



CITY of PERTH

Lord Mayor, Councillors and Committee Members,

NOTICE IS HEREBY GIVEN that the next meeting of the **Design Advisory Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 29 October 2015 at 4.00pm.**

Yours faithfully

GARY STEVENSON
CHIEF EXECUTIVE OFFICER

23 October 2015

Committee Members:

Members:

Peter Ciemitis
Malcolm Mackay
David Karotkin
Warren Kerr
Andy Sharp
State Government Architect or Nominee
Director City Planning and Development

Deputy:

Vacant
Vacant
Stuart Pullyblank
N/A
City Architect

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
Peter Ciemitis	Vacant
Malcolm Mackay	
David Karotkin	Vacant
Warren Kerr	
Andy Sharp	Stuart Pullyblank
Melinda Payne (Office of the State Government Architect)	N/A
Director City Planning and Development	City Architect

Quorum: Four
Terms Expire: October 2017
Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of Clause 40 of the City Planning Scheme No. 2, which was gazetted on 9 January 2004.

The Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting a Plot Ratio Bonus in the Central Area and design issues on other applications referred to it for consideration.

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development which are seeking bonus plot ratio whether inside or outside the Central Area;
2. Applications for major developments within the city;
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application; and
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme No. 2. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.
- Bonus plot ratio will not be awarded “as of right” but must be earned.
- The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should benefit the population of the city and the community as a whole, enhance enjoyment of the city and contribute positively to the overall physical environment and ambience of the city.

The policy identifies the following list of facilities eligible for bonus plot ratio:

- Public spaces;
- Pedestrian links;
- Conservation of heritage places;
- Provision of specific facilities on private land;
- Residential Use: Maximum 20% bonus; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Note: Consequential amendment of the eligible category list has been included here resulting from the gazettal of Amendment No. 25 of the City Planning Scheme No. 2 (Plot Ratio and Bonus Plot Ratio) on 26 February 2013.

Reference should be made to the Bonus Plot Ratio Policy for details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2 and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee’s recommendation of the proposal;
- The Council's decision in regard to each application.

This meeting is not open to members of the public

**DESIGN ADVISORY COMMITTEE
29 OCTOBER 2015**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 8 October 2015**
- 4. Correspondence**
- 5. Disclosure of Members' Interests**
- 6. Reports**
- 7. Motions of which Previous Notice has been Given**
- 8. General Business**
 - 8.1 Responses to General Business from a Previous Meeting**
Nil
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

EVACUATION ALARM/PROCEDURES

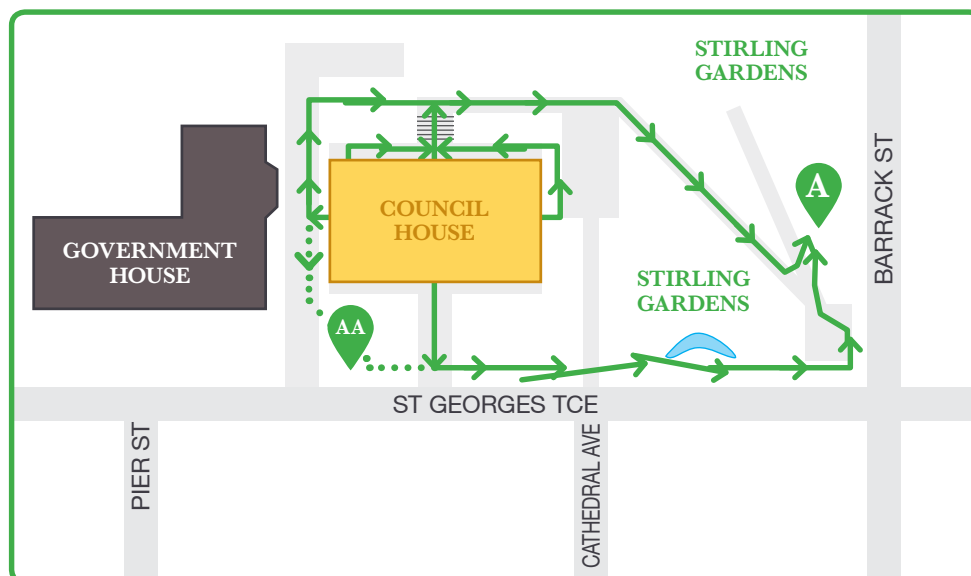
whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**



EVACUATION ASSEMBLY AREA



 Assembly Area

 Alternate Assembly Area

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ITEM NO: 1

DESIGN ADVISORY COMMITTEE – ELECTION OF PRESIDING MEMBER

RECOMMENDATION: (APPROVAL)

That in accordance with Section 5.12 of the Local Government Act 1995, the Design Advisory Committee elects a Presiding Member.

BACKGROUND:

FILE REFERENCE: P1026043
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 12 October 2015
MAP / SCHEDULE: N/A

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 5.12 of the <i>Local Government Act 1995</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Capable and Responsive Organisation S18 Strengthen the capacity of the organisation

The Design Advisory Committee (DAC) is established under Section 5.8 of the *Local Government Act 1995* and is therefore subject to the same legislative requirement as other Committees established by Council. At its meeting held on **29 January 2013**, at the Chief Executive Officer's request Council removed the position of Chief Executive Officer from the DAC membership and appointed the City Architect as Deputy Member for the Director City Planning and Development. The current terms of reference for DAC are as follows:

Introduction

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of Clause 40 of the City Planning Scheme No. 2, which was gazetted on 9 January 2004.

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting a Plot

Ratio Bonus in the Central Area and design issues on other applications referred to it for consideration.

The Committee membership will comprise [inserted OCM 23/06/09]:

- two Architects (plus one Deputy) to be selected from a panel of five nominations presented by the Australian Institute of Architects;
- two Town Planners (plus one Deputy) to be selected from a panel of four nominations from the Planning Institute of Australia;
- one Landscape Architect (plus one Deputy) to be selected from a panel of two nominations presented by the Landscape Architects Institute of Australia;
- State Government Architect or their nominee; and
- Director Planning and Development of the City of Perth.

No member or deputy member other than the Director Planning and Development and the State Government Architect shall serve terms in excess of eight continuous years on the Committee to ensure turnover of membership [amended OCM 06/12/11].

Fifty percent of the members are required to attend a meeting to represent a quorum.

With the exception of Council officers, the membership of the Committee will be for a two year period and the Council reserves the right to reappoint any member nominated by the respective institutes.

The Council may terminate the appointment of any member of the Committee prior to the expiry of the term of office.

Referral of Applications

The following applications will be referred to the Design Advisory Committee:

1. Applications for development which are seeking bonus plot ratio. whether inside or outside the Central Area.
2. Applications for major developments within the city.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Applications for plot ratio bonuses or major developments requiring design advice will be presented to the Committee in the form of a written report from Approval Services Unit.

For design advice on other minor developments, a verbal presentation of the application will be made by the City's Planning Officers at the Committee meeting.

Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme 2.

This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.
- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.
- The means of earning a plot ratio bonus is the provision of public facilities, priority land uses and the conservation of heritage places within the city which are considered to be desirable and advantageous to the needs, enhancement and enjoyment of Perth as a capital city.

The policy identifies the following list of categories eligible for bonus plot ratio:

- Public spaces;
- Pedestrian links;
- Conservation of heritage places;
- Provision of specific facilities on private land;
- Residential Use: Maximum 20% bonus; and
- Special Residential use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Note: Consequential amendment of the eligible category list has been included here resulting from the gazettal of Amendment No. 25 to the City Planning Scheme No. 2 (Plot Ratio and Bonus Plot Ratio) on 26 February

Reference should be made to the Bonus Plot Ratio Policy for details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2 and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee's recommendation of the proposal;
- The Council's decision in regard to each application.

Membership:

Membership (Members appointed 22 October 2015):

Members:	1st Deputy:
Peter Ciemitis	Vacant
Malcolm Mackay	
David Karotkin	Vacant
Warren Kerr	
Andy Sharp	Stuart Pullyblank
State Government Architect, or their nominee	N/A
Director City Planning and Development	City Architect

Quorum:

Four

Terms Expire:

Local Government Elections October 2017

DETAILS:

Section 5.12 of the *Local Government Act 1995* requires the members of the Committee to elect a Presiding Member.

The procedure that is required to be followed is detailed in Schedule 2.3, Division 1 of the Act which is as follows:

When the Committee elects a Presiding Member

- (1) The office of Presiding Member is to be filled as the first matter dealt with –
 - (a) at the first meeting of the Committee after an inaugural election or a section 4.13 or 4.14 election or after an ordinary elections day; and
 - (b) at the first meeting of the Committee after an extraordinary vacancy occurs in the office of Presiding Member.
- (2) If the first ordinary meeting of the Committee is more than three weeks after an extraordinary vacancy occurs in the office of Presiding Member, a special meeting of the Committee is to be held within that period for the purpose of filling the office of Presiding Member.

CEO to preside

The Chief Executive Officer (CEO), or his nominee, is to preside at the meeting until the office of Presiding Member is filled.

How the presiding member is elected

- (1) The Committee is to elect a Committee member to fill the office of Presiding Member.

- (2) The election is to be conducted by the CEO, or his nominee, in accordance with the procedures prescribed.
- (3) Nominations for the office of presiding member are to be given to the CEO, or his nominee, in writing before the meeting or during the meeting before the close of nominations.
 - (3a) Nominations close at the meeting at a time announced by the CEO, or his nominee, which is to be sufficient time after the announcement by the CEO, or nominee, that nominations are about to close to allow for any nominations made to be dealt with.
- (4) If a committee member is nominated by another committee member the CEO, or his nominee, is not to accept the nomination unless the nominee has advised the CEO, orally or in writing, that he or she is willing to be nominated for the office.
- (5) The committee members are to vote on the matter by secret ballot as if they were electors voting at an election.
- (6) Subject to clause 5(1), the votes cast under sub-clause (5) are to be counted, and the successful candidate determined, in accordance with the procedures set out in Schedule 4.1 (which deals with determining the result of an election) as if those votes were votes cast at an election.
- (7) As soon as practicable after the result of the election is known, the CEO, or his nominee, is to declare and give notice of the result in accordance with the regulations, if any.

Votes may be cast a second time

- (1) If when the votes cast under clause 4(5) are counted there is an equality of votes between two or more candidates who are the only candidates in, or remaining in, the count, the count is to be discontinued and the meeting is to be adjourned for not more than seven days.
- (2) Any nomination for the office of presiding member may be withdrawn, and further nominations may be made, before or when the meeting resumes.
- (3) When the meeting resumes the Committee members are to vote again on the matter by secret ballot as if they were electors voting at an election.
- (4) The votes cast under sub-clause (3) are to be counted, and the successful candidate determined, in accordance with Schedule 4.1 as if those votes were votes cast at an election.

The votes are to be counted in accordance with Schedule 4.1 of the *Local Government Act 1995* as if those votes were cast at an election. If two or more candidates receive the same number of votes so that Clause 2, 3 or 4 cannot be applied, the CEO, or his nominee, is to draw lots in accordance with regulations to determine which candidate is elected.

COMMENTS:

The Design Advisory Committee is required to elect a Presiding Member.

ITEM NO: 2

63 (LOT 23) ADELAIDE TERRACE, EAST PERTH – 34-LEVEL MIXED-USED DEVELOPMENT CONTAINING 247 MULTIPLE DWELLINGS, FOUR COMMERCIAL TENANCIES LOCATED AT THE GROUND AND FIRST FLOOR LEVELS AND 254 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the revised design and the awarding of bonus plot ratio for a proposed 34-level mixed-use development containing 247 multiple dwellings, five commercial tenancies and 254 car parking bays at 63 (Lot 23) Adelaide Terrace, East Perth and provides advice on:

- 1. whether the revised development (increasing the floor area for the creative industries incubator from 129m² to 303m²) complies with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of 12.5% bonus plot ratio (or 1,704m² bonus plot ratio floor area) for the provision of a specific public facility on private land (Creative Industries Incubator);***
- 2. the design and finishes to the Adelaide Terrace streetfront;***
- 3. the design and finishes to the side and rear podium levels.***

BACKGROUND:

SUBURB/LOCATION:	63 (Lot 23) Adelaide Terrace, East Perth
FILE REFERENCE:	2015/5325
RESPONSIBLE DIRECTORATE:	Planning and Development
REPORTING UNIT:	Development Approvals
DATE:	21 October 2015
MAP / SCHEDULE:	Schedule 1 - Map and colour perspectives for 63 Adelaide Terrace, East Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	TPG Town Planning and Urban Design
APPLICANT:	Perth Upper China Hotel Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Adelaide Precinct

	13 (City Planning Office/Residential Scheme Use Area)
APPROXIMATE COST:	\$67 million

The subject site is located on the southern side of Adelaide Terrace, near the junction with Plain Street. The site contains an existing three storey commercial building with a total area of 3,406m².

The application was presented to the Design Advisory Committee meeting held on 17 September 2015 where the DAC advised that it:-

- “1. does not support the awarding of 12.5% bonus plot ratio for the provision of a specific public facility on private land (Creative Industries Incubator), but does consider that it is worthy of some bonus plot ratio (in the order of 5% as currently proposed);*
- 2. supports the design of the tower above the podium level including the minor variations to the maximum building height and setback requirements, and acknowledges the consideration given to the design of the amenities deck and differentiated ‘crown’ on the roof top that will add interest to the city skyline;*
- 3. considers that the podium levels require refinement, noting that a development of this scale is encouraged to incorporate basement car parking or alternatively the number of car bays could be reduced, with consideration being given to:*
 - 3.1 sleeving the Adelaide Terrace frontage of all of the parking levels with active uses such as apartments or additional commercial spaces that would make a more positive contribution to the design of the podium and to the safety and vibrancy of the streetscape;*
 - 3.2 reviewing the design of the prominent eastern façade of the podium to more closely reflect the design elements of the tower above;*
 - 3.3 redesigning the elevations to the rear portion (‘battleaxe handle’) of the podium having regard for the scale and proximity of the adjacent flats.”*

DETAILS:

Approval is sought to construct a 34-level mixed-use development containing 247 multiple dwellings, four commercial tenancies and 254 car parking bays at the subject site.

The building will be constructed using a variety of high quality materials and finishes. This will include Alucubond feature blades and louver panels, proprietary aluminium glazing system and aluminium balustrade and precast concrete panels with recessed sections.

The applicant has submitted revised plans and additional details to address the DAC's advice of 17 September 2015. The details and response are included under the Comments section of this report.

Details of the proposed development are as follows:

Ground Floor Level	This level will contain three commercial units including a restaurant or café. A separate residential lobby and office lobby (for the office tenancies on level 1) will also be provided at this level. The vehicle entrance into the carpark will be via Adelaide Terrace with 37 car parking bays, one universal access bay and 88 bicycle bays. This level will also contain 28 residential store rooms, a bin storage room, fire tank and fire pump rooms, domestic pump rooms, substation, switch room, mail room and building manager's office.
First Floor Level	This level will contain two office tenancies fronting onto Adelaide Terrace (122m ² and 129m ² gross floor areas), 67 residential store rooms and 59 car parking bays.
Second Floor Level	This level will contain 77 car parking bays and 80 residential store rooms.
Third Floor Level	This level contains 80 car parking bays and 69 residential store rooms.
Fourth Floor Level	This level contains five residential apartments including three apartments with 1 bedroom and 1 bathroom (50m ²) and two apartments with 2 bedrooms and 2 bathrooms (75m ²). This level will also contain the residential communal facilities including a swimming pool, landscaped deck and cabana and barbeque area.
Fifth to Nineteenth Floor Levels	Each level contains nine residential apartments including three apartments with 1 bedroom and 1 bathroom (50m ²) and six apartments with 2 bedrooms and 2 bathrooms (75m ² – 82m ²).
Twentieth Floor Level	This level contains eight residential apartments including two apartments with 1 bedroom and 1 bathroom (50m ²) and six apartments with 2 bedrooms and 2 bathrooms (75m ² – 82m ²).
Twenty First to Thirty Second Floor	Each level contains eight residential apartments including two apartments with 1 bedroom and 1 bathroom (50m ²) and six apartments with 2 bedrooms and 2 bathrooms (75m ² – 82m ²).
Thirty Third Floor	This level contains three apartments including two apartments with 2 bedrooms and 2 bathrooms (75m ² – 82m ²) and one apartment with 3 bedrooms and 3 bathrooms (300m ²). A communal sky lounge is also provided at this level.
Roof Level	This level will contain an enclosed plant room, water tanks, A/C plant room and HW plant room.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the Office/Residential Use Area of the Adelaide Precinct 13. 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 a secondary, less intensive general office district and containing a mixture of general commercial activities of a kind that will contribute to residential amenity.

A residential use is a preferred ('P') use in the Office/Residential Use Area of the Adelaide Precinct 13 and is therefore supported in this location. The applicant has indicated 'Office' use for the first floor commercial tenancies and 'Dining' for one of the ground floor commercial tenancies which are both preferred ('P') uses in this location and are consistent with the statement of intent for the Precinct.

Development Requirements

The Adelaide Precinct will develop at a lower intensity than the city centre. It will generally be characterised by medium scale buildings. Consistent with the Goderich and Terrace Road Design Policies, 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 the lot boundaries. Buildings should be designed to a high standard and evoke a sense of prestige. This will be further enhanced by grand scale boulevard planting along Adelaide Terrace and Plain Street. Buildings, places and other objects having historical, architectural or other significance are to be preserved and maintained. Views to the Swan River from the streets in this and adjoining Precincts will be provided and preserved.

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:	4.5:1 (15,328m²) 12.5% bonus plot ratio (1,704m²) for a public facility	4:1 (13,624m ²) Maximum 20% bonus for a public facility providing a total plot ratio of (16,349m ²)
Building Height:	Street building height of 18.72 metres followed by a 10 metre setback from level 5 and above up to a height of 106.7 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 up to a maximum height of 100 metres

Setbacks:		
<u>Side (Eastern)</u>		
Lower building level	Nil (no openings)	Nil (no openings), 4 metres (with openings)
Upper building level	6.2 metres (no openings)	Up to 65 metres, 3 metres (no openings), 4 metres (with openings)
	6.2 metres (no openings), 7 metres (with openings)	Over 65 metres, 6 metres (no openings), 8 metres (with openings)
<u>Side (Western)</u>		
Lower building level	Nil (no openings)	Nil (no openings), 4 metres (with openings)
Upper building level	4 metres (with openings)	Up to 65 metres, 3 metres (no openings), 4 metres (with openings)
	6.3 metres (no openings)	Over 65 metres, 6 metres (no openings), 8 metres (with openings)
<u>Rear</u>		
Lower building level	Nil (no openings)	Nil (no openings), 4 metres (with openings)
Upper building level	4 metres (with openings)	Up to 65 metres, 3 metres (no openings), 4 metres (with openings)
	5.6 metres (with openings)	Over 65 metres, 6 metres (no openings), 8 metres (with openings)
Car Parking:		
<u>Residential</u>	249 bays	Not specified
<u>Commercial</u>	5 bays including 1 universal access bay	34 bays (maximum)
Bicycle Parking:		
<u>Bicycle Bays</u>		
Residential	84 bays	82 bays (minimum)

Commercial	4 bays	1 bay (minimum)
<u>End of Journey Facilities</u>		
Residential	Nil	Nil
Commercial	Nil	Nil

COMMENTS:

Bonus Plot Ratio:

Under City Planning Scheme No. 2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of City Planning Scheme No. 2 and detailed within the Bonus Plot Ratio Policy 4.5.1. A maximum bonus of 50% is applicable to this site and can be made up of:-

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

Grounds for Bonus Plot Ratio:

The proposed development has 15,328m² of plot ratio floor area which exceeds the maximum plot ratio for the site by 1,704m², representing 12.5% bonus plot ratio. The applicant is seeking public facilities bonus plot ratio by way of providing space to accommodate a creative industries incubator.

Response to the DAC advice:

The applicant advised as follows in regard to advice note 1:

“Noting that the DAC considered that the proposed Creative Industries Incubator is worthy of bonus plot ratio further discussions have been undertaken with Guerrilla Creative, the intended occupant and operator of the incubator, and the incubator facility is now proposed to significantly increased in floor area, so as to occupy both first floor tenancies (Units 4 and 5, a total of 251 m²), as well as incorporate a ground floor presence at the Adelaide Terrace frontage (Office Lobby). As a result the total amount of gross floor area available to Guerrilla Creative comes to 303m². Guerrilla Creative has also provided correspondence and images to outline their intended utilisation of this area. As noted in their correspondence the ground floor presence would enable them to interact with the pedestrian realm and significantly enhance their exposure to passing traffic which in turn would only serve to encourage more parties to engage with their programs and epitomise the intended operation of the incubator space with one of the key objectives being to connect student, early career-stage professionals, and the business/industry sector.

This level of engagement with and commitment to an operator of the Creative Industries Incubator is considered to be far more advanced than previous applications considered by the DAC where the awarding of bonus plot ratio for an incubator space was supported. In this regard, given the significant increase in the incubator facility from 129m² previously proposed, to 251m² now proposed, plus the first floor lobby and ground floor lobby presence providing a total of 303m² gross floor area, we are of the view that the 13% plot ratio bonus sought is warranted.”

In regard to advice note 3 and 3.1 the applicant responded as follows:

“As background, as part of the initial investigation of the site the developer commissioned geotech study found seasonal groundwater levels of approximately 1.0m to 2.5m below existing ground levels. As a result of this, in order to minimise potential future water ingress management issues, the design has intentionally sought to avoid basement car parking.

The desired sleeving of the Adelaide Terrace frontage of all of the parking levels is problematic and not commercially feasible, given the awkward shape of the lot which necessitates this location as the only unconstrained area to provide an efficient car parking layout, noting the decision to avoid basement car parking. Notwithstanding, the design of the podium façade to Adelaide Terrace has been improved, and detailed horizontal screen louvres are now proposed, which will serve to effectively screen the car park, and lighting associated with car headlights, so that these are not visible when viewed from Adelaide Terrace. Further details of this horizontal screen louvre system will be provided in due course, however it is noted that the DAC has previously supported this arrangement (car parking levels on street frontages), where satisfied that the car parking function of the levels can be effectively 'hidden', and the presence of cars and their headlights are not readily apparent as viewed from the street by a pedestrian.

In addition to this, the ground floor design has been improved through discussions with the City Architect via the relocation of the bin store off the Adelaide Terrace frontage, and the provision of an additional commercial tenancy (Unit 3) in its place. This significantly increases the extent of activated ground level frontage, and minimises the extent of service type facilities as much as is feasibly practical. Whilst not directly related to the above ground podium levels, this is considered to be tangible improvement and further contribution made by the development to the safety and vibrancy of the streetscape, which is most readily appreciated by pedestrians at the ground level, rather than in the above ground podium levels.

Additionally a lighting consultant, Ramus Illumination, has been commissioned to develop a lightwork component to the Adelaide Terrace podium façade, to ensure a design outcome that will contribute to the vibrancy of the streetscape. This is wholly consistent with the objectives of the City of Perth Lighting Strategy, in addressing the public perception of safety considerations and encouraging the public to remain in the Perth City Centre, outside of typical business hours.”

In regard to advice note 3 and 3.2 and 3.3 the applicant responded as follows:

“The design of the eastern façade of the podium (South East Elevation - SK 15) has been reviewed, and the following revisions incorporated:

- *Towards Adelaide Terrace the use of framed glass panels has been reconsidered, and Alucobond feature blades provided instead, so as to continue this material feature from the Adelaide Terrace elevation, and provide continuity with this material feature of the tower design, which is provided in all but the rear elevation;*
- *400mm recessed sections have been provided along the full length of the eastern façade (which can be best appreciated on the podium level floor plans), so as to provide true articulation of the podium. These recessed sections will be readily apparent when viewed by neighbouring residents, given the resulting shadows that will be cast from the remaining portions of the podium on the boundary;*
- *At the podium roof deck amenity level (Fourth Floor) the landscaping detail has been further developed to enable appropriately selected planting species to cascade down the eastern façade of the podium within the recessed sections mentioned above.*

The southern/rear façade of the podium (South West Elevation - SK 13) has also been revised so as to include a recessed section with fire-rated windows to all podium levels.

All of the above façade design improvements have been made so as to provide a more sympathetic aspect to the neighbouring residents and properties whilst still acknowledging that this (podium) form of development is desired by the City's planning framework. In this regard consideration must be given to the potential future redevelopment of the neighbouring sites which would also be required to provide podium development and therefore any significant setbacks to these boundaries would be effectively dead-space that could not be utilised. The form of development as proposed is therefore appropriate having regard to the City's planning framework, and the entitlement of a development to fully utilise (and requirement to comply with) the relevant provisions.”

COMMENTS:

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

- whether the revised development (increasing the floor area for the creative industries incubator from 129m² to 303m²) complies with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of 12.5% bonus plot ratio (or 1,704m² bonus plot ratio floor area) for the provision of a specific public facility on private land (Creative Industries Incubator);

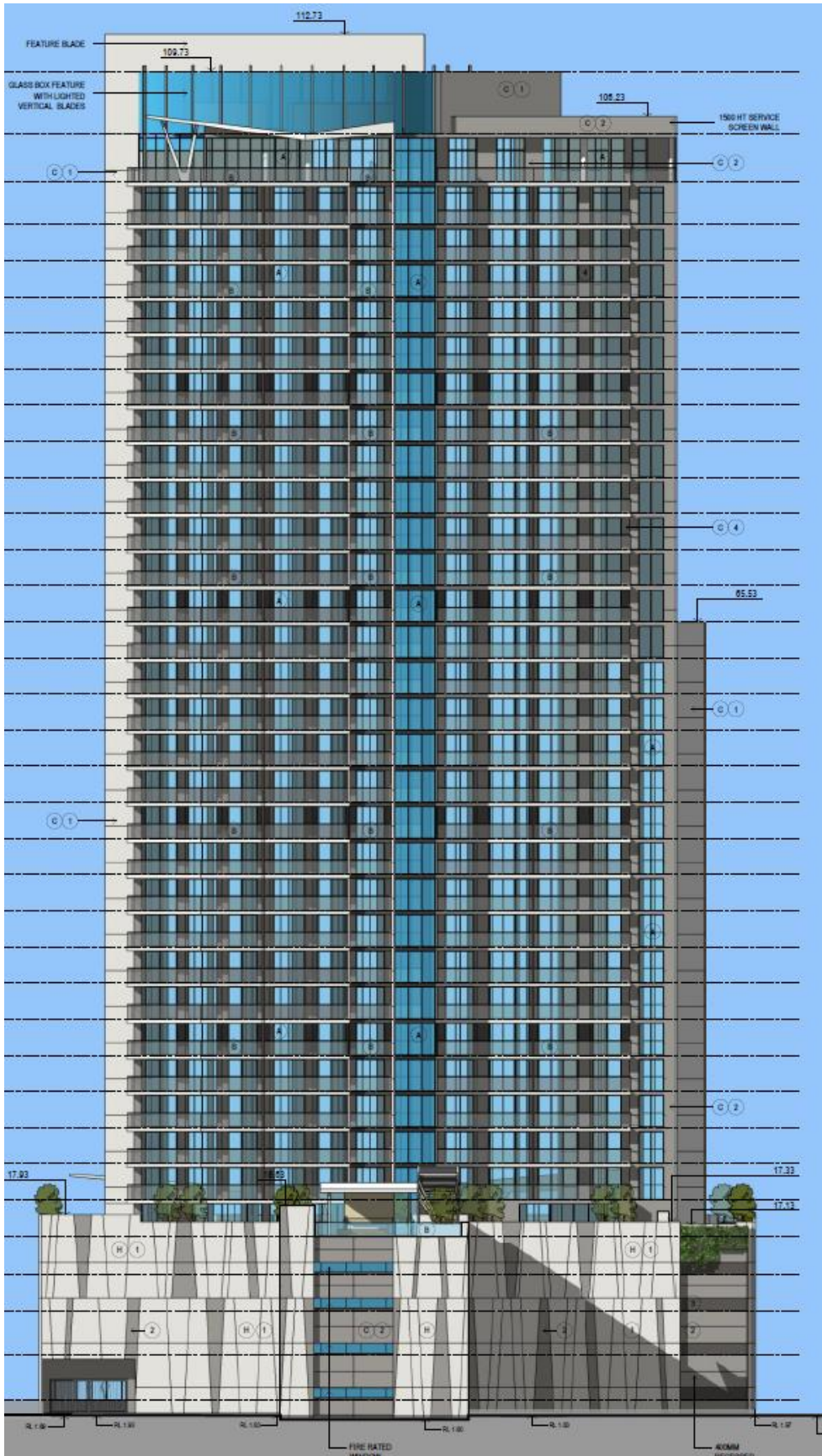
- the design and finishes to the Adelaide Terrace streetfront;
- the design and finishes to the side and rear podium levels.



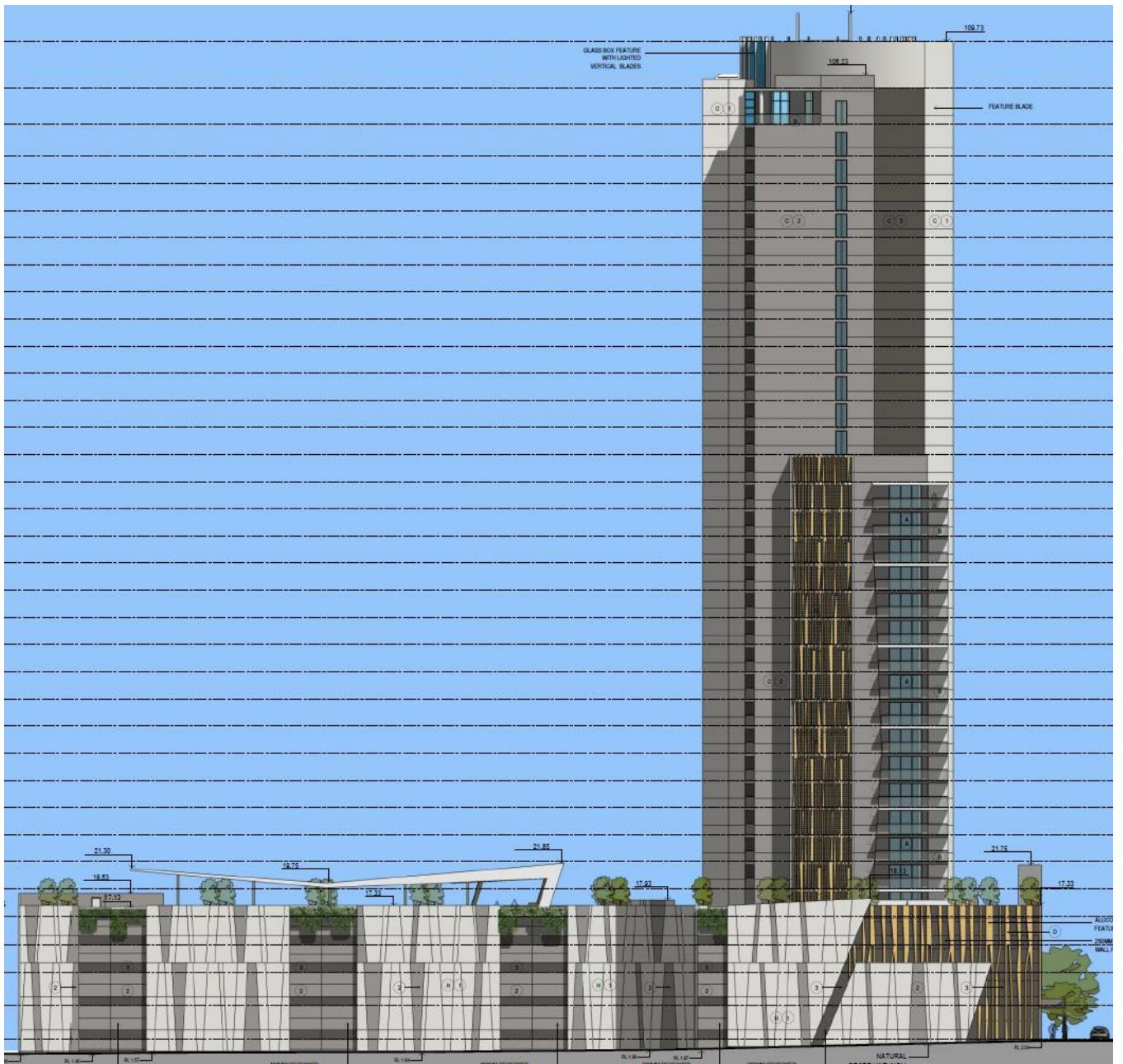
15/5325; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH



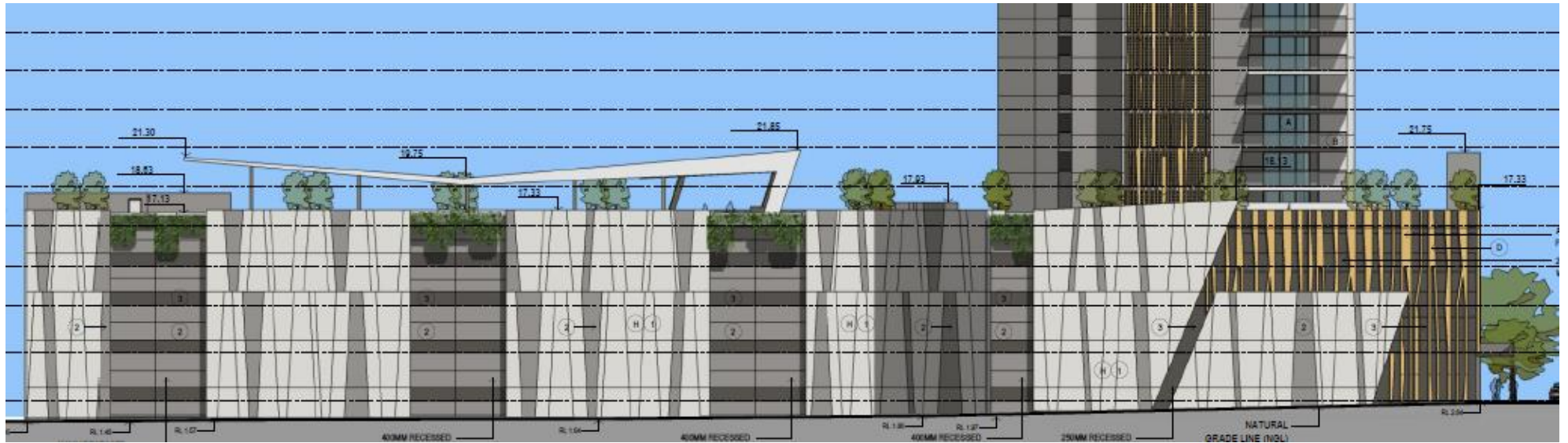
15/5325; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH (1)



15/5325; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH (2)



15/5325; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH (3)



15/5325; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH (4)



15/5325; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH

ITEM NO: 3

90-96 (LOT 16) BEAUFORT STREET, PERTH – 19 LEVEL HOTEL DEVELOPMENT CONTAINING 270 HOTEL ROOMS, ASSOCIATED DINING USE AND GUEST FACILITIES AND 31 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for the proposed 19 level hotel development containing 270 hotel rooms, associated dining use and guest facilities and 31 car parking bays at 90-96 (Lot 16) Beaufort Street, Perth and provides advice on:

- 1. compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 20% bonus plot ratio for the provision of a special residential use;***
- 2. the general design of the proposed development and its presentation to the street and adjoining properties, particularly at the ground and podium levels; and***
- 3. the proposed setback variations to the upper levels of the front (Beaufort Street) and side (northern) boundaries and their impact on the streetscape and adjoining properties.***

BACKGROUND:

SUBURB/LOCATION: 90-96 (Lot 16) Beaufort Street, Perth
FILE REFERENCE: 2015/5399
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 19 October 2015
MAP / SCHEDULE: Schedule 2 - Map and coloured perspectives for 90-96 Beaufort Street, Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: CP Landmark Pty Ltd
APPLICANT: DesignInc Perth Pty Ltd

ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Stirling (P3)
(City Planning Scheme Use Area) City Centre

APPROXIMATE COST: \$42 million

SITE HISTORY:

The site has a total area of 1,523m² and is located on the eastern side of Beaufort Street. The site currently contains two single storey commercial buildings and an associated at grade parking areas. The existing street front building was constructed in 1898 however does not currently have any formal listing on the Heritage Council of Western Australia's State Register of Heritage Places or on the City's Register of Places of Cultural Heritage Significance.

DETAILS:

Approval is sought for the demolition of the existing commercial buildings on site and the construction a 19 level hotel development including 270 hotel rooms, associated dining use and guest facilities and 31 car parking bays.

Details of the proposed development are as follows:

Sub- Basement Level	This level contains car stacker pits, firefighting tanks and pump room, passageway and fire exit stairwells.
Basement Level	This level contains 32 car parking bays (with 28 being accessed via car stackers) including one universal access bay, circulation area and a ramp with access/egress to ground level driveway, loading area, substation, switch room, engineering workshop, general store, bin stores, linen room, receiving office/security room, cleaners store, chemical store, lifts and fire exit stairwells.
Ground Floor Level	This level contains the hotel reception, concierge and lobby, internal arcade, a café/dining tenancy, lounge area, driveway with access to Beaufort Street and rear Right of Way, luggage store, fire control room, office, kitchens and stores, fire booster, gas meter, vertical garden, toilets, lifts and lift lobby and fire exit stairwells.
First Floor Level	This level contains three meeting rooms, pre-function areas, back of house facilities including office, uniform/linen store, general stores, servery and cool room, toilets, vertical garden, lifts and lift lobby and fire exit stairwells.
Second Floor Level	This level contains a multi-function event area and associated servery bar and terrace, gymnasium, pool and deck area, terrace and landscaped area, back of house office area, staff change rooms, staff dining room, stores, vertical garden, toilets, lifts and lift lobby and fire exit stairs.
Third to Nineteenth Floor	These levels each comprise of 18 hotel rooms (ranging from 25m ² to 38m ²), passageway, store/services area, lifts, lift

Levels	lobby and fire exit stairwell.
Roof Level	This level contains a lift over-run and plant room.

The development is proposed to be constructed and finished using a mix of stone cladding, aluminium louvres, clear and tinted glazing, painted concrete, metal cladding and metal sun-shade fins.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the Stirling Precinct 3 of City Planning Scheme No. 2 (CPS2). The Stirling Precinct will develop as an office, mixed commercial and residential area taking advantage of good access to public transport and the close proximity to retail and entertainment areas.

Hotel ('Special Residential') and restaurant ('Dining') are preferred ('P') uses along Beaufort Street within the Stirling Precinct. The hotel use is prohibited ('X') where it fronts the street at pedestrian level unless it provides for pedestrian interest and activity. The proposed hotel use is consistent with creating a day and night time economy in support of the office and dining uses which are encouraged within the Stirling Precinct and is therefore supported.

Development Requirements

New development in the Stirling Precinct will incorporate attractive facades, with open areas such as car parks and servicing areas located behind buildings. In addition, the development of verandahs and awnings over footpaths is strongly encouraged to provide weather protection for pedestrians.

The proposal's compliance with the CPS2 development requirements is summarised below:

Development Standard	Proposed	Required
Maximum Plot Ratio	4.8:1 (7,310m²) including 20% bonus plot ratio (1,218m²) for special residential development	Base Plot Ratio 4.0:1 (6,092m ²) Maximum Bonus Plot Ratio of 50% (6.0:1 [9,138m ²]) consisting of a combination of any of the following: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Public Facility

Development Standard	Proposed	Required
		(20% maximum)
Maximum street building height:	15.5 metres	21 metres
Maximum building height:	65 metres	No prescribed limit
<p>Setbacks:</p> <p><u>Front (Beaufort Street)</u></p> <p><u>Side (north)</u> - Lower Building Levels (Commercial)</p> <p>- Upper Building Levels (Special Residential)</p> <p><u>Side (south)</u> - Lower Building Levels (Commercial)</p> <p>- Upper Building Levels (Special Residential)</p> <p><u>Rear (east)</u> - Lower Building Levels (Commercial)</p> <p>- Upper Building Levels (Special Residential)</p>	<p>Nil (podium levels) followed by a 4.5 metre setback (shade fins) and 5 metre (main building) to a height of 65 metres</p> <p>Nil (no openings)</p> <p>2.4 metres (lift core) to 4 metres</p> <p>Nil (no openings)</p> <p>5.2 metres</p> <p>Nil (no openings)</p> <p>3.1 metres (no openings);</p>	<p>Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>3 metres (no openings/balconies) 4 metres (with openings/balconies)</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>3 metres (no openings/balconies) 4 metres (with openings/balconies)</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>3 metres (no openings/balconies)</p>

Development Standard	Proposed	Required
	5 metres (corridor windows)	4 metres (with openings/balconies)
Car Parking:	31 commercial tenant bays (plus one universal access bay)	28 bays (maximum)
Bicycle Parking:		
- Bicycle Bays	Nil	90 bays (minimum)
- End of Journey Facilities	2 male, 2 female and 1 unisex showers and change facilities	5 male and 5 female showers and change facilities
- Lockers	100 lockers provided	90 lockers (minimum)

Bonus Plot Ratio:

Under CPS2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 and detailed within the associated Bonus Plot Ratio Policy 4.5.1. These bonus categories are:

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

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 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, hotels seeking bonus plot ratio must provide the following basic facilities and amenities:

- a lobby/reception area;
- back of house/administration facilities, including housekeeping areas to enable a fully serviced hotel to function, staff ablution/locker facilities, office space and storage areas; and
- bathrooms within guest rooms which incorporate at a minimum a basin, shower and toilet. Laundry facilities shall not be provided within hotel guest rooms.

In support of the request for 20% bonus plot ratio for the hotel the applicant has indicated:

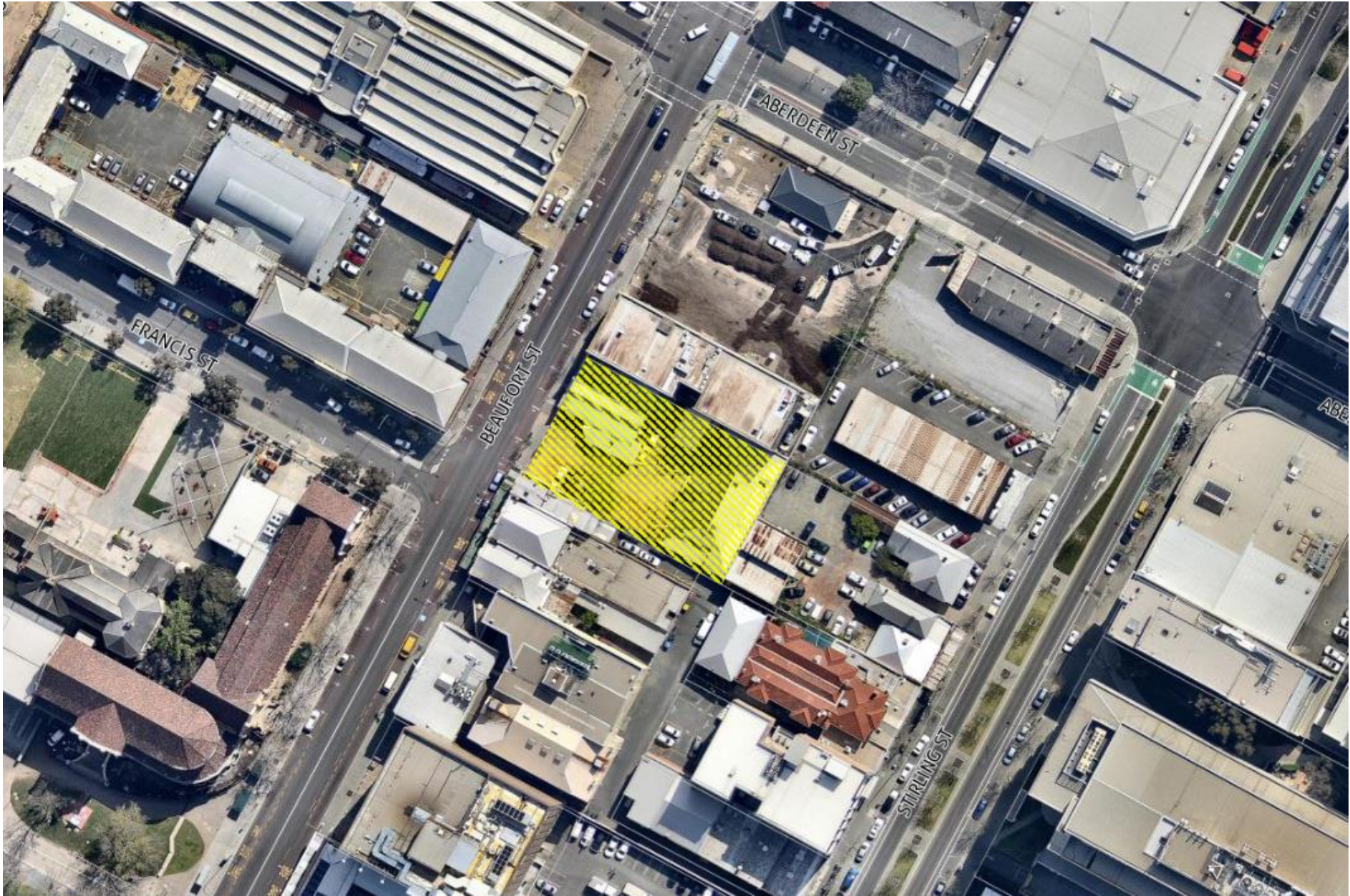
'The hotel provides the following compliant criteria in accordance with Policies 3.9 (Special Residential) and 4.5.1 (Bonus Plot Ratio):

- *All hotel guest rooms will be located within the tower element of the building and separate from other uses within the development;*
- *Dedicated lobby and reception area with concierge and reception desks and luggage room;*
- *Full back of house/administration facilities including offices, housekeeping, uniform and linen store areas, staff dining and change facilities;*
- *Restaurant, meeting/conference rooms and multi-function event space amenities for guests;*
- *Gymnasium, pool and deck area on level 2; and*
- *Guest room sizes range between 25m² to 38m² including bathrooms (with shower, basin and toilet) and excluding kitchenettes and laundry facilities.'*

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 will be given to the Committee in regard to this application.



2015/5399; 90-96 BEAUFORT STREET, PERTH



2015/5399; 90-96 BEAUFORT STREET, PERTH (PERSPECTIVES)



2015/5399; 90-96 BEAUFORT STREET, PERTH (PERSPECTIVES)

ITEM NO: 4

900 (LOTS 67, 104 AND 105) HAY STREET, PERTH - TWENTY SEVEN LEVEL HOTEL MIXED USE DEVELOPMENT CONTAINING 250 HOTEL ROOMS, ASSOCIATED DINING, ENTERTAINMENT (SMALL BAR) USES AND GUEST FACILITIES, THREE COMMERCIAL TENANCIES AND TWO CAR PARKING BAYS

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the proposed 27 storey hotel development containing 250 hotel rooms, associated dining, entertainment (small bar) uses and guest facilities, three commercial tenancies and two car parking bays and to the ground floor at 900 (Lots 67, 104 and 105) Hay Street, Perth and provide advice on the:

- 1. proposed variations to the street building height, maximum building height and setback standards of the City Planning Scheme No. 2 and the impact on the streetscape and surrounding, existing and future development;***
- 2. proposed development within the existing colonnade (Lot 104);***
- 3. general design quality and finishes of the development.***

BACKGROUND:

SUBURB/LOCATION: 900 Hay Street, Perth
FILE REFERENCE: 2015/5392
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 16 October 2015
MAP / SCHEDULE: Schedule 3 - Map and coloured perspectives for 900 Hay Street, Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: 900 Hay Street Pty Ltd
APPLICANT: Champion Design Group
ZONING: (MRS Zone) Central City Area

APPROXIMATE COST: (City Planning Scheme Precinct) Citiplace (P5)
(City Planning Scheme Use Area) City Centre
\$38 million

SITE HISTORY:

The subject site has an area of 1,453m² with frontage to Hay Street of 46.26 metres. It is comprised of Lot 105, a colonnade lot (Lot 104) and Lot 67 which is utilised as a right of way which connects to Lot 66 to the rear of the site. The right of way services the subject site and the Wilson carpark to the rear and connects Murray Street through to Hay Street in a one way southerly direction. The site is currently occupied by a two storey commercial building.

DETAILS:

Approval is sought to construct a 27 level hotel development comprised of 250 hotel rooms, a hotel restaurant and bar and associated hotel facilities such as a business centre, swimming pool, garden and gymnasium.

The site has vehicular access from the rear of the site via a shared right of way from Murray Street. The vehicle access will be widened to provide a pick up / drop off porte cochere whilst a podium is proposed above the right of way providing a continuous street front for the podium.

Details of the proposed development are as follows:

Ground Floor Level	The hotel lobby and three commercial tenancies are proposed to front onto Hay Street. To the rear of the development a loading dock and bin store is proposed which will be accessed via the right of way. Hotel utilities, restrooms and eight secure bicycle parking bays located to the rear of the development. Two commercial tenant car parking bays and one disabled car parking bay will be provided to the rear of the site and will be accessed via the right of way. A taxi pick-up drop off point and 10 public bicycle racks are located abutting the right of way under the podium.
First Floor Level	The first floor contains a hotel bar and restaurant, associated kitchen and restaurant terrace. The Hay Street frontage has a hotel garden and swimming pool. Gym facilities, a business centre, staff facilities, restrooms and associated hotel utilities are located at the rear.
Level 2 - 11	Nine standard hotel rooms (26.8 – 27m ²), one disabled hotel room (30.6m ²), linen shoot and a cleaner store.
Level 12 - 26	10 standard hotel rooms (28.6-30m ²), a linen shoot and cleaner store.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the Citiplace Precinct (P5). The Citiplace Precinct will be enhanced as the retail focus of the State providing a range of retail and related services more extensive than elsewhere in the metropolitan region. The Precinct will offer a wide range of general and specialised retail uses as well as a mixture of other uses such as entertainment, commercial, medical, service industry, residential and minor office. Uses at street and pedestrian level will mainly be shops, restaurants (including cafes), taverns and other uses that have attractive shop fronts and provide for activity, interest and direct customer service

A hotel use ('Special Residential') is a preferred ('P') use in the City Centre use area of the Citiplace Precinct. However the use is prohibited where it fronts the street at pedestrian level unless it provides pedestrian interest and activity. Restaurants/cafes ('Dining'), bars ('Entertainment') and shops 'Retail (General)' are preferred uses (P) in this area. All of the proposed uses are consistent with the intent of the Precinct.

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:	4.3 : 1.0 (6,284.5m ²)	5.0 : 1.0 (7,265m ²) Maximum Bonus Plot Ratio of 20% (6.0:1 [8,718m ²]) consisting of a combination of any of the following: Residential Development (20% maximum) Public Facility (20% maximum) Heritage Bonus (20% maximum)
Maximum Street Building Height: Hay Street	9.9 metres	14 metres
Building Height:	Lower building level complies, upper building levels projects into height	Variable. Additional height above the street building height within a 45 degree angled height plane

Development Standard	Proposed	Required / Permitted
	<p>plane above level 4 (on southern side) and above level 13 (on northern side) by between 48.5 and 74.5 metres.</p>	<p>measured from Hay Street.</p>
<p>Setbacks:</p> <p>Front (Hay Street):</p> <ul style="list-style-type: none"> - Lower Building Levels <p>Side (West):</p> <ul style="list-style-type: none"> - Lower Building Levels - Upper Building Levels <p>Side (East):</p> <ul style="list-style-type: none"> - Lower Building Levels - Upper Building Levels <p>Rear (laneway):</p> <ul style="list-style-type: none"> - Lower Building Levels <p>Upper Building Levels</p>	<p>Nil to 0.5 metres.</p> <p>Nil to first and second level, 33.5 metres to third level</p> <p>33.5 to 34.8 metres</p> <p>Nil to first and second level, 21.3 metres to third level</p> <p>19.8 – 21.2 metres</p> <p>Nil to 12.4 metres where no openings, 0.66 – 2.2 metres to openings</p> <p>0.85 metres to 1.96 metres where no openings, 1.27 to openings (for both above and below 65 metres)</p>	<p>Nil</p> <p>Nil (no openings/balconies), 4m (with openings/balconies)</p> <p>With openings 4m (up to 65m in height) 8m (over 65m in height)</p> <p>Nil (no openings/balconies), 4m (with openings/balconies)</p> <p>With openings 4m (up to 65m in height), 8m (over 65m in height)</p> <p>Nil (no openings/balconies), 4m (with openings/balconies)</p> <p>No openings 3 m (up to 65m in height), 6 metres (over 65m in height) / With openings 4m (up to 65m in height), 8m (over 65m in height)</p>

Development Standard	Proposed	Required / Permitted
Car Parking:		
Commercial Tenant Parking	2 bays	5 bays (replacement of existing tenant licenced bays)

Development within colonnade

Policy 6.7 Hay Street Pedestrian Walkway and Road Reserve Widening seeks to enhance of Hay Street's pedestrian function, amenity and urban character through footpath widening, streetscape enhancement and the provision of continuous and interactive building frontages and increased pedestrian shelter. The colonnade for this site has already been acquired by the City.

The subject site is located between two buildings of cultural heritage significance which are likely to remain in their current state. The application proposes to develop within the existing colonnade area through a long term lease to be granted by the City.

Conclusion

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

1. proposed variations to the street building height, maximum building height and setback standards of the City Planning Scheme No. 2 and the impact on the streetscape and surrounding, existing and future development;
2. proposed development within the existing colonnade lot;
3. general design quality and finishes of the development.

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



2015/5392; 900 HAY STREET, PERTH



2015/5392; 900 HAY STREET, PERTH (PERSPECTIVES)



2015/5392; 900 HAY STREET, PERTH (PERSPECTIVES)



2015/5392; 900 HAY STREET, PERTH (PERSPECTIVES)



2015/5392; 900 HAY STREET, PERTH (PERSPECTIVES)