



**Design Advisory Committee  
Minutes**

**4 May 2017  
4.00pm**

**Committee Room 1  
Level 9  
Council House**

**APPROVED FOR RELEASE**

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**MARTIN MILEHAM  
CHIEF EXECUTIVE OFFICER**



City of Perth

**Design Advisory Committee  
Minutes**

**4 May 2017  
4.00pm**

**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**

*David Karotkin*

**DATE:** *1.6.2017*

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, 4 May 2017.

**Members in Attendance:**

Mr Mackay	-	Acting Presiding Member
Mr Smith	-	Deputy for Ms Barrenger
Mr Pullyblank	-	Deputy
Mr Hobbs	-	Deputy for Mr Kerr and Mr Karotkin

**Officers:**

Ms Smith	-	Manager Development Approvals
Mr Colalillo	-	Senior Planning Officer
Mr Family	-	3D Model Coordinator
Ms Rutigliano	-	Acting Governance Officer

**Guests:**

Mr Chong	-	Rechitects
Mr Lohman	-	Rowe Group
Mr Simpson	-	PTS Town Planning Pty Ltd
Mr Christou	-	CHRISTOU Design Group
Mr Boon	-	CHRISTOU Design Group
Mr Wee Tan	-	Grand Hotel Group
Mr Toh	-	Grand Hotel Group

**1. Declaration of Opening**

**4.27pm** The City Architect declared the meeting open.

In accordance with Section 5.6 of the *Local Government Act 1995*, the City Architect sought nominations for a member to preside over the meeting.

Mr Smith and Mr Pullyblank nominated Mr Mackay to preside over the meeting.

There being no further nominations, Mr Mackay accepted the nomination and assumed the chair.

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

Ms Barrenger (apology)  
Mr Warn (apology)  
Mr Karotkin (apology)  
Mr Ciemitis (apology)  
Mr Kerr (apology)

3. Confirmation of Minutes – 6 April 2017

*Moved by Mr Smith, seconded by Mr Mackay*

*That the minutes of the meeting of the Design Advisory Committee held on 6 April 2017 be confirmed as a true and correct record.*

*The motion was put and carried*

The votes were recorded as follows:

For: Mr Hobbs, Mr Mackay, Mr Pullyblank and Mr Smith

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

**PRESENTATION:** **Agenda Item 6.1** – 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

**4.28pm** 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.

**4.34pm** The presentation concluded.

**DEPUTATION:** **Agenda Item 6.1** – 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

**4.35pm** Mr Chong and Mr Lohman commenced the deputation and provided a brief overview of the proposed amendments to the development application. Mr Chong and Mr Lohman then answered questions from the Design Advisory Committee.

**4.54pm** The deputation concluded.

**PRESENTATION:** **Agenda Item 6.2 - 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**

**4.55pm** 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.

**5.00pm** The presentation concluded.

**DEPUTATION:** **Agenda Item 6.2 - 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**

**5.02pm** Mr Christou commenced the deputation and provided a brief overview of the amendments to the development application. Mr Christou then answered questions from the Design Advisory Committee.

**5.45pm** The deputation concluded.

**6. Reports**

**Item 6.1 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**

*Moved by Mr Hobbs, seconded by Mr Pullyblank*

*That the Design Advisory Committee, having considered the revised design of the proposed eight level mixed-use development containing 42 multiple dwellings ('Residential'), 16 serviced apartments ('Special Residential'), a restaurant ('Dining')*

(Cont'd)

*tenancy and 44 car parking bays at 78-80 (Lots 1 and 2) Bennett Street, East Perth:*

- 1. *acknowledges that the applicant has responded to the design issues previously raised by the Committee and that the design is now adequately resolved and meets the design standards expected for development in the city subject to the further refinement of the following matters:-***
  - 1.1 *Further details of the quality of the proposed materials, particularly at ground level;***
  - 1.2 *Improving the identification of the separate entries to the serviced apartments and the residential apartments;***
  - 1.3 *The use of solid materials or frosted glazing to the balustrades of the lower levels of the development to improve privacy for the occupants;***
  - 1.4 *Designing the fascia at the top of the building to provide a continuous horizontal expression to add strength to the 'crown' of the building;***
  - 1.5 *Redesigning the external wall truncation of the upper-most corner apartment to reflect the curve of the corner element of the remainder of the building;***
  
- 2. *supports the additional variations proposed to the street building heights along Wellington Street and Bennett Street, noting that they have no significant impact on the streetscape or adjacent properties.***

*The motion was put and carried*

The votes were recorded as follows:

**For:** Mr Hobbs, Mr Mackay, Mr Pullyblank and Mr Smith

**Against:** Nil

**Item 6.2 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 Pullyblank, seconded by Mr Hobbs*

*That the Design Advisory Committee, having considered the revised 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. *supports the awarding of 20% bonus plot ratio for the provision of the following public facilities:*
  - 1.1 *public space - improvements to the existing public plaza;*
  - 1.2 *pedestrian facilities - improvements to the existing pedestrian access and linkages;*
  - 1.3 *specific facilities on private land:*
    - a) *provision of a child care centre;*
    - b) *provision of public end of trip facilities; and*
    - c) *provision of community theatres and performance spaces;**in compliance with the City's Bonus Plot Ratio Policy 4.5.1;*
  
2. *considers that the applicant has adequately addressed the Committee's previous design issues in relation to:*
  - 2.1 *reviewing the design of the entrances to improve the visual and physical connectivity to the plaza level, however, further details will be required to address potential wind impacts, entrapment areas and landscaping at the Terrace Road entrance;*
  
  - 2.2 *improving the civic presentation of the Terrace Road façade to Langley Park, but considers that the curtain walling detail is not fully resolved;*
  
  - 2.3 *revising the design of the corner statement to Adelaide Terrace and Plain Street to ensure that it is a more inviting entry to the public and that the design complements the broader design intent for the overall redevelopment, but notes the need for the curtain walling detail to be resolved; and*
  
  - 2.4 *the proposed roof cover over the public plaza areas, which is supported in principle;*
  
3. *considers that additional detail is required to be submitted to clarify details of the building interiors, particularly at the plaza level and including a review of the viability of the proposed landscaping, noting the volume and shape of the proposed planters.*

*The motion was put and carried*

The votes were recorded as follows:

For: Mr Hobbs, Mr Mackay, Mr Pullyblank and Mr Smith

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

Nil

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

Outstanding Items: Nil

**10. Closure**

**6.29pm** The Acting Presiding Member declared the meeting closed.