



City of Perth

**Design Advisory Committee  
Minutes**

**8 March 2018  
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**

*David Karotkin* .....

**DATE:** *5.4.2018* .....

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 March 2018.**

**Members in Attendance:**

Mr Karotkin	Presiding Member
Ms Barrenger	
Mr Ciemitis	
Mr Hobbs	Deputy for Mr Kerr

**Officers:**

Ms Smith	Manager Development Approvals
Mr Smith	City Architect
Mr Colalillo	Senior Planning Officer
Mr Family	3D Model Officer
Ms Rutigliano	Governance Officer

**Guests and Deputations:**

Mr Lees	TPG and Place Match
Mr Rendell	Hassell
Mr Simpson	Hassell
Mr Ooefelein	Hassell
Ms Porter	Hassell
Ms Egan	Hassell
Mr D'Alessandro (Lou)	LOUD Studio
Mr D'Alessandro (Mark)	Cafone Investments
Mr Vincent	Planning Solutions

**1. Declaration of Opening**

**10.03am** The Presiding Member declared the meeting open.

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

Mr Mackay – apology  
Mr Pullyblank – apology  
Mr Warn – apology  
Mr Kerr – apology

**3. Confirmation of Minutes – 8 February 2018**

*Moved Mr Ciemitis, seconded Mr Hobbs*

*That the minutes of the meeting of the Design Advisory Committee held on 8 February 2018 be confirmed as a true and correct record.*

*(Cont'd)*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Mr Ciemitis, Ms Barrenger, Mr Hobbs and Mr Karotkin

**Against:** Nil

**4. Correspondence**

Nil

**5. Disclosures of Members' Interests**

Nil

**Meeting Note:** The Design Advisory Committee agreed that the order of business detailed in the agenda be amended to enable items 7 and 8, to be considered before item 6.

**7. Briefings and Deputations**

**7.1 Overview by the City's Planning Officers**

**Presentation:** **Agenda Item 6.1** – 62 (Lots 3, 4 And 5) Colin Street and 1209 (Lot 100) Hay Street, West Perth – Proposed 17 Level Residential Development Containing 60 Multiple Dwellings and 74 Car Parking Bays – Transfer of Plot Ratio

**10.04am** 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.

**10.14am** The presentation concluded.

**Presentation:** **Agenda Item 6.2** – 46 (Lot 2) Wickham Street, East Perth – Proposed Six Level Residential Development Containing Eight Multiple Dwellings and Eight Car Parking Bays

**10.37am** The Senior Planning Officer commenced the presentation and provided a brief overview to the proposed development application. The Senior Planning Officer and City Architect then answered questions from the Design Advisory Committee.

**10.43am** The presentation concluded.

7.2 Welcome and Introductions

The applicants introduced themselves and their colleagues.

7.3 Applicant's presentation

**Deputation:** **Agenda Item 6.1** – 62 (Lots 3, 4 And 5) Colin Street and 1209 (Lot 100) Hay Street, West Perth – Proposed 17 Level Residential Development Containing 60 Multiple Dwellings and 74 Car Parking Bays – Transfer of Plot Ratio

**10.16am** Mr Lees and Mr Rendell commenced the deputation and provided a brief overview of the proposed development application. Mr Lees and Mr Rendell then answered questions from the Design Advisory Committee.

**10.35am** The deputation concluded.

**Deputation:** **Agenda Item 6.2** – 46 (Lot 2) Wickham Street, East Perth – Proposed Six Level Residential Development Containing Eight Multiple Dwellings and Eight Car Parking Bays

**10.44am** Mr Lou D'Alessandro and Mr Mark D'Alessandro answered questions from the Design Advisory Committee.

**10.58am** The deputation concluded.

7.4 Committee's questions and clarifications

The applicants answered questions from the Design Advisory Committee.

**8. Committee discussion and confirmation of advice/recommendations**

The Design Advisory Committee discussed the reports and gave their feedback and recommendations.

## 6. Reports

**Item 6.1 62 (Lots 3, 4 And 5) Colin Street and 1209 (Lot 100) Hay Street, West Perth – Proposed 17 Level Residential Development Containing 60 Multiple Dwellings and 74 Car Parking Bays – Transfer of Plot Ratio**

*Moved Mr Hobbs, seconded Mr Ciemitis*

*That the Design Advisory Committee, having considered the design of the 17-level residential development containing 60 multiple dwellings and 74 car parking bays at 62 (Lots 3, 4 and 5) Colin Street and 1209 (Lot 100) Hay Street, West Perth, generally supports the design quality and layout of the proposed development and:*

- 1. considers that the variation to the front setback requirement is a sensible design approach that provides a transition between the nil setback of the Town Centre area and the 4.5m setback of the adjacent Office/Residential area while also reducing the impact of the development on the canopy of the existing street trees;*
- 2. notes that the ground floor does not contain any commercial uses but considers that the residential lobby will provide sufficient street activation provided the transparency of the ground floor and the quality of the entry landscaping is maintained;*
- 3. supports the proposed variations to the maximum street building height and maximum building height requirements on the basis that the applicant has demonstrated that there will be minimal additional overshadowing in comparison to a compliant building envelope;*
- 4. considers that there is adequate justification for the proposed variations to the side setback requirements for the lower building levels taking into account the permitted built forms and likely impacts on the adjacent sites;*
- 5. requests that the applicant review the opportunity to utilise the landscaped car park roof as a terrace for the exclusive use of the adjoining apartments; and*
- 6. requests that the applicant reviews the durability of the proposed building materials, particularly the finishes to the balcony screens.*

*(Cont'd)*

*The motion was put and carried*

The votes were recorded as follows:

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

Against: Nil

**Item 6.2      46 (Lot 2) Wickham Street, East Perth – Proposed Six Level Residential Development Containing Eight Multiple Dwellings and Eight Car Parking Bays**

*Moved Mr Hobbs, seconded Mr Ciemitis*

*That the Design Advisory Committee, having considered the design of the proposed six-level residential development containing eight multiple dwellings and eight car parking bays at 46 (Lot 2) Wickham Street, East Perth, acknowledges the constraints of the narrow site but considers that further design review is required to address the following:*

- 1. the location of any required plant equipment, noting any additional structures on the roof of the building would need to be integrated with the design of the building and might not be supported given that the proposed development already exceeds the maximum building height permitted for the site;*
- 2. the activation and presentation of the ground floor to the street, with the aim of increasing the transparency of the ground floor frontage and ensuring that the landscaping within the front setback is designed to enhance safety at the building entry;*
- 3. the adequacy of the proposed lightwells should the adjacent sites also be redeveloped;*
- 4. the need for screening between the bedroom windows located within the lightwells to address both noise and visual privacy;*
- 5. extending the quality of the materials beyond the first bay of the development fronting the street, with particular attention to the finishes to the blank side walls and achieving better integration of the pallet of materials for the development as a whole;*

*(Cont'd)*

6. *ensuring any piping or services located within the vehicle entry are screened from view from the street;*
7. *reducing the extent of the rear setback variation to provide adequate separation between buildings (noting the current approved development for the adjacent site) to improve the amenity of the rear apartments;*
8. *the extent of habitable/useable floorspace encroaching into the front setback; and*
9. *the durability of the proposed decking materials within the front setback area.*

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

The votes were recorded as follows:

**For:** Mr Ciemitis, Ms Barrenger, Mr Hobbs and Mr Karotkin

**Against:** Nil

**9. Motions of which previous notice has been given**

Nil

**10. General Business**

**10.1 Responses to General Business from a Previous Meeting**

**DAC Membership**

The Manager Development Approvals confirmed a report will be considered at the next Council meeting to adopt the appointment of members and deputies to the Design Advisory Committee.

**10.2 New General Business**

Nil

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

**Outstanding Items:**

Nil

**12. Closure**

**11.23am** The Presiding Member declared the meeting closed.

