

MINUTES

DESIGN ADVISORY COMMITTEE

6 AUGUST 2015

APPROVED FOR RELEASE



GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER



CITY *of* PERTH

MINUTES

DESIGN ADVISORY COMMITTEE

6 AUGUST 2015

**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

**PRESIDING MEMBER'S
SIGNATURE**

DATE: 17/09/2015

DESIGN ADVISORY COMMITTEE

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Minutes of the meeting of the City of Perth **Design Advisory Committee** held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 6 August 2015.**

MEMBERS IN ATTENDANCE

Mr Ciemitis - Presiding Member (Departed the meeting at 5.05pm)
Mr Mackay
Mr Mileham
Mr Sharp
Mr Warn (Entered the meeting at 4.07pm)

OBSERVERS

Mr Smith (Deputy Member)

OFFICERS

Ms Smith - Manager Development Approvals
Mr Gericke - Statutory Town Planning Coordinator
Ms Lees - Senior Planning Officer
Ms Hancock - Senior Planning Officer
Mr Family - 3D Model Officer
Ms Best - Governance Officer
Ms Rutgiliano - Governance Administration Officer

GUESTS AND DEPUTATIONS

Mr Baltinas - Baltinas of Baltinas Architecture
Mr Banner

DA88/15 DECLARATION OF OPENING

4.02pm The Presiding Member declared the meeting open.

DA89/15 APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE

Mr Kerr
Mr Karotkin

DA90/15 CONFIRMATION OF MINUTES

Moved by Mr Mackay, seconded by Mr Sharp

That the minutes of the meeting of the Design Advisory Committee held on 16 July 2015 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Mackay, Mr Mileham and Mr Sharp

Against: Nil

4.03pm The Senior Planning Officer, Ms Hancock departed the meeting.

DA91/15 CORRESPONDENCE

Nil

DA92/15 DISCLOSURE OF MEMBERS' INTERESTS

Member / Officer	Minute No.	Item Title.	Nature / Extent of Interest
Mr Peter Ciemitis (TRIM 133727)	DA94/15	251-267 (Lots 10, 11 and 412) St Georges Terrace, Perth – Proposed Television Studio Building and Alterations to Existing Office Buildings and Landscaped Forecourt.	Indirect Financial Interest – Nature: The Proponent Channel 9, is an existing client of Peter's employer Robertsday.

4.07pm Mr Warn entered the meeting.

PRESENTATION: **Agenda Item 1, DA94/15 – 37A-37C (Lot 51) Mount Street, West Perth – 8-Level Residential Development Containing 21 Multiple Dwellings and 32 Car Parking Bays.**

4.08pm The Statutory Planning Coordinator commenced the presentation.

4.10pm The Senior Planning Officer, Ms Hancock returned to the meeting.

The Senior Planning Officer, Ms Hancock and Statutory Planning Coordinator provided an overview of the development application and the architectural design.

4.16pm The presentation concluded.

DEPUTATION: **Agenda Item 1, DA93/15 – 37A-37C (Lot 51) Mount Street, West Perth – 8-Level Residential Development Containing 21 Multiple Dwellings and 32 Car Parking Bays.**

The Presiding Member approved a Deputation from Mr Baltinas from Baltinas Architecture (TRIM reference 131965/15).

4.17pm Mr Baltinas commenced the deputation and provided an overview of the proposed development application and the architectural structure. Mr Baltinas then answered questions from the Design Advisory Committee.

4.43pm The deputation concluded.

DA93/15 37A-37C (LOT 51) MOUNT STREET, WEST PERTH – 8-LEVEL RESIDENTIAL DEVELOPMENT CONTAINING 21 MULTIPLE DWELLINGS AND 32 CAR PARKING BAYS

BACKGROUND:

SUBURB/LOCATION: 37A-37C (Lot 51) Mount Street, West Perth
FILE REFERENCE: 2015/5218
REPORTING UNIT: Development Approvals
DATE: 30 July 2015
MAP / SCHEDULE: Schedule 1 – Map and colour perspectives for 37A-37C Mount Street, West Perth
3D MODEL PRESENTATION: A 3D Model for this application was available at the Committee meeting.
TRIM – 130771/15

LANDOWNER: Rehawk Property Group Pty Ltd
APPLICANT: Baltinas Architecture
ZONING: (MRS Zone) Central City Area Zone
 (City Planning Scheme Precinct) West Perth Precinct 10
 (City Planning Scheme Use Area) Residential – R160

APPROXIMATE COST: \$10 million

SITE HISTORY:

The subject site has a total area of 894m² and is located on the southern side of Mount Street. The site contains an existing house which was constructed in 1915 however does not currently have any formal listing on the State Register of Heritage Places or on the City's Register of Places of Cultural Heritage Significance.

DETAILS:

Approval is sought to demolish the existing house and to construct an 8-level residential development containing 21 multiple dwellings and 32 car parking bays at the subject site.

Details of the proposed development are as follows:

Basement Level 1	This level contains 17 car parking bays, 6 residential store rooms ranging in size from 12m ² to 25.7m ² , bin storage area, transformer compound and switch board room
Basement Level 2	This level contains 15 car parking bays and 10 residential store rooms ranging in size from 12.1m ² to 25.7m ²
Ground Floor Level	This level contains three 2 bedroom, 2 bathroom apartments ranging in size from 76.1m ² to 77.7m ² , 19 bicycle storage units, combined residential and fire pump rooms, fire tanks, a cleaners and building materials store and an online delivery room. The vehicle access into the basement car park will be provided from this level off Mount Street.
First and Third Floor Levels	Each level contains four apartments with 2 bedrooms and 2 bathrooms ranging in size from 76.1m ² to 77.7m ² . Each apartment will be provided with a 'winter garden' ranging in size from 11.3m ² to 13.8m ² . A roof garden will also be provided above the bicycle storage area for future use by the adjacent property at 39 and 36A Mount Street.
Second and Fourth Floor Levels	Each level contains four apartments with 2 bedrooms and 2 bathrooms ranging in size from 76.1m ² to 77.7m ² . Each apartment will also have a 'winter garden' ranging in size from 11.3m ² to 13.8m ² .
Fifth Floor Level	This level contains two penthouse apartments with 3 bedrooms and 3 bathrooms of 157m ² and 161m ² in size.
Roof Level	This level contains the private outdoor facilities for the penthouse apartment including swimming pools and bbq and bar facilities. Solar panels for the apartment building will also be provided at this level.

The development is proposed to be constructed and finished using high quality, durable, low maintenance materials. This includes off form white precast concrete panels with a smooth finish, glass curtain walls, anita slider or operable double hung windows and operable glass shutters to the 'winter gardens', aluminium vertical louvres and a stone finish to the entrance.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the Residential-R160 Use Area of the West Perth Precinct 10. The Precinct will be developed as a residential quarter accommodating

a range of house types along with support facilities and will also provide a secondary business area adjacent to the city centre.

A residential use is a preferred ('P') use in the Residential-R160 area of the West Perth Precinct and therefore is supported in this location.

Development Requirements

Buildings in the Residential-R160 area of the West Perth Precinct shall be limited in height to protect the dominance of King's Park and the escarpment and to reflect its north-south slope. Buildings shall be setback from all lot boundaries and setback areas shall be generously landscaped and maintained.

The proposal has been assessed against the City Planning Scheme and Mount Street Policy requirements and the proposal's compliance with the following development standards is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	2.0:1.0 (1788m ²)	2.0:1.0 (1788m ²)
Building Heights:	19 metres	19 metres (maximum)
Setbacks:		
Front		
- Ground	5.4 metres	4.5 metres (minimum) 2 metres to open verandah (minimum)
- First to Fifth floor level	5.4 metres to main building line, 3 metres to balcony	4.5 metres (minimum) 2 metres to open verandah (minimum)
Side (North-East)		
- Ground	2.9 metres – 3.1 metres	3 metres (minimum)
- First to Fifth floor level	2.2 metres – 3.1 metres	3 metres (minimum)
Side (South-West)		
- Ground and first floor of boundary abutting 41-43 Mount Street	Nil	3 metres (minimum)
- Ground abutting 39 Mount Street	2.5 metres – 3.2 metres	3 metres (minimum)

Development Standard	Proposed	Required / Permitted
- First to Fifth floor abutting 39 Mount Street	2.2 metres – 3 metres	3 metres (minimum)
Rear		
- Basement levels 1 and 2	Nil	Not specified
- Ground to first floor level	Nil – 1.5 metres	Not specified
- Second to fifth floor level	1.5 metres – 2.5 metres	Not specified
Car Parking:	32 bays including 29 residential bays and 3 visitor bays	22 bays (minimum)
Bicycle Parking:	19 dedicated bicycle storerooms	7 bays (minimum)

The Design Advisory Committee was requested to comment on the following:

- the proposed variations to the side setback requirements and its impact on the streetscape and local amenity;
- the design and treatment of the ‘winter gardens’ balcony area and its potential contribution towards plot ratio;
- the encroachment of the ‘winter gardens’ balcony area into the front setback; and
- the general design and aesthetic quality of the development.

Moved by Mr Sharp, seconded by Mr Mackay

That the Design Advisory Committee, having considered the design of the 8-level residential development containing 21 multiple dwellings and 32 car parking bays at 37A-37C (Lot 51) Mount Street, West Perth, supports the general design and aesthetic quality of the development and in particular:

- 1. supports the proposed variations to the side setback requirements which will not have any adverse impact on the streetscape or local amenity;***

(Cont’d)

2. *supports the design and treatment of the 'winter garden' balconies, subject to additional details being submitted regarding the type of glass to be used (ensuring a high level of transparency); natural ventilation of the balconies and the installation of blinds or other window furnishings to the balcony glazing not being permitted;*
3. *supports the encroachment of the 'winter garden' balconies into the front setback subject to the balconies being designed and maintained as predominantly transparent structures;*
4. *considers that the rooftop gardens above the bicycle storage area should be designed so they are capable of supporting significant landscaping and requests that additional details of the proposed landscaping be submitted prior to the application being determined;*
5. *notes that the car parking levels are visually prominent as viewed from the south and requests additional details of the materials and finishes to the car park screens;*
6. *notes that a side boundary wall is proposed adjacent to the driveway and considers that the portion of wall within the front setback area should be removed or redesigned to address sightlines and to reduce the visual intrusion of the wall within the streetscape.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Mackay, Mr Mileham, Mr Sharp and Mr Warn

Against: Nil

5.05pm Mr Ciemitis disclosed an Indirect Financial Interest in Item DA94/15 (detailed at Item DA92/15) and departed the meeting and did not return.

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

Mr Warn nominated Mr Mileham to preside over the meeting.

There being no further nominations, Mr Mileham accepted the nomination and assumed the Chair.

PRESENTATION: **Agenda Item 2, DA94/15** – 251-267 (Lots 10, 11 and 412) St Georges Terrace, Perth – Proposed Television Studio Building and Alterations to Existing Office Buildings and Landscaped Forecourt.

5.07pm The Senior Planning Officer, Ms Lees commenced the presentation and provided an overview of the development application and the architectural design.

5.11pm The presentation concluded.

DA94/15 251-267 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH – PROPOSED TELEVISION STUDIO BUILDING AND ALTERATIONS TO EXISTING OFFICE BUILDINGS AND LANDSCAPED FORECOURT

BACKGROUND:

SUBURB/LOCATION: 251-267 (Lots 10, 11 and 412) St Georges Terrace, Perth
FILE REFERENCE: 2015/5292
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 29 July 2015
MAP / SCHEDULE: Schedule 2 – Map and coloured perspectives for 251-267 St Georges Terrace, Perth
3D MODEL PRESENTATION: A 3D Model for this application was available at the Committee meeting.
TRIM – 130813/15

LANDOWNER: Primewest Funds Limited
APPLICANT: Cox, Howlett, Bailey and Woodland
ZONING: (MRS Zone) Portion Central City Area, Portion Primary Regional Road Reserve (City Planning Scheme Precinct) St Georges (P6), West Perth (P10) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$3.5 million

SITE HISTORY:

The subject site comprises three lots with a combined area of 5,631m² and a combined frontage to St Georges Terrace/Malcolm Street of 114.9 metres and to Mount Street of 14.9 metres.

Lot 11 (251 St George Terrace) is the eastern most lot which is currently occupied by a seven storey office building and two levels of basement car parking

accommodating 115 tenant car parking bays. It also accommodates a landscaped forecourt known as 'Eric Silberts Gardens'. This forecourt and 81 tenant car parking bays were granted planning approval by the Council on 17 March 1986. The approval was conditional to a lease agreement being made with the City for a 25 year period that ensured the landscaped area was free for the public to use. This agreement was negotiated with the City on a pepper corn lease which expired 2 November 2011.

The construction of a four level office building on the portion of Lot 11 occupied by the landscaped forecourt was approved by the Local Development Assessment Panel (City of Perth – LDAP) on 27 September 2012. This development approval has now lapsed. Ground and first level alterations to the seven storey office building on the lot were approved on 19 February 2013 and have been undertaken.

Lot 412 (255 St George Terrace) is the central lot which has a battle-axe leg to St Georges Terrace and is currently occupied by a two storey office building and two levels of basement car parking accommodating 27 tenant and 20 public car parking bays.

Lot 10 (267 St George Terrace) is the western most lot which is currently occupied by a four storey office building with one level of basement car parking accommodating 39 tenant car parking bays. A development application for a digital roof sign on this building to display third party advertising was approved by the Council at its meeting on 1 April 2014 and this sign was recently installed.

DETAILS:

The applicant seeks development approval to undertake various works at the site to accommodate the operations of Channel 9. These works include:

- Construction of a single storey television studio on portion of the existing landscaped forecourt;
- Re-landscaping of the remaining forecourt area to include an events and performance space;
- Refurbishment of the two western office buildings (on Lots 412 and 10);
- Construction of a walkway between these two office buildings and between one of them (on Lot 412) and the new studio building;
- Two escape stairs from the basement below the landscaped forecourt will be replaced with new escape stairs and a new lift is also proposed;
- Bicycle parking for 70 bicycles and end of trip facilities will be provided at the basement level of the building on Lot 11;
- As a result of the various works within the basement car parking levels the total number of car parking bays on site will be reduced by 17 from 201 to 184. At present 20 of the 201 car parking bays are public fee paying bays while following the proposed development all 184 remaining bays will be allocated for tenant car parking.

The elevations of the studio building will be covered with prefinished panelised cladding and glazing and surrounded by a perforated folded anodised screen.

The forecourt is intended to form an urban park for day to day use by the public as well as provide an amphitheatre for events and gatherings. However, it is noted that the large digital screen indicated on the wall of the facing the forecourt does not form part of this application. A break out space is also proposed between the two existing buildings.

COMPLIANCE WITH PLANNING SCHEME:

The site is located within the City Centre Use Area of the St Georges Precinct (P6) under City Planning Scheme No. 2 (CPS2) with the proposed new studio building located entirely within this Use Area. A portion of Lot 10 falls within a Primary Regional Road Reserve under the Metropolitan Region Scheme (MRS) and within the West Perth Precinct (P10) under CPS2. The site is also located within the Inner Precinct of the Parliament House Precinct.

Land Use

The St George's Precinct is intended to continue to function as the State's principal centre for business, finance, commerce and administration. The metropolitan region's primary office district will be consolidated along St George's Terrace between Elder and Barrack Streets and will have the highest concentration of employment in the city centre. While offices will form the major activity, the Precinct will also accommodate a range of commercial and educational uses, particularly at street level, to create more diversity and interest. Buildings accommodating such uses will be of a high standard of design and presentation, including signs, in keeping with the prestigious character of the Precinct.

In accordance with this intent, offices are a preferred (P) use within the Precinct. Channel 9 will occupy two levels of the office building on Lot 10 and the two storey office building on Lot 412 as offices for their operations. The proposed television studio is considered to relate to 'the practice of a profession', as required under the definition of an office, and to be ancillary to the predominant office use for Channel 9's operations, and can therefore be supported.

Development Requirements

The continuation of large scale development in the St Georges Precinct is intended in order to reflect its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State's business heart. The design of buildings will be such that they minimise overshadowing of nearby parklands and be of a high architectural standard to reflect the status of the Precinct. The tallest office buildings will be located along the St George's Terrace spine between Milligan and Barrack Streets. The present skyline character of tall, slender, interestingly shaped towers, lighting and appropriate roof signs, will be maintained in any future development. Building heights however, should step down in the western part of the Precinct to maintain views from Parliament House toward the River and to protect the identity and prominence of the Mt Eliza escarpment and Kings Park.

Building designs will contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street. New development should provide for pedestrian shelter along with other elements, such as street furniture, planting and public art, defining an interesting promenade and reinforcing the vista to Barracks' Arch and Parliament House. New development will have a nil street setback and be of a low scale along the street frontage. Any additional building height will be setback from all lot boundaries. Buildings, places and other objects, having historical, architectural or other significance will be preserved and maintained. Vacant sites, forming gaps in the streetscape, are to be avoided. Buildings must not be demolished unless a replacement is to be constructed immediately following demolition.

The proposal has been assessed against the CPS2 requirements and the proposal's compliance with the following development standards is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	2.52:1 (14,212m ²)	4:1(22,524m ²)
Street Building Height:	Nil – new building setback 5.5 metres from street	14 metres
Maximum Building Height (Parliament House Precinct)	33.5 AHD	45.84 to 50.54 AHD (between 12 and 28 metres)
Setbacks:		
- St Georges Terrace:	5.5 metres	Nil required
- Side (West):	1 metre	Nil permitted
- Side (East)	7 metres	Nil permitted
- Rear (South):	7 metres	Nil permitted
Car Parking:		
- Commercial	184 tenant bays	Permitted: 84 tenant bays (maximum) Existing: 181 tenant bays 20 public bays
Bicycle Parking:		
- Bicycle Bays	70 bays (total)	Required: 28 bays (minimum) Existing: 30 bays

Development Standard	Proposed	Required / Permitted
- End of Journey Facilities	6 male and 7 female showers and change rooms	Required: 4 male and 4 female showers and change rooms Existing: 3 male and 5 female showers and change facilities
- Lockers	126 lockers (total)	Required: 70 lockers (minimum) Existing: 64 lockers

Conclusion

The Design Advisory Committee was requested to comment on the following aspects of the proposed development:

- the absence of a continuous building edge along the street and the impact of this on the streetscape;
- the general design quality of the proposed building and publicly accessible landscaped space.

Moved by Mr Mackay, seconded by Mr Warn

That the Design Advisory Committee, having considered the design of the proposed television studio building, alterations to the existing office buildings including changes to on-site car parking, resulting in 184 tenant car bays, and to end of trip facilities and proposed landscape works to the remaining forecourt at 251-267 (Lots 10, 11 and 412) St Georges Terrace, Perth:

- 1. supports the design principle of the proposed studio building and retention of publicly accessible landscaped space on the site, rather than the creation of a continuous building edge along the street in accordance with the City Planning Scheme requirements, given the context of the site and the existence of the established open space area;***
- 2. notes the roof of the studio building will be viewed from surrounding buildings and should be designed as a fifth elevation, incorporating any plant or infrastructure in a visually integrated manner;***

(Cont'd)

- 3. considers that the design of the perforated metal screen to the new studio building is unresolved, with further refinement and details of the supports; material selection; screen edging; lighting and incorporation of any signage being required;**
- 4. notes the intention for the landscaped area to be an activated public space however considers that the introduction of furniture and seating would contribute to making the area a more desirable and useable outdoor area;**
- 5. considers that the material selection, lighting and detailing of the studio building will be critical to its design success and that additional details will be required to ensure it is of a quality befitting of the city centre and the prestigious character of St Georges Terrace.**

The motion was put and carried

The votes were recorded as follows:

For: Mr Mackay, Mr Mileham, Mr Sharp and Mr Warn

Against: Nil

DA95/15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

DA96/15 GENERAL BUSINESS

Responses to General Business from a Previous Meeting

Nil

New General Business

1. Fire Equipment in Buildings

The City Architect provided an update on the status of discussions with utility and emergency services agencies in regard to the location of meters and service connection points within developments. ATCO Gas has agreed that their gas meter boxes do not have to be located at the front of properties and will modify their Meter Location Guide accordingly, enabling the City to negotiate alternative and more discrete locations that do not impact on building frontages. Discussions with the

Department Fire and Emergency Services (DFES) have also been positive and they have agreed to allow an increased distance of 15 metres to fire booster connections within developments.

A guide is being developed to address these changes and will be drafted for review by the Working Group and Design Consultants. It is foreseen that these changes could take effect this year, this standard is also anticipated to be implied state-wide.

The Design Advisory Committee agreed that it would be beneficial to be updated with these new changes at a future meeting.

2. Development Application Plans Requirements

Mr Mackay queried the standard of plans being submitted with development applications to the Design Advisory Committee (DAC) and recommended whether a ground plan contextual plan could be a requirement for each applicant to ascertain the setback requirements and immediate surroundings of the development and its design.

The Manager Development Approvals advised that this is already a requirement as part of the City's Application Policy and while usually provided with all major applications it would be taken on notice to ensure these are obtained from the applicant and included with the plans sent to DAC members.

3. Surrounding Developments

The City Architect advised that the proposed mixed use development at 647 – 657 Murray Street, West Perth was discussed at the Local Development Assessment Panel (LDAP) meeting held on 6 August 2015. While the Development Application was approved, the Panel noted that as the development would be stand-alone for quite some time with no surrounding developments, consideration should have been given to including the same extent of detail that had been incorporated into the front facade into all elevations. The DAC's future assessment of how proposed developments will be viewed from all directions should take into account the likely construction timing of surrounding developments in future.

DA97/15 ITEMS FOR CONSIDERATION AT A FUTURE MEETING

Outstanding Items:

Nil

DA98/15 CLOSE OF MEETING

5.37pm There being no further business the Acting Presiding Member declared the meeting closed.

**SCHEDULES
FOR THE MINUTES OF THE
DESIGN ADVISORY
COMMITTEE MEETING
HELD ON
6 AUGUST 2015**



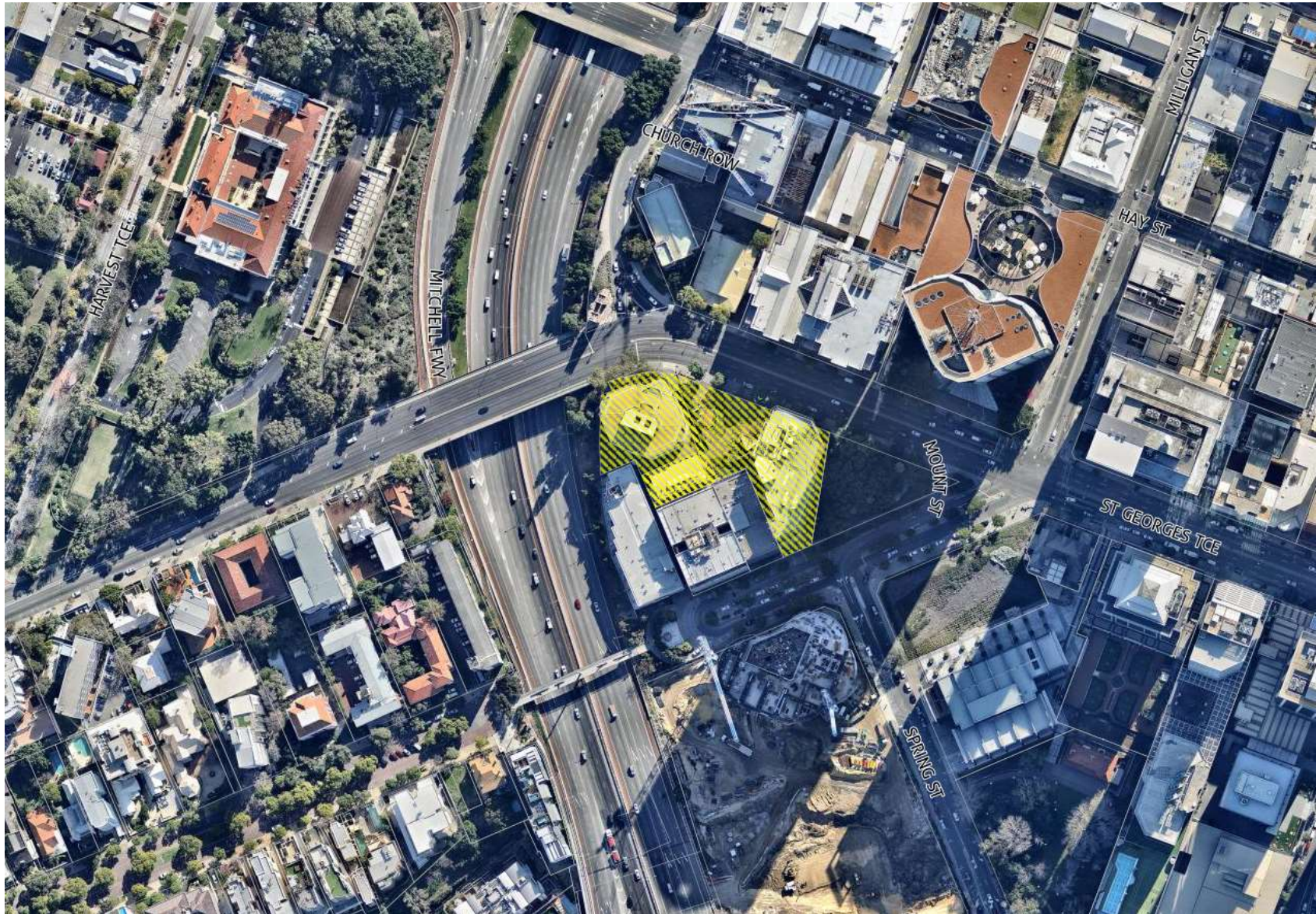
2015/5218: 37A-37C MOUNT STREET, WEST PERTH



15/5218 - 37A-37C MOUNT STREET, WEST PERTH (PERSPECTIVE 1)



15/5218 - 37A-37C MOUNT STREET, WEST PERTH (PERSPECTIVE 2)



2015/5292: 251-267 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH



2015/5292: 251-267 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH



2015/5292: 251-267 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH