

MINUTES

DESIGN ADVISORY COMMITTEE

8 OCTOBER 2015

APPROVED FOR RELEASE



GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER



CITY *of* PERTH

MINUTES

DESIGN ADVISORY COMMITTEE

8 OCTOBER 2015

**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

**PRESIDING MEMBER'S
SIGNATURE**

David Karotkin.

DATE: *29.10.2015.*

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, 8 October 2015**.

MEMBERS IN ATTENDANCE

Mr Ciemitis	-	Presiding Member
Mr Kerr		
Mr Sharp		
Mr Smith	-	Deputy for Mr Mileham

OFFICERS

Ms Smith	-	Manager Planning Approvals
Mr Gericke	-	Coordinator Statutory Town Planning
Mr Fotev	-	3D Model Coordinator
Mr Colalillo	-	Senior Planning Officer
Ms Jeans	-	Planning Officer
Ms Carlucci	-	Governance Officer
Ms Emmons	-	Governance Officer

GUESTS AND DEPUTATIONS

Mr Sanbrook	-	Aztec Architects
Mr Briones-Aguirre	-	Aztec Architects
Mr Kosky	-	Kerry Hill Architects
Mr McGivern	-	Kerry Hill Architects
Mr O'Brien	-	University of Western Australia
Ms Maclean	-	University of Western Australia

DA112/15 DECLARATION OF OPENING

4.03pm The Presiding Member declared the meeting open.

DA113/15 APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE

Mr Karotkin (apology)
Mr Mackay (apology)
Mr Mileham (apology)
Mr Warn (apology)

DA114/15 CONFIRMATION OF MINUTES

Moved by Mr Smith, seconded by Mr Kerr

That the minutes of the meeting of the Design Advisory Committee held on 17 September 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 Kerr, Mr Sharp and Mr Smith

Against: Nil

DA115/15 CORRESPONDENCE

Nil

DA116/15 DISCLOSURE OF MEMBERS' INTERESTS

The following Members disclosed an interest:

Member / Officer	Minute No.	Item Title	Nature / Extent of Interest
Mr Kerr	DA117/15	201 (Lots 2885) Mounts Bay Road, Crawley – Proposed Five Level Residential Development Containing 33 Multiple Dwellings and 39 Car Parking Bays	Impartiality Interest – Mr Kerr is the Warden of Convocation of the University of Western Australia and a member of the UWA Senate.
Mr Sharp	DA117/15	201 (Lots 2885) Mounts Bay Road, Crawley – Proposed Five Level Residential Development Containing 33 Multiple Dwellings and 39 Car Parking Bays	Impartiality Interest – Mr Sharp is an employee of Curtin University, which is a beneficiary of the Forrest Foundation donation to build Forrest house.

PRESENTATION: Agenda Item 1, DA118/15 – 206 (Lot 50) Adelaide Terrace, East Perth – 11-Level Mixed-Use Development Containing 48 Multiple Dwellings, One Commercial Tenancy and 51 Car Parking Bays.

4.05pm The Senior Planning Officer, commenced the presentation and provided a brief overview of the proposed development application and answered questions from the Design Advisory Committee.

4.13pm The presentation concluded.

DEPUTATION: Agenda Item 1, DA118/15

4.14pm Mr Sanbrook – Aztec Architects commenced the deputation, provided an overview of the proposed development application, and answered questions from the Design Advisory Committee.

4.48pm The deputation concluded.

PRESENTATION: Agenda Item 2 (DA117/15) – 201 (Lots 2885) Mounts Bay Road, Crawley – Proposed Five Level Residential Development Containing 33 Multiple Dwellings and 39 Car Parking Bays.

4.49pm The Planning Officer commenced the presentation and provided a brief overview of the proposed development application and answered questions from the Design Advisory Committee.

4.56pm The presentation concluded.

The Presiding Member agreed to allow Ms Maclean – University of Western Australia to address the Committee as an additional speaker for the deputation regarding Item 2 (DA117/15), and noted that the maximum ten minute time period granted for deputations under Section 5.9(3)(b) of the *City of Perth Standing Orders Local Law 2009* was not to be exceeded.

DEPUTATION: Agenda Item 2 (DA117/15)

5.09pm Ms Maclean – the University of Western Australia commenced the deputation and provided an introduction to the application. Mr Kosky and Mr McGivern – Kerry Hill Architects then provided an overview of the proposed development application and answered questions from the Design Advisory Committee.

5.26pm The deputation concluded.

5.29pm The 3D Model Coordinator departed the meeting and returned at 5.30pm.

Meeting Note: The Design Advisory Committee agreed that the order of business detailed in the agenda be amended so Item 2 could be considered as the first item of business at the meeting, specifically:

1. Agenda Item 2 – 206 (Lot 50) Adelaide Terrace, East Perth – 11-Level Mixed-Use Development Containing 48 Multiple Dwellings, One Commercial Tenancy and 51 Car Parking Bays; and
2. Agenda Item 1 – 201 (Lots 2885) Mounts Bay Road, Crawley – Proposed Five Level Residential Development Containing 33 Multiple Dwellings and 39 Car Parking Bays.

**DA117/15 201 (LOTS 2885) MOUNTS BAY ROAD, CRAWLEY –
PROPOSED FIVE LEVEL RESIDENTIAL
DEVELOPMENT CONTAINING 33 MULTIPLE
DWELLINGS AND 39 CAR PARKING BAYS**

BACKGROUND:

SUBURB/LOCATION: 201 Mounts Bay Road, Crawley
FILE REFERENCE: 2015/5357
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 25 September 2015
MAP / SCHEDULE: Schedule 2 – Map and coloured perspectives for
201 Mounts Bay Road, Crawley
3D MODEL PRESENTATION: A 3D Model for this application was available at
the Committee meeting. TRIM – 172567/15

LANDOWNER: The University of Western Australia
APPLICANT: The University of Western Australia
ZONING: (MRS Zone) Public Purposes (University)
(City Planning Scheme Precinct) Matilda Bay
Precinct 9

APPROXIMATE COST: \$17.25 million

SITE HISTORY:

The subject site is located on one lot approximately 6,894m² in total size, at the corner of Hackett Drive and Mounts Bay Road, Crawley, adjacent to the University of Western Australia (UWA). The site is currently being used for parking (carpark 23) which has 270 car parking bays which operates on a paid metred system from 9am to 5pm Monday through Friday and is free for use to the general public outside these hours. This carpark is utilised for parking by the Perth Dinghy Club, Cygnet Hall Boatshed and the UWA Boatclub on the weekends and early mornings.

DETAILS:

The Forrest Research Foundation at The University of Western Australia was established in 2014 following the donation of \$65 million, over 10 years, by Andrew and Nicola Forrest, through the Minderoo Foundation Trust. Their donation is to assist Western Australia in becoming a world-class centre of research and innovation through attracting the next generation of outstanding intellects to this State, to pursue either doctoral studies or a postdoctoral fellowship. Funds have also been provided to build the proposed development named 'Forrest Hall', which will be used to house said students.

The application proposes to retain 115 car parking bays on the site for use by the University and the Perth Dinghy Club, Cygnet Hall Boatshed and the UWA Boatclub on the weekends. The application proposes the construction of a five level residential building containing 33 multiple dwellings comprised of on the nine two bedroom apartments and 24 one bedroom apartments and 39 car parking bays. The development will provide common facilities on the ground floor including a covered terrace and garden, lobby and student lounge, multi-purpose room and kitchen, Master and Master's Assistant offices and a library and resource room.

Bicycle parking for 15 bays have been located in the undercroft car park with an additional five visitor bicycle parking bays being located in close proximity to the front entrance.

The proposal will be a prominent development however the proposal will maintain views of Winthrop Tower from both Mounts Bay Road and the Swan River. The proposed development also respects the existing views towards the river from the adjacent University colleges along Mounts Bay Road.

The proposal will be constructed from sandstone in keeping with the traditional use of sandstone for University building on the campus. To the northwest the apartments are screened from the traffic on Mounts Bay Road through the use of permeable masonry and green walls. The landscaping will utilise a combination of exposed aggregate paving, granite benches, decorative gravels and native ornamental trees. The building materials meet the material palette in accordance with the Campus Plan 2010 prepared by UWA.

No further access points are proposed to Hackett Drive or Mounts Bay Road with the development utilising the existing crossover servicing the car parking area from Hackett Drive.

Currently, users of the Perth Dinghy Club, Cygnet Hall Boatshed and the UWA Boatclub access the Department of Parks and Wildlife (DPaW) reserve whereon their facilities are located through the University carpark. The applicant has advised that there is no current plan to alter this situation and boat shed users can continue to access the reserve and enjoy parking at the University, albeit with a reduced car park area due to the construction of Forrest Hall in the northeast corner of the car park.

The transport assessment submitted as part of the application state that Access to the Department of Parks and Wildlife Reserve will remain unchanged via the existing access at Hackett Drive. The access is currently adequate to accommodate the standard vehicles with trailers with an adequate turning circle compliant with the Australian Standards.

COMPLIANCE WITH PLANNING SCHEME:

The proposed development is located within a Metropolitan Region Scheme Reserve for Public Purposes (University) and as such is not zoned under the City Planning Scheme No. 2 and therefore the scheme provisions are not relevant to the site. It is however desirable to consider the Scheme Statement of Intent for the precinct and also the relevant policies guiding design, parking and residential development. The City is to provide comment to the Western Australian Planning Commission (WAPC) who will ultimately determine the proposal.

Land Use

The use of the site for accommodation is consistent with the purpose for which the land is reserved ('University') under the MRS, furthermore, the intent of the Matilda Bay Precinct (P9) is for the land to accommodate a variety of uses located within defined areas including associated university housing.

Further documentation on a state strategic level including Directions 2031 also identifies the area as being a 'specialised activity centre' where further concentrations of dwellings are supported.

Development Requirements

As previously mentioned the requirements of the City Planning Scheme No. 2 are not applicable to the application, however due regard to fundamental planning and design principles should be applied when forwarding on a recommendation to the WAPC.

The building is of an appropriate height and scale and is considered to be respectful of views to the river. The accommodation is self-contained with appropriate kitchen, bathroom and study facilities. The accommodation provides limited balcony space for the individual units, however, a large common on the ground floor and common outdoor terrace are provided.

The UWA has high demand for student accommodation and the State Government has identified this locality as being suitable for providing significant increases in new dwellings. The proposed development goes some way to address these accommodation needs while maintaining the landscaped character of this prominent site.

Conclusion

The Design Advisory Committee was requested to consider the design for the proposed five level residential development containing 33 multiple dwellings and 39 car parking bays at 201 (Lot 2885) Mounts Bay Road, Crawley and provide advice on the general design and aesthetic quality of the development considering the prominent location.

Moved by Mr Smith, seconded by Mr Ciemitis

That the Design Advisory Committee, having considered the design for the proposed five level "Forrest Hall" development containing 33 multiple dwellings (student accommodation) shared facilities and 39 car parking bays at 201 (Lot 2885) Mounts Bay Road, Crawley:

- 1. is of the opinion that the proposal is a well resolved and interesting building that has an appropriate bulk and scale for its location and that the design is sympathetic to the language of the University of Western Australia campus development;***
- 2. considers that the courtyard wall height to Mounts Bay Road should be reviewed, with particular attention to the adjacent landscaping, ensuring it reduces the perceived impact of the wall; contributes to the pedestrian environment and incorporates canopy trees;***
- 3. requests that further consideration be given to the sense of arrival when approaching the development through the car park, with attention being given to the materials and to equitable access to the pedestrian entry; and***
- 4. notes that the roof forms the fifth elevation of the building that can be viewed from high rise developments nearby and that further detail be provided to ensure that the roof design and finishes should make a positive contribution to wider vistas.***

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Kerr, Mr Sharp and Mr Smith.

Against: Nil

**DA118/15 206 (LOT 50) ADELAIDE TERRACE, EAST PERTH – 11-
LEVEL MIXED-USE DEVELOPMENT CONTAINING 48
MULTIPLE DWELLINGS, ONE COMMERCIAL TENANCY
AND 51 CAR PARKING BAYS**

BACKGROUND:

SUBURB/LOCATION:	206 Adelaide Terrace, Perth
FILE REFERENCE:	2015/5334
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	1 October 2015
MAP / SCHEDULE:	Schedule 1 – Map and coloured perspectives for 206 Adelaide Terrace, East Perth
3D MODEL PRESENTATION:	A 3D Model for this application was available at the Committee meeting. TRIM – 172567/15
LANDOWNER:	Hospitality Pty Ltd
APPLICANT:	Aztec Architects Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Adelaide (P13) (City Planning Scheme Use Area) Office/Residential
APPROXIMATE COST:	\$12.5 million

SITE HISTORY:

The subject site has a total area of 905m² with a frontage of 15.13 metres to Adelaide Terrace. The site is currently occupied by a vacant two storey commercial building. The site is bordered by 10 storey mixed use development to the west, a single story commercial building to the north (rear) and a nine storey office building to the east. The subject site has a two metre wide easement along its eastern boundary which forms part of a four metre wide Right of Way with the adjoining property at 200 Adelaide Terrace.

This application was originally considered by the Design Advisory Committee (DAC) at its meeting on 17 September 2015 when it was resolved that the Committee:

- “1. considers that the form of the building is inappropriate for this constrained site and that inadequate justification has been provided for the proposed side and rear setback variations having regard for the objectives and principles of the City’s Building Heights and Setbacks Policy;*
- 2. requests that a traffic impact statement be prepared for the proposed use of the right of carriageway easement, noting that access to the car stackers directly from this shared access could cause delays to vehicle movements;*
- 3. considers that access to the car parking adjacent to the right of carriageway easement needs to be reviewed in terms of pedestrian safety; and*

4. *raises concerns in regard to the quality of the design and materials, noting that any design review should incorporate an awning or canopy over the footpath to provide pedestrian shelter."*

In response to the DAC's comments, the applicant has submitted revised plans as well as an accompanying written submission addressing the relevant concerns raised above.

With respect to point 1, the applicant has retained the street building height to Adelaide Terrace on the basis that the non-compliant height and setback of level eight is required in order to provide adequate cover for outdoor living to the balconies below. The size of the south western balcony on level eight however has been reduced to lessen the extent of its non-compliance. The rear setback of the development has predominantly been retained however the size of the north facing balconies on level eight have been significantly reduced.

To address potential overlooking/privacy issues, all west facing windows to habitable areas on levels eight and nine have been modified to highlight windows. Similarly, all eastern facing windows on the eastern façade of levels eight and nine have been removed. In addition, the lower level façade has been modified to include louvres, highlight windows and relocated obscure glazing blocks to provide for an improved design response to the adjacent laneway environment.

With regards to points 2 and 3, the applicant has submitted a preliminary traffic report which concludes that based on an analysis of the existing demand and a review of the development proposal, there are no major traffic issues which could not be effectively managed to reduce the associated risk of inclusion of car parking (including car stackers) and pedestrians within the existing Right of Way (ROW). It is noted that the submitted traffic report is subject to finalisation and will provide greater detail with respect to risk mitigation and management measures.

In terms of point 4, the applicant has refined and simplified the proposed palette of materials for the development. The form of the building is largely retained however the revised design includes some minor modifications to setbacks, opening locations and reconfiguration of the ground floor commercial tenancy frontage and residential lobby area in order to address the DAC's concerns. An awning/canopy has also been added to the residential entry and external commercial tenancy area in accordance with DAC's previous advice.

DETAILS:

The amended plans retain the composition of the development with approval being sought for the demolition of the existing commercial building on site and the construction of an 11-level mixed-use development containing 48 multiple dwellings, one commercial tenancy and 51 car parking bays. The details of the proposed development are as follows:

Basement Floor Level	This level contains 36 car parking bays (accessed via 13 stacker bays), circulation areas and a ramp with vehicular access/egress to the ground floor Right of Way, lift and lift lobby, pumps and fire exit stairwells.
Ground Floor Level	This level contains 15 car parking bays (accessed via nine stacker bays) with vehicular access/egress to Adelaide Terrace via the Right of Way, 16 bicycle parking bays, nine residential stores, commercial tenancy (78m ²), separate residential and commercial entries, landscaped area, bin store, substation, fire exit stairwells, lift and lift lobby.
First Floor Level	This level contains two 2-bedroom/2-bathroom apartments (64m ² and 68m ²) with balconies (10m ² and 42m ²), gymnasium, change and toilet facilities, five residential stores, passageway, air conditioning plant room, fire exit stairwell, lift and lift lobby.
Second to Seventh Floor Levels	These levels each contain five 2-bedroom/2-bathroom apartments (63m ² to 68m ²) with balconies (10m ² to 11m ²), two 1-bedroom/1-bathroom apartments (40m ²) with balconies (10m ² to 13m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Eighth and Ninth Floor Levels	These levels comprise of four two-level 3-bedroom/3-bathroom apartments (163m ² to 175m ²) with two balconies each (8.5m ² to 58m ²), four residential stores, passageway, air conditioning plant room, fire exit stairwell, lift over run, lift and lift lobby.

The development is proposed to be constructed and finished using a mix of rendered and textured concrete, colorbond cladding and glazing.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the Office/Residential use area of the Adelaide Precinct (P13) under City Planning Scheme No. 2 (CPS2). The Precinct will be developed as a residential quarter accommodating a wide range of residential and visitor accommodation and employment opportunities serviced by activities which support these uses. The Precinct will also accommodate offices, functioning as secondary, less intensive, general office district and will contain a mixture of general commercial activities of a kind that will contribute to residential amenity.

Within the Office/Residential use area of the Precinct, multiple dwellings ('Residential') is a preferred ('P') use, except at pedestrian level where it is prohibited ('X') unless it provides pedestrian interest and activity as is proposed via the ground floor commercial tenancy. The applicant has indicated that a tenant for the ground floor commercial tenancy has not been confirmed at this stage. Therefore the applicant is seeking a flexible approval to cater for alternative 'Business Services', 'Office', 'Dining', and 'Retail (General)' uses within the tenancy. Within the Precinct, 'Office', 'Dining' and 'Business Services' are preferred ('P') uses and 'Retail

(General)' is contemplated ('C'). It is considered that the proposed uses are consistent with the intent of the Precinct and will be compatible with the surrounding land uses.

Development Requirements

The Precinct will develop at an intensity markedly lower than the city centre. It will generally be characterised by medium scale buildings. Buildings will have a nil street setback and be of a low scale along the street frontage to provide a consistent and continuous urban edge. Additional building height will be set back from all lot boundaries. Buildings should be designed to a high standard and evoke a sense of prestige. The proposal's compliance with the CPS2 development requirements is summarised below:

Development Standard	Proposed	Required
Maximum Plot Ratio:	3.8:1 (3,439m ²)	4.0:1 (3,620m ²)
Maximum Street Building Height:	24.5 metres	21 metres
Maximum Building Height:	29 metres	No prescribed limit
Setbacks:		
<u>Front (Adelaide Terrace)</u>		
- Lower Building Levels	Nil up to 24.5 metres	Nil up to 21 metres
- Upper Building Levels	3.7 metres setback up to a height of 29 metres	5 metres setback up to a height of 65 metres
<u>Rear (north)</u>		
- Lower Building Levels	Nil (ground floor parking podium); Nil (first level balcony) to 4 metres (openings/balconies)	Nil (no openings/balconies) 4 metres (with openings/balconies)
- Upper Building Levels (up to 65 metres in height)	3 metres (eighth floor balconies) to 4 metres (main building)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
<u>Side (west)</u>		
- Lower Building Levels	Nil (no openings) to 3 metres (with openings) up to 25.5 metres	Nil (no openings/balconies) 4 metres (with openings/balconies)

Development Standard	Proposed	Required
- Upper Building Levels (up to 65 metres in height)	2 metres (no openings) to 3 metres (with openings)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
<u>Side (east)</u>		
- Lower Building Levels	Nil to 4 metres (no openings); 2 metres (with openings) up to 25.5 metres	Nil (no openings/balconies) 4 metres (with openings/balconies)
- Upper Building Levels (up to 65 metres in height)	2 metres (with openings) to 3 metres (no openings)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
Car Parking:		
Residential	51 bays	48 bays (minimum) 96 bays (maximum)
Commercial	Nil	9 bays (maximum)
Bicycle Parking:		
Bicycle Bays	16 bays	16 bays (minimum)

Conclusion

The Design Advisory Committee was requested to comment on the revised design of the proposed 11-level mixed-use development containing 48 multiple dwellings, one commercial tenancy and 51 car parking bays at 206 (Lot 50) Adelaide Terrace, East Perth.

Moved by Mr Sharp, seconded by Mr Smith

That the Design Advisory Committee, having considered the revised design of the proposed 11-level mixed-use development containing 48 multiple dwellings, one commercial tenancy and 51 car parking bays at 206 (Lot 50) Adelaide Terrace, East Perth:

- 1. acknowledges the minor revisions made to the design but is disappointed by what it considers to be an inadequate response to the Committee's previous concerns regarding the form of the building and the proposed side and rear setback variations, having regard for the objectives and principles of the City's Building Heights and Setbacks Policy;*
- 2 maintains its previous concerns in regard to the quality of the design and materials. Additionally, the following design matters require further review:*
 - 2.1 the provision of only highlight windows to the bedrooms on the front portion of the eastern façade are not supported and could be replaced by larger openings;*
 - 2.2 the doors to the car stackers should screen the view of the cars from the street while also addressing pedestrian safety within and adjacent to the development;*
 - 2.3 the 1.6m high screens to the balconies are not considered necessary for protecting privacy in the context of inner city development and could be removed;*
 - 2.4 the height and extent of the awning will be ineffectual in providing pedestrian shelter across the building frontage;*
 - 2.5 while the enclosure of the ground level outdoor seating area has been reduced, an alternative, less formal means of demarking this area should be considered to improve the building frontage presentation and interaction with the street;*
 - 2.6 the protruding upper level balconies to the rear of the development should be setback so as not to be such a dominating element;*
 - 2.7 all air-conditioning plant must be acoustically and visually screened;*

(Cont'd)

- 3. notes that an assessment of any submitted traffic impact statement by the City's traffic engineers will determine the appropriateness of the use of the right of carriageway easement to access the proposed car stackers.**

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Kerr, Mr Sharp and Mr Smith.

Against: Nil

5.40pm The Planning Officer departed the meeting and did not return.

DA119/15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

DA120/15 GENERAL BUSINESS

Responses to General Business from a Previous Meeting

Nil

New General Business

1. Forrest Chase Stained Glass Windows Relocation

Mr Smith advised that the City is currently looking at relocation of the stained glass windows in Forrest Chase.

2. Last DAC meeting

The Committee thanked Mr Ciemitis for his contribution as Presiding Member of the Committee.

DA121/15 ITEMS FOR CONSIDERATION AT A FUTURE MEETING

Outstanding Items: Nil

DA122/15 CLOSE OF MEETING

6.15pm There being no further business the Presiding Member declared the meeting closed.

**SCHEDULES
FOR THE MINUTES OF THE
DESIGN ADVISORY
COMMITTEE MEETING
HELD ON
8 OCTOBER 2015**



2015/5334; 206 ADELAIDE TERRACE, EAST PERTH



2015/5334; 206 ADELAIDE TERRACE, EAST PERTH (PERSPECTIVES)



2015/5334; 206 ADELAIDE TERRACE, EAST PERTH (PERSPECTIVES)



2015/5357; 201 MOUNTS BAY ROAD, CRAWLEY



2015/5357; 201 MOUNTS BAY ROAD, CRAWLEY (PERSPECTIVES)



2015/5357; 201 MOUNTS BAY ROAD, CRAWLEY (PERSPECTIVES)



2015/5357; 201 MOUNTS BAY ROAD, CRAWLEY (PERSPECTIVES)



2015/5357; 201 MOUNTS BAY ROAD, CRAWLEY (PERSPECTIVES)



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