

## **Design Advisory Committee**

### **Notice of Meeting**

**6 April 2017**

**4.00pm**

**Committee Room 1**

**Ninth Floor**

**Council House**

**27 St Georges Terrace, Perth**



**City of Perth**

### **Agenda**

#### **ORDER OF BUSINESS AND INDEX**

- 1** Declaration of Opening
- 2** Apologies and Members on Leave of Absence
- 3** Confirmation of minutes – 9 March 2017
- 4** Correspondence
- 5** Disclosure of Members' interests
- 6** Reports
  - 6.1 - 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Alterations and Additions to the Hyatt Centre – Stage 1 – Bonus Plot Ratio
  - 6.2 - 78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 39 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus and Transfer Of Plot Ratio
  - 6.3 - 35 (Lot 2885) Stirling Highway, Crawley – Proposed Four Storey University Building and Refurbishment of Existing University Building
- 7** Motions of which Previous Notice has been given
- 8** General Business
  - 8.1 - Responses to General Business from a Previous Meeting
  - 8.2 - New General Business
- 9** Items for consideration at a future meeting  
Outstanding Reports:
- 10** Closure

**MARTIN MILEHAM**  
**CHIEF EXECUTIVE OFFICER**

30 March 2017

**This meeting is not open to members of the public**

Please convey apologies to Governance on 9461 3250  
or email [governance@cityofperth.wa.gov.au](mailto:governance@cityofperth.wa.gov.au)

## DESIGN ADVISORY COMMITTEE

**Established:** 17 February 2004

| <b>Members:</b>                       | <b>Deputy:</b>   |
|---------------------------------------|------------------|
| David Karotkin (Presiding Member)     | Peter Hobbs      |
| Warren Kerr                           |                  |
| Peter Ciemitis                        | Robina Crook     |
| Malcolm Mackay                        |                  |
| Andy Sharp                            | Stuart Pullybank |
| State Government Architect or Nominee | N/A              |
| Director Planning and Development     | City Architect   |

**Quorum:** Four

**Terms Expire:** October 2017

**Review:** Every two years

### **Role:**

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

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

### Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

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

### Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme No. 2.

This Policy defines the following considerations in assessing applications for bonus plot ratio:

The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.

Bonus plot ratio will not be awarded "as of right" but must be earned.

The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should benefit the population of the city and the community as a whole, enhance enjoyment of the city and contribute positively to the overall physical environment and ambience of the city.

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

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

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

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

#### Design Advisory Matters

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

#### Register of Decisions of the Design Advisory Committee

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

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

**Agenda Item 6.1**      **99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Alterations and Additions to the Hyatt Centre – Stage 1 – Bonus Plot Ratio**

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**Recommendation:**

*That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for the proposed alterations and additions to the Hyatt Centre – Stage 1 at 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth and provides advice on:*

- 1. *compliance with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of 20% bonus plot ratio for the provision of the following public facilities:***
  - 1.1 *public space - improvements to the existing public plaza;***
  - 1.2 *pedestrian facilities - improvements to the existing pedestrian access and linkages;***
  - 1.3 *specific facilities on private land:***
    - a) *provision of a child care centre;***
    - b) *provision of public end of trip facilities; and***
    - c) *provision of community theatres and performance spaces;***
- 2. *the general design and aesthetic quality of the development and in particular:***
  - 2.1 *the Terrace Road façade noting its interface with Langley Park located adjacent to the site;***
  - 2.2 *the proposed improvements to and activation of the Plain Street frontage;***
  - 2.3 *the corner statement to Adelaide Terrace and Plain Street;***
  - 2.4 *the two level digital image element associated with the function rooms facing Terrace Road; and***
  - 2.5 *the proposed treatment of the Terrace Road loading dock area;***
- 3. *the proposed variations to the front and side setback requirements of the Terrace Road Design Policy and their impact on the streetscape, surrounding properties and Langley Park.***

|                          |   |
|--------------------------|---|
| FILE REFERENCE:          | 2017/5111   |
| SUBURB/LOCATION:         | 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth |
| REPORTING UNIT:          | Development Approvals   |
| RESPONSIBLE DIRECTORATE: | Planning and Development  |
| DATE:                    | 27 March 2017   |
| ATTACHMENT/S:            | Attachment 6.1A – Location Plan<br>Attachment 6.1B – Perspectives                     |
| 3D MODEL PRESENTATION:   | A 3D Model for this application will be available at the Committee meeting.           |
| LANDOWNER:               | Grand Hotel Management Pty Ltd  |



|                   |  |
|-------------------|--|
| APPLICANT:        | PTS Town Planning  |
| ZONING:           | (MRS Zone) Central City Area<br>(City Planning Scheme Precinct) Adelaide (P13)<br>(City Planning Scheme Use Area) Office/Residential,<br>Residential-R160<br>(Minor Town Planning Scheme) No.14 - Withernsea |
| APPROXIMATE COST: | \$50 million   |

### **Purpose and Background:**

The subject site is comprised of three lots and has a total site area of 25,826m<sup>2</sup> with street frontages to Adelaide Terrace, Plain Street and Terrace Road. The site is occupied by the Hyatt Centre which includes the Hyatt Hotel and various other office, dining and related land uses including public and tenant car parking.

### **Details:**

Approval is sought for the rationalisation of the car parking and vehicle access and the redevelopment of and addition to the existing podium buildings at the subject site as follows:

- rationalise the basement parking and amend the current vehicle access arrangements to remove the access located centrally along Terrace Road and locate access points on Lots 11 and 12 with access from Terrace Road and Plain Street and provide for a new loading dock accessed from Terrace Road;
- extend the existing lower levels of the Terrace Road buildings to Terrace Road;
- provide tenancies at ground level along Plain Street to activate Plain Street, which is currently a blank wall;
- provide bicycle parking and end of trip facilities, including a public end of trip facility accessed from Plain Street;
- include a new supermarket on the podium level (level 3) where the current Plaza Ballroom is located;
- improve the existing pedestrian access and spaces;
- improve the existing central plaza to accommodate an event space with high levels of landscape design and pedestrian comfort;
- provide new function spaces on Lot 11 as a result of the removal of the Plaza Ballroom;
- provide a new corner statement to Adelaide Terrace and Plain Street and upgrade the Plain Street facade;
- provide additional podium building levels to accommodate retail, food and beverage tenancies and theatre/performance spaces; and
- include new land uses such as a child care centre, health and wellness centre and medical centre.

The proposal does not include any changes to the existing Hyatt Hotel.

Specific details of the proposed development are as follows:

| Level | Lot | Proposed Development   |
|-------|-----|--|
| 2     | 10  | <ul style="list-style-type: none"> <li>• The extension of the podium buildings to Terrace Road. The new tenancies will provide for dining and retail land uses</li> <li>• Creation of a new central pedestrian entrance to the site</li> <li>• The activation of Plain Street through the creation of food and beverage tenancies at ground level</li> <li>• The provision of tenant and public end of trip facilities accessed from Plain Street. The bike parking includes 145 bike bays, 10 male showers, 9 female showers, 1 unisex universal shower and locker facilities</li> </ul>  |
|       | 11  | <ul style="list-style-type: none"> <li>• Provision of a loading dock along the western boundary</li> <li>• Creation of a new tenancy (retail/dining)</li> <li>• Provision of a new car park entry and exit (separated by the new tenancy)</li> </ul>   |
|       | 12  | <ul style="list-style-type: none"> <li>• Vehicle entrance and exit</li> </ul>  |
| 3     | 10  | <ul style="list-style-type: none"> <li>• The extension of the podium buildings to Terrace Road. The new tenancies will provide for dining land uses</li> <li>• A new 1,676m<sup>2</sup> supermarket on the western side of Lot 10 towards Terrace Road. The supermarket is proposed to be located where the existing Plaza Ballroom and retail tenancies exist. The supermarket will be serviced via the loading dock on Terrace Road with a travelator providing shopper access to the car parking levels below</li> <li>• Realignment of the existing tenancies to provide improved pedestrian access and active spaces. The tenancies will be food and beverage and retail uses</li> <li>• The tenancies facing Plain Street will include outdoor seating facing Plain Street</li> <li>• The creation of a covered central events plaza, which includes the removal of the existing centrally located escalators and the activation of the plaza</li> </ul> |
|       | 11  | <ul style="list-style-type: none"> <li>• Provision of a new retail tenancy</li> </ul>  |
| 4     | 10  | <ul style="list-style-type: none"> <li>• The extension of the podium buildings to Terrace Road. The new tenancies will provide for dining land uses</li> <li>• Realignment of the existing tenancies to provide improved pedestrian access and active spaces. The tenancies will be food and beverage and retail uses</li> <li>• Provision of a health centre, medical centre and child care centre</li> </ul>   |
|       | 11  | <ul style="list-style-type: none"> <li>• Provision of a function space to replace the Plaza Ballroom, to be used in conjunction with the Hyatt Hotel</li> </ul>  |
| 5     | 10  | <ul style="list-style-type: none"> <li>• Existing office floor with an extension of the office along the western boundary and a landscaped terrace to Terrace Road</li> <li>• New glass canopy over the plaza and pedestrian access</li> <li>• New landscaped roof between the office and Hyatt Hotel</li> </ul>   |
|       | 11  | <ul style="list-style-type: none"> <li>• Void to function space below</li> </ul>   |
| 6     | 10  | <ul style="list-style-type: none"> <li>• Stair located to function space</li> </ul>  |
|       | 11  | <ul style="list-style-type: none"> <li>• Void to function space below</li> </ul>   |
| 7     | 10  | <ul style="list-style-type: none"> <li>• Function space and pre function space located between lots 10 and 11</li> <li>• Landscaped central roof</li> <li>• Dining and retail tenancies along Plain Street</li> </ul>  |
|       | 11  | <ul style="list-style-type: none"> <li>• Provision of a function space to replace the Plaza Ballroom, to be used in conjunction with the Hyatt Hotel</li> </ul>  |

|    |           |   |
|----|-----------|---|
| 8  | 10        | • Dining tenancies, flexible performance space and flexible theatre spaces along the Plain Street frontage  |
| 9  | 10        | • Stair located to function space   |
| 10 | 10 and 11 | • Provision of function spaces and pre function space to replace the Plaza Ballroom, to be used in conjunction with the Hyatt Hotel<br>• Glass canopy over floor below along Plain Street |

The applicant advises that the current proposal represents stage 1 of a four stage redevelopment process as follows:

- DA1 - Rationalisation of car parking and access, provision of a new supermarket and redevelopment and additions to the existing podium buildings;
- DA2 - A new serviced apartment building on Lot 11;
- DA3 - A new building on Lot 12; and
- DA4 - Redevelopment of the Adelaide Terrace frontage, including a new building.

### **Compliance with Planning Scheme:**

#### **Land Use**

The subject site is located in the Office/Residential and Residential-R160 Use Areas of the Adelaide Precinct (P13). The Precinct will be developed as a residential quarter accommodating a wide range of residential and visitor accommodation and employment opportunities serviced by activities which support these uses. The Precinct will also accommodate offices, functioning as a secondary, less intensive, general office district and contain a mixture of general commercial activities of a kind that will contribute to residential amenity.

Noting the northern portion of the site is within the Office/Residential Use Area and the southern portion is within the Residential-R160 Use Area the following table outlines the proposed land uses and their relevant permissibility or otherwise under City Planning Scheme No.2 (CPS2):-

| <b>Land Use</b>        | <b>Office/Residential Use Area (northern portion)</b> | <b>Residential – R160 Use Area (southern portion)</b> |
|------------------------|---|---|
| Dining                 | Preferred   | Contemplated  |
| Education 1            | Contemplated  | N/A – not proposed in this area                       |
| Healthcare 2           | Contemplated  | N/A - not proposed in this area                       |
| Office                 | Preferred   | <b>Prohibited</b>                                     |
| Recreation and Leisure | Contemplated  | Contemplated  |
| Retail (General)       | Contemplated  | Contemplated  |
| Special Residential    | Preferred   | Contemplated  |
| Entertainment          | Contemplated  | <b>Prohibited</b>                                     |
| Public Car Park        | Use not listed  | Use not listed  |

As noted above the majority of proposed land-uses within the development are either preferred or contemplated and are therefore considered to be appropriately located and consistent within the mixed-use nature of the wider development site.

‘Office’ and ‘Entertainment’ uses are prohibited within the Residential-R160 Use Area which raises potential issues with the redevelopment of the site. The existing office floor space within the Residential-R160 Use Area is considered a non-conforming land use and is proposed to be located westwards and the area of the office floor space is proposed to be reduced. As such it is considered that the retention of the use may be considered in line with the non-conforming use provisions of CPS2.

The proposed function (‘Entertainment’) spaces on the southern portion of Lots 10 and 11 are proposed to replace the existing Plaza Ballroom, which is to be demolished to make way for the proposed supermarket. The function spaces are to be used as part of the Hyatt Hotel offering and therefore it is considered that the function spaces are not stand-alone ‘Entertainment’ uses but rather an incidental use to and in association with the existing Hyatt Hotel and are consistent with the existing non-conforming Plaza Ballroom use.

### Development Requirements

Within the Adelaide Precinct, buildings on the south side of Adelaide Terrace will be designed to minimise impact on the adjoining residential uses on Terrace Road, particularly in relation to overshadowing, privacy and wind deflection. The protection and enhancement of the amenity and general environmental standards of existing and future residential development in and around the Precinct is important. The Terrace Road residential area will remain an area for high density residential uses. The area will have a high level of amenity and be characterised by a constant urban edge which strengthens the legibility of the public domain, an active edge to Terrace Road, articulated building forms and an interactive relationship between ground floor uses and the street.

Minor Town Planning Scheme No. 14 (MTPS14) applies to the whole of the site and was established to facilitate the comprehensive redevelopment of land in the scheme area. The provisions of MTPS14 enable a plot ratio of 4.0:1 to be applied over the whole of the site.

The proposal’s compliance with the CPS2, MTPS14 and Terrace Road Design Policy development requirements is summarised below:-

| Development Standard      | Proposed   | Permitted/Required   |
|---------------------------|--|--|
| <b>Maximum Plot Ratio</b> | <b>4.8:1 (123,964m<sup>2</sup>) inclusive of a plot ratio bonus of 20% (20,660m<sup>2</sup>) on the basis of including public facilities</b> | Base Plot Ratio 4:1 (103,304m <sup>2</sup> )<br><br>Maximum Bonus Plot Ratio of 50% (northern portion) and 20% (southern portion) consisting of a combination of any of the below:<br>Public Facility – total site (20% maximum)<br>Special Residential Development – northern portion only (20% and 40% for high quality hotel) |

| Development Standard                            | Proposed  | Permitted/Required maximum)  |
|---|---|--|
| <b>Maximum street (podium) building height:</b> |   |  |
| <u>Adelaide Terrace (north)</u>                 | <b>27 metres<br/>(corner statement/entry feature)</b>                                 | 21 metres  |
| <u>Plain Street (east)</u>                      | 19 metres   | 21 metres  |
| <u>Terrace Road (south)</u>                     | <b>29 metres</b>  | 14 metres  |
| <b>Maximum Building Height:</b>                 |   |  |
| Northern portion                                | 27 metres   | 100 metres   |
| Southern portion                                | 38 metres   | 52 metres  |
| <b>Setbacks:</b>                                |   |  |
| <u>Adelaide Terrace (north)</u>                 | <b>Nil up to a height of 27 metres<br/>(corner statement/entry feature)</b>           | Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback up to 100 metres  |
| <u>Plain Street (east)</u>                      |   |  |
| Northern portion                                | Nil to 2 metres up to a height of 19 metres then 5 metres up to a height of 28 metres | Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback up to 100 metres  |
| Southern portion                                | Nil to 2 metres up to a height of 19 metres then 5 metres up to a height of 28 metres | Nil up to height of 14 metres for the first 10 metres with additional height to be contained within a 75 degree height plane measured from the street boundary up to 52 metres         |
| <u>Terrace Road (south)</u>                     | <b>Nil up to a height of 29 metres then 10 metres up to a height of 38 metres</b>     | Nil up to height of 14 metres for the first 10 metres with additional height to be contained within a 34 degree height plane measured from a point 30 metres beyond the front boundary |
| <u>Side (west)</u>                              | <b>Nil up to a height of 11</b>   | Nil up to a height of 14   |

| Development Standard | Proposed  | Permitted/Required   |
|----------------------|---|--|
|                      | <b>metres then 4 metres up to a height of 38 metres</b> | metres for the first 10 metres measured from the street boundary with additional height after the 10 metre front setback being contained within a 75 degree height plane measured from the property boundary |

### **Bonus Plot Ratio**

The site is eligible for 50% (northern portion) and 20% (southern portion) maximum bonus plot ratio which may be comprised of:

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

### **Bonus Plot Ratio for Public Facilities**

Developments which incorporate public facilities may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on Public Facilities Bonus Plot Ratio Plan contained within CPS2. The facilities and/or amenities provided must result in the provision of a “public good” which will 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 nature of the facility must be such that it would be unlikely to be included as an integral part of a development in the event that bonus plot ratio was not on offer and that it is fulfilling an identified or demonstrated strategic need.

The application is seeking the maximum award of 20% bonus plot ration for the provision of the following public facilities:

- Public space - Improvements to the existing internal plaza;
- Pedestrian facilities - Improvements to the pedestrian access and links; and
- Specific facilities on private land:
  - Provision of a child care centre;
  - Provision of public end of trip facilities; and
  - Provision of community theatres and performance spaces.

The applicant has provided the following information and justification for the facilities to satisfy the applicable requirements of the City’s Bonus Plot Ratio Policy 4.5.1:

#### *‘Public Plaza*

- *The plaza is strategically located in an area where there is an identified need for such a space as indicated in the City of Perth’s Urban Design Framework;*
- *The plaza will be freely available and accessible to the public and the changes to the design provide a more inviting access located centrally along Terrace Road;*

- *As indicated above, the plaza will be of an outstanding design quality and attractive and inviting to the public;*
- *The overall space is 1000m<sup>2</sup> metres in area, regular in shape with appropriate dimensions of 20 metres by 50 metres and has been framed by the vertical dimension of the podium buildings. The event space is 658m<sup>2</sup> with dimensions of 14 metres by 47 metres;*
- *The design of the plaza access has been significantly improved by providing a direct access from Terrace Road and the introduction of active tenancies will invite the public to use the space;*
- *The plaza is well defined by the podium buildings with the edges of the plaza activated through tenancies;*
- *The plaza will have a distinctive identity and character which is appropriate to its location as a covered event space to build upon events hosted both at the hotel and Langley Park;*
- *The roof cover is glazed and therefore there will be natural light and sunlight that will enter the plaza;*
- *The entire space is weather protected as it is proposed as a space that is used in conjunction with hotel events and also events held at Langley Park;*
- *The plaza as indicated in the landscape design will be provided with a high level of landscaping, seating, public art and lighting; and*
- *As the public plaza is to be covered there will be no impacts of wind on pedestrians using the plaza.*

#### *Pedestrian Facilities*

- *The pedestrian facility is strategically located linking Adelaide Terrace to the public plaza and to Langley Park;*
- *The proposed pedestrian access provides a significant improvement to the current access by making the access direct and activated;*
- *The access will be freely available to the public and has been designed for universal access;*
- *The pedestrian facility links Adelaide Terrace to the public plaza and to Langley Park;*
- *The pedestrian facility increases and significantly improves permeability;*
- *The pedestrian facility meets the requirements of the Pedestrian Walkways Policy in that a four metre wide access is provided;*
- *The amendments to the pedestrian accessways significantly improves access, and activity is provided within a covered space and therefore is not impacted by the wind; and*
- *The accessway is provided with active uses as well as flexible spaces to encourage temporary uses such as markets etc.*

#### *Child Care Centre*

- *There are a lack of child care centres in the city and the proposed site is appropriately located in East Perth to service East Perth and to provide a facility on the way into the CBD.*
- *The child care centre has been designed in consultation with an operator and includes 482m<sup>2</sup> of internal area and 399m<sup>2</sup> of external play area of which 159m<sup>2</sup> is covered.*
- *There is a strategic public need for more child care centres within the City of Perth.*
- *The location of the child care on the podium level away from the residential areas to the west means that the child care centre will not impact the amenity of the area.*

- *The child care centre is of an appropriate size, including internal and external areas and a drop off is located in the car parking area.*
- *The child care centre has been designed in consultation with an operator who intends on running the child care centre.*

#### *Public End of Trip Facilities*

- *Cycling is becoming increasingly popular in the City of Perth and the provision of public end of trip facilities seeks to enhance cyclist facilities;*
- *The facility is appropriately located at ground level with easy access from Plain Street;*
- *The location is appropriate for the site and the design includes excellent facilities for the cyclists;*
- *The facility will be managed by centre management which means that the facility will exist as part of the overall site facilities; and*
- *Appropriate signage will be installed to identify the facility and the access arrangements.*

#### *Theatre/Performance Space*

- *There is an identified need for spaces such as the one proposed given the number of cultural events held within the City of Perth and the lack of spaces within the East Perth area;*
- *The performance spaces have been provided as flexible spaces and therefore are able to cater for small or larger events;*
- *The location along the Plain Street frontage means that the events will not impact the residential area to the west;*
- *The spaces have been designed to include both internal and external spaces; and*
- *The facility will be available all year round and an events schedule will be created following approval.'*

Noting the above, some aspects of the proposal are considered to generally satisfy the Policy requirements in order to be awarded bonus plot ratio for the provision of public facilities. The extent of the awarding, noting the maximum 20% is being sought, requires detailed consideration by the Committee regarding whether all of the facilities are truly considered to be public facilities as intended by CPS2.

#### **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.





2017/5111 – 'HYATT CENTRE', 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH





PERSPECTIVE 1 - VIEW FROM NORTH-EAST CORNER

PROPOSED ASSET ENHANCEMENT INITIATIVES  
99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 11) & 10 TERRACE ROAD (LOT 12)  
APPLICATION FOR DEVELOPMENT APPROVAL



PERSPECTIVE 2 - VIEW ALONG PLAIN STREET

PROPOSED ASSET ENHANCEMENT INITIATIVES  
99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 11) & 10 TERRACE ROAD (LOT 12)  
APPLICATION FOR DEVELOPMENT APPROVAL



Grand Hotel Group



2017/5111 – ‘HYATT CENTRE’, 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH  
(PERSPECTIVES)





PERSPECTIVE 3 - VIEW FROM TERRACE ROAD (DAY)

PROPOSED ASSET ENHANCEMENT INITIATIVES  
 99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 11) & 10 TERRACE ROAD (LOT 12)  
 APPLICATION FOR DEVELOPMENT APPROVAL



Grand Hotel Group

AGA architects  
 private limited

**2017/5111 – ‘HYATT CENTRE’, 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH  
 (PERSPECTIVES)**





PERSPECTIVE 4 - VIEW FROM TERRACE ROAD (NIGHT)

PROPOSED ASSET ENHANCEMENT INITIATIVES

99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 11) & 10 TERRACE ROAD (LOT 12)

APPLICATION FOR DEVELOPMENT APPROVAL



Grand Hotel Group

AGA architects  
private limited

2017/5111 – ‘HYATT CENTRE’, 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH  
(PERSPECTIVES)

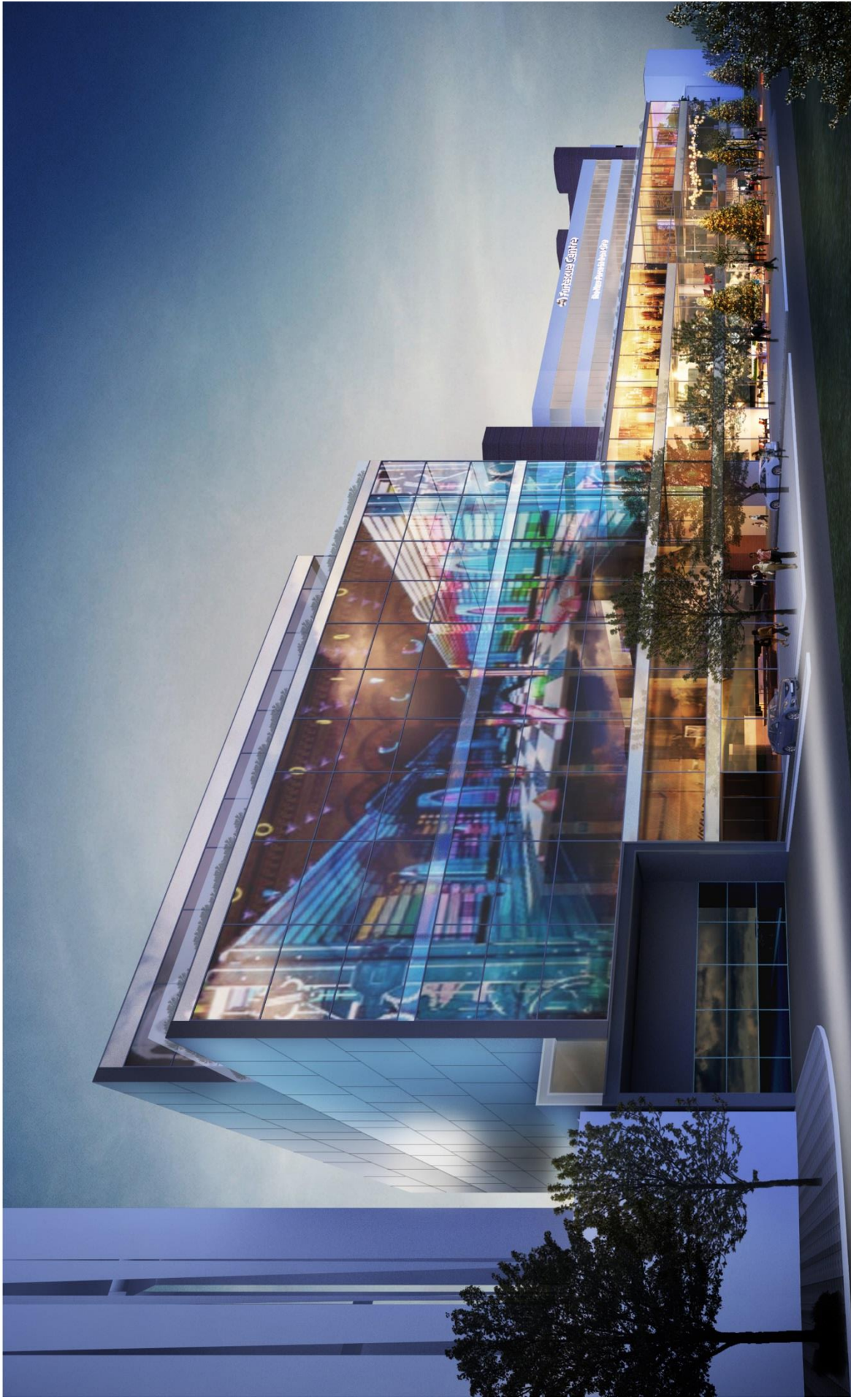




PERSPECTIVE 5 - VIEW FROM SOUTH-WEST CORNER (DAY)

PROPOSED ASSET ENHANCEMENT INITIATIVES  
 99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 11) & 10 TERRACE ROAD (LOT 12)  
 APPLICATION FOR DEVELOPMENT APPROVAL





PERSPECTIVE 6 - VIEW FROM SOUTH-WEST CORNER (NIGHT)

PROPOSED ASSET ENHANCEMENT INITIATIVES

99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 12)

APPLICATION FOR DEVELOPMENT APPROVAL



Grand Hotel Group

AGA architects  
private limited

2017/5111 – ‘HYATT CENTRE’, 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH  
(PERSPECTIVES)





PERSPECTIVE 7 - VIEW FROM REFURBISHED INTERNAL PLAZA

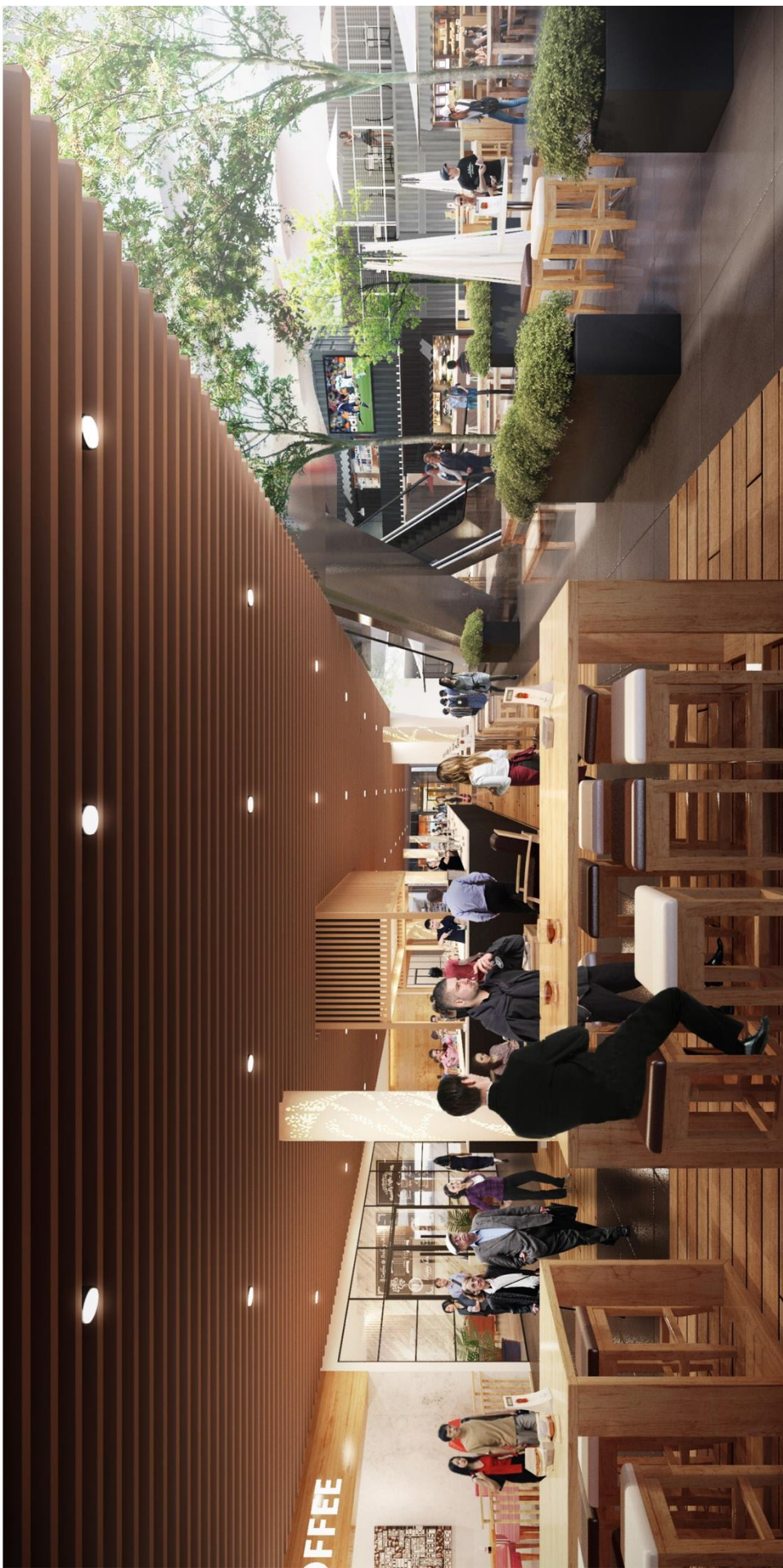
**PROPOSED ASSET ENHANCEMENT INITIATIVES**  
**99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 11) & 10 TERRACE ROAD (LOT 12)**  
**APPLICATION FOR DEVELOPMENT APPROVAL**



Grand Hotel Group

**AGA architects**  
private limited





PERSPECTIVE 8 - VIEW FROM INTERNAL LANEWAY

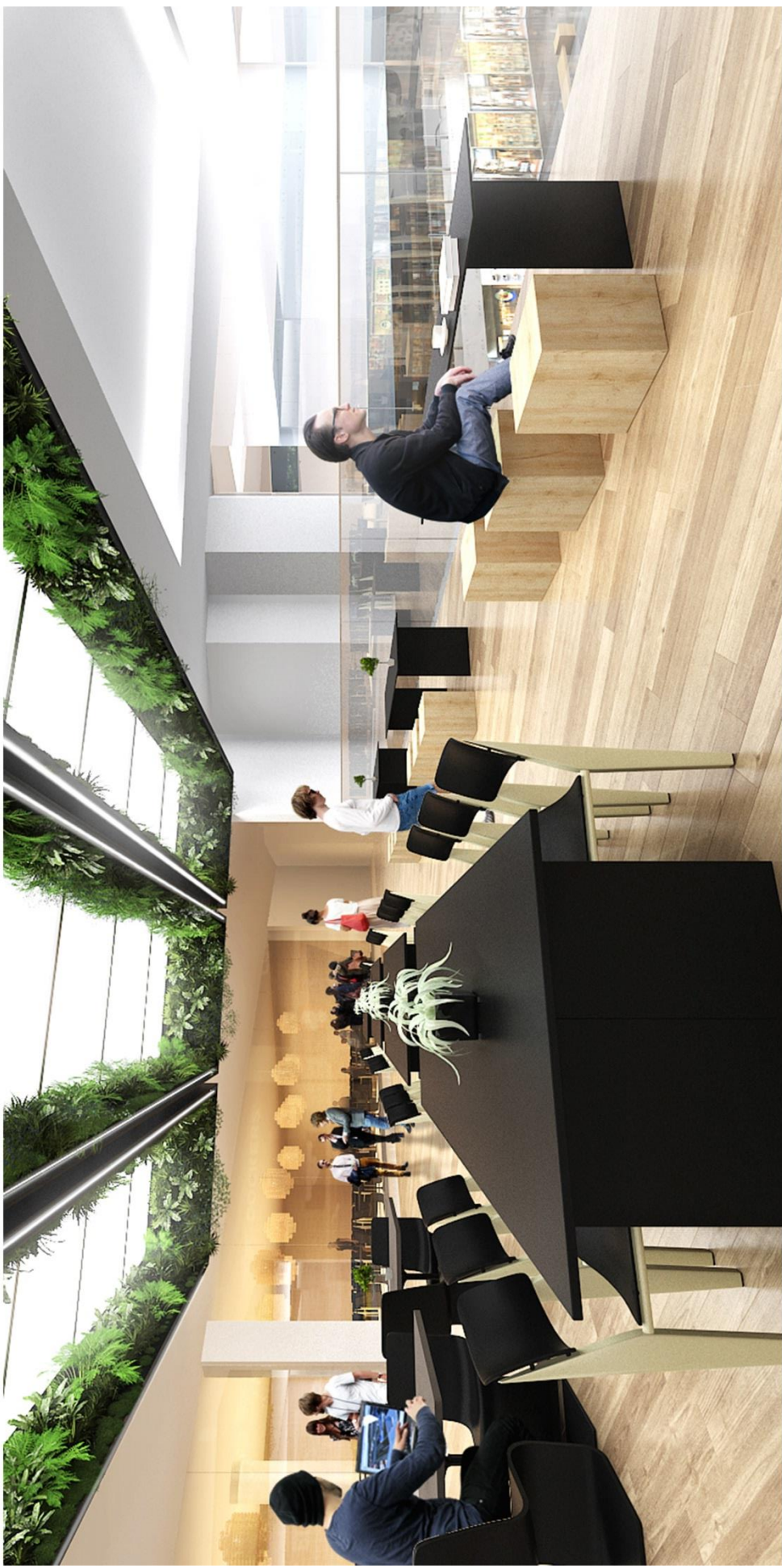
PROPOSED ASSET ENHANCEMENT INITIATIVES  
 99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 11) & 10 TERRACE ROAD (LOT 12)  
 APPLICATION FOR DEVELOPMENT APPROVAL



Grand Hotel Group







PERSPECTIVE 9 - VIEW FROM LEVEL 4 CAFE

PROPOSED ASSET ENHANCEMENT INITIATIVES

99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 11) & 10 TERRACE ROAD (LOT 12)

APPLICATION FOR DEVELOPMENT APPROVAL

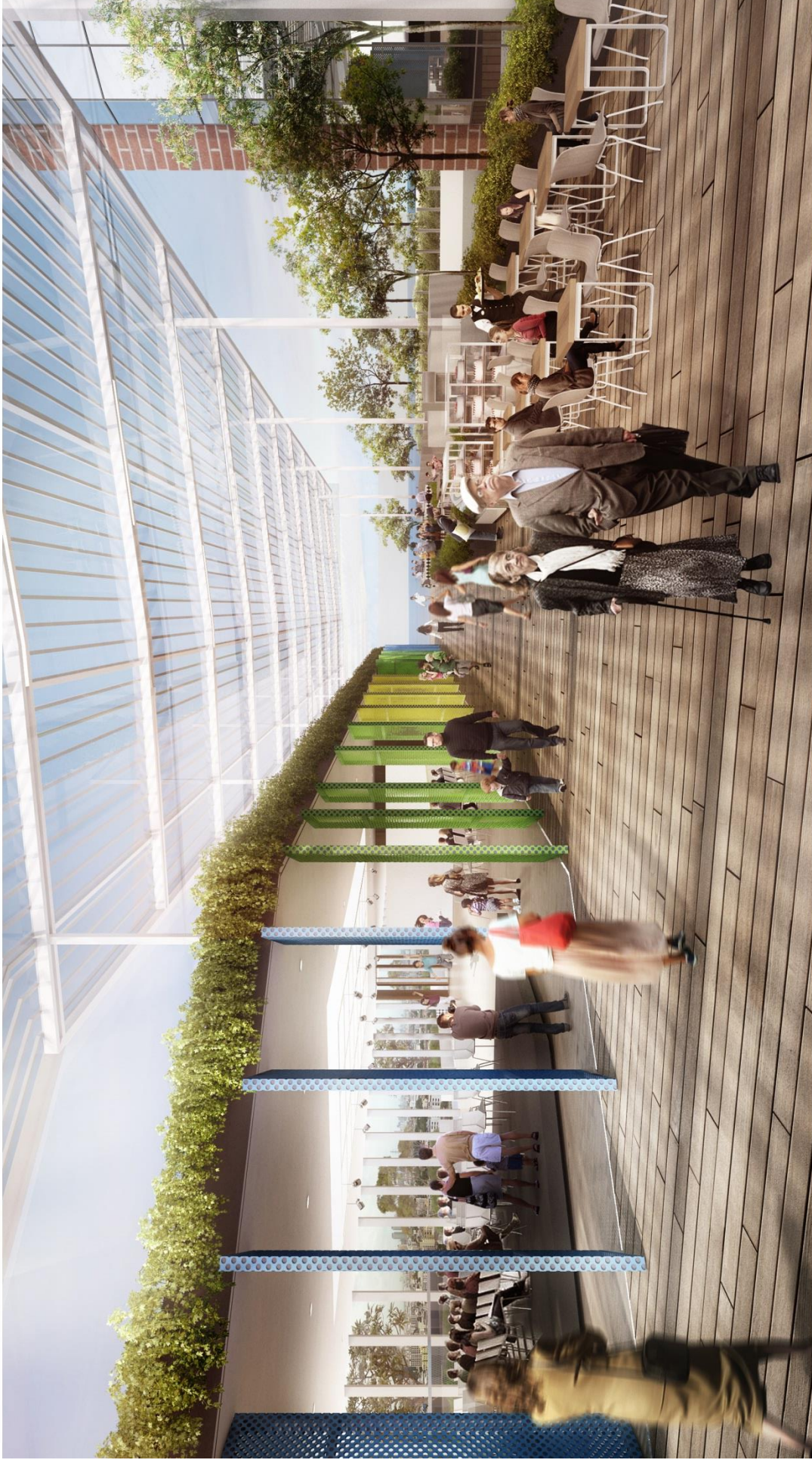


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2017/5111 – ‘HYATT CENTRE’, 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH  
(PERSPECTIVES)





PERSPECTIVE 10 - VIEW FROM LEVEL 8 COMMUNITY THEATRE / ART GALLERY

PROPOSED ASSET ENHANCEMENT INITIATIVES

99 ADELAIDE TERRACE (LOT 10), 40 TERRACE ROAD (LOT 12)

APPLICATION FOR DEVELOPMENT APPROVAL



Grand Hotel Group

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2017/5111 – ‘HYATT CENTRE’, 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH  
(PERSPECTIVES)

|                    |  |
|--------------------|--|
| Agenda<br>Item 6.2 | <b>78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 39 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus and Transfer Of Plot Ratio</b> |
|--------------------|--|

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### **Recommendation:**

***That the Design Advisory Committee considers the revised design of the proposed eight level mixed-use development containing 39 multiple dwellings ('Residential'), 16 serviced apartments ('Special Residential'), a restaurant ('Dining') tenancy and 40 car parking bays at 78-80 (Lots 1 and 2) Bennett Street, East Perth and provides advice on:***

- 1. the extent to which the applicant has addressed the Committee's previous concerns raised in relation to:***
  - 1.1 the revised design being poorly resolved and failing to meet the design standards expected for development in the city;***
  - 1.2 the resolution of the screening element to ensure it appears as an integrated element of the development and adequately screens the view of the car park;***
  - 1.3 the presentation of the street frontages of the proposed development and in particular the amenity of the ground floor apartment and prominent street corner area;***
  - 1.4 the impact of direct sunlight penetration into the west facing and top floor apartments;***
  - 1.5 the design of the canopy along Bennett Street to account for the full retention of the existing street tree; and***
  - 1.6. the design satisfying the Building Code and relevant Australian Standards, including matters relating to fire separation between floors, storm water drainage and car park access and car bay dimensions.***

|                          |   |
|--------------------------|---|
| FILE REFERENCE:          | 2016/5484   |
| SUBURB/LOCATION:         | 78-80 (Lots 1 and 2) Bennett Street, East Perth                             |
| REPORTING UNIT:          | Development Approvals   |
| RESPONSIBLE DIRECTORATE: | Planning and Development  |
| DATE:                    | 30 March 2017   |
| ATTACHMENT/S:            | Attachment 6.2A – Location Plan<br>Attachment 6.2B – Perspectives           |
| 3D MODEL PRESENTATION:   | A 3D Model for this application will be available at the Committee meeting. |



|                   |  |
|-------------------|--|
| LANDOWNER:        | SZ Property Pty Ltd  |
| APPLICANT:        | Rowe Group   |
| ZONING:           | (MRS Zone) Central City Area<br>(City Planning Scheme Precinct) Goderich (P14)<br>(City Planning Scheme Use Area) Residential – R160 |
| APPROXIMATE COST: | \$8.5 million  |

### **Purpose and Background:**

The subject site comprises of a total area of 895m<sup>2</sup> and is located on the south east corner of the intersection of Wellington and Bennett Streets, East Perth. Alternative vehicular access to the site is provided via Maggs Lane to the rear which has access to both Wellington and Bennett Streets. The site currently accommodates two single storey brick and tile residences.

The proposed development was originally considered by the Design Advisory Committee (DAC) at its meeting on 8 December 2016 when it was resolved that the Committee:

- “1. acknowledges that the proposal satisfies the criteria for the awarding of 20% bonus plot ratio for the provision of a special residential use in accordance with the City’s Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9;*
- 2. considers that the proposed development does not provide any qualitative public benefit in exchange for the extent of variations being sought to the development standards applicable to the site (including transfer plot ratio) and recommends that the applicant explore more innovative design solutions such as a re-entrant corner treatment, increased setbacks to the upper levels and a building footprint that would enable retention of some of the mature trees on the site that would contribute to the streetscape and to the public place;*
- 3. requests further details of the quality of materials proposed and considers that further resolution of the screening element is required to ensure it positively contributes to the streetscape, adequately screens the view to the car parking and does not provide a visual barrier to the outlook from the affected serviced apartments; and*
- 4. suggests that a raised planter or similar visual barrier be incorporated in the design to provide privacy for the ground floor caretaker’s apartment.”*

In response to the DAC’s comments, the applicant submitted revised plans which were considered by the City of Perth Local Development Assessment Panel (LDAP) at its meeting held 21 February 2017. The LDAP resolved to defer consideration of the application for a maximum period of three months, to enable:

- “1. referral of the application back to the City of Perth Design Advisory Committee to consider design issues previously raised and detailed in the Responsible Authority Report;*
- 2. re-addressing the street frontages of the proposed development, in particular to Wellington Street, and the prominent street corner presentation;*

3. *further review of the Western Power substation in relation to the impact on Maggs Lane;*
4. *review of the top floor design in relation to the impact of direct sunlight penetration into the units; and*
5. *further consideration of the schedule of materials to ensure that the building positively contributes to the streetscape and locality.”*

The Panel further advised that it was considered *‘appropriate to defer the application in order to give the applicant the opportunity to improve the amenity of the proposed development’*.

In response to the LDAP’s deferral and comments, the applicant submitted revised plans which were considered by the DAC at its meeting on 9 March 2017 when it was resolved that DAC:

*“considers that the revised design is a poorly resolved and inadequate response to the design issues previously raised by the Committee and that the proposal would diminish the amenity of the locality and fails to meet the design standards expected for development in the city. In particular, the Committee notes the following design issues need to be further addressed:-*

1. *resolution of the screening element to ensure that it appears as an integrated element of the development and that it positively contributes to the building and the streetscape and that it adequately screens the view to the car parking (particularly at night);*
2. *the presentation of the street frontages of the proposed development, in particular to Wellington Street, which is a major city street, including a review of the amenity of the ground floor apartment and the prominent street corner presentation of the building;*
3. *better resolution of the design in relation to the impact of direct sunlight penetration into the west facing and top floor apartments;*
4. *the design of the canopy along Bennett Street to account for the full retention of the existing street tree; and*
5. *ensuring the design satisfies Building Code and relevant Australian Standards, noting such matters as fire separation between floors (absence of spandrels), storm water drainage details and car park access and car bay dimensions.”*

The applicant has again submitted further revised plans which aim to address the latest comments of the DAC outlined above.

### **Details:**

The amended plans retain the general composition of the development with approval being sought to demolish all existing structures on site to construct an eight level mixed-use development.

The current proposal includes the following modifications to the previous design:

- replication of the configuration and external appearance of Levels 5 and 6 on Level 7, resulting in the provision of an additional multiple dwelling for the development;
- reduction in the extent of the screening element across the first floor level frontage with revisions to the external appearance of the corner serviced apartments on Levels 1 and 2;
- modification to the external appearance of the ground floor apartment fronting Wellington Street;
- reduction in the extent and configuration of the canopy structure; and
- reduction in the size of western facing windows for the multiple dwellings on Levels 3 to 7.

## **Conclusion**

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

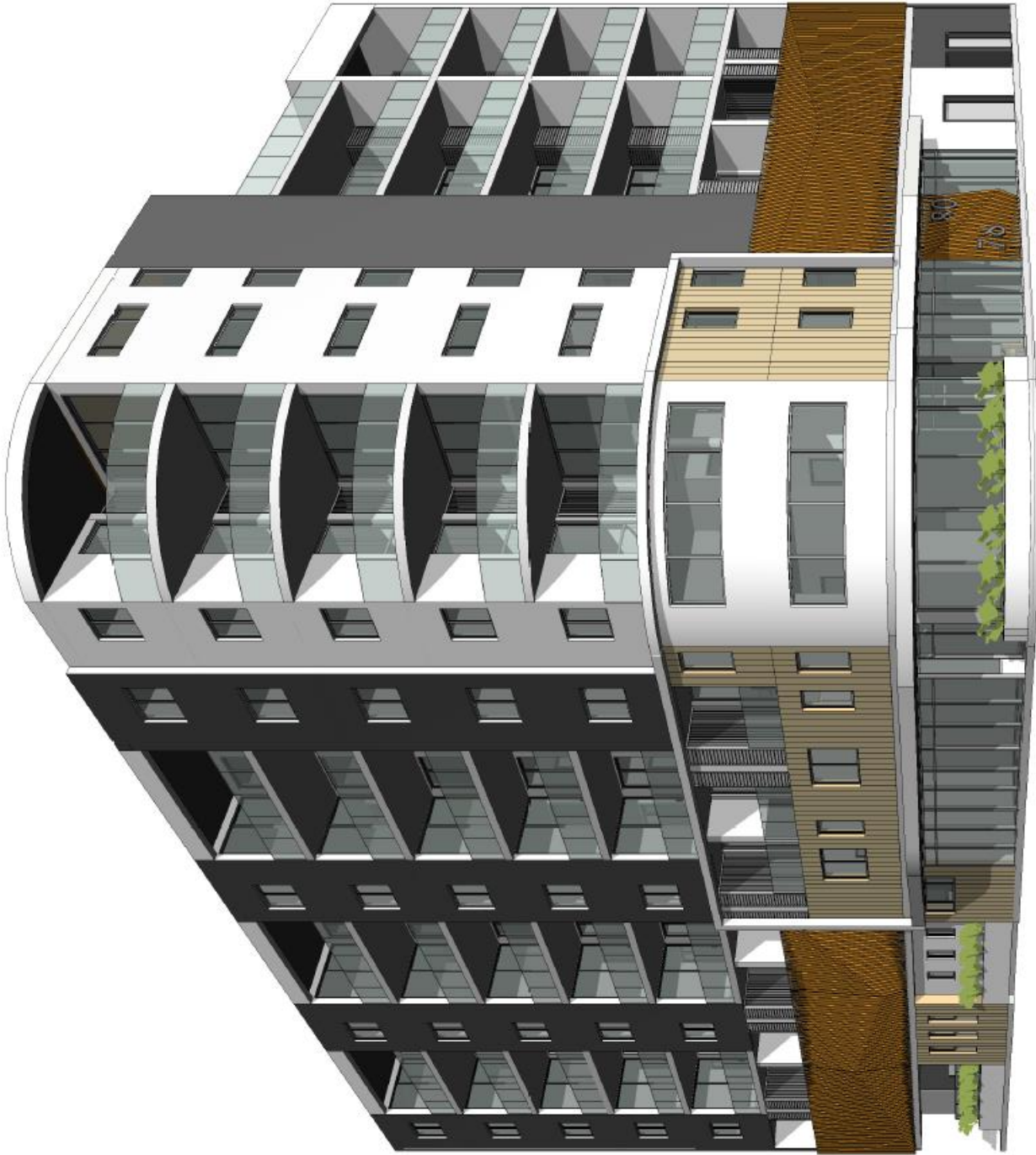
A verbal presentation will be given to the Committee with regard to the most recent design changes outlined above.





2016/5433 – 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH

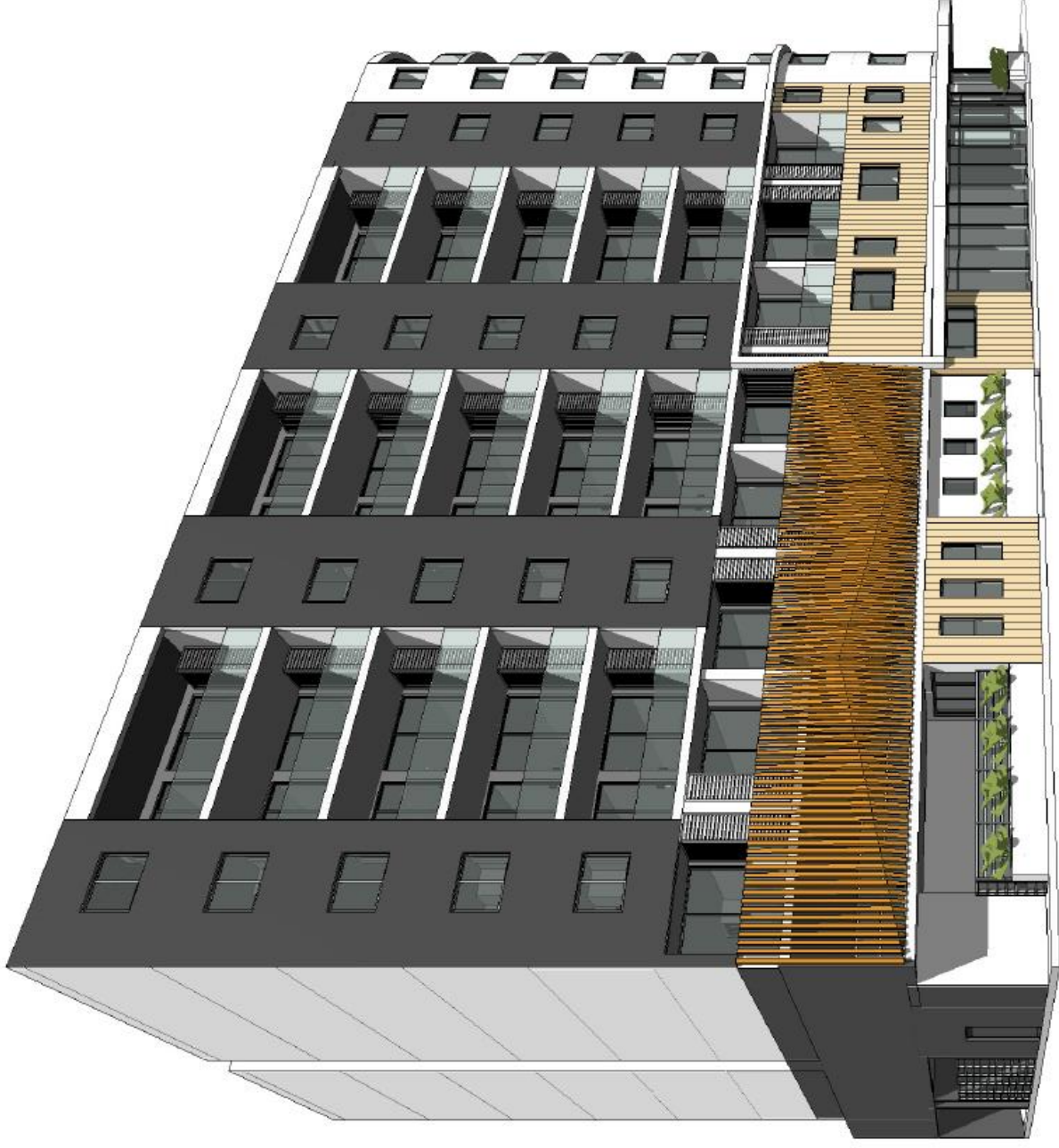




2016/5484: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)

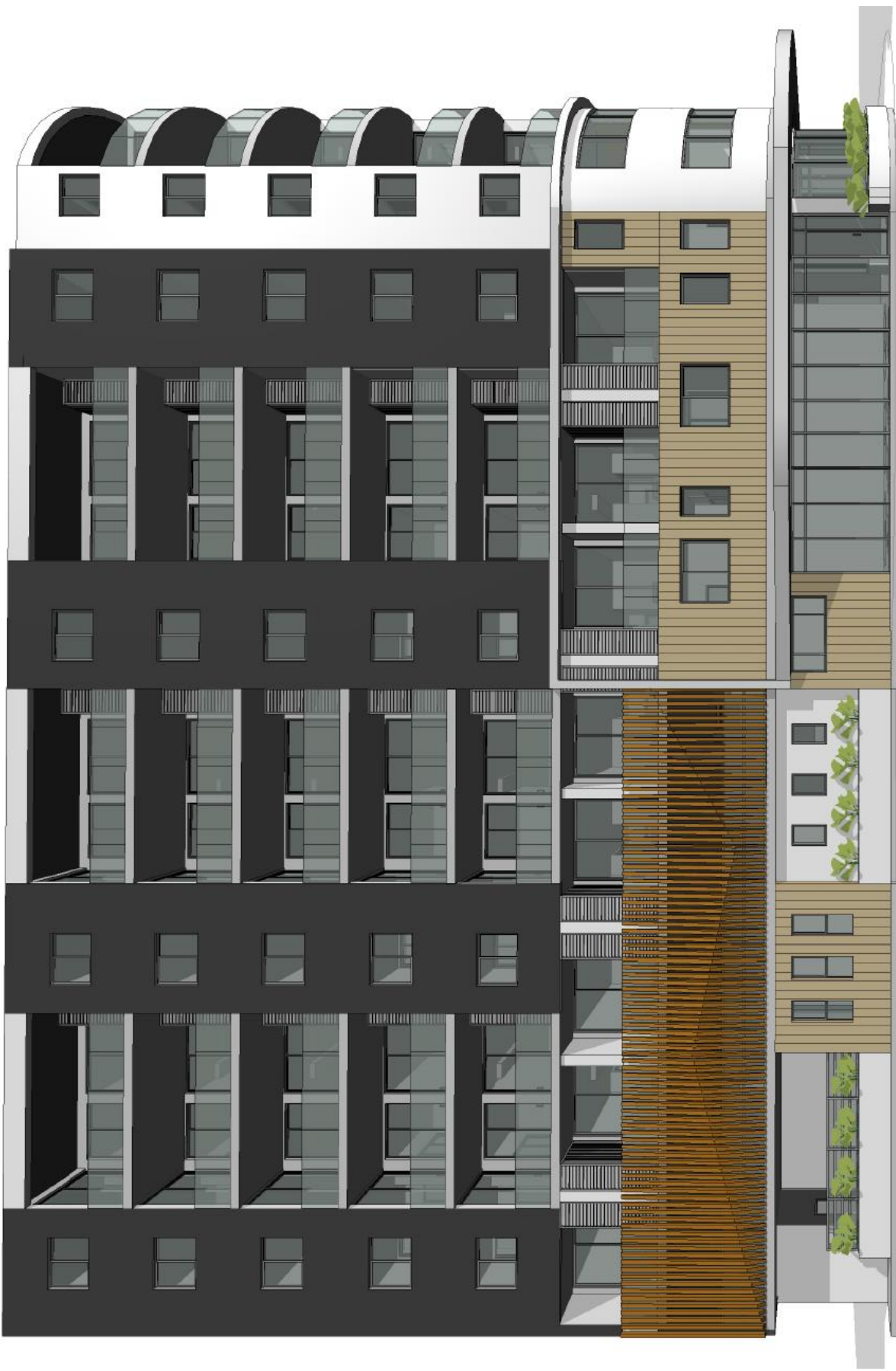


2016/5484: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



2016/5484: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)





2016/5484: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



**2016/5484: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)**

**Agenda Item 6.3**      **35 (Lot 2885) Stirling Highway, Crawley – Proposed Four Storey University Building and Refurbishment of Existing University Building**

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**Recommendation:**

*That the Design Advisory Committee considers the design for the proposed new four storey university building ('EZone UWA') and refurbishment of an existing building within the University of Western Australia Campus at 35 (Lot 2886) Stirling Highway, Crawley and provides advice on:*

- 1. the appropriateness of the architectural design and extent of the overall development in relation to the heritage significance of the campus and to its context and setting within the University of Western Australia Conservation Area; and*
- 2. the general aesthetic quality of the development including the proposed materials and finishes.*

|                          |   |
|--------------------------|---|
| FILE REFERENCE:          | 2017/5086   |
| SUBURB/LOCATION:         | University of Western Australia, 35 (Lot 2885) Stirling Highway, Crawley    |
| REPORTING UNIT:          | Development Approvals   |
| RESPONSIBLE DIRECTORATE: | Planning and Development  |
| DATE:                    | 23 March 2017   |
| ATTACHMENT/S:            | Attachment 6.3A – Map<br>Attachment 6.3B – Perspectives                     |
| 3D MODEL PRESENTATION:   | A 3D Model for this application will be available at the Committee meeting. |
| LANDOWNER:               | The University of Western Australia   |
| APPLICANT:               | Hassell Ltd   |
| ZONING:                  | (MRS Zone) Public Purposes (University)                                     |
| APPROXIMATE COST:        | \$64.3 million  |

**Purpose and Background:**

The subject site is located within the 'mid campus precinct' of the University of Western Australia, adjacent to the Fairway boundary, near the junction with Edward Street: The site is currently occupied by at grade parking and existing university buildings.

**Details:**

The application proposes the partial demolition of the existing Building 224 on the campus, the refurbishment of an existing three-storey building (Building 222 Environmental Engineering) and the construction of a new four-storey facility.

The refurbishment of the existing building will include stripping out and the creation of learning spaces and workspaces for academics. New facilities will include meeting spaces, a laboratory (thermodynamics), with existing motor sports club areas to remain and with the addition of a student services area and a small café.

The new four storey Building 275 will accommodate new learning spaces, workspaces for academics, meeting spaces, laboratories (structures and hydraulics), stores and engineering plant. The building also includes open 'learning steps' which, according to the applicant will allow for social interaction and learning, and encourage the use of stairs to access facilities rather than the lifts.

The Crawley campus is characterised by a large number of masonry buildings, particularly in the western precinct. Dominant masonry materials include the use of limestone, clay bricks and raw concrete in smooth and shuttered off-form finish. The applicant has advised that the versatility of these strongly established material precedents have been integrated into the new building. Other common materials found throughout the campus that will be expressed include timber and limestone.

The new building will be constructed from glazing, spandrel panels and brick. Louvered windows are proposed to the top level, with polycarbonate cladding to the proposed plant and a metal roof. The building will be enveloped with a 'veil' with the use of a historic image formed by a series of six overlapping circles of equal radii forming a geometric pattern or petal-like symbol that is sometimes referred to as 'The Flower of Life'. This symbol is one of the UWA '100 Treasures' and is cast into all of the many Gus Ferguson concrete buildings on campus. The panels within the veil will be able to be adjusted to manage sun penetration while also providing views, depending on orientation.

The area between the existing refurbished Building 222 and new Building 275 will be a covered space that will provide a sheltered 'street'. The applicant has advised that this 'street' can be used at all hours to access both the facilities and the UWA Crawley campus grounds. This roofed area adjoins the 'learning steps' element in Building 275.

To the south of the new building, a new servicing area is located. This area will house a new secure access and storage area for the building. A number of roller doors to the façade will provide access to the building from this area. No details of the appearance of these roller doors have been provided at this stage.

The proposal will be a prominent development in the existing streetscape, with the building one of the few to address the street. The development will also have a dramatic different style of architecture than that existing on the campus and departs from the traditional style of a number of buildings on the site.

The development will remove two UWA car parking bays, 71 public car parking bays, four motorcycle bays and two universal access bays which are currently located between the existing building on site and the street. As part of the development it is proposed to provide 26 relocated bays, four motorcycle bays and two universal access bays in front of the refurbished Building 222 (replacing an existing at grade carpark). This will result in a nett loss of 45 bays on the site.

A new access point to the refurbished carpark is proposed via an existing internal road access from Fairway to the north of the development. Servicing vehicles will access the building from the existing carpark to the south of the new building.

The new building will provide additional bicycle parking facilities and end of trip facilities. The new facilities, in addition to existing facilities, will incorporate the following:

- a minimum of 26 bicycle parking spaces within the Building 222/275 development, plus a minimum five spaces near the new, small cafeteria on the south east corner of Building 222.
- a minimum of 34 lockers within the Building 222/275 development in a secure facility at the north end of Building 222.
- two dedicated male showers, two dedicated female showers and one unisex universal access shower in a secure facility at the north end of Building 222, which will be supported by the campus wide bicycle system, which also includes existing two male and two female showers (and lockers) in the adjacent Building 223.

### **Compliance with Planning Scheme:**

#### **Land Use**

The use of the site for accommodation is consistent with the purpose and intent for which the land is reserved ('University') under the MRS.

#### **Development Requirements**

The requirements of the City of Subiaco Town Planning Scheme No 4 are not applicable to the application, however due regard to fundamental planning and design principles of the scheme should be applied in the assessment of any proposal prior to forwarding on a recommendation to the WAPC.

The Campus Plan 2010 prepared by UWA sets out a number of recommendations in relation to architectural style of future buildings on the site including:

- embracing the concept of larger-scale structures and prepare planning studies to ensure open space is not compromised;
- embracing the concept of a hybrid architecture within a different form of urban place-making between campus and Broadway;
- considering opportunities for a different built form, particularly in mixed use buildings, as the University expands towards Broadway;
- accepting the current architectural approach but encourage commissioned architects to innovate, particularly on sites deemed to be of greater prominence or significance than others;
- continuing to provide coherence through the colour palette, and through the placement/design of some sites/buildings, which encourage use/connection between both inside/ outside spaces. This is a strength that would be beneficial to maintain in further development of the campus and its stakeholders;
- offering varying opportunities for expressive form of architecture within the colour and material palette on selected sites around campus; and
- accepting the future challenge of changing building types, materials and technology.



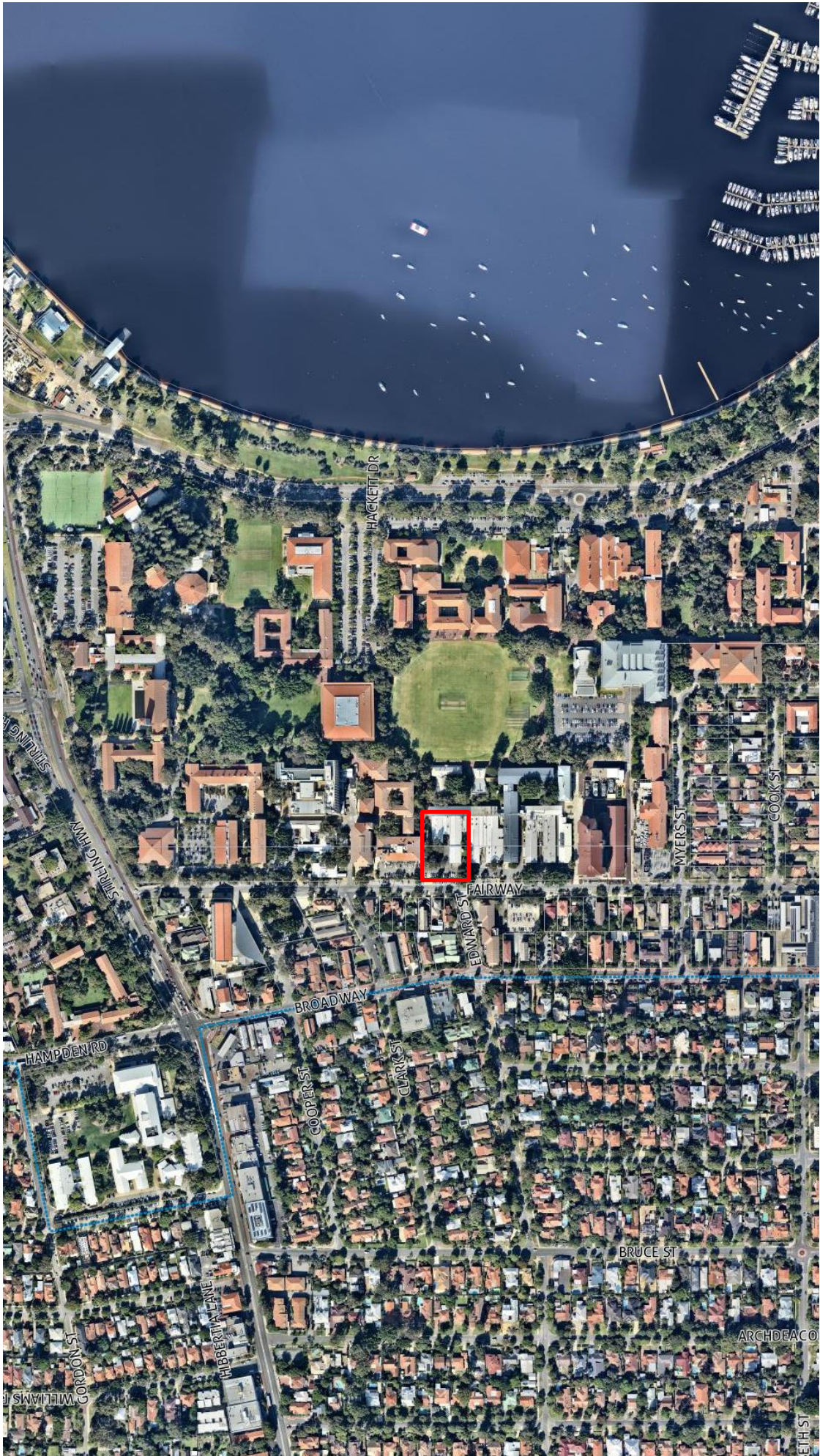
The Campus Plan also encourages alternative modes of transport including:

- removing smaller surface car parks when the opportunity arises, delivering small building sites or landscape opportunities;
- reducing the use of cars on campus; and
- ensuring the architecture and landscape quality of the campus is not compromised by roads and parking facilities.

## **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.



2017/5083 – 'UNIVERSITY OF WESTERN AUSTRALIA', 35 (LOT 2886) STIRLING HIGHWAY, CRAWLEY





2017/5083 – 'UNIVERSITY OF WESTERN AUSTRALIA', 35 (LOT 2886) STIRLING HIGHWAY, CRAWLEY





2017/5083 – 'UNIVERSITY OF WESTERN AUSTRALIA', 35 (LOT 2886) STIRLING HIGHWAY, CRAWLEY





**2017/5083 – ‘UNIVERSITY OF WESTERN AUSTRALIA’, 35 (LOT 2886) STIRLING HIGHWAY, CRAWLEY**





2017/5083 – 'UNIVERSITY OF WESTERN AUSTRALIA', 35 (LOT 2886) STIRLING HIGHWAY, CRAWLEY





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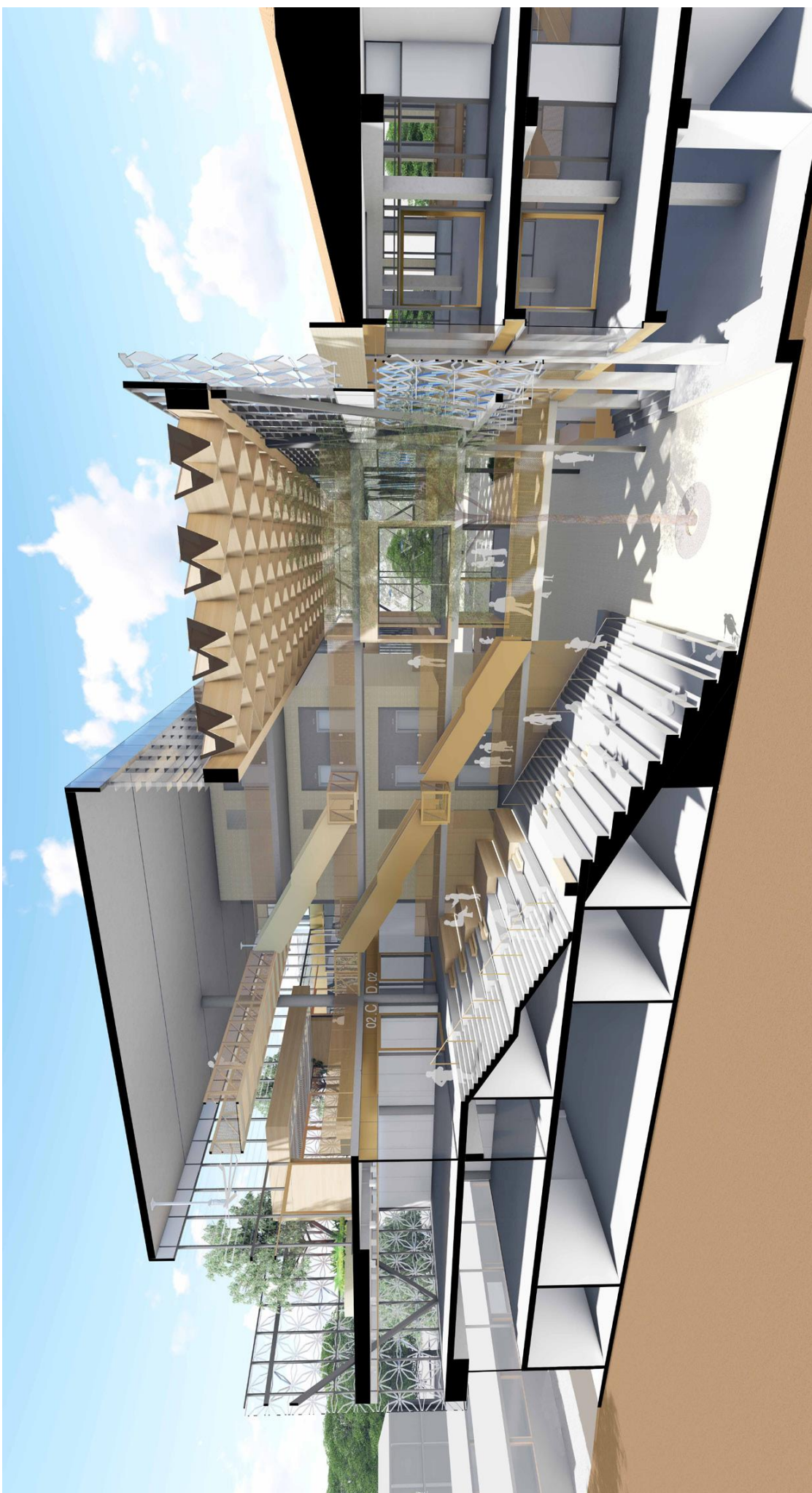


2017/5083 – 'UNIVERSITY OF WESTERN AUSTRALIA', 35 (LOT 2886) STIRLING HIGHWAY, CRAWLEY





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