



CITY of PERTH

Lord Mayor, Councillors and Committee Members,

NOTICE IS HEREBY GIVEN that the next meeting of the **Design Advisory Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 19 November 2015 at 4.00pm.**

Yours faithfully

ROBERT MIANICH
DIRECTOR CORPORATE SERVICES

12 November 2015

Committee Members:

Members:

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

Deputy:

Vacant
Vacant
Stuart Pullyblank
N/A
City Architect



Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin (Presiding Member)	Vacant
Warren Kerr	
Peter Ciemitis	Vacant
Malcolm Mackay	
Andy Sharp	Stuart Pullyblank
State Government Architect or Nominee	N/A
Director City Planning and Development	City Architect

Quorum: Four
Terms Expire: October 2017
Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of Clause 40 of the City Planning Scheme No. 2, which was gazetted on 9 January 2004.

The Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting a Plot Ratio Bonus in the Central Area and design issues on other applications referred to it for consideration.

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development which are seeking bonus plot ratio whether inside or outside the Central Area;
2. Applications for major developments within the city;
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application; and
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme No. 2. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.
- Bonus plot ratio will not be awarded “as of right” but must be earned.
- The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should benefit the population of the city and the community as a whole, enhance enjoyment of the city and contribute positively to the overall physical environment and ambience of the city.

The policy identifies the following list of facilities eligible for bonus plot ratio:

- Public spaces;
- Pedestrian links;
- Conservation of heritage places;
- Provision of specific facilities on private land;
- Residential Use: Maximum 20% bonus; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Note: Consequential amendment of the eligible category list has been included here resulting from the gazettal of Amendment No. 25 of the City Planning Scheme No. 2 (Plot Ratio and Bonus Plot Ratio) on 26 February 2013.

Reference should be made to the Bonus Plot Ratio Policy for details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2 and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee’s recommendation of the proposal;
- The Council's decision in regard to each application.

This meeting is not open to members of the public

**DESIGN ADVISORY COMMITTEE
19 NOVEMBER 2015**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 29 October 2015**
- 4. Correspondence**
- 5. Disclosure of Members' Interests**
- 6. Reports**
- 7. Motions of which Previous Notice has been Given**
- 8. General Business**
 - 8.1 Responses to General Business from a Previous Meeting**
Nil
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.



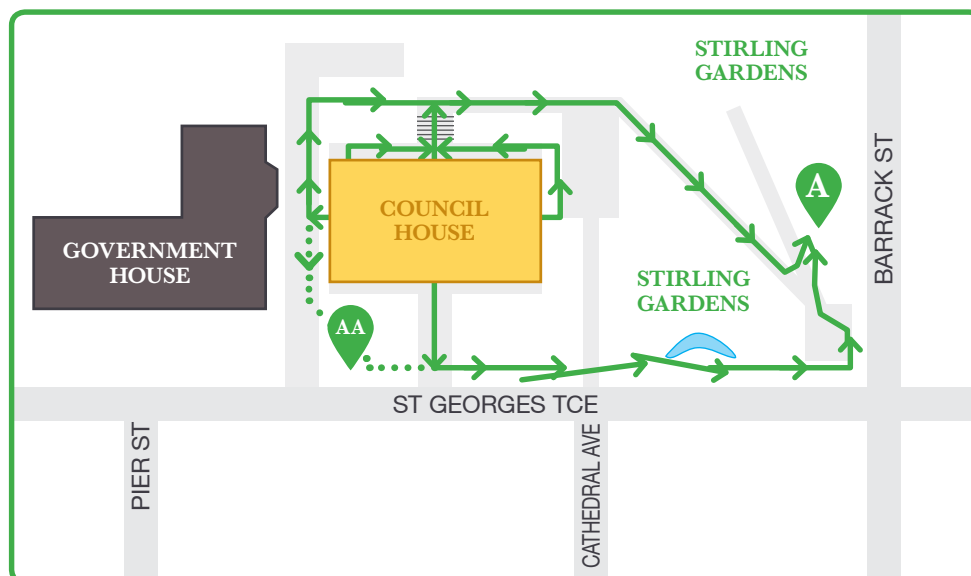
EVACUATION ALARM/PROCEDURES

whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**

EVACUATION ASSEMBLY AREA



Assembly Area

Alternate Assembly Area

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ITEM NO: 1

21 - 23 (LOTS 130 AND 131) COLIN STREET, WEST PERTH – PROPOSED TWO LEVEL RESTAURANT INCLUDING TWO CAR PARKING BAYS

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the proposed two-level restaurant including two car parking bays at 21 - 23 (Lots 130 and 131) Colin Street, West Perth and provide advice on:

- 1. the general design and finishes for the building;*
- 2. the significant setback variations proposed to the side boundaries.*

BACKGROUND:

SUBURB/LOCATION: 21 – 23 Colin Street, West Perth
FILE REFERENCE: 2015/5206
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 10 November 2015
MAP / SCHEDULE: Schedule 1 - Map and colour perspective for 21 –
23 Colin Street, West Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at
the Committee meeting.

LANDOWNER: Salwell Property Pty Ltd
APPLICANT: Matthews and Scavalli Architects
ZONING: (MRS Zone) Urban
(City Planning Scheme Precinct) West Perth (P10)
(City Planning Scheme Use Area) Office /
Residential
APPROXIMATE COST: \$800,000

DETAILS:

Approval is sought for the demolition of the existing single storey building on the subject property and the construction of a two level restaurant building including two car parking bays to the rear of the proposed building at 21 – 23 Colin Street, West Perth.

The proposed development includes the following:

Ground floor level – This level consists of a bar area fronting Colin Street with adjacent alfresco dining areas, a seated restaurant area, a kitchen, a staff room with lockers and toilet, a stair case with a bin store area underneath and two car parking bays with vehicular access off the adjoining rear laneway;

First floor level – This level contains two seated dining areas for the restaurant, lift and stair access, bathroom facilities and an alfresco dining area to the rear of the building.

The proposed building will be constructed of concrete panels, rendered masonry, glazed bi fold doors to Colin Street, a retractable shading device to the first floor windows facing north and Colin Street, face brick elements and timber cladding.

Development Requirements

Land Use

The subject site is located in the Office / Residential use area of the West Perth Precinct (P10) under City Planning Scheme No. 2. The Statement of Intent for the precinct states that the area will provide for a 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.

'Dining' is a 'Preferred' ('P') uses in the Office / Residential use area of the West Perth Precinct.

Development Requirements

The proposal's compliance with the City Planning Scheme development requirements is summarised below for the proposed site:-

Development Standard	Proposed	Required
Maximum Plot Ratio	1.03:1 (675m ²)	1.33:1.0 (867m ²)
Building height	10.8 metres	29 metres (maximum)
Setbacks		
Colin Street - Ground Floor Level	11 metres	4.5 metres (minimum)

Development Standard	Proposed	Required
- First Floor Level	4.5 metres	4.5 metres (minimum)
Side (North)		
- Ground Level	Nil	3.5 metres (minimum)
- First floor level	Nil	3.5 metres (minimum)
Side (South)		
- Ground level	Nil	3.5 metres (minimum)
- First floor level	Nil	3.5 metres (minimum)
Rear (West)		
- Ground Floor Level	3 metres	3 metres (minimum)
- First floor level	3 metres	3 metres (minimum)
Car Parking		
- Commercial	2 bays	16 bays (maximum)
Bicycle Parking	Nil	1 bay (minimum)
Landscaping	21% (137m ²)	25% of the site area (163m ²)

Conclusion

A verbal presentation will be given to the Committee in regard to this application. The Committee's comments on the design of the proposed development are requested. Advice is sought in regard to:-

1. the general design and finishes;
2. the significant setback variations proposed to both side boundaries;
3. the proposed amount of landscaping.

SCHEDULE 1



2015/5206; 21 - 23 COLIN STREET, WEST PERTH



2015/5206; 21 - 23 COLIN STREET, WEST PERTH

ITEM NO: 2

18 (LOTS 15 AND 20) THE ESPLANADE, PERTH – 41 LEVEL MIXED-USE DEVELOPMENT CONTAINING 196 HOTEL ROOMS AND ASSOCIATED DINING USES AND GUEST FACILITIES, 89 MULTIPLE DWELLINGS AND 205 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for the proposed 41 level mixed-use development containing 196 hotel rooms and associated dining uses and guest facilities, 89 multiple dwellings and 205 car parking bays at 18 (Lots 15 and 20) The Esplanade, Perth and provides advice on:

- 1. compliance with the City's:**
 - 1.1 Bonus Plot Ratio Policy 4.5.1;**
 - 1.2 Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 30% bonus plot ratio for the provision of a high quality hotel special residential use; and**
 - 1.3 Residential Design Policy 4.9 for the awarding of 20% bonus plot ratio for the provision of a residential use;**
- 2. the proposed street building height and setback variations to the front, side and rear boundaries and their impact on the streetscape and adjoining properties;**
- 3. the general design of the proposed development and its presentation to the street and adjoining properties, particularly at the ground and podium levels;**
- 4. the access to natural light and proposed glazing to the hotel rooms and the apartments and the glazing treatments to the facades; and**
- 5. the non-compliance with the maximum car parking bay provisions of the City's Parking Policy (5.1) and the State Government's Perth Parking Policy.**

BACKGROUND:

SUBURB/LOCATION: 18 The Esplanade, Perth
FILE REFERENCE: 2015/5446
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 12 November 2015
MAP / SCHEDULE: Schedule 2 - Map and coloured perspectives for
18 The Esplanade, Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at
the Committee meeting.

LANDOWNER: H & M Capital Pty Ltd
APPLICANT: HASSELL
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) St Georges (P6)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$110 million

SITE HISTORY:

The subject site is currently occupied by a ten-storey hotel building known as 'The New Esplanade Hotel' containing 67 hotel rooms and a four level car park to the rear of the hotel containing 144 car parking bays (68 tenant bays and 76 public bays). The site has a total area of 1,452m² and a frontage of 23.6 metres.

DETAILS:

Approval is sought for the demolition of the existing hotel building on site and the construction of a 41 level mixed-use development containing 196 hotel rooms and associated dining uses and guest facilities, 89 multiple dwellings, 138 residential car parking bays and 67 commercial tenant car parking bays.

Details of the proposed development are as follows:

First (Ground) Floor Level	This level contains the hotel reception, concierge and lobby, residential lobby, café, driveway with access/egress to The Esplanade, loading dock, luggage store, fire control room, bin stores, switch room, substation rooms, fuel pump room, offices, toilet, separate hotel and residential lifts and lift lobbies and fire exit stairwells.
Second Floor Level	This level contains back of house offices and rooms, plant room, staff change facilities, four hotel car parking bays (including one universal access bay), vehicle circulation area and ramp, bicycle store, lifts and lift lobbies and fire exit stairwells.
Third to Fourth	These levels each contain between 26 and 27 hotel car

Floor Levels	parking bays (including one universal access bay), vehicle circulation areas and ramps, five residential store rooms, separate hotel and residential lifts and lift lobbies and fire exit stairwells.
Fifth Floor Level	This level contains 14 hotel (including one universal access bay), and 12 residential car parking bays, vehicle circulation areas and ramps, five residential store rooms, separate hotel and residential lifts and lift lobbies and fire exit stairwells.
Sixth Floor Level	This level contains 26 residential car parking bays, vehicle circulation areas and ramps, seven residential store rooms, separate hotel and residential lifts and lift lobbies and fire exit stairwells.
Seventh to Ninth Floor Level	These levels each contain 27 residential car parking bays, vehicle circulation areas and ramps, seven residential store rooms, residential lifts and lift lobby and fire exit stairwells.
Tenth Floor Level	This level contains 19 residential car parking bays, vehicle circulation areas and ramps, 48 residential store rooms, residential lifts and lift lobby and fire exit stairwells.
Eleventh Floor Level	This level contains function rooms, meeting rooms, pre-function areas, servery, cloak room, toilets, hotel lifts and lift lobby and fire exit stairwells.
Twelfth Floor Level	This level contains a restaurant, bar/lounge, kitchen, plant room, toilets, hotel lifts and lift lobby and fire exit stairwells.
Thirteenth Floor Level	This level contains a mechanical plant room, service lift and fire exit stairwell.
Fourteenth to Twenty Second Floor Levels	These levels comprise of 18 hotel rooms, linen store, passageways, hotel lifts, lift lobby and fire exit stairwell.
Twenty Third and Twenty Fourth Floor Levels	These levels each comprise of 17 hotel rooms, linen store, passageways, hotel lifts, lift lobby and fire exit stairwell.
Twenty Fifth Floor Level	This level contains mechanical plant rooms, service lift and fire exit stairwell.
Twenty Sixth Floor Level	This level contains a gymnasium, pool and jacuzzi, deck area, sauna and steam rooms, residents multipurpose rooms, first aid room, store room, change rooms and toilets, separate hotel and residential lifts and lift lobbies and fire exit stairwell.
Twenty Seventh Floor Level	This level contains a spa office and treatment rooms, residents theatre and games rooms, first aid room, store rooms, toilets, separate hotel and residential lifts and lift lobbies and fire exit stairwell.
Twenty Eighth Floor Level	This level comprises of one 3-bedroom/2-bathroom apartment (109m ²) with balcony (13m ²), five 2-bedroom/2-bathroom apartments (85m ² to 89m ²) with balconies (10m ² to 53m ²), one 1-bedroom/1-bathroom apartment (52m ²) with balcony (10m ²), hotel lifts service access, residential lifts and lift lobbies and fire exit stairwell.
Twenty Ninth to Thirty Fifth Floor	These levels each comprise of one 3-bedroom/2-bathroom apartment (109m ²) with balcony (10m ²), five 2-bedroom/2-

Levels	bathroom apartments (77m ² to 85m ²) with balconies (10m ² to 13m ²), two 1-bedroom/1-bathroom apartments (52m ²) with balconies (10m ²), passageway, residential lifts and lift lobbies and fire exit stairwell.
Thirty Sixth to Thirty Ninth Floor Levels	These levels each comprise of one 3-bedroom/2-bathroom apartment (109m ²) with balcony (13m ²), one 2-bedroom plus study/2-bathroom apartment (108m ²) with balcony (13m ²), four 2-bedroom/2-bathroom apartments (80m ² to 88m ²) with balconies (10m ² to 53m ²) passageway, residential lifts and lift lobbies and fire exit stairwell.
Fortieth to Forty First Floor Level	These levels each comprise of one 4-bedroom/4-bathroom apartment (182m ²) with balcony (54m ²), one 2-bedroom plus study/2-bathroom apartment (108m ²) with balcony (13m ²), three 2-bedroom/2-bathroom apartments (80m ² to 89m ²) with balconies (10m ² to 13m ²), passageway, residential lifts and lift lobbies and fire exit stairwell.

The proposed development will provide a total of 196 hotel rooms located across 11 levels in the following range of rooms and suites:

- 32 'Double' rooms (31m²);
- 139 'King' rooms (33m² average);
- 9 Universal Access rooms (45m²);
- 15 'Junior' suites (46m² average); and
- 1 'Executive' suite (64m²);

With regards to long term residential apartments, the proposed development will provide:

- 15 one bedroom and one bathroom apartments
- 54 two bedroom and two bathroom apartments;
- 6 two bedroom plus study and two bathroom apartments;
- 12 three bedroom and two bathroom apartments; and
- 2 four bedroom and four bathroom apartments:

for a total of 89 apartments across 14 levels.

The applicant advises that the *'building elevations are conceived as simple and elegant skins with subtle variations to match the internal uses'*. In addition *'the elevation treatment of the hotel room stack and the residential apartments provides consistency in colours, materials and overall scale whilst subtle variations emphasise the difference in use at a smaller scale level'*. With regards to specific materials and finishes *'the facade proposed is a high quality unitised curtain wall system with materials consisting of aluminium framing with double glazed vision panels, operable window sashes and shadow box spandrels. Colour-back glass inserts provide interest and variation'*.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the St Georges Precinct 6 of City Planning Scheme No. 2 (CPS2). The St George's Precinct will continue to function as the State's principal centre for business, finance, commerce and administration. While offices will form the major activity, the Precinct will also accommodate a range of commercial and educational uses, particularly at street level, to create more diversity and interest. Residential and visitor accommodation will also be encouraged to contribute to the vitality of the Precinct.

Hotel ('Special Residential') and café/restaurant ('Dining') are preferred uses ('P') within the St Georges Precinct. The hotel use is prohibited ('X') where it fronts the street at pedestrian level unless it provides for pedestrian interest and activity. The proposed hotel use is consistent with creating a day and night time economy in support of the surrounding office and dining uses which are encouraged within the St Georges Precinct and is therefore supported. Multiple dwellings ('Residential') is a contemplated ('C') use within the Precinct and is prohibited ('X') where it fronts the street at pedestrian level. The proposed apartments are located only within the tower element of the development and the provision of long term residential accommodation is consistent with the intent of the Precinct.

Development Requirements

New development will see the continuation of large scale development in this Precinct to 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 designs will contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street.

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

Development Standard	Proposed	Required
Maximum Plot Ratio:	9.0:1 (13,068m²) including 30% bonus plot ratio (2,614m²) for special residential development and 20% bonus plot ratio (1,742m²) for residential development	Base Plot Ratio 6.0:1 (8,712m ²) Maximum Bonus Plot Ratio of 50% (9.0:1 [13,068m ²]) consisting of a combination of any of the following: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development

Development Standard	Proposed	Required
		(20% maximum) Public Facility (20% maximum)
Maximum Street Building Height:	44.5 metres	21 metres
Maximum Building Height:	151 metres	No prescribed limit
<p>Setbacks:</p> <p><u>Front (The Esplanade)</u></p> <ul style="list-style-type: none"> - Lower Building Levels (up to 21 metres) - Upper Building Levels (above 21 metres) <p><u>Rear (north)</u></p> <ul style="list-style-type: none"> - Lower Building Levels (up to 21 metres) (Commercial) - Upper Building Levels (above 21 metres) (Special Residential and Residential) <p><u>Side (west)</u></p> <ul style="list-style-type: none"> - Lower Building Levels (up to 21 metres) (Commercial) - Upper Building Levels (above 21 metres) 	<p>Nil up to 44.5 metres</p> <p>5 metre setback up to a height of 151 metres</p> <p>Nil (no openings) up to 44.5 metres</p> <p>4.4 metres (with openings) from 44.5 to 83 metres in height; 2.4 to 6 metres (no openings) from 83 metres to 94 metres in height; 8.3 metres (with openings) from 94 to 151 metres in height</p> <p>Nil (no openings) up to 44.5 metres</p> <p>2.5 metres (with openings) from 44.5</p>	<p>Nil up to 21 metres</p> <p>5 metre setback up to a height of 65 metres and then a 10 metre setback up to the maximum building height limit</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>4 metres (up to 65 metres in height) 8 metres</p>

Development Standard	Proposed	Required
<p>(Special Residential and Residential)</p> <p><u>Side (east)</u></p> <p>- Lower Building Levels (up to 21 metres) (Commercial)</p> <p>- Upper Building Levels (above 21 metres) (Special Residential and Residential)</p>	<p>to 83 metres in height; 2.5 metres (no openings) from 83 metres to 94 metres in height; 3 metres (with openings) from 94 to 151 metres in height</p> <p>Nil (no openings) up to 44.5 metres</p> <p>2.5 metres (with openings) from 44.5 to 83 metres in height; 2.5 metres (no openings) from 83 metres to 94 metres in height; 3 metres (with openings) from 94 to 151 metres in height</p>	<p>(over 65 metres in height)</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)</p>
<p>Car Parking:</p> <p>Residential bays</p> <p>Commercial Tenant bays</p>	<p>138 bays</p> <p>67 bays</p>	<p>134 bays (maximum)</p> <p>15 bays (maximum)</p>
<p>Bicycle Parking:</p> <p><u>Bicycle Bays</u></p> <p>Residential</p> <p>Hotel</p>	<p>91 residential stores of 5m² provided</p> <p>10 bays</p>	<p>30 bays or can be located within residential stores (minimum dimension 2.2m and area of 5m²)</p> <p>65 bays (minimum)</p>

Development Standard	Proposed	Required
<u>End of Journey Facilities</u> Hotel	4 male and 4 female showers and change facilities	5 male and 5 female showers and change facilities

Bonus Plot Ratio:

The site is eligible for 50% maximum bonus plot ratio which may be comprised of:

- Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, conservation of heritage places and provision of specific facilities on private land).
- Residential Use: Maximum 20% bonus.
- Special Residential Use: Maximum 40% bonus (20% for a special residential use or 40% for high a quality hotel use).

The applicant is seeking a total of 50% bonus plot ratio, comprised of 30% bonus plot ratio for a high quality hotel and 20% bonus plot ratio for a residential use. This is based on the application complying with the requirements specified under clause 28 of the CPS2 and the City’s Bonus Plot Ratio Policy 4.5.1.

Bonus Plot Ratio for Special Residential Use – High Quality Hotel

Development which incorporates a high quality hotel may be awarded bonus plot ratio of up to 40% where it is located within the area indicated as eligible on the Special Residential Bonus Plot Ratio Plan contained within CPS2. Under the City’s Bonus Plot Ratio Policy 4.5.1 to be eligible for 40% bonus plot ratio, high quality fully serviced hotel accommodation must be provided which delivers identified essential facilities and amenities and at least four additional facilities and amenities.

The applicant has provided the following information in order to demonstrate that the proposed hotel will meet the criteria for a high quality hotel identified under the Bonus Plot Ratio Policy and is suitable for the awarding of 40% bonus plot ratio:-

“Lobby/Reception

The Hotel will have a dedicated entry lobby on the ground floor separated from all other uses within the site. The reception area will be operated on a 24-hour basis.

Back of House

The Hotel contains Back of House facilities to enable the efficient operation of the Hotel. Some of the services include housekeeping, staff storage facilities, lockers, cloak room, pool storage, servery, kitchen preparation and employee support areas.

Bathrooms within guest rooms

Bathrooms fitted-out with a basin, shower and toilet are provided in all guest rooms. No laundry facilities are provided within hotel guest rooms.

Conflict between hotel and residential uses minimised

- Residential and Special Residential units are located on separate floors.
- Access to Residential and Special Residential floors are through separate lifts.
- There is a separate lobby for the Residential and Special Residential use.

High Quality Hotel Design Criteria

Communal Areas

- The Hotel will include a dedicated, luxurious and spacious lobby containing generous seating and gathering areas and a 24 hour reception service will be provided.
- An All Day Dining facility is provided on level 12 of the hotel, it is accessed from inside the hotel and is fully integrated into the design of the hotel.
- A lounge bar with associated terrace area is provided on level 12, it is accessed from inside the hotel and is fully integrated into the design of the hotel.
- A swimming pool, deck, jacuzzi and gym area which are proportional to the number of hotel rooms is proposed on level 26 and is accessible from inside the hotel.

Guest Rooms

The hotel will provide for 196 rooms, comprising of 139 king rooms, 32 double rooms, 15 junior suites, 1 executive suite and 9 universal access rooms. All hotel room interiors will be professionally crafted with high quality finishes. The elegant design will provide a luxury feel that conforms to the operator's standards. The rooms sizes vary, ranging from 31m² to 64m² with an overall average room size of 34.5m². The internal layout will be tastefully arranged providing a spacious feel. Whilst some rooms are smaller than 35m², all will be furnished to an exacting standard and Sheraton, a world renowned 5-Star hotel operator, has contributed to the overall design approach and has endorsed the room design and sizes.

Gymnasium/Health Club

A gymnasium (116m²) is proposed on level 26 adjacent to the jacuzzi, pool deck and associated changing rooms. The gym will be accessible from within the hotel. The size of the gym is appropriate to the size of the hotel and expected number of guests.

Day Spa

A day spa (83m²) comprising of five treatment rooms is proposed on level 27. The spa is accessible from inside the hotel.

Ballroom

Two function rooms are provided on level 11. The function rooms are designed to be interconnected to provide for a ballroom with a combined area of 350m². The function floor is complemented by substantial back of house and kitchen facilities.

Conference / meeting rooms

Three meeting rooms are proposed on level 11. They have been designed to be interconnected to provide for a minimum combined area of 247m². A generous pre-function area space is located adjacent to the meeting rooms. The meeting rooms provide for a substantial facility that will enable Perth to expand its function and

business facility offering. These facilities are important to the ongoing growth of the city.

In addition to the facilities and amenities listed above, a steam room and sauna are also provided within the proposed development, adding to the high quality standard of the hotel.”

Bonus Plot Ratio for Residential Use

Developments which incorporate a residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the residential use in a mixed-use development to form part of the base plot ratio, the bonus plot ratio floor area must be used for the residential use. The applicant has provided a detailed report indicating compliance with the City’s Residential Design Policy 4.9, a summary of which is provided as follows:-

Element 1 – Streetscape Interface and Dwelling Mix

A lobby and concierge area dedicated for permanent residents is clearly defined at the entrance of the building.

The development proposes the following mix of dwellings with average unit sizes above the minimum recommended floor areas:

- 15 one bedroom and one bathroom apartments (52m²)
- 54 two bedroom and two bathroom apartments (84m²);
- 6 two bedroom plus study and two bathroom apartments (108m²);
- 12 three bedroom and two bathroom apartments (112m²); and
- 2 four bedroom and four bathroom apartments (182m²);

Element 2 – Privacy and Security

Privacy

The residential units being on the upper levels of the tower will be protected from overlooking by adjoining developments being at a lower height, thus optimising privacy.

All residential dwellings will have private balconies of a minimum area of 10m². The screening system will allow for a sense of privacy.

Surveillance

The proposed development incorporates balconies overlooking The Esplanade. The residential floors are designed to have habitable rooms facing The Esplanade, thereby providing for passive surveillance.

The entrance lobby facing The Esplanade and will generate increased pedestrian traffic thereby reinforcing passive surveillance along this part of The Esplanade.

Lighting

Appropriate lighting will be provided to the communal entry, amenity terraces, parking, and corridors.

Element 3 – Noise

The acoustic report prepared in support of the proposal demonstrates that the proposed development complies with the relevant acoustics standards and requirements. The residential unit and hotel room floors are separated from the mechanical plant rooms and parking areas. The mechanical and service equipment are appropriately designed and located to ensure minimum noise disturbance. Design advice has been provided to achieve sound insulation to residential and hotel rooms. Noise mitigation strategies have been identified and a full acoustic assessment will be undertaken at detailed design stage.

Element 4 – Open Space

Private Open Space

All dwellings are provided with a private open space in form of balcony. All balconies are of a minimum size of 10m² and are accessible directly from a habitable room. Balconies screening system will ensure appropriate weather protection.

Communal Open Space

The residential amenity floor area will be provided with lighting at night time. Access to the residential communal space (games room and theatre) will be strictly restricted to permanent residents only.

Landscaping

All communal areas will be appropriately finished, consistent with the prestigious nature of the development.

Element 5 – Efficient Resource Use and Provision of Daylight

Heating and Cooling

The lot being narrow and deep, the development has been designed to enable maximum possible northern facing orientation.

Ventilation

The development maximises the number of windows that can be opened. Each guest room and residential unit is provided with windows that can be opened.

Stormwater

No external landscaping is proposed in this development thus minimising opportunities for stormwater redistribution on site.

Clothes Drying

The design of residential dwellings provides place for an internal dryer. The design of the balcony will enable residents to open and close their balconies as per their required needs.

Borrowed Light

Direct natural lighting is provided to all living, dining and sleeping areas, therefore borrowed light is not necessary.

Light Wells

The layout of the building does not require the provision of light wells.

Relationship to adjoining buildings

The residential units are adequately setback from the boundary to maximise light, air and outlook and provide for a suitable internal amenity.

Greywater Use

Feasibility of greywater reuse and recycling will be considered at further stage of development.

Sustainable Development

The proposed development promotes sustainable design principles through design strategies that maximise sunlight access to apartments and promotes natural ventilation.

Element 6 – Access and Parking

Vehicle and bicycle parking provision and access to relevant parking areas is provided according to the relevant standards and policies.

Element 7 – Servicing

Stores

Each residential unit is provided with a storage area of a minimum size of 5m² located on the parking levels.

Mailboxes

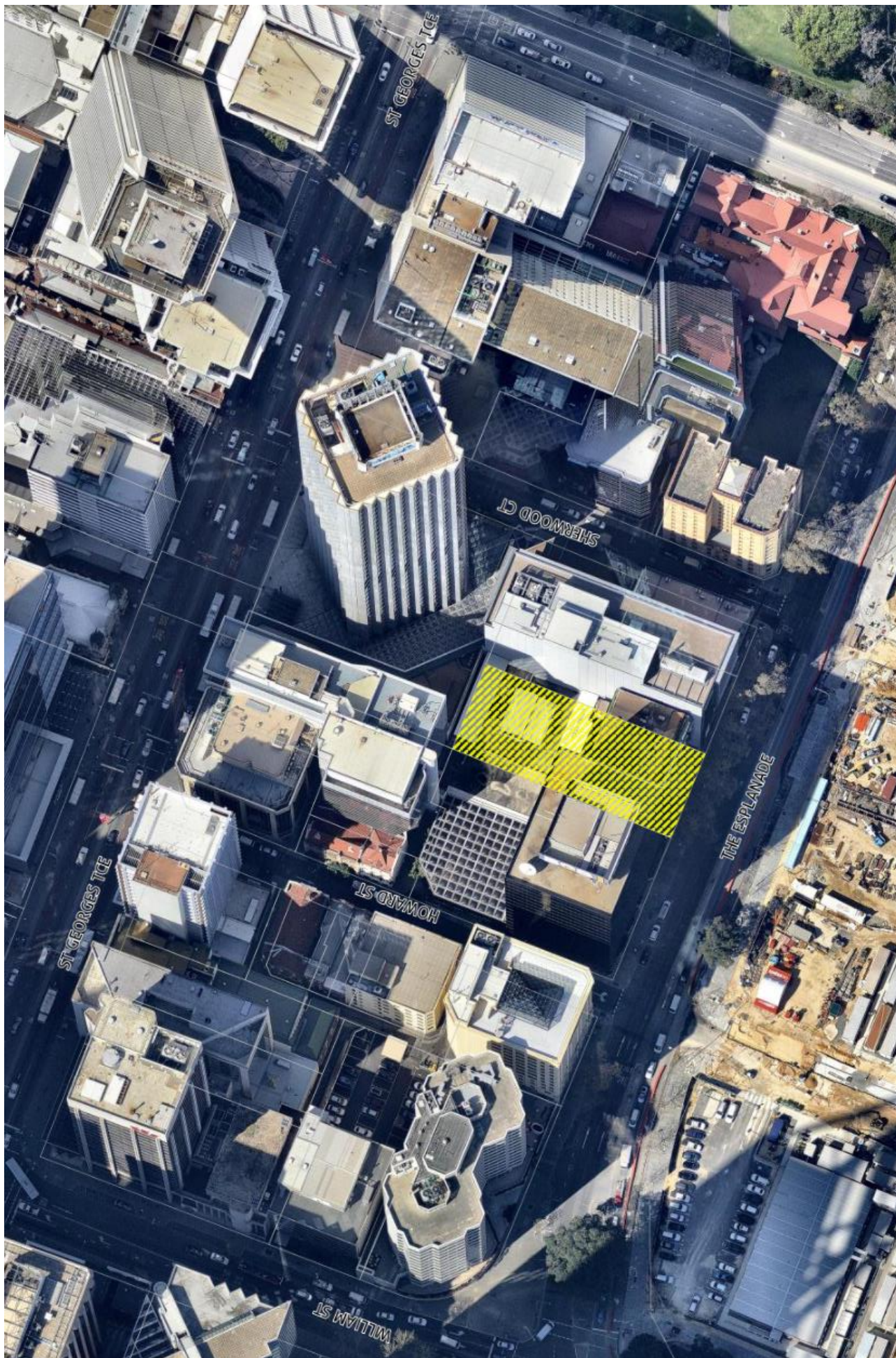
Lockable mailboxes will be provided at the entrance of the residential lobby. Lighting and secure access to mailboxes are always provided.

Conclusion

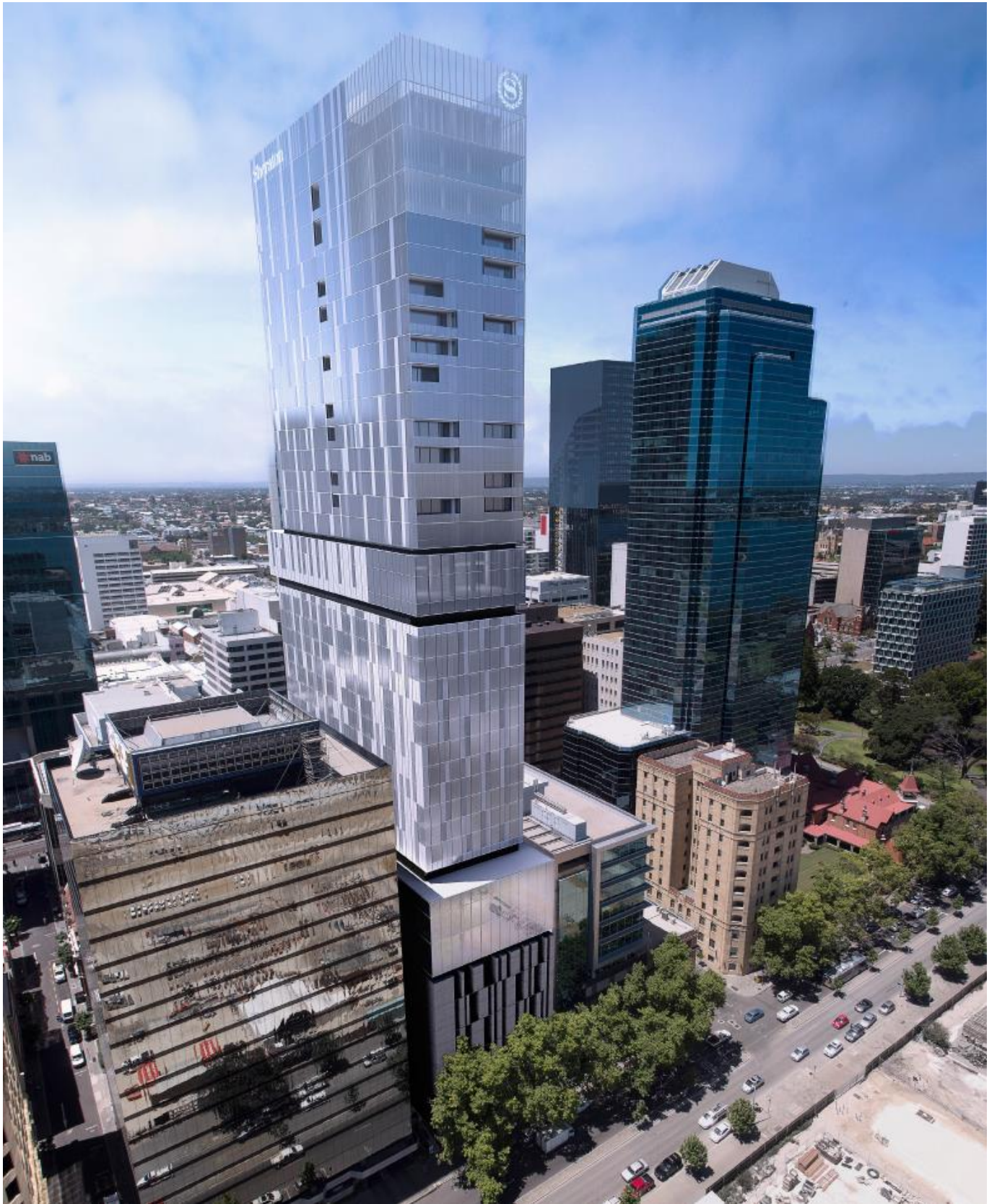
The Design Advisory Committee is requested to comment on the aspects of the development detailed in the recommendation section of this report.

A verbal presentation will be given to the Committee in regard to this application.

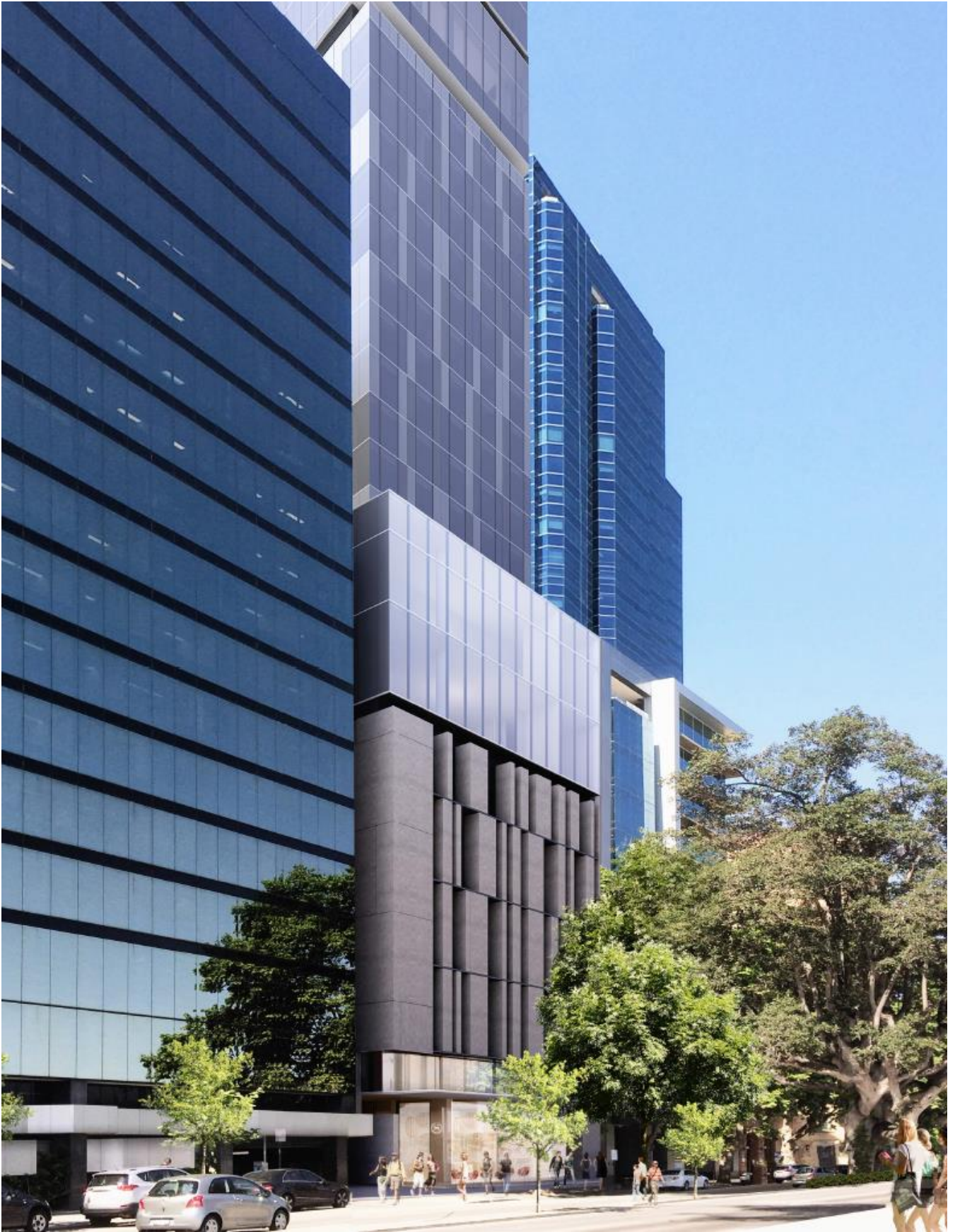
SCHEDULE 2



2015/5446; 18 THE ESPLANADE, PERTH



2015/5446; 18 THE ESPLANADE, PERTH (PERSPECTIVES)



2015/5446; 18 THE ESPLANADE, PERTH (PERSPECTIVES)