

Design Advisory Committee

Notice of Meeting

24 August 2017

4.00pm

Committee Room 1

Ninth Floor

Council House

27 St Georges Terrace, Perth



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of minutes – 27 July 2017
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports
 - 6.1 - 180 (Lot 2) Bennett Street, East Perth – Proposed Demolition of an Existing Single Storey Building and Construction of A Sixteen Level Hotel ('Special Residential') Development Comprising 85 Hotel Rooms and a Restaurant ('Dining') Use and Bar ('Entertainment') Use - Request for Bonus Plot Ratio
- 7 Motions of which Previous Notice has been given
- 8 General Business
 - 8.1 - Responses to General Business from a Previous Meeting
 - 8.2 - New General Business
- 9 Items for consideration at a future meeting
Outstanding Reports:
- 10 Closure

REBECCA MOORE
A/CHIEF EXECUTIVE OFFICER

17 August 2017

This meeting is not open to members of the public

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin (Presiding Member)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	
Andy Sharp	Stuart Pullybank
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; and
- The Council's decision in regard to each application.

Agenda Item 6.1 **180 (Lot 2) Bennett Street, East Perth – Proposed Demolition of an Existing Single Storey Building and Construction of A Sixteen Level Hotel (‘Special Residential’) Development Comprising 85 Hotel Rooms and a Restaurant (‘Dining’) Use and Bar (‘Entertainment’) Use - Request for Bonus Plot Ratio**

Recommendation:

That the Design Advisory Committee considers the design and awarding of bonus plot ratio for the proposed sixteen level hotel (‘Special Residential’) development comprising 85 hotel rooms and a restaurant (‘Dining’) and bar (‘Entertainment’) uses at 180 (Lot 2) Bennett Street, East Perth and provides advice on:

- 1. The proposed side and rear setback variations and their impact on the adjacent properties and the intended character of the locality;***
- 2. The lack of on-site parking and servicing bays or guest drop-off facilities on site; and***
- 3. The general design and aesthetic quality of the development.***

FILE REFERENCE:	2016/5328
SUBURB/LOCATION:	180 (Lot 2) Bennett Street, East Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	15 August 2017
ATTACHMENT/S:	Attachment 6.1A – Map Attachment 6.1B – Coloured perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	M Cube Charles Properties Pty Ltd
APPLICANT:	Archiapps Pty Ltd
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) Goderich (P14) (City Planning Scheme Use Area) Residential / Commercial
APPROXIMATE COST:	\$13.8 million

Purpose and Background:

The 506m² subject site is located on the eastern side of Bennett Street opposite Wellington Square in East Perth. The site adjoins a right of way to its eastern lot boundary and is currently occupied by a single storey commercial building.

The original application for a twelve storey hotel development including a request for bonus plot ratio on the subject site was considered by the Design Advisory Committee at its **17 November 2016** meeting. The Committee resolved that it:

- “1. supports the awarding of 20% bonus plot ratio for the provision of a new Special Residential use, noting the proposal’s compliance with the City’s Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9;*
- 2. considers that the design quality of the proposed development needs to improve, in particular:

 - 2.1 the transition from the design of the lower podium levels to the upper portions of the building as it is considered that the design lacks a unified design response and displays too much complexity;*
 - 2.2 additional detail and a simplification of the finishes and materials, window design and canopies to ensure a quality finish to the development;*
 - 2.3 the amenity and comfort of the guest facilities on the podium terrace, including opportunities for planting and the provision of shade;**
- 3. considers that the proportions of the tower relative to the podium should be reviewed, with a view to lowering the height of the podium;*
- 4. notes the constraints of the site but considers that the provision of on-site servicing bays should be reviewed, noting the proposal’s reliance on on-street loading and parking bays to service the hotel;*
- 5. considers that the first floor balcony element adds interest to the building façade, but notes that there may be tenure issues with any habitable structure protruding over the road reserve and considers that this aspect of the design should be reviewed.”*

Details:

The applicant seeks planning approval to demolish the existing building on the site and construct a sixteen level hotel development consisting of 85 hotel rooms, a restaurant and bar on the subject site. Details of the proposed development are as follows:

Basement Level	This level includes two fire service water tanks, a storm water storage tank, fire service pump room and a lift shaft pit.
Ground Floor Level	This level includes the hotel reception and lobby, lounge area, cafe / bar area, staff office and staff bathroom facilities, outdoor deck area, a guest lift and service lift, transformer room, ten bicycle parking bays and bin storage area.
First Floor Level	This level includes a kitchen, common dining room, outdoor deck, a function room, staff rest room, lift foyer, store rooms and lift and stair access.
Second to Fourth Floor Levels	These levels each have ten, single bedroom hotel rooms ranging in size from 19m ² to 22m ² each with their own bathroom. These levels also include a sitting area and lift and stair access.
Fifth Floor Level	This level contains a 50m ² communal gym and large open deck area plus lift and stair access.
Sixth Floor Level	This level contains four single bedroom hotel rooms each with their own bathroom ranging in size from 19m ² to 37m ² , a sitting

	area and lift and stair access.
Seventh to Fourteenth Floor level	These levels each contain six, single bedroom hotel rooms each with their own bathroom. These levels also include a sitting area and lift and stair access.

Compliance with Planning Scheme:

Land Use

The subject site is located within the Residential / Commercial use area of the Goderich Precinct (P14) under the City Planning Scheme No. 2 (CPS2). This area will accommodate a greater portion of residential uses, strengthening the Precinct as a residential neighbourhood. Contemporary, innovative designs will be encouraged. However, development is to be sympathetic to original inner city housing and commercial buildings.

Hotel ('Special Residential') and 'Dining' uses are both preferred ('P') uses in the Residential / Commercial use, whilst 'Entertainment' is a contemplated ('C') use within Residential / Commercial use area of the Goderich Precinct.

Development Requirements

The proposal's compliance with the CPS2 and Goderich Design Policy development requirements is summarised below:-

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	3.6:1 (1,815m²) including 20% bonus plot ratio for provision of Special Residential use)	3.0:1.0 (1,518m ²) Special Residential Bonus Plot Ratio(20% maximum)
Maximum Street Building Height:	16 metres	21 metres
Maximum Building Height:	49 metres	No prescribed limit
Setbacks:		
Bennett Street	Nil	Nil
Side (south)		
- Lower building levels	Nil to 1.6 metres with openings	Nil where no openings, 4 metres where openings
- Upper building levels	Nil (No openings), 1.56 metres with openings	3 metres where no openings, 4 metres where openings
Side (north)		
- Lower building levels	Nil (no openings)	Nil where no openings,

- Upper building levels	4.5 metres to opening 3 metres (no openings) 4.6 metres to opening	3 metres where openings 3 metres where no openings, 4 metres where openings
Rear (east) - Lower building levels	987mm (to opening on ground and first floors)	Nil where no openings, 4 metres where openings
- Upper building level	2.1 metres	4 metres
Car Parking: Commercial	Nil	12 bays (maximum)
Bicycle Parking:	10 bays	28 bays (minimum)

Bonus Plot Ratio:

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 Special Residential Bonus Plot Ratio Plan contained within CPS2. The subject site is eligible for a maximum bonus plot ratio of 50% in accordance with the Bonus Plot Ratio Policy 4.5.1, however is seeking a 20% bonus plot ratio for the provision of 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.

The proposed hotel development has a dedicated hotel lobby and reception desk at ground level as well as back of house facilities, office space, staff rooms and storage rooms to enable the efficient functioning of the hotel. Each room has been designed with a bathroom which incorporates a basin, shower and toilet facilities. The proposed hotel is consistent with the design criteria of the policy relating to Special Residential Development and is considered worthy of the 20% bonus plot ratio being sought.

Design Issues:

The proposed develop does not provide any on-site car parking for guests, staff or the daily servicing of the hotel. The applicant is proposing to service the hotel by utilising on-street car parking bays on Bennett and Goderich Streets.

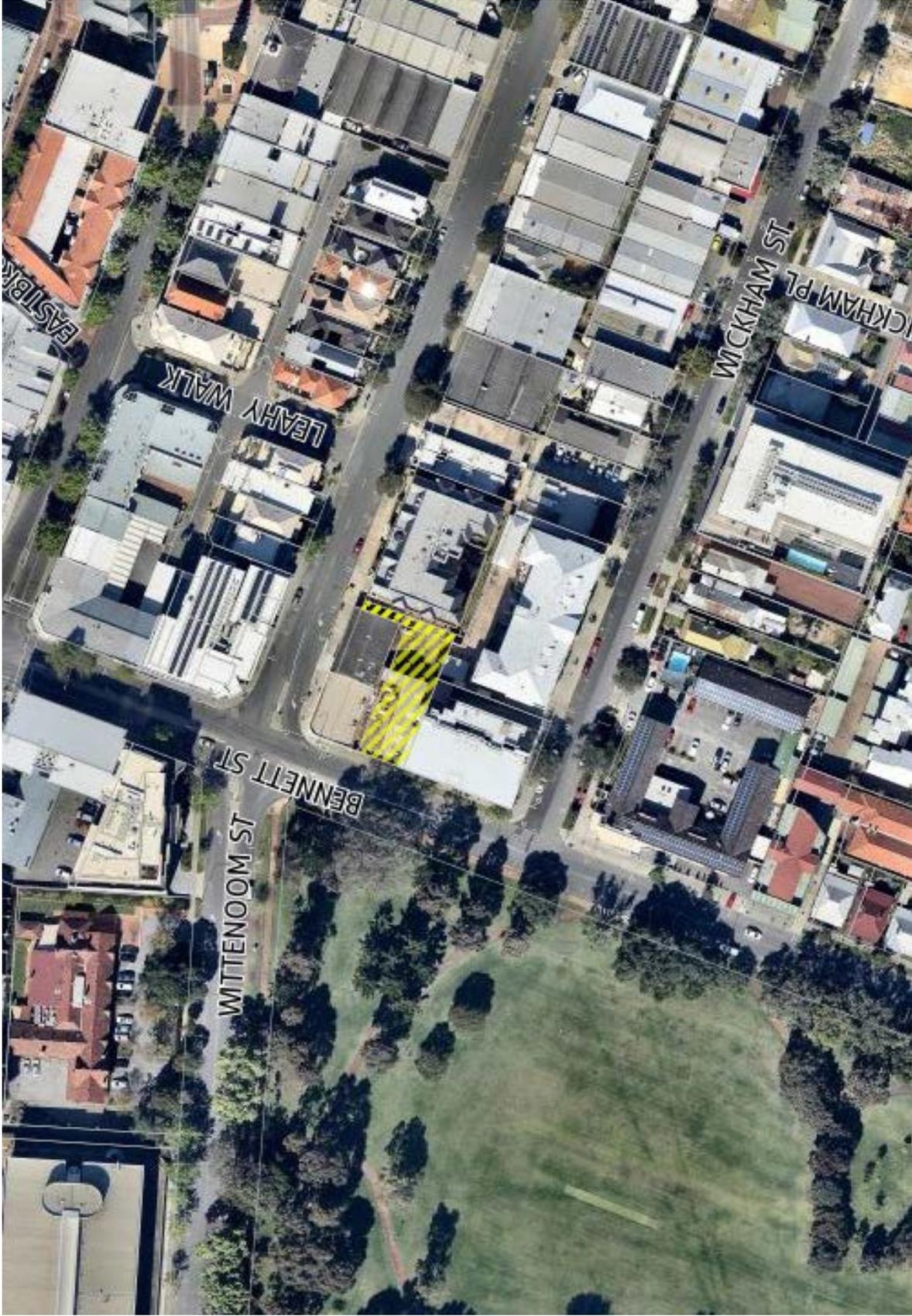
In response to the DAC comments, the applicant has amended the original development application for the hotel by reducing the podium height level to six storeys and increasing the total building height from twelve storeys to fourteen storeys above the ground and basement levels. The proposed changes to the development have resulted in one additional hotel room, increasing from 84 rooms to 85 hotel rooms in total.

The applicant has removed the first floor balcony element from the design and modified the exterior façade treatments to improve the connection with the upper and lower levels of the building. The communal swimming pool has been deleted from the top of the podium level, with a large open deck area provided instead.

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.



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH