

MINUTES

DESIGN ADVISORY COMMITTEE

8 DECEMBER 2016

APPROVED FOR RELEASE



MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER



CITY of PERTH

MINUTES

DESIGN ADVISORY COMMITTEE

8 DECEMBER 2016

THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED

PRESIDING MEMBER'S
SIGNATURE

David Karotkin

DATE: *9.3.2017*

DESIGN ADVISORY COMMITTEE

INDEX

Item	Description	Page
DA120/16	DECLARATION OF OPENING	1
DA121/16	APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE	1
DA122/16	CONFIRMATION OF MINUTES	2
DA123/16	CORRESPONDENCE	2
DA124/16	DISCLOSURE OF MEMBERS' INTERESTS	2
DA125/16	78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH – PROPOSED EIGHT LEVEL MIXED-USE DEVELOPMENT CONTAINING 38 MULTIPLE DWELLINGS ('RESIDENTIAL'), 16 SERVICED APARTMENTS ('SPECIAL RESIDENTIAL'), A RESTAURANT ('DINING') TENANCY AND 40 CAR PARKING BAYS – BONUS AND TRANSFER OF PLOT RATIO	4
DA126/16	28 (LOT 743) ST GEORGES TERRACE AND 501 (LOTS 653 AND 744) HAY STREET, PERTH – DEMOLITION OF THE EXISTING ANZAC HOUSE AND CLUB BUILDING AND THE CONSTRUCTION OF A 10-LEVEL MIXED-USE BUILDING FOR THE RSLWA CLUB AND OFFICES, RETAIL AND DINING TENANCIES	11
DA127/16	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	15
DA128/16	GENERAL BUSINESS	15
DA129/16	ITEMS FOR CONSIDERATION AT A FUTURE MEETING	16
DA130/16	CLOSE OF MEETING	16

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 December 2016**.

MEMBERS IN ATTENDANCE

Mr Karotkin	-	Presiding Member
Mr Ciemitis		
Mr Pullyblank	-	(Deputy for Mr Sharp)
Mr Smith	-	(Deputy for Ms Barrenger)

OFFICERS

Ms Smith	-	Manager Development Approvals
Mr Gericke	-	Statutory Planning Coordinator
Mr Colalillo	-	Senior Planning Officer
Ms Hancock	-	Senior Planning Officer
Mr Fotev	-	3D Model Coordinator
Ms Rutigliano	-	Governance Administration Officer

GUESTS AND DEPUTATIONS

Mr Chong	-	Leo Chong Rechitects
Mr Lohman	-	Rowe Group
Mr MacCormac	-	MacCormac Architects

DA120/16 DECLARATION OF OPENING

4.02pm The Presiding Member declared the meeting open.

DA121/16 APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE

Ms Barrenger
Mr Kerr
Mr Mackay
Mr Sharp
Mr Warn

DA122/16 CONFIRMATION OF MINUTES

Moved by Mr Pullyblank, seconded by Mr Ciemitis

That the minutes of the meeting of the Design Advisory Committee held on 17 November 2016 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 Pullyblank and Mr Smith

Against: Nil

DA123/16 CORRESPONDENCE

Nil

DA124/16 DISCLOSURE OF MEMBERS' INTERESTS

Nil

PRESENTATION: **Agenda Item 1, DA125/16** – 78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 38 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus And Transfer of Plot Ratio

4.03pm The Senior Planning Officer, Mr Colalillo, commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer, Mr Colalillo, then answered questions from the Design Advisory Committee.

4.10pm The presentation concluded.

DEPUTATION: **Agenda Item 1, DA125/16** – 78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 38 Multiple Dwellings

(‘Residential’), 16 Serviced Apartments (‘Special Residential’), a Restaurant (‘Dining’) Tenancy and 40 Car Parking Bays – Bonus And Transfer of Plot Ratio

4.11pm Mr Chong and Mr Lohman commenced the deputation and provided a brief overview of the proposed development application. Mr Chong and Mr Lohman then answered questions from the Design Advisory Committee.

4.48pm The deputation concluded.

PRESENTATION: **Agenda Item 2, DA126/16 – 28 (Lot 743) St Georges Terrace and 501 (Lots 653 And 744) Hay Street, Perth – Demolition of the Existing Anzac House and Club Building and the Construction of a 10-Level Mixed-Use Building for The RSLWA Club and Offices, Retail and Dining Tenancies**

4.51pm The Senior Planning Officer, Ms Hancock, commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer, Ms Hancock, then answered questions from the Design Advisory Committee.

4.58pm The presentation concluded.

DEPUTATION: **Agenda Item 2, DA126/16 – 28 (Lot 743) St Georges Terrace and 501 (Lots 653 And 744) Hay Street, Perth – Demolition of the Existing Anzac House and Club Building and the Construction of a 10-Level Mixed-Use Building for The RSLWA Club and Offices, Retail and Dining Tenancies**

4.59pm Mr MacCormac commenced the deputation and provided a brief overview of the proposed development application. Mr MacCormac then answered questions from the Design Advisory Committee.

5.22pm The deputation concluded.

**DA125/16 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST
PERTH – PROPOSED EIGHT LEVEL MIXED-USE
DEVELOPMENT CONTAINING 38 MULTIPLE
DWELLINGS ('RESIDENTIAL'), 16 SERVICED
APARTMENTS ('SPECIAL RESIDENTIAL'), A
RESTAURANT ('DINING') TENANCY AND 40 CAR
PARKING BAYS – BONUS AND TRANSFER OF PLOT
RATIO**

BACKGROUND:

SUBURB/LOCATION: 78-80 (Lots 1 and 2) Bennett Street, East Perth
FILE REFERENCE: 2016/5484
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 1 December 2016
MAP / SCHEDULE: Schedule 1 - Map and coloured perspectives for
180 Bennett Street, East Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at
the Committee meeting.

LANDOWNER: SZ Property Pty Ltd
APPLICANT: Rowe Group
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Goderich (P14)
(City Planning Scheme Use Area) Residential – R160
APPROXIMATE COST: \$8.5 million

The subject site comprises of a total area of 895m² and is located on the south east corner of the intersection of Wellington and Bennett Streets, East Perth. Alternative vehicular access to the site is provided via Maggs Lane to the rear which has access to both Wellington and Bennett Streets. The site currently accommodates two single storey brick and tile residences.

DETAILS:

Approval is sought to demolish all existing structures on site to construct an eight level mixed-use development containing 38 multiple dwellings, 16 serviced apartments, a restaurant tenancy and 40 tenant car parking bays.

Details of the proposed development are as follows:

Ground Floor Level	This level contains one commercial tenancy (71m ²), one 1-bedroom/1-bathroom apartment with a courtyard (11m ²), separate residential and serviced apartment lobbies, 18
---------------------------	--

	residential tenant car parking bays with the internal driveway accessed via a rear laneway, five motorcycle parking bays, 8 bicycle parking bays, 18 residential store rooms, bin store, pump room, electrical substation, fire tank room, toilet, fire exit stairwells, lifts and lift lobby.
First Floor Level	This level contains two serviced apartments (44m ²), five residential stores, passageway, 12 residential and 10 serviced apartment tenant car parking bays (including four tandem bays and one universal access bay) accessed via a ramp from the ground floor parking area, three motorcycle parking bays, 13 bicycle parking bays, fire exit stairwells, lifts and lift lobby.
Second Floor Level	This level contains two dual-key serviced apartments (54m ² and 59m ²), 11 serviced apartments (28m ² to 36m ²) with balconies (5.5m ²), communal amenities area, two residential storerooms, passageway, fire exit stairwells, lifts and lift lobby.
Third Floor Level	This level contains one 2-bedroom/2-bathroom apartment (73m ²) with a balcony (10m ²), five 2-bedroom/1-bathroom apartments (66m ² to 73m ²) with balconies (10m ² to 13m ²), two 1-bedroom/1-bathroom apartments (43m ² to 50m ²) with balconies (16m ² to 19m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Fourth Floor Level	This level contains two 2-bedroom/2-bathroom apartments (73m ²) with balconies (10m ²), four 2-bedroom/1-bathroom apartments (66m ² to 73m ²) with balconies (10m ² to 13m ²), two 1-bedroom/1-bathroom apartments (43m ² to 50m ²) with balconies (16m ² to 19m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Fifth and Sixth Floor Levels	These levels each contain two 2-bedroom/2-bathroom apartments (73m ² and 76m ²) with balconies (10m ²), four 2-bedroom/1-bathroom apartments (66m ² to 73m ²) with balconies (10m ² to 13m ²), two 1-bedroom/1-bathroom apartments (43m ² to 50m ²) with balconies (16m ² to 19m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Seventh Floor Level	This level contains four 2-bedroom/2-bathroom apartments (73m ² to 80m ²) with balconies (10m ² to 55m ²) and one 2-bedroom/1-bathroom apartment (65m ²) with a balcony (10m ²), gymnasium, communal roof garden, passageway, fire exit stairwell, lift and lift lobby.

The proposed development will provide a total of 38 residential apartments in the following range of unit types:

- 9 one bedroom and one bathroom apartments;
- 18 two bedroom and one bathroom apartments; and

- 11 two bedroom and two bathroom apartments.

With regards to short term accommodation, the development will provide a total of 16 serviced apartments ranging in size from 28m² to 59m², including two 'dual-key' units and one universal accessible unit.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the 'Residential – R160' use area of the Goderich Precinct (P14) under the City Planning Scheme No. 2 (CPS2). This area will accommodate a wide variety of residential and visitor accommodation. New residential development is to be medium to high density. Other uses which serve the immediate needs of the residents will also be supported.

The proposed 'Residential' use is a preferred ('P') use within the Residential – R160 use area. The proposed 'Special Residential' and 'Dining' uses are classified as contemplated ('C') uses and are considered to be consistent with the precinct statement of intent and will be compatible with the surrounding land uses.

Development Requirements

The proposal has been assessed against the CPS2 and Goderich Design Policy requirements as summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	4.15:1 (3,705m²) inclusive of a plot ratio bonus of 38% (1,001m²) on the basis of including 20% (537m²) bonus plot ratio for provision of special residential and 18% transfer of plot ratio (464m²)	Base Plot Ratio 3:1 (2,685m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below: Special Residential Development (20% and 40% for high quality hotel maximum) Heritage Conservation/Public Facilities/Transfer Plot Ratio (20% maximum)
Maximum Street Building Height:		
<u>Wellington Street</u>	21.5 metres	21 metres

Development Standard	Proposed	Required / Permitted
<u>Bennett Street</u>	21.5 metres	21 metres
Maximum Building Height:	24.5 metres	No prescribed limit
Setbacks:		
<u>Wellington Street (north¹)</u>	Nil up to a height of 21.5 metres then nil (screen walls) to 2.45 metres (main building)	Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres
<u>Bennett Street (west²)</u>	Nil up to a height of 21.5 metres then nil (screen wall and parapet) to 2.3 metres (main building)	Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres
Maggs Lane (east)		
- Lower building levels	Nil (no openings) to 1.75 metres (passageway windows)	Nil (no openings) 3 metres (with openings)
- Upper building levels	Nil (no openings) to 1.75 metres (passageway window)	3 metres (no openings) 4 metres (with openings)
Side (south)		
- Lower building levels	Nil (no openings) to 4 metres (windows and balconies)	Nil (no openings) 3 metres (with openings)
- Upper building levels	Nil (no openings) to 4 metres (windows and balconies)	3 metres (no openings) 4 metres (with openings)
Car Parking:		

¹ Administrative correction.

² Administrative correction.

Development Standard	Proposed	Required / Permitted
<u>Residential</u>		
Tenant	30 bays	38 bays (minimum)
Visitor	Nil	10 bays (minimum)
<u>Commercial Tenant</u> (Serviced Apartments and Restaurant)	10 bays	18 bays (maximum)
Bicycle Parking:		
<u>Residential</u>	19 bays	13 bays (minimum) or can be located within residential stores (minimum dimension 2.2m and area of 5m ²)
<u>Commercial Tenant</u>		
Serviced Apartments	6 bays	4 bays (minimum)
Restaurant	1 bay	1 bay (minimum)

Bonus Plot Ratio:

The site is eligible for 50% maximum bonus plot ratio which may be comprised of:

- Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, conservation of heritage places and provision of specific facilities on private land).
- Special Residential Use: Maximum 40% bonus (20% for a special residential use or 40% for high a quality hotel use).

The applicant is seeking a total of 20% bonus plot ratio for the provision of a new 'Special Residential' use. This is based on the application complying with the requirements specified under clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.5.1.

Bonus Plot Ratio for Special Residential Use

Developments which incorporate a Special Residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Special Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the special residential use in a mixed-use development to form part of the base plot ratio, the bonus floor area must be used for the special residential use.

Under Section 7.1 Design Criteria of the City's Bonus Plot Ratio Policy 4.5.1, a special residential use must be designed in accordance with the provisions of the CPS2 Special Residential (Serviced and Short Term Accommodation) Policy 3.9. In addition, in the case of mixed use development, the design of the development must ensure that conflict between the uses is minimised. A separate lobby will be required to be provided for the special residential use. Special residential guest rooms or apartments will also be required to be separated from other uses by being located on separate floors of the building.

In support of the request for 20% bonus plot ratio for the serviced apartments ('Special Residential' use) the applicant has indicated:

'The serviced apartments are provided with a separate entry and lobby and are only located on Levels 1 and 3 with all long term residential apartments being located separately on the ground floor and Levels 3 to 7 above.

Internal common facilities are also provided to the serviced apartments to provide for enhanced amenity. This includes a communal deck area on Level 2 with views oriented towards Wellington Square. This provides a relaxation spaces for guests, in addition to balconies provided to the northern facing serviced apartments. The guests of the serviced apartments will also have access to the ground floor Café.

The serviced apartments are self-contained including a kitchen, laundry, sleeping and living area. One accessible serviced apartment is provided on the second floor directly adjacent to the lift lobby area. Two units are also proposed to be twin key.

At this juncture the proposed operator of the serviced apartments is unknown. As such in accordance with Clause 5.2 of LPP3.9 where the operator of the Serviced Apartments is unknown at the planning stage written evidence of membership to an appropriate professional board or body which operates with a code of practice or licensing system will be required as a condition of Development Approval. It is expected that the proposed serviced apartments will be Strata Titled and subject to a Management Statement, or Bylaws to govern the operation of the serviced apartments in a coordinated manner.'

Noting the above, the proposal generally satisfies the Policy requirements in order to be considered for the awarding of bonus plot ratio of 20% for the provision of a 'Special Residential' use.

Transfer of Plot Ratio

In accordance with clauses 28(3) and 34(5) of CPS2, the application is also proposing a transfer of plot ratio of 464m² (or 18%) from 76 (Lot 5) Wittenoom Street, East Perth which is listed in the City's Register of Transfer of Plot Ratio as a donor site.

Conclusion

The Design Advisory Committee is requested to comment on the aspects of the development detailed in the recommendation section of this report.

A verbal presentation was given to the Committee in regard to this application.

Moved by Mr Pullyblank, seconded by Mr Ciemitis

That the Design Advisory Committee, having considered the design and awarding of bonus plot ratio for the proposed eight level mixed-use development containing 38 multiple dwellings ('Residential'), 16 serviced apartments ('Special Residential'), a restaurant ('Dining') tenancy and 40 car parking bays at 78-80 (Lots 1 and 2) Bennett Street, East Perth:

- 1. acknowledges that the proposal satisfies the criteria for the awarding of 20% bonus plot ratio for the provision of a special residential use in accordance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9;***
- 2. considers that the proposed development does not provide any qualitative public benefit in exchange for the extent of variations being sought to the development standards applicable to the site (including transfer plot ratio) and recommends that the applicant explore more innovative design solutions such as a re-entrant corner treatment, increased setbacks to the upper levels and a building footprint that would enable retention of some of the mature trees on the site that would contribute to the streetscape and to the public place;***
- 3. requests further details of the quality of materials proposed and considers that further resolution of the screening element is required to ensure it positively contributes to the streetscape, adequately screens the view to the car parking and does not provide a visual barrier to the outlook from the affected serviced apartments; and***
- 4. suggests that a raised planter or similar visual barrier be incorporated in the design to provide privacy for the ground floor caretaker's apartment.***

The motion was put and carried

(Cont'd)

The votes were recorded as follows:

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

Against: Nil

DA126/16 28 (LOT 743) ST GEORGES TERRACE AND 501 (LOTS 653 AND 744) HAY STREET, PERTH – DEMOLITION OF THE EXISTING ANZAC HOUSE AND CLUB BUILDING AND THE CONSTRUCTION OF A 10-LEVEL MIXED-USE BUILDING FOR THE RSLWA CLUB AND OFFICES, RETAIL AND DINING TENANCIES

BACKGROUND:

SUBURB/LOCATION: 28 (Lot 743) St Georges Terrace and 501 (Lots 653 and 744) Hay Street, Perth

FILE REFERENCE: 2016/5473

REPORTING UNIT: Development Approvals

RESPONSIBLE DIRECTORATE: Planning and Development

DATE: 1 December 2016

MAP / SCHEDULE: Schedule 2 - Map and colour perspective for 28 St Georges Terrace and 501 Hay Street, Perth

3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: State of WA – Department of Lands

APPLICANT: MacCormac Architects

ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Civic Precinct 7 (P7)
(City Planning Scheme Use Area) City Centre

APPROXIMATE COST: \$18.48 million

SITE HISTORY:

The subject site is located on the north-west corner of the St Georges Terrace and Irwin Street intersection. The existing site contains the Central Law Courts building and the existing ANZAC House building with a total site area of 4061m². The applicant advises that an application will be lodged to create a separate lot and title for the RSLWA Club and Offices.

DETAILS:

Approval is sought to demolish the existing ANZAC House and Club building and to construct a new 10-level building to house the RSLWA Club and other commercial tenants and will include a café/restaurant, retail tenancy, function centre, offices and 13 car parking bays.

Details of the proposed development are as follows:

Basement Level	This level will contain 13 car parking bays including one universal access bay, 4 motorcycle bays, three store rooms, pump room, stormwater tanks, transformer and switch room.
Ground Floor Level	This level will contain a cafe/restaurant located on the corner of St Georges Terrace and Irwin Street with an associated alfresco area on Irwin Street, a retail tenancy on St Georges Terrace, a bicycle storage facility containing 20 bicycle bays, an end of trip facility containing 2 male and 2 female showers, an entrance lobby and a concierge desk. The vehicle entrance to the basement carpark will be provided at this level from Irwin Street. The western end of the site will include a private courtyard and display space.
First Floor Level	This level will contain function space (384m ²), kitchen (77m ²) and male and female toilet facilities.
Second and Third Floor Level	Each level will contain three commercial office tenancies (178m ² , 170m ² and 189m ²) and male and female toilet facilities.
Fourth Floor Level	This level will contain an office (424m ²) for organisations which are allied to the RSLWA and male and female toilet facilities.
Fifth Floor Level	This level will contain an office (306m ²) for administrative functions of the RSLWA and an outdoor deck (122m ²) and male and female toilet facilities
Sixth Floor Level	This level will contain an office (183m ²) set aside for executive functions of the RSLWA and an outdoor deck of 138m ² and male and female toilet facilities.
Seventh Floor Level	This level will contain the plant room for mechanical services and electrical services and hydraulic tanks and pumps if unable to be installed at the ground floor level.
Eight Floor Level	This level will contain the lift motor room.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the Civic Precinct 7 under City Planning Scheme No. 2 (CPS2). The Civic Precinct will maintain its present functions as the focal point of the city's open space and parkland system, an area of heritage interest and the principal centre for civic and judicial activities.

The development includes a mixture of uses including function, administration and office space for the RSLWA Club ('Entertainment' and 'Offices'), commercial office space ('Offices'), a retail tenancy ('Retail-General') and a café/restaurant ('Dining'). Both 'Entertainment' and 'Office' uses are preferred uses ('P') in the Civic Precinct. 'Dining' and 'Retail (General)' uses are also a preferred uses ('P') however are contemplated ('C') where it fronts St Georges Terrace.

Development Requirements

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	3.5: 1.0 (14,215m ²) (inclusive of the existing Central Law Courts building)	5.0:1.0 (20,305m ²)
Building Height: <u>St Georges Terrace</u>	16.2 metres at street frontage with building stepping back from the street from level 5 and above up to a total height of 33.6 metres	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this up to a height of 100 metres
<u>Irwin Street</u>	Varying height of 16.2 metres to 30.6 metres along street frontage with eighth floor element setback 13.2 metres up to a total height of 33.6 metres	Maximum street building height of 14 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this up to a height of 100 metres
Setbacks: <u>Side (West)</u> Lower building level Upper building level	3 metres– 5.8 metres (with openings) 3 metres – 5.8 metres	Nil (no openings), 3 metres (with openings) 3 metres
<u>Rear (North)</u> Lower building level	0.3 metres - 1.1 metres (no openings -	Nil (no openings), 3 metres (with openings)

Development Standard	Proposed	Required / Permitted
Upper building level	future northern boundary) 0.3 metres - 1.1 metres (no openings - future northern boundary)	3 metres
Car Parking: - Central Law Courts Building - RSLWA Building	31 bays 13 bays (including one universal access bay)	324 bays (maximum across site) 324 bays (maximum across site)
Bicycle Parking: - Bicycle Bays - End of Journey Facilities	20 bays Two male and two female shower and change facilities	6 bays One male and one female shower and change facility

Conclusion

A verbal presentation was given to the Committee in regard to this application.

Moved by Mr Ciemitis, seconded by Mr Pullyblank

That the Design Advisory Committee, having considered the proposed demolition of the existing ANZAC House and Club Building and the construction of a 10-level mixed-use building to house the RSLWA Club and offices, retail and dining tenancies at 28 (Lot 743) St Georges Terrace and 501 (Lots 653 and 744) Hay Street, Perth:

- 1. commends the architect for incorporating symbolism and historical references into the design and supports the recessive form of the building;***
- 2. considers that the general design and aesthetic quality of the development would be strengthened through the use of consistent cladding materials across all upper floor levels;***

(Cont'd)

3. *considers that the separation between the proposed development and the Central Law Courts building is appropriate for the constrained site, noting the building is only nine storeys in height;*
4. *requests more detail in relation to how the car park access works, including the appearance of the bin store and servicing area at the rear of the proposed development;*
5. *notes that the design of the balustrade to the alfresco dining area adjacent to Irwin Street requires further resolution to enable a more successful integration with the street;*
6. *suggests that the fire booster cabinet be relocated to a less obtrusive position within the development, rather than accentuating the bulk of the cabinet on the adjoining property; and*
7. *requests additional details on the design and finishes for the western courtyard and display space.*

The motion was put and carried

The votes were recorded as follows:

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

Against: Nil

DA127/16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

DA128/16 GENERAL BUSINESS

Responses to General Business from a Previous Meeting

Nil

New General Business

Nil

DA129/16 ITEMS FOR CONSIDERATION AT A FUTURE MEETING

Outstanding Items:

Nil

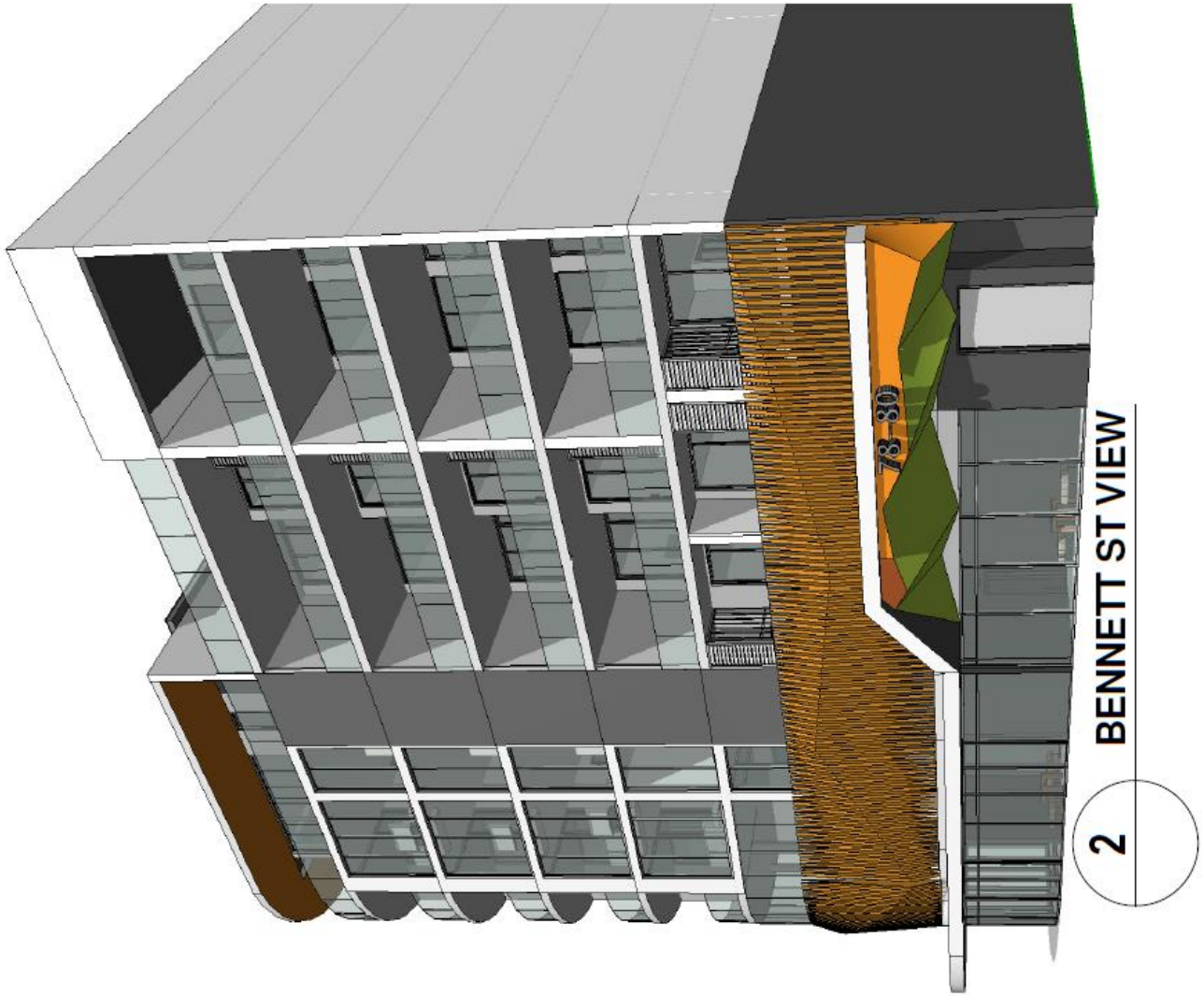
DA130/16 CLOSE OF MEETING

5.52pm There being no further business the Presiding Member declared the meeting closed.

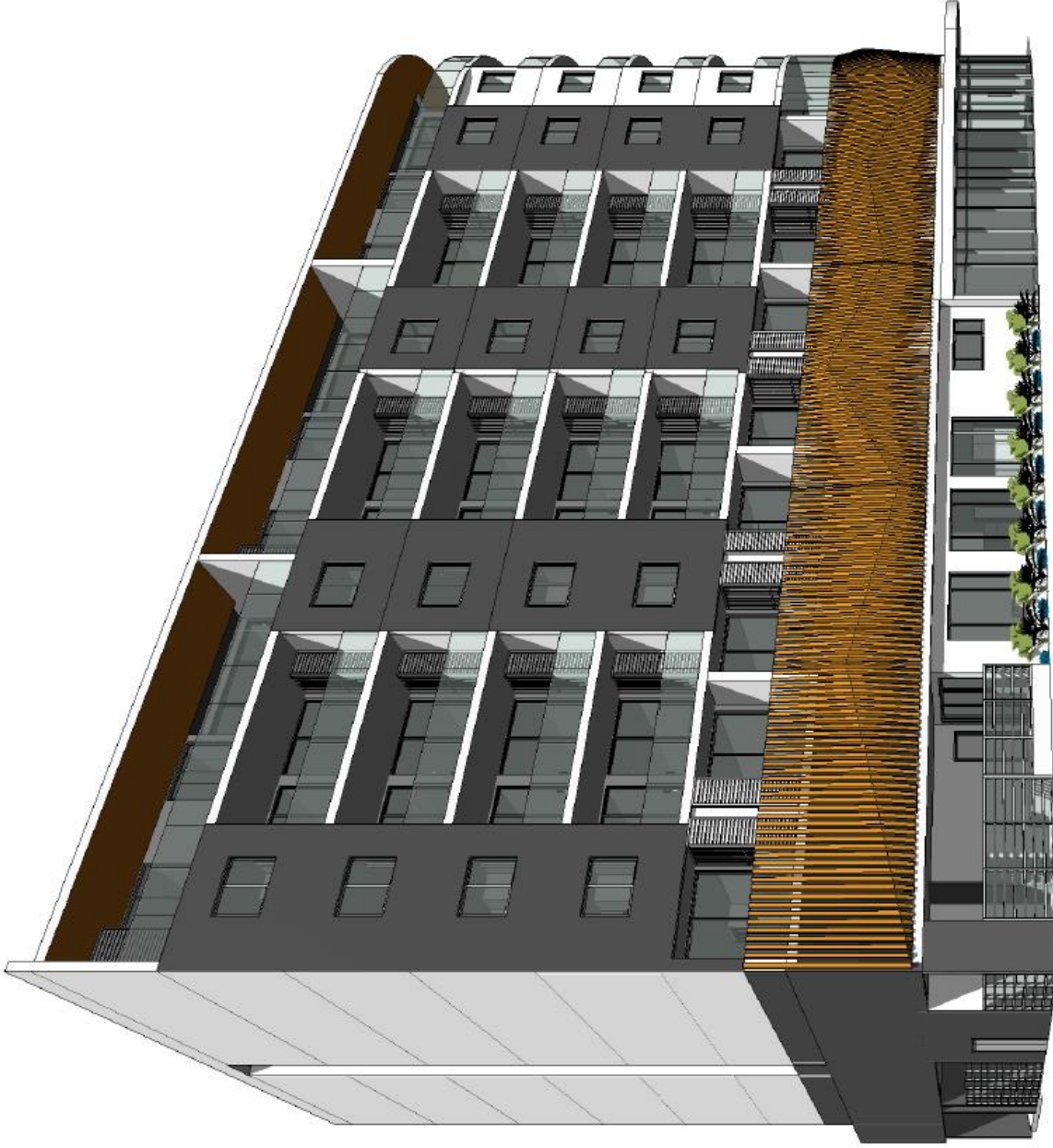
**SCHEDULES
FOR THE MINUTES OF THE
DESIGN ADVISORY
COMMITTEE MEETING
HELD ON
8 DECEMBER 2016**



2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



3 WELLINGTON ST VIEW

2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



1 BENETTE STREET_01

2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)

SCHEDULE 1



2 WELINGTON ST

2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)

SCHEDULE 1



2016/5433 – 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH



2016/5473 - 28 (LOT 743) ST GEORGES TERRACE AND 501 (LOTS 653 AND 744) HAY STREET, PERTH

SCHEDULE 2



2016/5473 - 28 (LOT 743) ST GEORGES TERRACE AND 501 (LOTS 653 AND 744) HAY STREET, PERTH

SCHEDULE 2



2016/5473 - 28 (LOT 743) ST GEORGES TERRACE AND 501 (LOTS 653 AND 744) HAY STREET, PERTH