



City of Perth

**Design Advisory Committee
Minutes**

**3 October 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, 3 October 2019**.

Members in Attendance:

Mr Hobbs	Presiding Member
Mr Ciemitis	
Mr Mackay	
Mr Kerr	
Mr Pullyblank	
Mr Warn	
Mr Smith	

Officers:

Ms Smith	Alliance Manager Development Approvals
Mr Colalillo	Senior Statutory Planner
Mr Gericke	Principal Statutory Planner
Ms Murray	Governance Administration Officer

Guests and Deputations:

Mr Rowe	Rowe Group
Mr Howlett	Cox Architecture
Mr Goh	
Mr Hollingworth	
Mr McInerney	
Mr Stewart	
Mr Morrison	URBIS
Ms Barrow	
Mr Hachem	HACHEM

1. Declaration of Opening

3:06pm The City Architect, Mr Smith, declared the meeting open. In accordance with Section 5.6 of the *Local Government Act 1995*, the City Architect sought nominations for a member to preside over the meeting. Mr Kerr nominated Mr Hobbs to preside over the meeting. There being no further nominations, Mr Hobbs accepted the nomination and assumed the Chair.

2. Apologies and Members on Leave of Absence

Mr Brookfield – Apology
Mr Karotkin – Apology
Mr Farley – Apology

3. Confirmation of Minutes

Moved Mr Kerr, seconded Mr Smith

That the minutes of the Design Advisory Committee meeting held on 5 September 2019 be CONFIRMED as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Ciemitis, Mr Mackay, Mr Kerr, Mr Pullyblank, Mr Warn and Mr Smith

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Member/Officer	Item No.	Item Title	Nature/Extent of Interest
Mr Kerr	Item 6.1	98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 22-Storey Office Tower and 32-Storey Residential Tower Including Dining and Community Facilities	Nature: Impartiality Interest – Mr Kerr advised he was previously a Director of Cox Architecture. Extent: Insignificant

Presentation: **Agenda Item 6.1** – 98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 22-Storey Office Tower and 32-Storey Residential Tower Including Dining and Community Facilities

3:10pm The Principal Statutory Planner, Mr Gericke commenced the presentation and provided an overview of the proposed development application. Manager Development Approvals and Principal Statutory Planner then answered questions from the Design Advisory Committee.

3:20pm The presentation concluded.

Deputation: **Agenda Item 6.1** – 98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 22-Storey Office Tower and 32-Storey Residential Tower Including Dining and Community Facilities

MINUTES

THURSDAY, 3 OCTOBER 2019

- 3:22pm** Mr Hobbs introduced the members of the deputation and Mr Rowe, Mr Howlett and Mr Goh provided a comprehensive overview of the proposed development application. The deputation then answered questions from the Design Advisory Committee.
- 4:23pm** The deputation concluded and Mr. Kerr left the meeting and did not return.
- 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
- 4:25pm** 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.
- 4:30pm** 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
- 4:31pm** Mr Hobbs introduced the members of the deputation and Mr Morrison and Mr Hachem provided a comprehensive overview of the proposed development application. The deputation then answered questions from the Design Advisory Committee.
- 5:00pm** The deputations concluded.

6. Reports**Item 6.1 98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 22-Storey Office Tower and 32-Storey Residential Tower Including Dining and Community Facilities**

FILE REFERENCE:	DAP-2019/5335
REPORTING OFFICER:	Dewald Gericke, Principal Statutory Planner
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
REPORT AUTHOR DISCLOSURE OF INTEREST:	Nil
DATE:	24 September 2019
ATTACHMENT/S:	Attachment 6.1A – Location Plan Attachment 6.1B – Perspectives 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:	AAIG Nominees Pty Ltd and AAIG Pty Ltd
APPLICANT:	Rowe Group and Stewart Urban Planning
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$140 million

Purpose and Background:

The Site consisting of Lots 2002 and 2003 has a total land area of 15,827 square metres, with frontages to Mounts Bay Road, Spring Street and Mount Street of approximately 185m, 160m and 35m respectively. The western most portion of the site, contained within Lot 2003, is situated beneath the Mitchell Freeway overpass.

The current Capital Square site was the formerly occupied by the Emu Brewery. The building was demolished in 1993 and the Mia Yellagonga Woodside Office and podium buildings were erected as part of the Capital Square stage 1 development after development approval was granted by the Local Development Assessment Panel 19 July 2013 consisting of:

Tower 1: a 31 level office building situated at the corner of Mount Street and Spring Street;

Tower 2: a 34 level building fronting Spring Street with a 120-room hotel and 200 serviced apartment dwellings;

Tower 3: a 42 level building at the corner of Spring Street and Mounts Bay Road with 68 dwellings on the upper floors and a single-storey art gallery at ground level;

Podium: a low-rise car park 'sleeved' by a five level office building fronting Mounts Bay Road and a single storey Showroom under Mitchell Freeway; and

Public Plaza: a landscaped pedestrian plaza situated on top of the podium and flanked by a two storey commercial building with retail, office, recreation and community uses.

This application is for replacement of Tower 2 with a new office tower and a revised design for Tower 3. The application also includes a change in the parking bay use and allocation, which was constructed as part of stage one of the original approval serving the whole of the Capital Square development.

Details:

Approval is sought to modify the previously approved development consisting of the following:

Tower 2 (central tower) - Office

The tower comprises 22 storeys, incorporating two basement levels, a two storey 'podium' element and 18 levels of office space. The tower is located centrally within the Capital Square site, adjacent to the eastern lot boundary along Spring Street between existing Tower 1 and proposed Tower 3.

Basement level two incorporates the main plant and equipment spaces together with lift pits, security control, mail sorting and the waste facilities. A loading bay and courier short term parking bay is provided adjacent to the southern façade, accessed via the internal access road extending west of Spring Street.

Basement level one is divided into two sectors; plant and lift lobby within the northern 'half' of the floor plate and male and female end-of-trip facilities within the southern 'half'. This incorporates 275 bicycle parking bays and a designated bicycle repair and maintenance area. A total of 452 lockers are proposed within four separate End-of-Trip spaces with each space including showers, toilets, ironing and storage spaces.

At street level, a double height, glazed lobby will form the podium and main building entry for pedestrians.

Above the podium, 18 levels of office are proposed with floorplates of approximately 1,800m².

Tower 3 (southern tower) - Residential

Tower 3 provides 50 three bedroom apartments over 32 storeys compared to the 68 apartments in a 42 storey tower in the original approval.

Similar to Tower 2, the basement level within Tower 3 houses the plant, equipment and lift overrun spaces. A large open plan lobby wraps the central lift core adjacent to the public realm. Back of house areas are provided within a screened service space at ground level which backs onto the service vehicle laydown area. A gallery space is provided at the south-eastern end of the Capital Square site, framing the intersection of Mounts Bay Road and Spring Street.

Above the Tower 3 ground level lobby, the entirety of level one is to be occupied by a restaurant with a wellness centre located at level two.

Above the podium levels, Tower 3 incorporates 32 storeys of residential dwellings incorporating a total of 50 three-bedroom apartments. The first 18 storeys comprise two dwellings per floor, while the upper 14 floors comprise one dwelling per floor.

The uppermost storey is to be occupied by a penthouse pool deck.

Parking

The existing podium building provides for 351 approved commercial tenant car parking bays, two ACROD bays and 306 presently unused residential car parking bays for a total of 659.

It is proposed to retain 121 of the original approved residential car bays and reallocate the remaining 185 approved residential car bays as follows:

1. Public fee-paying car bays (short-term parking only) 182
2. Additional commercial tenant car bays nine

There is a net increase of six car bays which is due to an existing area within the podium structure no longer being required for storerooms and bike parking as originally intended.

Summary of the allocation of car parking for the entire Capital Square project:

- Existing licensed tenant bays 225
- Existing unlicensed tenant bays 126
- Proposed additional tenant bays nine
- Total Tenant Car Bays 360
- Existing ACROD bays two
- Existing residential bays 121
- Proposed public fee-paying car bays 182
- Total Car Bays 665

Compliance with Planning Scheme:Land Use:

The site is located within the City Centre area of the St Georges Precinct (P6) of City Planning Scheme No. 2. The St Georges Precinct will continue to function as the State's principal centre for business, finance, commerce and administration. The Precinct will also accommodate a range of commercial uses, particularly at street level, to create more diversity and interest. Under the Use Group Table for the St Georges Precinct, 'Offices' and 'Dining' are preferred ('P') uses, and 'Residential' and 'Community and Cultural' are ('C') uses.

Development Requirements

The continuation of large-scale development in the St Georges Precinct (P6) will reflect its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State's business heart. The design of buildings will be such that they minimise overshadowing of nearby parklands and be of a high architectural standard to reflect the status of the Precinct. Building heights should step down in the western part of the Precinct to maintain views from Parliament House toward the river and to protect the identity and prominence of the Mt Eliza escarpment and Kings Park.

Building designs will contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street. New development should provide protective podia with other elements, such as street furniture, planting and public art.

The building heights plan does not stipulate any height control for development on the site, but identifies the site as being within the Parliament House Precinct. Council is to have regard for these building height requirements, but is not bound by the policy and may consider the proposed building heights on their merit.

Town Planning Scheme No. 21:

Town Planning Scheme No. 21 (TPS21) applies specifically to the development site. The objective of the minor Scheme is to ensure that the development of the Scheme Area takes place in a coordinated matter. For the purpose of determining plot ratio and car parking requirements under the City Planning Scheme No. 2 the Scheme area is treated as one site.

The proposal has been assessed against the City Planning Scheme No. 2, Parliament House Precinct Policy and the Town Planning Scheme No. 21 requirements. The proposal’s compliance with these requirements is summarised below:-

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio	Tower 1 and podium building constructed with a plot ratio floor area of 44,664m ² Tower 2 proposed plot ratio floor area 28,800m ² Tower 3 proposed plot ratio floor area 10,693m ² Total proposed plot ratio floor area including existing 87,504m ²	4.0:1 (74,132m ²) Maximum Bonus Ratio of 20% (14,826m ²) approved for provision of a Public Facility Total Plot Ratio Floor Area approved (88,958m ²)
Maximum Building Height - Tower 2 (22 levels) - Tower 3 (36 levels)	93.9m above ground 136.9m above ground	25.94m AHD 29.42m AHD
Setbacks -Mounts Bay Road -Spring Street -Mount Street	Nil 2 to 8 metres 2 to 3 metres	Nil Permitted Nil Permitted Nil Permitted
Maximum Car Parking -Commercial Tenant -Public short stay -Residential	360 bays 182 bays 121 bays	360 bays (maximum) No provision Nil (minimum)

Development Standard	Proposed	Permitted/Required
		75 bays (maximum)
Bicycle Facilities -Residential -Commercial	All store sizes above 5m ² 510 bicycle racks and associated end of trip facilities	Minimum 17 bays or 17 stores minimum 5m ² 58 bays including end of trip facilities (minimum)

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 development responds to its setting and seeks to achieve a consistent architectural design throughout the site. The site is situated on the edge of the Perth central area where the three towers will 'bookend' the City skyline and form a dramatic edge to the city, especially when viewed from vantage points such as Kings Park. Towers 2 and 3 will have a well-designed roof-top that is integrated into the architecture of the buildings.
2. Landscape quality Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	Landscape design will be integrated with the existing landscaping in the Capital Square and on Spring Street for Tower 1 and will maintain the same high quality.
3. Built form and scale	

Design Principle	Comments
<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 scale and massing of Towers 2 and 3 compliments that of Tower 1 and will form a strong urban edge to Spring Street and the internal plaza.</p> <p>A 'towers to the ground' approach is considered preferable to a podium-tower approach, given the context, topography and setting. The lower level pedestrian entry floors address Spring Street, Mounts Bay Road and the internal plaza.</p>
<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 design and material quality provides for longevity and the floor levels and generous dimensions allows for flexibility in use and design.</p>
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<p>The project is targeting a minimum 5 Star Green Star rating and a 5 Star NABER's Energy rating.</p> <p>The project also is planning to utilise rainwater harvesting for irrigation and toilet flushing where appropriate.</p> <p>The landscape is to be designed taking into account water sensitive principles.</p> <p>The site will be provided with a stormwater water retention tank to mitigate the impact of heavy rainfall events on the stormwater infrastructure external to the site.</p>
<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 ground floor lobbies incorporating small-scale activities (art gallery entry, café, public art) to enhance their relationship to the street.</p> <p>It is emphasised that Towers 2 and 3 form part of the larger 'Capital Square' project which incorporates a public plaza that will be activated by (amongst other things) a series of food and beverage outlets. It is not considered necessary to replicate these activities at the lower Spring Street frontages of Towers 2 and 3.</p>

Design Principle	Comments
	The buildings are designed, shaped and orientated to maximise sunlight penetration and natural daylight into the working spaces of the upper floors.
<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>	Capital Square has a total project has received planning approval. This application is proposing minor changes to the Towers 2 and 3 however the integration and design of the precinct as a whole has been improved with improved access from Tower 2 to the stage one podium
<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>A detailed Lighting Strategy will be provided prior to commencement of Towers 2 and 3, to demonstrate the quality of external lighting consistent with section 4.1 of the City Development Design Guidelines.</p> <p>The public spaces proposed as part of this proposal are limited to the ground level spaces between Towers 1, 2 and 3. These areas will be well-lit and provided with directional signage to create a safe environment during the day and evening.</p>
<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>	Capital Square has a total project has received planning approval. The total site has been designed to comply with the minor scheme provisions in terms of land use and providing pedestrian public access through the site. The development has provided additional public facilities of a scale and quality that was awarded bonus plot ratio in the original planning approval.
<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>	The design of the modified Towers 1 and 2 has been refined to better integrate with the original approved development which has received wide recognition of being of high quality and an asset to the city centre.

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 Mackay, seconded Mr Pullyblank

That the Design Advisory Committee, having considered the design for a new 22 storey office tower ('Tower 2') and the revised design for the previously approved residential tower containing 50 multiple dwellings and including dining and community facilities ('Tower 3') at 98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth, advises that the site forms an iconic western gateway to the Perth CBD and, therefore, demands a high-quality design response. It is considered that the 'campus' description for the overall development of the site is not reflected by the form, character and spatial arrangement of the proposed buildings or by the quality of the spaces between the buildings and that the design of Towers 2 and 3 should be further revised to address the following matters:

- 1. the general composition of the three towers relies on their glass façades and their generally curved plan forms to unify the design. However, the plan forms are not similar enough to really homogenise the design, nor different enough to create a meaningful composition. The central tower should be reconsidered as a link piece and perhaps be given some additional façade treatment;*
- 2. the design quality of the project relies on the finer details of the proposal and that the quality of the renders needs to be improved to provide a more realistic presentation of the two towers, reflecting different light conditions, the details of the façade systems, the level of transparency of the glazing and the changes in the façade created by the opening of the winter gardens in Tower 3;*
- 3. changes to the National Construction Code will make it increasingly difficult for buildings with glass façades to achieve Part J compliance and some form of external shading may need to be considered;*
- 4. the ground plane should be redesigned to better engage with Spring Street and to provide a better quality transition between the street and the podium level public plaza;*
- 5. the vehicle driveways between the buildings lack the activation of the former hotel port-cochere. These spaces are a lost opportunity to provide a sense of discovery through improved landscaping and activation, inviting the public to move through the spaces and to discover the public plaza; and*
- 6. the location, shape and dimensions of the proposed art gallery should be reviewed with further consideration given to its functionality, how the space would be programmed, and whether the restaurant within Tower 3 would be better suited to this location, embracing the street more effectively than a gallery space.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Ciemitis, Mr Mackay, Mr Pullyblank, Mr Warn and Mr Smith

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:	25 September 2019
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B – Perspectives and selected development plans of original proposal Note: Revised perspectives and plans to be provided at the meeting.
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.

The proposed development was considered by the City's Design Advisory Committee (DAC) at its meeting held 5 September 2019, where it resolved that the DAC:

- "1. supports the proposed use and considers that it will complement the area;*
- 2. the quality of the drawings, perspectives and the 3D model needs to 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. *the proposed variations to the setbacks can be supported however noting this results in the bulky proportions of the building;*
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."*

In response to the DAC's comments, the applicant has provided the following written submission addressing the relevant concerns as follows.

In relation to item two, the applicant has advised:

- *"we have prepared a series of additional renders depicting the building in both the day (noon and dusk) and night time, as well as with the winter garden fixed open panels. These will also take into account where there is spandrel cladding and other internal elements like curtains, plaster ceilings and furniture;*
- *these renders will incorporate the proposed as-constructed materials and finishes, with the façade system having undergone further detailed design; and*
- *more design detail on the winter gardens will also be presented, showing the spacing of permanently open gaps between cladding, which will also assist in understanding how the building presents from afar."*

With regards to items three and four, the applicant advised that the following modifications to the design have been undertaken:

- *"raising the ground floor height from 3.3 metres to 5.8 metres (increase of 2.5 metres);*
- *a new mezzanine level, where plant areas can be re-located to allow for more usable space for the ground lobby;*
- *an expanded café area on the ground level (open to the public) which will be visible and accessible to both streets;*
- *a more prominent, direct and wider main pedestrian entrance from Colin Street into lobby. This will remove the need for external stair and provide a much more legible ground floor interface;*

- *setting back of walls to Colin Street by up to 3 metres to allow for additional deep soil zones and landscaping at street level; and*
- *reconfiguration of the Wellington Street landscape interface to allow for more deep soil planting at street level.”*

In response to item five, the applicant has provided the following additional details:

- *“a diverse plant palette is proposed and including both endemic and exotic species to create a landscape of identity and scale which contributes to the character and amenity of the precinct. Such species proposed have been proven to be viable in the WA climate through project exemplars such as Westfield Carousel and Harold Boas Gardens directly opposite;*
- *the planting stock installed will be a range of sizes depending on species type, location and availability. This may include transplanting mature trees to provide for an immediate aesthetic benefit, advance tree stock (stock sized from 45L) and a variety of shrubs and understory species (400mm, 4L and 15L sizes) to promote root development and ensure longevity of the selected plants;*
- *complementary planter beds will be used to offer structure; define edges, paving and public space; mark key locations; enhance amenity and interest; and provide for seasonal change;*
- *planting on the ground level along Wellington Street and Colin Street will consist of the existing street trees with an understory of low growing water-wise ground cover. Species are selected to provide appropriate amenity, shade, better growth in the constructed environment and to contribute to the existing street canopy. Understory planting and an increase in overall softscape elements provides a more naturalised streetscape;*
- *the sunken garden will be surrounded by glazing and is completely open to the sky to ensure high levels of ventilation and access to natural sunlight. The building interior will be secured from flooding through threshold drainage surrounding the garden. Sufficient slab set-down is provided to allow for drainage and growing medium to support the mature tree. At Wellington Street level, the garden is surrounded by a glass balustrade allowing visitors to approach and view the planted space below. The Japanese Maple is selected as an accent tree in this location to provide gentle shade to the garden in summer, colour through autumn and allow light in through the winter months. The tree performs well in sheltered conditions and doesn't require full sunlight to survive. Understory planting mixes create a lush garden image with a mixture of colours throughout the year. Refer to Attachment A for project exemplars where the Japanese Maple has been utilised in similar open-air sunken gardens; and*
- *the landscaping proposed at the ground level is complemented and enhanced by various vertical and rooftop landscaping.”*

The applicant considers that the submission of the above and presentation of revised plans will address the concerns raised in items six and seven.

Compliance with Planning Scheme:

The revisions to the amended development proposal will not alter the land uses or development requirements (generally) as outlined in the report previously considered by the DAC meeting.

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 Mackay, seconded Mr Pullyblank

That the Design Advisory Committee, having considered the revised design of 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. acknowledges the extent to which the applicant has adequately addressed the issues raised by the Committee at its meeting held on 5 September 2019, and generally supports the proposal, confirming that:***
 - 1.1 the series of additional renders present a more realistic presentation of the proposed materials, finishes and transparency of the glazing in different light conditions and reflects the additional design detail of the proposed façade system;***
 - 1.2 the revised ground plane design provides a more legible and improved interface with Wellington Street that has been further enhanced by raising the ground floor height from 3.3 metres to 5.8 metres and by expanding the café area which will be visible and accessible to both streets;***
 - 1.3 the ground plane design and interface with Colin Street has been improved by increasing the setback by up to 3 metres to allow for additional landscaping and incorporating a more prominent pedestrian entrance from Colin Street;***
- 2. noting the curvature of the façades and that the details of the façade system could undergo further changes; requests that a reflection study be undertaken to ensure that the final design of the façade can mitigate problems of glare or excessive solar reflection to the surrounding public realm and nearby properties;***
- 3. considers that the success of the project relies on the finer details of the proposal and that the glazing will need to be installed in accordance with the details provided to produce a high-quality outcome for the locality, with particular attention to the installation of high quality materials at the interface with the public realm;***

4. *requests details of the location of utility and fire hydrant booster cabinets to ensure they are integrated with the design of the façade and are located to minimise their impact on the activation of the ground floor façades; and*
5. *notes the additional information provided in relation to the proposed landscaping and requests that the final selection of plant species takes into consideration the specific urban setting and microclimate conditions that the development will create to ensure the most appropriate plants are used.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Ciemitis, Mr Mackay, Mr Pullyblank, Mr Warn and Mr Smith

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

5:45pm The Presiding Member declared the meeting closed.