



City of Perth

**Special Design Advisory Committee
Minutes**

**7 February 2019
3:00m**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**MURRAY JORGENSEN
CHIEF EXECUTIVE OFFICER**



City of Perth

**Special Design Advisory Committee
Minutes**

**7 February 2019
3:00pm**

**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

DATE:-----

MINUTES

THURSDAY, 7 FEBRUARY 2019

Minutes of the Special 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, 7 February 2019**.

Members in Attendance:

Mr Karotkin Presiding Member
Mr Brookfield
Mr Warn (Entered at 3.11pm)
Ms Crook Deputy for Mr Ciemitis and Mr Mackay
Mr Hobbs Deputy for Mr Kerr
Mr Smith Deputy for Mr Farley Acting Director Planning and Development

Officers:

Ms Smith Manager Development Approvals
Mr Colalillo Senior Statutory Planner
Mr Family 3D Model Officer
Ms Obern Governance Officer

Guests and Deputations:

Mr Simpson PTS Town Planning
Mr Christou Christou
Mr Boon Christou
Mr Tan Grant Hotel Management Pty Ltd
Ms Broughton NSPM

1. Declaration of Opening

3.08pm The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Mr Ciemitis – Apology
Mr Kerr – Apology
Mr Mackay – Apology
Mr Farley - Apology

3. Disclosures of Members' Interests

Member/Officer	Item No. and Title	Nature/Extent of Interest
Mr Brookfield – Committee Member (CM 026637/19)	Item 4.1 – 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Amendments to the Approved Alterations and Additions to the Hyatt Centre – Stage 1	Nature: Impartiality Interest – Previously provided a fee proposal to the client for landscape architecture services. Extent: Insignificant.

Presentation: **Agenda Item 4.1** – 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Amendments to the Approved Alterations and Additions to the Hyatt Centre – Stage 1

3.09pm The Senior Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The City Architect and Senior Statutory Planner then answered questions from the Design Advisory Committee.

3:11pm Mr Warn entered the meeting.

3.20pm The presentation concluded.

Deputation: **Agenda Item 4.1** – 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Amendments to the Approved Alterations and Additions to the Hyatt Centre – Stage 1

3.21pm Mr Simpson from PTS Town Planning commenced the deputation and provided a brief overview of the proposed development application and Mr Christou from Christou talked through a presentation. Mr Simpson and Mr Christou then answered questions from the Design Advisory Committee.

4:00pm The deputation concluded.

4. Reports

Item 4.1 **99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Amendments to the Approved Alterations and Additions to the Hyatt Centre – Stage 1**

Moved Mr Warn seconded Mr Hobbs

That the Design Advisory Committee, having CONSIDERED the design amendments to the approved 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, provides the following comments and advice:

(Cont'd)

- 1. The Committee acknowledges the intent to phase the approved first stage of the redevelopment of the Hyatt Centre site, however from the information provided, the Committee were not satisfied that the proposed phasing and amendments would deliver the design quality that was first proposed in the approved Stage 1 development application;**
- 2. The approved stage 1 development application will transform the architectural style of the existing buildings and will add new development that presents a cohesive design approach along both the Terrace Road and Plain Street frontages. It was not evident from the presentation and supplied drawings that the amendments will deliver the same architectural transformation. The proposed first phase will externally alter only the ground level components of the building, utilising light-weight materials that will detract from the existing architectural style, while the development of the approved function facilities on Lot 11 in the second phase will result in new development that will now be out of context with the remainder of the Hyatt Centre and with the streetscape generally. The proposed landscaping of Lots 11 and 12 lacks detail and misses the opportunity to better integrate with the uses within the development; and**
- 3. As the amendments do not reflect the quality and design intent of the approved development application, the Committee does not support the proposed design amendments and advises that any proposed amendments for a phased approach need to be better integrated with the existing architecture and that further information is required in order to assess how the proposed changes support a pathway to the outcomes of the approved development application and contribute to the proposed masterplan for the site.**

The motion was put and carried

The votes were recorded as follows:

For: Mr Brookfield, Ms Crook, Mr Hobbs, Mr Karotkin, Mr Smith and Mr Warn

Against: Nil

4.33pm Mr Colalillo departed the meeting and did not return.

5. Closure

4.48pm The Presiding Member declared the meeting closed.