



City of Perth

**Design Advisory Committee
Minutes**

**5 September 2019
3.00pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**MURRAY JORGENSEN
CHIEF EXECUTIVE OFFICER**

Minutes of the Design Advisory Committee meeting of the City of Perth held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 5 September 2019**.

Members in Attendance:

Mr Karotkin	Presiding Member
Mr Ciemitis	
Ms Crook	
Mr Farley	Acting Director Planning and Development
Mr Hobbs	
Mr Kerr	
Mr Pullybank	

Officers:

Ms Smith	Manager Development Approvals
Mr Colalillo	Senior Statutory Planner
Ms Trlin	Senior Statutory Planner
Ms Murray	Governance Administration Officer

Guests and Deputations:

Mr Jorgensen	Brown Falconer
Mr Watson	Planning Solutions
Mr Haynes	Accord Property
Mr Elliott	Accord Property
Ms Barrow	URBIS
Mr Morrison	URBIS
Mr Hachem	Hachem

1. Declaration of Opening

3:08pm The Presiding Member declared the meeting open.

2. Apologies and Members on Leave of Absence

Mr Brookfield – Apology
Mr Mackay – Apology
Mr Smith – Apology
Mr Warn – Apology

3. Confirmation of Minutes

Moved Mr Hobbs, seconded Mr Kerr

That the minutes of the Design Advisory Committee meeting held on 8 August 2019 be CONFIRMED as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Ms Crook, Mr Farley, Mr Hobbs, Mr Karotkin, Mr Kerr and Mr Pullybank.

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

Presentation: **Agenda Item 6.1** – 641 - 643 (Lot 130) Wellington Street, Perth – Proposed Demolition of the Existing Five Storey Office Building and Construction of a 16 Level Student Accommodation ('Special Residential') Development

3:12pm The Senior Statutory Planner, Ms Trlin, commenced the presentation and provided an overview of the proposed development application. Manager Development Approvals and Senior Statutory Planner then answered questions from the Design Advisory Committee.

3:16pm The presentation concluded.

Deputation: **Agenda Item 6.1** – 641 - 643 (Lot 130) Wellington Street, Perth – Proposed Demolition of the Existing Five Storey Office Building and Construction of a 16 Level Student Accommodation ('Special Residential') Development

3:17pm Mr Karotkin introduced the members of the deputation and Mr Jorgensen and Mr Watson provided a comprehensive overview of the proposed development application. The deputation then answered questions from the Design Advisory Committee.

3:28pm The deputation concluded.

MINUTES

THURSDAY, 5 SEPTEMBER 2019

Presentation: **Agenda Item 6.2** – 959 (Lot 111) Wellington Street, Perth – Proposed 16 Level Hotel Development Containing 129 Hotel Rooms, Associated Dining and Guest Facilities and Five Car Parking Bays

4:02pm The Senior Statutory Planner, Mr Colalillo, commenced the presentation and provided an overview of the proposed development application. Manager Development Approvals and Senior Statutory Planner then answered questions from the Design Advisory Committee.

4:14pm The presentation concluded.

Deputation: **Agenda Item 6.2** – 959 (Lot 111) Wellington Street, Perth – Proposed 16 Level Hotel Development Containing 129 Hotel Rooms, Associated Dining and Guest Facilities and Five Car Parking Bays

4:15pm Mr Karotkin introduced the members of the deputation and Ms Barrow and Mr Hachem provided a comprehensive overview of the proposed development application. The deputation then answered questions from the Design Advisory Committee.

4:56pm The deputations concluded.

6. Reports

Item 6.1 641 - 643 (Lot 130) Wellington Street, Perth – Proposed Demolition of the Existing Five Storey Office Building and Construction of a 16 Level Student Accommodation (‘Special Residential’) Development

FILE REFERENCE:	DAP-2019/5303
REPORTING OFFICER:	Michaela Trlin, Senior Statutory Planner
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
REPORT AUTHOR DISCLOSURE OF INTEREST:	Nil
DATE:	28 August 2019
ATTACHMENT/S:	Attachment 6.1A – Location Plan Attachment 6.1B – Perspectives An FTP Link is provided to Committee members with the Development Plans and Site Feature Survey
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	Seahaven Investments Pty Ltd
APPLICANT:	Planning Solutions
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$40 million

Purpose and Background:

The 1,879m² site is located on the southern side of Wellington Street, Perth and is occupied by a five-storey office building which is currently vacant.

Details:

Approval is sought to demolish the existing office building on site and to construct a 16 level student accommodation building containing 450 beds, two ground floor commercial tenancies, communal facilities and 12 car parking bays.

Details of the proposed development are as follows:

Ground Floor Level	This level contains a 264m ² gymnasium, a 104m ² café tenancy, a lobby for the student accommodation, a bicycle store for 24 bicycles, communal facilities including lounge and courtyard space, a substation, waste storage room, two offices, storerooms, fire pump room and tanks and car parking for twelve vehicles.
First Floor Level	This level includes communal amenities that include private and semi private study areas, outdoor deck area, kitchen garden, study hub, games room, cinema and laundry. Services on this level include a plant room, waste disposal and a communications room.

Levels 2 to 7	These levels all contain a six-bedroom apartment, two four-bedroom apartments, two twin studio apartments, three two-bedroom apartments and nine studio apartments. A total of 33 beds are provided on each of these floors.
Level 8	This level contains a six-bedroom apartment, a four-bedroom apartment, five twin studios, three two-bedroom apartments and nine studio apartments equating to a total of 35 beds on this level.
Level 9	This level contains a six-bedroom apartment, a four-bedroom apartment, four twin studio apartments, three two-bedroom apartments and four studio apartments. This level also includes a coffee hub and gaming lounge. A total of 30 beds are proposed for this level.
Levels 10 and 11	These levels both include a six-bedroom apartment, a four-bedroom apartment, five twin studio apartments, three two-bedroom apartments and nine studio apartments. Level 10 has a total of 35 beds and Level 11 a total of 34 beds.
Levels 12 to 14	These levels all contain a six-bedroom apartment, a four-bedroom apartment, four twin studio apartments, three two-bedroom apartments, nine studio apartments and an accessible apartment. Each of these floors have a total of 33 beds.
Level 15	This level contains three two-bedroom apartments, three twin studio apartments, two studio apartments and an accessible apartment with a total of 16 beds. This level includes a communal roof deck and bar overlooking Wellington Street.

Compliance with Planning Scheme:

Land Use

The subject site is located in 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.

The student housing proposal falls within the definition of a lodging house, which is a 'Special Residential' use under CPS2. A 'Special Residential' use is a preferred ('P') use in the Citiplace Precinct however is prohibited where it fronts the street at the pedestrian level unless it provides for pedestrian interest and activity. The commercial tenancies on the ground floor are proposed to be used for 'Dining' use, which is a preferred ('P') use and 'Recreation and Leisure' (Gymnasium) use, which is a contemplated ('C') use in the Citiplace Precinct.

Development Requirements

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

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio	3.6:1 (6,701m ²)	5:1 (9,400m ²)
Maximum street (podium) building height: Wellington Street (north)	4.5 metres	21 metres
Maximum Building Height:	51.2 metres building height (no projection into 45° height plane)	Additional height above the Street Building Height compliant with the setback provisions (Wellington Street) and within a 45° height plane measured from the street to the south (Murray Street)
Setbacks: <u>Wellington Street (north)</u> - Lower Building Levels - Upper Building Levels <u>Side (west)</u> - Lower Building Levels - Upper Building Levels <u>Side (east)</u> - Lower Building Levels	 Nil 5 metres Nil (no openings) to 6.1 metres 6.1 metres 6.2 metres (no openings) 6.2 metres	 Maximum street building height of 21 metres setback nil metres 5 metre setback from 21 metres up to a height of 65 metres, and then a 10 metre setback above 65 metres Nil (no openings), or 3 metres (with openings), up to 21 metres in height 5 metre setback from 21 metres up to a height of 65 metres. Nil (no openings), or 3 metres (with openings), up to 21 metres in height

Development Standard	Proposed	Permitted/Required
- Upper Building Levels <u>Side (south)</u> - Lower Building Levels	4.2 metres	4 metres (with openings) and 8 metres (with openings), over 65 metres in height Nil (no openings), or 3 metres (with openings), up to 21 metres in height
- Upper Building Levels	4.2 metres	4 metres (with openings) and 8 metres (with openings), over 65 metres in height
Bicycle Parking: Bicycle Bays	24 bays	150 bays (based on 1 bay per 3 residential units)

State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy 7.0 - Design of the Built Environment addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. It sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.

The applicant has provided their response to the design principles of the Policy, which is summarised below: -

Design Principle	Comments
1. Context and character Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	The applicant advises: <ul style="list-style-type: none"> • The site is close to public transport, retail and recreational activities; • The design provides an active pedestrian interface with the street, passive surveillance from a first-floor recreational deck and a continuous pedestrian awning to improve the pedestrian amenity around the site.
2. Landscape quality Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	The applicant advises: <ul style="list-style-type: none"> • Ornamental plants in planter boxes will be used along the front boundary to provide definition to the alfresco area whilst landscaping on the interior courtyard and upper deck levels is used to soften and define the area of communal recreational spaces.

Design Principle	Comments
<p>3. Built form and scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p>	<p>The applicant advises:</p> <ul style="list-style-type: none"> • The proposed scale of the building sits comfortably within the building envelope and is appropriate to the setting. The building presents a slender profile reflective of the future character of the street whilst the lower scale podium height aligns with the smaller scale buildings in close proximity to the site.
<p>4. Functionality and build quality</p> <p>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</p>	<p>The applicant advises:</p> <ul style="list-style-type: none"> • The development has been designed to be highly functional and accessible, catering for a wide range of residents. A highly diverse offering of student accommodation to cater for a range of occupants and various support networks. • At grade movement between the building and the street and lift access to all apartments maximises the ease of movement between the street and apartments.
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<p>The applicant advises:</p> <ul style="list-style-type: none"> • The building has been designed for adaptability. The ground floor tenancies are of a size and configuration to allow for different uses in the future. The student accommodation has been designed to adapt to short term accommodation. The adaptability in the built form improve the lifespan of the development and future proofs the investment in the subject site.
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</p>	<p>The applicant advises:</p> <ul style="list-style-type: none"> • External amenity has been enhanced through the provision of a pedestrian awning, activated building frontage, planter boxes and passive surveillance of the bus stop in front of the site. • Internal amenity has been enhanced through the provision of a variety of communal facilities dispersed throughout the building that provide a range of gathering places and facilities for residents to use. Almost every resident has their own study table, bathroom and shower, with a variety of kitchenette arrangements.

Design Principle	Comments
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</p>	<p>The applicant advises:</p> <ul style="list-style-type: none"> • The overall layout and configuration of the proposed development is extremely legible and easy to navigate. Building entrances are clearly visible, with an unambiguous distinction between resident and commercial entrances. • Each floor is laid out with a similar floor plate that makes navigation of the building simple and intuitive. A daylit corridor runs through the center of the building with communal amenities located at the northern end of the building, clearly visible from the elevator lobby. The use of appropriate signage and lighting will maximise the ease of movement and wayfinding for residents and visitors
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p>The applicant advises:</p> <ul style="list-style-type: none"> • The inclusion of two ground floor commercial tenancies and a large open communal deck on the first floor will maximise passive surveillance of the front entrance and streetscape. This will contribute towards improving safety for users of the public bus stop. The facility will be staffed 24/7 to ensure passive surveillance. • Vehicle access arrangements are safe and supported by a Parking and Access Management Plan. Pedestrian access to the rear parking area is through the buildings internal corridor.
<p>9. Community</p> <p>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</p>	<p>The applicant advises:</p> <ul style="list-style-type: none"> • The provision of student accommodation responds to the growing demand for accommodation of this type which will support the higher education facilities within the Perth region. • The building is designed to support and enhance the experience of a range of users. Multiple opportunities for engagement and interaction are provided within the building including outdoor decks, internal courtyards, a kitchen garden, games room, coffee lounge and bar. • A range of accessible rooms and room types of varying sizes and arrangements are capable of supporting a

Design Principle	Comments
	diverse range of people, including singles, couples and mobility impaired students.
<p>10. Aesthetics</p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<p>The applicant advises:</p> <ul style="list-style-type: none"> • The overall building aesthetic is comprised of three contrasting elements resulting from the division of the building façade into two larger faces bisected by a central spine. The absence of extensive glass appropriately reflects a residential, as opposed to commercial aesthetic, whilst the buildings defining visual feature, the vertical yellow articulations, provide a unifying element within the context of the newer City Link development. This verticality is tempered by the use of a horizontal colour gradient and awnings.

Conclusion

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

Moved Mr Kerr, seconded Ms Crook

That the Design Advisory Committee having CONSIDERED the design for the proposed 16 level student accommodation ('Special Residential') development at 641 - 643 (Lot 130) Wellington Street, Perth:

- 1. supports the proposed use and considers that it will complement the area;***
- 2. considers the proposed built form structure is not wholly supportive of the functionality of housing students;***
- 3. suggests reviewing the design of the internal corridor to improve access to natural light and outlook, including exploring the opportunity to add natural lighting at the midpoint of the corridors to improve the communal corridor and lobby space;***
- 4. requests that careful consideration be given to the layout of the units and rooms to address and improve access to natural light (noting for example the two bed units with no natural light to the shared area);***

5. *suggests consideration be given to adding more height to the building, which would be supported, to improve separation with adjoining and future buildings and improve access to natural light;*
6. *suggests reviewing the façade design seeking to simplify the design and reducing the material treatments;*
7. *suggests reconsideration of solar protection from the west;*
8. *suggests improving the integration of signage areas with the façade detailing;*
9. *suggests reviewing the bicycle parking provision noting it being well under the requirement; and*
10. *supports the proposed podium height noting that the proposal will succeed in adding activity to the street and provide passive surveillance of the public realm.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Ms Crook, Mr Farley, Mr Hobbs, Mr Karotkin, Mr Kerr and Mr Pullybank.

Against: Nil

Item 6.2 959 (Lot 111) Wellington Street, Perth – Proposed 16 Level Hotel Development Containing 129 Hotel Rooms, Associated Dining and Guest Facilities and Five Car Parking Bays

FILE REFERENCE:	DA-2019/5276
REPORTING OFFICER:	Roberto Colalillo, Senior Statutory Planner
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
REPORT AUTHOR DISCLOSURE OF INTEREST:	Nil
DATE:	28 August 2019
ATTACHMENT/S:	Attachment 6.2A Attachment 6.2B An FTP Link is provided to Committee members with the Development Plans
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	BC West Perth Pty Ltd
APPLICANT:	Urbis Pty Ltd
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) West Perth (P10) (City Planning Scheme Use Area) Office/Residential
APPROXIMATE COST:	\$30 million

Purpose and Background:

The subject site is located on the south-east corner of the Wellington and Colin Street intersection. The site is currently vacant and has a total site area of 879m². The site is bordered by a single storey office building to the east and a laneway to the south.

An application for the construction of an eight level mixed-use development containing 11 multiple dwellings, four commercial tenancies and 26 car parking bays was conditionally approved by the City of Perth Local Development Assessment Panel (LDAP) on 15 January 2015. At its meeting held 9 July 2015, the LDAP conditionally approved amendments to the proposed development. The approval period for the approved development was extended by a further two years by the City under delegation on 25 July 2017. The approved development has not proceeded and all relevant approvals have lapsed.

Details:

Approval is sought for the construction of a 16 level hotel development containing 129 hotel rooms, associated dining and guest facilities and five car parking bays at the subject site.

Details of the proposed development are as follows:

Basement Level	This level contains back of house facilities including: meeting rooms and offices; male and female shower and change facilities; housekeeping, laundry and storage; staff bicycle parking (12 bays); plant rooms; lifts and lift lobby and fire exit stairs and escapes.
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Lower Ground Floor	This level contains guest and back of house facilities including: self-service executive lounge; open air garden; display kitchen; toilets; plant rooms; car parking stacker facility pit; lifts and lift lobby and fire exit stairs and escapes.
Ground Floor Level	This level contains the hotel reception, foyer and coffee station; outdoor lounge area; office and storage; landscaping; plant rooms; car parking stacker facility (five bays); bicycle parking (four visitor bays); lifts and lift lobby and fire exit stairs and escapes.
Level 1	This level contains a self-service dining area; meeting rooms and winter gardens; cloak room; toilets; car lift for the car stacker accessed via the rear laneway; bicycle parking (15 visitor bays and eight staff bays); bin store; loading dock; landscaping; lifts and lift lobby and fire exit stairs and escapes.
Levels 2 to 12	These levels comprise of 11 hotel rooms (23m ² to 30m ²) with some rooms having associated winter gardens (3m ² to 11m ²); guest toilets and changerooms; passageways; plant rooms; lifts and lift lobby and fire exit stairs and escapes.
Level 13	This level comprises of eight hotel rooms (23m ² to 26m ²) with some rooms having associated winter gardens (3m ² to 11m ²); passageways; plant rooms; lifts and lift lobby and fire exit stairs and escapes.
Roof Level	This level contains guest amenities including a pool, outdoor lounge area and self-service buffet; plant rooms; lifts and lift lobby and fire exit stairs and escapes.

Compliance with Planning Scheme:

Land Use

The subject site is located within the 'Office/Residential' use area of the West Perth Precinct (P10) under the CPS2. This area will provide for a wide range of office and residential activities together with restaurants (including cafes) and other uses which serve the immediate needs of the work force and residents and add to the area's vitality and attraction.

Hotel ('Special Residential') and 'Dining' are Preferred ('P') uses within the Office/Residential use area of the West Perth Precinct (P10). It is considered that the proposed uses would be consistent with the intent of the Precinct and will be compatible with the surrounding land uses.

Development Requirements

Buildings within the Office/Residential use area shall be set in landscaped surrounds to create an open spacious character quite distinct from the continuous built edge of the primary office district in the city centre. Buildings shall be well set back from boundaries and evoke a sense of prestige, which should be further enhanced by permanent, in ground landscaping.

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

Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio:	2.0:1 (1,758m ²)	2.0:1 (1,758m ²)
Maximum Building Height:	47.5 metres	29 metres

Development Standard	Proposed	Permitted / Required
Setbacks:		
Front (Wellington Street)	3.4 to 7.2 metres	4.5 metres
Side (Colin Street)	1.5 to 3.4 metres	3 metres
Side (east)	1.8 to 3.9 metres	4 metres
Rear (south)	0.7 to 2 metres	3 metres
Car Parking:		
Commercial Tenant	5 bays	13 bays (maximum)
Bicycle Parking:	39 bays	43 bays (minimum)
Landscaping:	15% of site (132m ²)	25% of site (220m ²)

State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy 7.0 - Design of the Built Environment addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. It sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.

The applicant has provided their response to the design principles of the Policy, which is summarised below: -

Design Principle	Comments
<p>1. Context and character</p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Leverages the sites prominent corner frontage by creating a distinct tower form and scale. • Responds to the existing landscape character of Wellington Street at its base, however reflects it future in form and scale via consideration of the Draft City Planning Strategy. • Provides much needed distractive architecture to the West Perth locality, with its visibility and enhanced vistas to and from Harold Boas Garden. • Offers a diverse land use, to the traditional office and residential nature of the area. The development fills a land use gap in the locality by offering a land use that will be utilised during the day, as well as evenings and weekends.
<p>2. Landscape quality</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Responds to the existing landscape character at its base via generous setbacks and lush landscaping to the

Design Principle	Comments
<p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>	<p>street edges. The landscaping at the base, which is predominantly hard landscaping, provides a complementary contrast to the soft landscaping within the adjacent Harold Boas Gardens.</p> <ul style="list-style-type: none"> • Offers landscape treatments that extend up and through the building, including on the rooftop. Each landscaped space offers a distinctive purpose; the winter gardens offering a rest purpose, whilst the ground and rooftop gardens offer entertainment and recreational purposes. • Has incorporated a range of species endemic to the locality. On the ground floor, a combination of water-wise and shade tolerant species are installed on upper and rooftop levels, the design also incorporates species evident within Harold Boas Garden to build upon the existing character and sense of place of the locality. • Maintains both street trees on Colin Street. • Includes landscaping within the development that will be maintained by the hotel operator, and will be maintained to a high standard continuously.
<p>3. Built form and scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Proposes a scale that reflects the setback and landscape goals of West Perth. • Proposes a scale which reflects the future of the locality, with the site and its surroundings being designated as a Growth Precinct under the Draft City Planning Strategy. • The scale of the tower is offset by its corner location and perspective over Harold Boas Gardens, with the scale of the tower being appropriate for its setting and not dominating the surroundings. • Includes a tower which provides a solid built edge surrounding Harold Boas Gardens, filling in a prominent vacant site within the locality.
<p>4. Functionality and build quality</p> <p>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Contains key services within basement or lower levels, or within fully contained rooftop areas. • Incorporates a range of water and energy efficient features, with details to be finalised in detailed design. • Proposes a façade which will reduce heating and cooling demands. • Includes external and internal design elements which have been prepared in deep consultation with hotel operators and experts so that it is fit for purpose.

Design Principle	Comments
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Will incorporate a range of water and energy efficient features, with details to be finalised in detailed design. • Proposes a façade which will reduce heating and cooling demands. • Includes winter gardens to many of the rooms, allowing for natural ventilation, in lieu of fully enclosed rooms. • Includes internal corridors on hotel room levels to maximise natural light which reduces the energy costs associated. • Includes communal spaces which benefit from access to natural light such as via the ground floor atrium which projects natural light into the main dining area. • Proposes limited car parking, with visitors and employees encouraged to use active transport through the provision of parking bays and end of trip facilities.
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Includes hotel rooms that are complemented by active ground floor and basement areas, as well as rooftop amenities. Across these levels, various communal amenities are provided for guests including meeting rooms, winter gardens, and a rooftop pool and bar. • Fills a prominent vacant site in the locality, and will contribute to the vitality of West Perth. • Includes hotel rooms that are generous in size, with many having winter gardens to allow for a combination of internal and external spaces. • Overshadowing projected from the development avoids any key public spaces (including the park), and when affecting neighbouring properties, only impacts commercial properties (no residential developments are impacted). • Design has been developed with universal access in mind, with supporting documentation included within the Development Application package.
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Will provide a landmark building in West Perth, that will assist with way finding and orientation in the area. • Takes advantage of the adjacent laneway for vehicular access, and has a prominent main building entry from Wellington Street and Colin Street. • Provides easy access to bicycle parking and storage from both street frontages, and accommodates both short term options for visitors and guests, as well as long term options for staff.

Design Principle	Comments
	<ul style="list-style-type: none"> • Positions the prominent landscaping (that being on the ground floor and rooftop) towards Wellington Street, reflecting the street hierarchy, landscaping objective, and ensuring that views are maintained to Harold Boas Garden.
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Provides opportunities for passive surveillance by locating key reception and communal areas to look over outdoor areas, as well as surrounding streets. Casual surveillance of outdoor areas are also enhanced by the pedestrian and vehicular use of Wellington Street. • Provides opportunities for additional passive surveillance from upper levels, by positioning hotel rooms and winter gardens to look over these areas, as well as surrounding streets. • Proposes a land use which promotes night-time and weekend uses, of which the surrounding area is lacking. • Restricts vehicle crossovers to the laneway to avoid conflict with pedestrians. • Includes servicing from the laneway which incorporates a hard frontage and is fully enclosed to avoid potential areas of entrapment.
<p>9. Community</p> <p>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Activates a prominent corner site which has been vacant for some time, and will increase activation of Harold Boas Gardens. • Proposes a high-quality hotel in the locality, which is limited in this area. The development fills a gap in the market. • Proposes a land use which is complementary and does not compete with the Hay Street town center. The hotel provides additional foot traffic to increase the activation of the town center area.
<p>10. Aesthetics</p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> • Balances the existing planning framework, the emerging planning framework and the needs of a viable and modern hotel. • Proposes a design is unique and eye-catching, in a way that provides visual interest without being garish. • Proposes colours, materials and landscaping treatments which been inspired by the local context, including Western Australia’s sunset and ecology, in a manner that will resonate with tourists.

Design Principle	Comments
	<ul style="list-style-type: none"> Whilst distinctive, the building is fit for purpose and has been designed in conjunction with hotel operators - it achieves visual interest without being inefficient/wasteful.

Conclusion

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

Moved Ms Crook, seconded Mr Hobbs

That the Design Advisory Committee having CONSIDERED the design for the proposed 16 level hotel development containing 129 hotel rooms, associated dining and guest facilities and five car parking bays at 959 (Lot 111) Wellington Street, West Perth:

- 1. supports the proposed use and considers that it will complement the area;***
- 2. requests that the quality of the drawings, perspectives and the 3D model be improved to provide a more realistic presentation, reflecting different light conditions and realistic portrayal of materials, finishes, transparency of the floor levels and the winter gardens that will not be able to be fully enclosed;***
- 3. considers the ground plane design to Wellington Street, Colin Street and the corner provides an unacceptable poor interface with the public realm and appears to be unresolved and may be improved by an increased floor to ceiling height;***
- 4. considers that the design along Colin Street can be improved with more landscaping including tree canopy, noting the non-compliance with the provision of landscaping as required;***
- 5. notes that the proposal does not meet the City Planning Scheme requirement for buildings to be located within a landscaped setting with the extent of hard landscaping not supported;***
- 6. notes that the proposed variations to the setbacks can be supported however this results in the bulky proportions of the building; and***
- 7. considers that variation to height could be supported with a clearer understanding of how the design contributes to the area, integrates with the public realm and complies with the plot ratio provisions of the City Planning Scheme.***

The motion was put and carried

The votes were recorded as follows:

For: Mr Ciemitis, Ms Crook, Mr Farley, Mr Hobbs, Mr Karotkin, Mr Kerr and Mr Pullybank.

Against: Nil

8. General Business

8.1 Responses to General Business from a Previous Meeting

Nil

8.2 New General Business

Nil

9. Items for consideration at a future meeting

Outstanding Items:

Nil

10. Closure

5:51pm The Presiding Member declared the meeting closed.