

MINUTES

DESIGN ADVISORY COMMITTEE

19 FEBRUARY 2015

APPROVED FOR RELEASE



GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER



CITY of PERTH

MINUTES

DESIGN ADVISORY COMMITTEE

19 FEBRUARY 2015

**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

**PRESIDING MEMBER'S
SIGNATURE.**

DATE: 2 APRIL 2015.

DESIGN ADVISORY COMMITTEE

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Minutes of the meeting of the City of Perth **Design Advisory Committee** held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 19 February 2015.**

MEMBERS IN ATTENDANCE

Mr Ciemitis - Presiding Member
Mr Warn
Mr Mileham
Mr Mackay
Mr Kerr
Mr Karotkin (Entered the meeting at 4.09pm)

OBSERVERS

Mr Smith - City Architect (Deputy Member)

OFFICERS

Mr Stevenson - Chief Executive Officer (Entered the meeting at 4.05pm)
Ms Smith - Manager Approval Services
Mr Gericke - Statutory Town Planning Coordinator
Mr Fotev - 3D Model Coordinator
Mr Colalillo - Planning Officer (Departed the meeting at 4.55pm)
Ms Best - Governance Officer

GUESTS AND DEPUTATIONS

Mr Hollingworth - Rowe Group
Mr Stewart - Rowe Group
Mr Monaghan - HBO & EMTB
Mr Friedman - Codi Cote

DA27/15 DECLARATION OF OPENING

4.03pm The Presiding Member declared the meeting open.

DA28/15 APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE

Mr Sharp

DA29/15 CONFIRMATION OF MINUTES

Moved by Mr Kerr, seconded by Mr Warn

That the minutes of the meetings of the Design Advisory Committee held on 22 January 2015 and 29 January 2015 be confirmed as true and correct records.

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Karotkin, Mr Kerr, Mr Mackay, Mr Mileham, and Mr Warn

Against: Nil

DA30/15 CORRESPONDENCE

Nil

DA31/15 DISCLOSURE OF MEMBERS' INTERESTS

Nil

4.05pm Chief Executive Officer entered the meeting.

DEPUTATION: **Agenda Item 1, DA32/15** – 609 (Lot 19) Wellington Street, Perth – Twenty Three Level Hotel Development Containing 330 Hotel Rooms, Associated Dining Uses and Guest Facilities and Five Car Parking Bays – Bonus Plot Ratio.

The Presiding Member approved a deputation from Mr Hollingworth from Rowe Group (TRIM reference 26055/15). The Presiding Member approved the three members to present on this deputation.

4.06pm Mr Hollingworth commenced the deputation. Mr Hollingworth, Mr Friedman and Mr Monaghan provided an overview of the development application and the architectural structure. The members then answered questions from the Design Advisory Committee.

4.09pm Mr Karotkin entered the meeting.

4.27pm The deputation concluded.

4. *the lower levels of the development do not reference the adjoining heritage building and fail to reflect the intricate urban rhythm of the southern side of Wellington Street and, therefore, do not make a positive contribution to the streetscape or to the pedestrian experience of the city."*

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

With respect to point 3, the applicant has provided additional details and plans which accurately reflect the design intent of the development. The revised elevations and perspectives are consistent with the revised floor plan layouts. Detailed design information relating to the construction methodology has also now been provided to provide clarity and greater certainty with regards to final finish of the development.

With regards to point 4, the applicant has modified the design of the podium levels of the development. The revisions to the design include:

- the relocation and widening of the retail/dining tenancy to achieve a greater presence at street level;
- realignment of vertical and horizontal elements of the façade to provide greater correlation with the adjoining buildings; and
- replacement of the eastern privacy screens with more integrated and less visually obtrusive screening materials.

The intent of the design revisions is to address the DAC's concerns in relation to the lack of association between the proposed development and the existing streetscape.

DETAILS:

The amended plans retain the composition of the development with approval being sought for development of a twenty three level hotel development containing 330 hotel rooms, associated dining and guest facilities and five car parking bays on the subject site. The details of the proposed development are as follows:

Ground Floor Level	This level contains the hotel reception, concierge and lobby, a café/dining tenancy, 5 car parking bays, circulation areas, driveway, loading area and dock with access/egress to Wellington Street provided via a single (existing) crossover, luggage store, substation, fire control room, water tanks, pump room, switch room, bin store, back of house facilities such as hotel offices, security, call centre, laundry services, toilet, lifts and lift lobby and fire exit stairs and escapes.
First Floor Level	This level contains a function room, staff canteen/kitchen, food and beverage stores and kitchens, plant room, toilets, communications room, lifts and lift lobby, general stores and fire exit stairs.

Second Floor Level	This level contains a restaurant, lounge and bar area and associated deck areas, services room, toilets, lifts and lift lobby and fire exit stairs.
Third Floor Level	This level contains a gymnasium, pool, bar and deck area, pool plant room, back of house offices and rooms, staff change rooms, toilets, lifts and lift lobby and fire exit stairs.
Fourth to Tenth Floor Levels	These levels comprise of 18 hotel rooms, store/service areas, lifts, lift lobby and fire exit stairs.
Eleventh to Seventeenth Floor Levels	These levels comprise of 17 hotel rooms, store/service areas, lifts, lift lobby and fire exit stairs.
Eighteenth to Twenty First Floor Levels	These levels comprise of 17 hotel rooms, store/service areas, lifts, lift lobby and fire exit stairs.
Twenty Second Floor Level	This level comprises of 17 hotel rooms, store/service areas, lifts, lift lobby and fire exit stairs.
Roof Level	This level contains a lift over-run, mechanical plant room and deck areas, generator room, access stairs and metal screening.

The development is proposed to be of modular construction and finished using a mix of high performance thermal glazing, weatherproof louvres, metal panelling, rendered and painted concrete and framed clear glazing.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the City Centre Use Area of the Citiplace Precinct (P5) of City Planning Scheme No. 2 (CPS2). The intent for the Citiplace Precinct is to 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 mix of other uses such as entertainment and minor office uses. The street and pedestrian level will mainly comprise of shops, restaurants (including cafes), taverns and other uses that have attractive shop fronts and provide activity, interest and direct customer services. Other uses will be established above or below street level and major pedestrian levels.

Hotel ('Special Residential') and restaurants ('Dining') are Preferred uses ('P') within the City Centre use area of the Citiplace Precinct (P5). 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 retail and entertainment uses which are encouraged within the Citiplace Precinct and is therefore supported.

Development Requirements

New development within the Citiplace Precinct is required to reflect the traditional height and scale of adjacent buildings and allow sun penetration into the streets in winter. Building facades will incorporate interesting elements thereby contributing to a lively, colourful and stimulating environment. Shop fronts will be continuous, complementing traditional shop fronts and providing awnings and verandahs over footpaths.

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

Development Standard	Proposed	Required
Maximum Plot Ratio:	6.0:1 (8,394m²) including 20% bonus plot ratio (1,399m²) for special residential development	Base Plot Ratio 5.0:1 (6,995m ²) Maximum 20% bonus for a special residential development providing a total plot ratio of 6.0:1 (8,394m ²)
Maximum Street Building Height:	21 metres	21 metres
Maximum Building Height:	62.9 metres above the Street Building Height encroaching into height plane	Additional height above the Street Building Height within a 45° degree height plane measured from the street to the south
Setbacks:		
<u>Front (Wellington Street)</u> - Lower Building Levels - Upper Building Levels	Nil 5.4 metre setback up to 65 metre building height and then a 6.7 metre setback up to 80 metres	Nil up to 21 metres 5 metre setback up to a height of 65 metres and then a 10 metre setback up to the maximum building height limit
<u>Rear (south)</u> - Lower Building Levels (Commercial)	Nil (no openings)	Nil (no openings/balconies) 3 metres (with openings/balconies)

Development Standard	Proposed	Required
- Upper Building Levels (Special Residential)	4 metre setback up to 65 metre building height and then a 4 metre setback up to 80 metres	4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)
<u>Side (west)</u> - Lower Building Levels (Commercial)	Nil (no openings)	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels (Special Residential)	4 metre setback up to 65 metre building height and then a 4 metre setback up to 86 metres	4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)
<u>Side (east)</u> - Lower Building Levels (Commercial)	Nil (no openings) up to 12 metres and then nil (with openings) up to 21 metres	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels (Special Residential)	4 metre setback up to 65 metre building height and then a 4 metre setback up to a maximum height of 86 metres	4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)
Car Parking:	Five commercial tenant bays	Nil (minimum) 14 bays (maximum)

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 4.6.2. 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 4.6.2. 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 4.6.2 (Bonus Plot Ratio):

- *The proposed hotel will be managed and operated by an internationally renowned hotelier;*
- *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 (sales, HR, finance etc.), housekeeping, uniform and linen store areas, staff canteen/kitchen and end of trip facilities ;*
- *Restaurant, lounge and bar areas accessible inside the building on level 2;*
- *Gymnasium, pool and deck area accessible inside the building on level 3; and*
- *Guest room sizes range between 25m² to 60m² including bathrooms (with shower, basin and toilet) and excluding kitchenettes and laundry facilities."*

Conclusion

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

Moved by Mr Kerr, seconded by Mr Mackay

That the Design Advisory Committee, having considered the revised design and the awarding of bonus plot ratio for the proposed twenty three level hotel development containing 330 hotel rooms, associated dining uses and guest facilities and five car parking bays at 609 (Lot 19) Wellington Street, Perth:

- 1. reiterates that the development satisfies the criteria under the City's Bonus Plot Ratio Policy 4.6.1 for the awarding of 20% bonus plot ratio for a new Special Residential (Hotel) use;***
- 2. considers that the revised plans and elevations are an improvement to the original design and notes that the applicants have responded to all of the issues previously raised by the Committee;***
- 3. considers that the design of the front façade to the 'podium' levels of the development should be developed further in consultation with the City's officers, incorporating high quality materials and with more of the solid structural elements being brought to the ground level, particularly the extension of the wall and column along the eastern side boundary, adjacent to the vehicle entry.***

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Mr Karotkin, Mr Kerr, Mr Mackay, Mr Mileham, and Mr Warn

Against: Nil

DA33/15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

4.55pm Mr Collalilo departed the meeting

DA34/15 GENERAL BUSINESS

Responses to General Business from a Previous Meeting

Nil

New General Business

Nil

DA35/15 ITEMS FOR CONSIDERATION AT A FUTURE MEETING

Outstanding Items:

- Development of Bio-Phylic Policy for the City. (raised at meeting 27/03/14, updated 29/05/14, updated by City Architect 13/11/14).
- Options for process improvement to the City of Perth Design Advisory Committee – (raised 29/05/14, updated 31/07/14) Report required. (Update 23/10/14 report for process improvement still pending).
- Burswood / Vincent Structure Plan (raised at meeting on 11/09/14, updated by City Architect 23/10/14).
- Design Excellence Framework (raised at meeting 11/09/14, updated by City Architect 23/10/14) Report to go to Council.
- Major State Government Development Projects (raised at meeting 22/01/15).
- Architectural Quality of Development Applications considered by Design Advisory Committee (raised at meeting 29/01/15).

It was agreed by the Design Advisory Committee that the Major State Government Development Projects and the Architectural Quality of Development Applications items merge into one outstanding item given there relevance.

The Chief Executive Officer recommended that a briefing note or update on each outstanding item be provided to the Design Advisory Committee for their consideration and feedback to ensure that the requirements of the items have been achieved or specific deliverables identified.

The Design Advisory Committee agreed with this recommendation for an update at a future meeting.

DA36/15 CLOSE OF MEETING

5.13pm There being no further business the Presiding Member declared the meeting closed.

**SCHEDULES
FOR THE MINUTES OF THE
DESIGN ADVISORY
COMMITTEE MEETING
HELD ON
19 FEBRUARY 2015**



14/5559; 609 WELLINGTON STREET, PERTH



14/5559; 609 WELLINGTON STREET, PERTH (PERSPECTIVE 1)



14/5559; 609 WELLINGTON STREET, PERTH (PERSPECTIVE 2)