed.