



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, 23 June 2016 at 4.00pm.**

Yours faithfully

**MARTIN MILEHAM  
CHIEF EXECUTIVE OFFICER**

16 June 2016

**Committee Members:**

**Members:**

David Karotkin (Presiding Member)  
Warren Kerr  
Peter Ciemitis  
Malcolm Mackay  
Andy Sharp  
State Government Architect or Nominee  
Director Planning and Development

**Deputy:**

Vacant  
Vacant  
Stuart Pullyblank  
N/A  
City Architect



Please convey apologies to Governance on 9461 3250  
or email [governance@cityofperth.wa.gov.au](mailto:governance@cityofperth.wa.gov.au)

# DESIGN ADVISORY COMMITTEE

**Established:** 17 February 2004

<b>Members:</b>	<b>Deputy:</b>
David Karotkin (Presiding Member)	Vacant
Warren Kerr	
Peter Ciemitis	Vacant
Malcolm Mackay	
Andy Sharp	Stuart Pullyblank
State Government Architect or Nominee	N/A
Director 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  
23 JUNE 2016**

**ORDER OF BUSINESS**

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 2 June 2016**
- 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

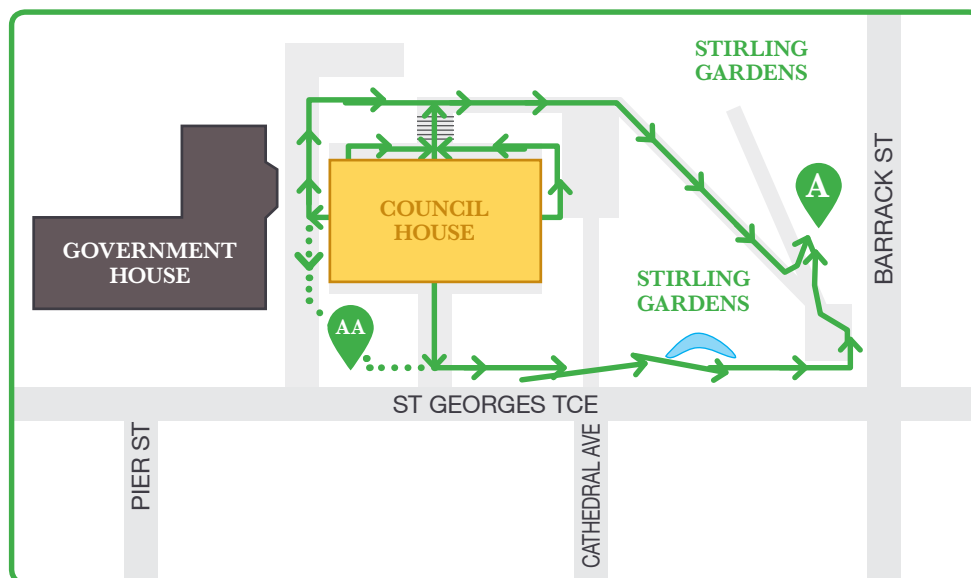
### whoop whoop whoop

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

**145 – 151 (LOT 99) BARRACK STREET, PERTH – PROPOSED PARTIAL DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF AN EIGHT STOREY HOTEL ('SPECIAL RESIDENTIAL') DEVELOPMENT CONTAINING 79 HOTEL ROOMS, BASEMENT AND GROUND FLOOR DINING USES**

**RECOMMENDATION:**

**(CONSIDERATION)**

*That the Design Advisory Committee considers the design for the proposed eight-level hotel development containing 79 hotel rooms at 145 – 151 (Lot 99) Barrack Street, Perth and provides advice on:*

- 1. the general design of the development and in particular the the proposed encroachments into the building height plane;*
- 2. the proposed variation to the Barrack Street side setback requirement;*
- 3. the proposed design of the ground floor level fronting Grand Lane including the proposed location of the transformer, loading bay and proposed access to the cafe;*
- 4. the absence of any bicycle parking.*

**BACKGROUND:**

SUBURB/LOCATION:	145 - 151 (Lot 399) Barrack Street, Perth
FILE REFERENCE:	2016/5179
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	14 June 2016
MAP / SCHEDULE:	Schedule 1 - Map and coloured perspective for 145 – 151 Barrack Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Mrs L Kakulas  
APPLICANT: Palassis Architects  
ZONING: (MRS Zone) Central City Area  
(City Planning Scheme Precinct) Citiplace (P5)  
(City Planning Scheme Use Area) City Centre  
APPROXIMATE COST: \$15 million

### SITE HISTORY:

The 536m<sup>2</sup> site is located on the south western corner of Barrack and Wellington Streets, Perth with Grand Lane adjacent to the southern lot boundary. The site is occupied by the two storey "Stockade Building" that was constructed in 1910. The existing building is located within the Barrack Street Heritage Area under the City Planning Scheme No. 2 (CPS2) where it has been classified as a 'heritage building' in terms of its contribution to the cultural heritage significance of the area, however, it is not listed in the State Heritage Register or in the CPS2 Heritage List.

The Council at its **19 November 2013** meeting approved the partial demolition of the existing building and the construction of a six storey commercial building on the site. This application did not proceed and has since lapsed.

### DETAILS:

Approval is sought to demolish the existing masonry and asbestos clad tower fronting Wellington Street whilst retaining the two storey building fronting Barrack Street and constructing an eight storey hotel building consisting of 79 hotel rooms with basement and ground floor dining uses.

Details of the proposed development are as follows:

<b>Basement Level</b>	<b>Floor</b>	This level includes a 223m <sup>2</sup> tenancy with access via a lift and stair case. The remaining basement floor area will be used for back of house and bathroom facilities.
<b>Ground Floor Level</b>		This level includes a 142m <sup>2</sup> café tenancy on the Wellington and Barrack Street corner of the site, a 95m <sup>2</sup> café tenancy fronting Wellington Street with rear access from the adjoining Grand Lane, hotel lobby and reception, office and luggage room, back of house facilities, end of trip facilities for hotel staff, bathroom facilities, bin store, transformer and a loading zone with access off Grand Lane.
<b>First Floor Level</b>		This level includes a 105m <sup>2</sup> hotel lounge area, the hotel gymnasium, laundry area, lift and stair access and seven single bedroom hotel rooms ranging in size from 14m <sup>2</sup> to 27m <sup>2</sup> .
<b>Levels Two to Seven</b>		These levels contains 12 one bedroom hotel rooms ranging in size from 17m <sup>2</sup> to 18m <sup>2</sup> , lift lobby, stair access and a store room.
<b>Level Eight</b>		This level contains a service roof terrace, service platform and store, lift and stair access, an open pergola structure and solar panels.



The hotel tower is to be constructed of a concrete column and slab structure clad with decorative precast concrete panels and aluminium framed windows. The existing level one façade will be retained and conserved. All existing signage will be removed and the non-original paint work stripped to expose the original façade. A new awning will be constructed to replace the existing damaged awning. A dark colour scheme is proposed for the ground floor façade with new glazed shop fronts.

## COMPLIANCE WITH PLANNING SCHEME:

### Land Use

The subject property is located in the City Centre use area of the Citiplace Precinct of the City Planning Scheme No. 2 (CPS2). The precinct aims to provide a wide range of general and specialised retail uses as well as a mix of other uses such as entertainment, commercial, medical, service industry, residential and minor office. Uses at street or pedestrian level will mainly be shops, restaurants, taverns and other uses, that have attractive shop fronts and provide activity, interest and direct customer service. Other uses will be established above or below street level and major pedestrian levels.

### Development Requirements

The Statement of Intent for the Citiplace Precinct recognises that new development will generally be low rise, reflecting the traditional height and scale of adjacent buildings and allowing sun penetration into the streets in winter. Building facades will incorporate interesting elements thereby contributing to a lively, colourful and stimulating environment.

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

Development Standard	Proposed	Required
<b>Maximum Plot Ratio</b>	4.02:1 (2,151m <sup>2</sup> )	5 :1 (2,675m <sup>2</sup> )
<b>Building Height:</b>		
- Barrack Street	10.2 metres at street front (heritage building) <b>with level three and above setback 1.3 metres</b>	14 metres at street frontage with 5 metre setback above 14 metres
- Wellington Street	10.2 metres at street front (heritage building) <b>with level seven encroaching into 45 degree building height plane</b>	21 metres at street frontage extending within a 45 degree height plane

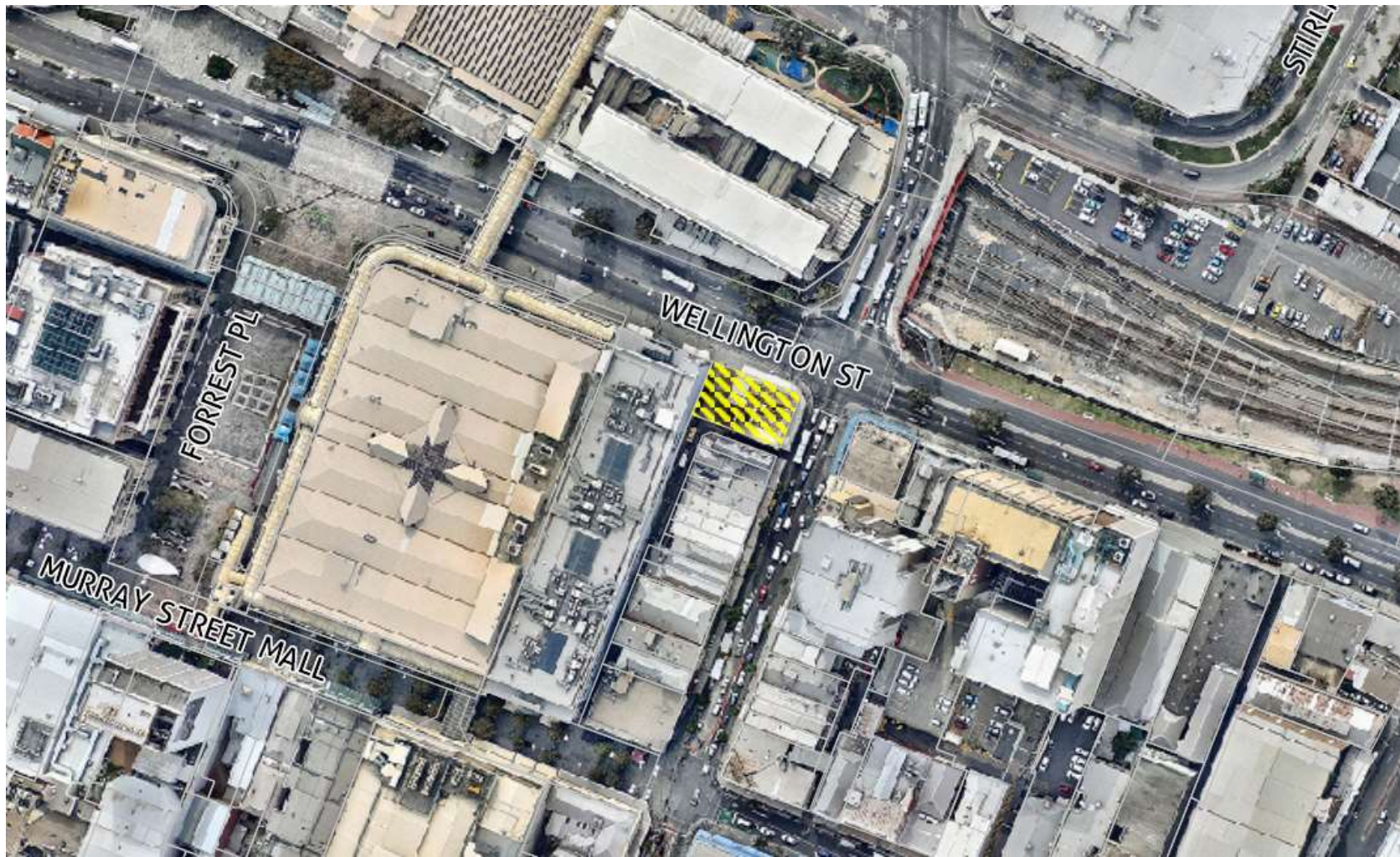
<b>Development Standard</b>	<b>Proposed</b>	<b>Required</b>
<b>Setbacks:</b>		
- Front (Barrack Street)	Nil up to 10.2 metres and <b>1.2 metre setback above</b>	Nil permitted up to 14 metres with a 5 metre setback above 14 metres
Ground Floor – 2 <sup>nd</sup> floor	Nil	Nil permitted up to 14 metres with a 5 metre setback above 14 metres
3 <sup>rd</sup> floor – 8 <sup>th</sup> floor	<b>1.2 metres</b>	5 metres
- Side (Wellington Street)	Nil	Nil Permitted up to 21 metres within a 45 degree height plane
Ground Floor – 6 <sup>th</sup> floor	Nil	Nil Permitted up to 21 metres within a 45 degree height plane
7 <sup>th</sup> floor and above	<b>1.9 metres encroaches into 45 degree height plane</b>	Nil Permitted up to 21 metres within a 45 degree height plane
- Side (West)	1.9 metres	Nil permitted
- Rear (Grand Lane)	Nil	Nil permitted
<b>Car Parking:</b>		
- Commercial tenant bays	1 loading bay	5 bays (maximum)
<b>Bicycle Parking:</b>		
Special Residential	<b>Nil</b>	26 bays (minimum)

## 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.

SCHEDULE 1



2016/5179 145 - 151 (LOT 99) BARRACK STREET, PERTH



**2016/5179 145 - 151 (LOT 99) BARRACK STREET, PERTH**



**2016/5179 145 - 151 (LOT 99) BARRACK STREET, PERTH**