



City of Perth

**Design Advisory Committee
Minutes**

**23 August 2018
10.00am**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**ROBERT MIANICH
DIRECTOR CORPORATE SERVICES**



City of Perth

**Design Advisory Committee
Minutes**

**23 August 2018
10.00am**

**Committee Room 1
Level 9
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Minutes to be certified at the next Design Advisory Committee meeting.

**THESE MINUTES ARE HEREBY CERTIFIED AS
CERTIFIED**

PRESIDING MEMBER'S SIGNATURE

DATE:-----

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, 23 August 2018.**

Members in Attendance:

Mr Karotkin	Presiding Member
Ms Barrenger	(arrived 10.03am)
Mr Brookfield	
Mr Ciemitis	
Mr MacKay	
Mr Warn	(departed 12.33pm)

Officers:

Mr Gericke	Principal Statutory Planner
Ms Trlin	Senior Statutory Planner
Ms Vermeer	Statutory Planner
Mr Family	3D Model Officer
Ms Phillips	Governance Officer
Ms Rutigliano	Governance Officer (departed 10.04am)
Ms Obern	Governance Officer

Guests and Deputations:

Mr Pennock	Pennock Architects
Mr Riley	Welink Group
Mr Hendricks	NEXTDC
Mr Symington	Hames Sharley
Mr Morrison	Urbis
Ms McGivern	Donald Cant Watts Corke

1. Declaration of Opening

10.02am The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Mr Kerr – apology

3. Confirmation of Minutes – 26 July 2018

Moved Mr Warn, seconded Mr MacKay

That the minutes of the meeting of the Design Advisory Committee held on 26 July 2018 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Mr Brookfield, Mr Ciemitis, Mr Karotkin, Mr MacKay and Mr Warn

Against: Nil

10.03am Ms Barrenger entered the meeting

10.04am Ms Rutigliano departed the meeting and did not return

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

6. Briefings and Deputations

PRESENTATION: **Item 6.1** – 89 (Lots 327 & 328) Fairway, Crawley – Proposed Demolition of Existing Dwelling and Construction of Six, Four Storey Residential Grouped Dwellings

10.04am Senior Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The Principal Statutory Planner and Senior Statutory Planner answered questions from the Design Advisory Committee.

10.09am The presentation concluded.

10.09am Senior Statutory Planner departed the meeting.

10.09am Senior Statutory Planner returned to the meeting.

- DEPUTATION:** **Item 6.1** – 89 (Lots 327 & 328) Fairway, Crawley – Proposed Demolition of Existing Dwelling and Construction of Six, Four Storey Residential Grouped Dwellings
- 10.10am** Mr Pennock commenced the deputation and provided a brief overview of the proposed development application. Mr Pennock then answered questions from the Design Advisory Committee.
- 10:47am** The deputation concluded.
- PRESENTATION:** **Item 6.2** – 105 (Lots 1-15) Lord Street, Perth - Proposed 10 Level Office Building, 9 Level Data Centre Building Containing 44 Commercial Tenant Parking Bays
- 10.49am** The Statutory Planner commenced the presentation and provided a brief overview of the proposed development application. The Principal Statutory Planner and Statutory Planner then answered questions from the Design Advisory Committee.
- 11.07am** The presentation concluded.
- 11.07am** The Statutory Planner departed the meeting.
- 11.07am** The Statutory Planner returned to the meeting.
- DEPUTATION:** **Item 6.2** – 105 (Lots 1-15) Lord Street, Perth - Proposed 10 Level Office Building, 9 Level Data Centre Building Containing 44 Commercial Tenant Parking Bays
- 11.08am** Mr Hendricks and Mr Symington commenced the deputation and provided a brief overview of the proposed development application. Mr Hendricks, Mr Symington and Mr Morrison then answered questions from the Design Advisory Committee.
- 12.00pm** The deputation concluded.
- 12.00pm** Mr Karotkin departed the meeting.
- 12.03pm** Mr Karotkin returned to the meeting.
- 12.12pm** Senior Statutory Planner departed the meeting.
- 12.15pm** Senior Statutory Planner returned to the meeting.
- 12.33pm** Mr Warn departed the meeting and did not return.

6. Reports

Item 6.1 89 (Lots 327 & 328) Fairway, Crawley – Proposed Demolition of Existing Dwelling and Construction of Six, Four Storey Residential Grouped Dwellings

Moved Mr Ciemitis, seconded Mr MacKay

That the Design Advisory Committee having considered the design for the proposed demolition of the existing dwelling and construction of six, four storey residential grouped dwellings at 89 (Lot 327 & 328) Fairway, Crawley expresses its concern with the development proposal whilst acknowledging that the restrictions of the current scheme provisions may be at odds with the expectations for future development in the area. The Committee provides the following questions and comments:

- 1. questions the mix of students and permanent residents – it is considered the development is really a student accommodation project which has been manipulated to satisfy current scheme requirements (grouped dwellings) resulting in compromised amenity;*
- 2. questions the architectural language considering the existing built-form character in the area, however accepts the proponent's entitlement to pursue this approach noting that should it be approved it should have authenticity, be detailed to a high quality and the materials and finishes should be of an enduring quality;*
- 3. has no concerns with the proposed height variation due to its limited impact however has concerns with the setback variations requiring windows to be treated to deal with overlooking;*
- 4. the design should be modified to consider sustainability which will require design modifications and an additional protection layer for example to all the north facing openings;*
- 5. the design and finish to the stairways on either side of the stone finish feature internal to the driveway/courtyard are questioned and should be reconsidered to better integrate with the proposed architectural language;*

(Cont'd)

6. *notes the level of compliance with the required open space however is disappointed with the lack of quality internal landscaping and specifically to the communal driveway/courtyard; and*
7. *considers that the design does not provide benefit to the community or demonstrate design excellence to warrant the extent of variations to planning provisions being sought.*

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Brookfield, Mr Ciemitis, Mr Karotkin and Mr MacKay

Against: Nil

Item 6.2 105 (Lots 1-15) Lord Street, Perth - Proposed 10 Level Office Building, 9 Level Data Centre Building Containing 44 Commercial Tenant Parking Bays

Moved Mr Brookfield, seconded Mr McKay

That the Design Advisory Committee having considered the design for the proposed 10 level office and 9 level data centre buildings containing 44 commercial tenant parking bays at 105 (lots 1-15) Lord Street, Perth notes that given the prominent and distinctive 'entry/arrival' location of the site it is considered a missed opportunity for a more distinctive and unique function typology in the design and provides the following comments and advice:

1. *notes the committed use for the site given approval by the City of the first phase of the development accommodating the reception module of the data cable and associated works;*
2. *questions if the unique typology of the development has been positively reflected in the design and suggests consideration be given to this rather than suppressing it in the design concept;*

(Cont'd)

3. *has no concerns with the proposed height variation per se, however questions the sculptural quality of the design in terms of bulk and scale relevant to the width of the building presented to Lord Street, the impact on the City skyline and the impact on views from the development and in future from adjoining sites located directly to the west;*
4. *considering the increasing number of pedestrians using the surrounding streets between railway stations and work, education, sport and entertainment venues, the DAC believes design improvements should be considered to:*
 - *the Newcastle Street access and relationship to the street should be designed to contribute to address the blandness of the area;*
 - *the Aberdeen Street access presenting a back door rather than inviting and active streetfront to the changing precinct in the second and third stages of the project; and*
 - *the Lord Street frontage should include improved landscaping with any security fencing being better integrated as part of the building design rather than a free-standing security fence;*
5. *notes that careful consideration should be given to any plantroom noise being emitted to Lord Street;*
6. *expresses concerns with the scale and location of branding signage and suggests consideration be given to greater integration with the building design; and*
7. *requests further details be provided in regard to the exposed servicing and plant being incorporated into the external facades and roof of the buildings.*

The motion was put and carried

The votes were recorded as follows:

For: Ms Barrenger, Mr Brookfield, Mr Ciemitis, Mr Karotkin and Mr MacKay

Against: Nil

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

Nil

8. General Business

8.1 Responses to General Business from a Previous Meeting

Nil

8.2 New General Business

Further investigation is required as to how the Committee can ensure that the design of completed buildings are the same as models presented to the Committee.

9. Items for consideration at a future meeting

Outstanding Items:

Nil

10. Closure

12.46pm The Presiding Member declared the meeting closed.