


# MINUTES

## DESIGN ADVISORY COMMITTEE

23 JUNE 2016

APPROVED FOR RELEASE



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MARTIN MILEHAM  
CHIEF EXECUTIVE OFFICER



CITY of PERTH

## MINUTES

# DESIGN ADVISORY COMMITTEE

23 JUNE 2016

THESE MINUTES ARE HEREBY CERTIFIED AS  
CONFIRMED

PRESIDING MEMBER'S  
SIGNATURE

*David Karotkin*

DATE: *4.8.2016.*

# 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, 23 June 2016**.

## **MEMBERS IN ATTENDANCE**

Mr Karotkin - Presiding Member  
Mr Mackay  
Mr Kerr  
Ms Barrenger  
Mr Warn  
Mr Sharp

## **OFFICERS**

Mr Smith - City Architect  
Mr Gericke - Coordinator Statutory Town Planning  
Ms Trlin - Senior Planning Officer  
Mr Family - 3D Model Officer  
Ms Rutigliano - Governance Administration Officer

## **GUESTS AND DEPUTATIONS**

Nil

### **DA65/16 DECLARATION OF OPENING**

**4.05pm** The Presiding Member declared the meeting open.

### **DA66/16 APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE**

Mr Ciemitis (apology)

### **DA67/16 CONFIRMATION OF MINUTES**

*Moved by Mr Sharp, seconded by Mr Warn*

*That the minutes of the meeting of the Design Advisory Committee held on 2 June 2016 be confirmed as a true and correct record.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Ms Barrenger, Mr Karotkin, Mr Kerr, Mr Mackay, Mr Sharp, Mr Warn

**Against:** Nil

**DA68/16 CORRESPONDENCE**

Nil

**DA69/16 DISCLOSURE OF MEMBERS' INTERESTS**

Nil

**PRESENTATION:** **Agenda Item 1, DA70/16 – 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**

**4.06pm** The Senior Planning Officer commenced the presentation and provided a brief overview of the proposed amended development application. The Senior Planning Officer and City Architect then answered questions from the Design Advisory Committee.

**4.10pm** The presentation concluded.

**DA70/16 145 – 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**

**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 was 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:

<b>Development Standard</b>	<b>Proposed</b>	<b>Required</b>
<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</b>	14 metres at street frontage with 5 metre setback above 14 metres

Development Standard	Proposed	Required
- Wellington Street	above setback 1.3 metres  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>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 – 6th 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 was requested to comment on the aspects of the development detailed in the recommendation section of this report.

***Moved by Mr Mackay , seconded by Mr Kerr***

***That the Design Advisory Committee having considered the design for the proposed eight-level hotel development containing 79 hotel rooms at 145 – 151 (Lot 99) Barrack Street, Perth supports the development however notes and advises that:***

- 1. the proposed height/setback encroachments into the building height plane on Barrack Street is not supported considering the impact on the heritage streetscape and is rather supportive of additional height on the Wellington Street frontage;***
- 2. 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 café is not supported. It is considered that café tenancy should be widened and the design achieving maximum transparency, with further consideration being given to materiality to ensure improved integration with the laneway and achieving improved activation and security. The opportunity should be considered to provide stairs to the basement from the southern side of the building as well;***
- 3. the provision of only one lift servicing 79 hotel rooms is questioned in terms of the demands of guests (including disabled), servicing of the hotel and maintenance of the lift;***
- 4. the extent of services including emergency facilities on Wellington Street should be reduced;***
- 5. the rooftop design is considered to be unresolved including services which is to be fully enclosed noting that the use of the rooftop may be a lost opportunity;***
- 6. the opening in the awning on the Wellington Street is questioned as weather protection is required;***
- 7. the absence of any bicycle parking is questioned noting that some provision should be made for staff and guests;***

***(Cont'd)***

- 8. *further details of the quality materials to the façade is required as this building has an important location at the Barrack Street/Wellington Street intersection.***

***The motion was put and carried***

The votes were recorded as follows:

**For: Ms Barrenger, Mr Karotkin, Mr Kerr, Mr Mackay, Mr Sharp, Mr Warn**

## **DA71/16 GENERAL BUSINESS**

### **Responses to General Business from a Previous Meeting**

#### **1. Update on filling vacant deputy positions**

Nominations have been received for the two vacant deputy positions on the Design Advisory Committee. A report will go to Council for adoption.

### **New General Business**

Nil

## **DA72/16 ITEMS FOR CONSIDERATION AT A FUTURE MEETING**

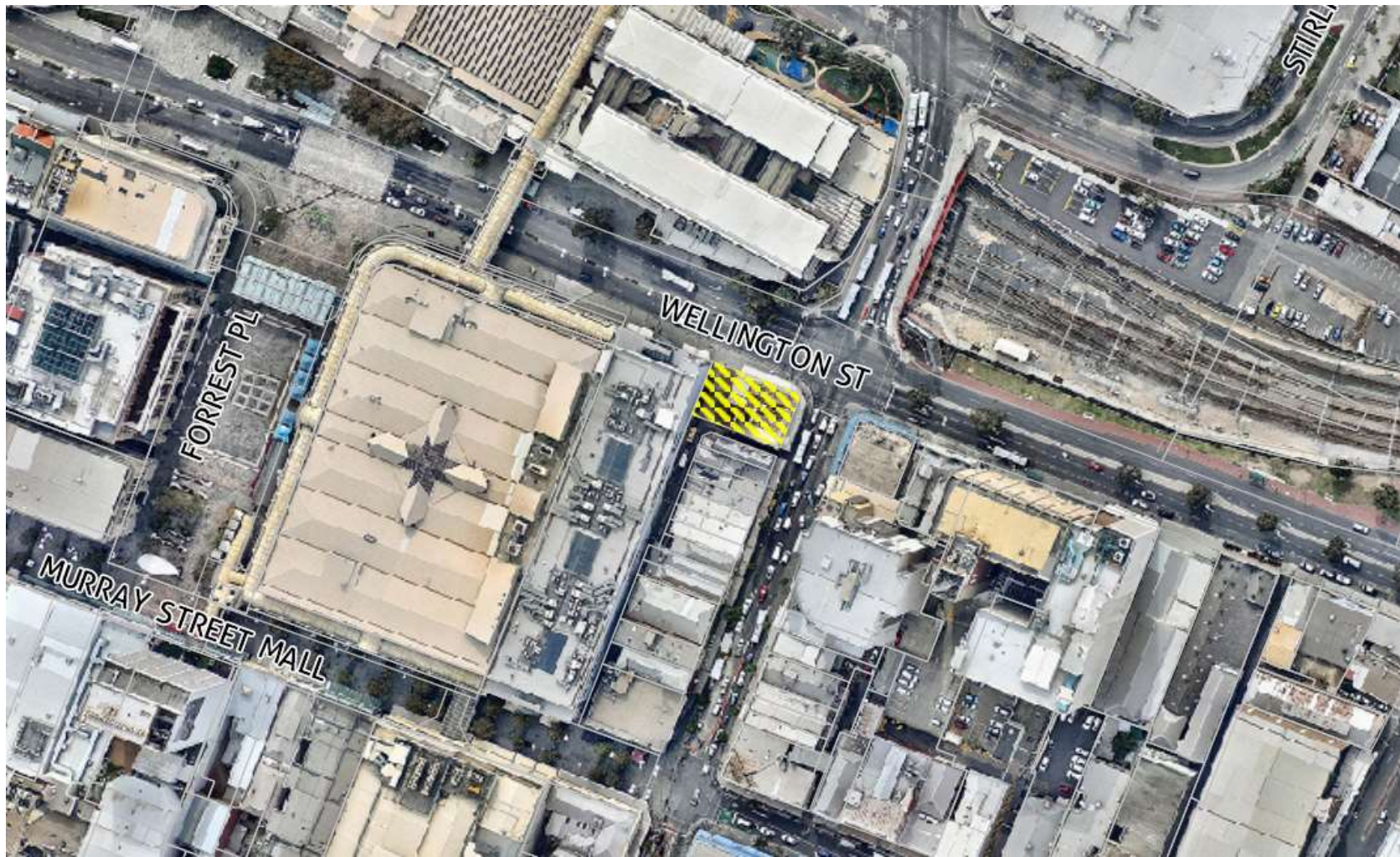
### **Outstanding Items:**

Nil

## **DA73/16 CLOSE OF MEETING**

**4.46pm** There being no further business the Presiding Member declared the meeting closed.

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**