

Design Advisory Committee

Notice of Meeting
8 February 2018
10am

Committee Room 1
Ninth Floor
Council House
27 St Georges Terrace, Perth



Agenda

ORDER OF BUSINESS AND INDEX

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of minutes – 16 November 2017
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports
 - 6.1 31 (Lot 220) Malcolm Street, West Perth – Thirteen Level Residential Development Containing 22 Apartments, 41 Car Parking Bays and the Partial Retention of a Heritage Listed House - Bonus Plot Ratio
 - 6.2 36 (Lot 18 St Georges Terrace, 10-14 (Lot 19) Pier Street and Lot 50 on Plan 7042, Perth – Proposed Amendments to Approved Hotel and Serviced Apartment Development and Refurbishment of Existing Church – Bonus Plot Ratio
- 7 Briefings and Deputations
 - 7.1 Overview by the City's planning staff and City Architect (10 minutes)
 - 7.2 Welcome and Introductions (3 minutes)
 - 7.3 Applicant's presentation (10 minutes)
 - 7.4 Committee's questions and clarifications (10 minutes)
- 8 Committee discussion and Confirmation of advice/recommendations (12 minutes)
- 9 Motions of which Previous Notice has been given
- 10 General Business
 - 10.1 Responses to General Business from a Previous Meeting
 - 10.2 New General Business
- 11 Items for consideration at a future meeting
Outstanding Reports:
- 12 Closure



ROBERT MIANICH

1 February 2018

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

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

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

Quorum: Four

Terms Expire: October 2019

Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of clause 66A of the Supplemental Provisions to the Deemed Provisions (refer Schedule A of the City Planning Scheme No. 2, as gazetted on 24 February 2017).

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and 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 that are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.

- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

Bonus plot ratio will not be awarded “as of right”. Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within Perth as a capital city.

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

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

Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will be requested to provide advice on the extent of bonus plot ratio which is warranted.

In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high quality hotel as identified in the Bonus Plot Ratio Policy.

Reference should be made to the Bonus Plot Ratio Policy for full 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, the Deemed Provisions 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 **31 (Lot 220) Malcolm Street, West Perth – Thirteen Level Residential Development Containing 22 Apartments, 41 Car Parking Bays and the Partial Retention of a Heritage Listed House - Bonus Plot Ratio**

Recommendation:

That the Design Advisory Committee CONSIDERS the design of the thirteen level residential development containing 22 apartments, 41 car parking bays and the partial retention of the heritage listed house and the request for bonus plot ratio at 31 (Lot 220) Malcolm Street, West Perth and provides advice on:

- 1. the general design of the building, including the building height and its presentation to the street; and***
- 2. the granting of a 20% bonus plot ratio on the basis of the conservation works and retention of a portion of the heritage listed 'Edith Cowan House' on the subject site.***

FILE REFERENCE:	2017/5518
SUBURB/LOCATION:	31 (Lot 220) Malcolm Street, West Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	29 January 2018
ATTACHMENT/S:	Attachment 6.1A – Location Map Attachment 6.1B - Perspective
3D MODEL PRESENTATION:	Yes
LANDOWNER:	Mr F Cardaci and Mr C C Cardaci
APPLICANT:	Ferguson Architects
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) West Perth Precinct 10 (City Planning Scheme Use Area) Residential – R160
APPROXIMATE COST:	\$17 million

Background:

The 1,418m² subject site is located on the south eastern side of Malcolm Street in West Perth. The site is occupied by a two storey house constructed in 1883 of mixed limestone and brick walls, timber floors and corrugated steel roof connected to a three-storey clay brick walled addition constructed in 1958.

The City received a Local Development Assessment Panel (LDAP) application on the 30 June 2016 for the demolition of the existing buildings on the subject site and the construction of a seven level hotel development containing 43 hotel rooms and six car parking bays. The application was withdrawn after the State Heritage Office requested that the buildings on site, also known as Edith Cowan House and the Skinner Gallery, be assessed for inclusion on the State Heritage Register. Edith Cowan House and the Skinner Gallery were formally listed on the State Register of Heritage Places on the 8 September 2017.

Details:

Approval is sought to demolish the rear portion of Edith Cowan House and the Skinner Gallery on the subject site, retaining the northern and eastern elevations of Edith Cowan House and constructing a thirteen level residential building containing 22 apartments and 41 car parking bays to the rear of the retained portion of the building. The application seeks a 20% bonus plot ratio for the retention and upgrading of a portion of existing heritage listed Edith Cowan House.

Details of the proposed development are as follows:

Basement Lower Level	-	This level contains 16 car parking bays including two car lifts, the car lift control room, stairs and lift access.
Basement Upper Level	-	This level contains 16 car parking bays, two car lifts, substation, store room, lift and stair access.
Ground Floor level		This level retains the entrance and foyer of Edith Cowan House as well as the bathroom and sitting areas which are to be used for communal purposes and the original staircase. The new addition to the rear of the retained portions of the house includes nine car parking bays, bin store, two car lifts, eight bicycle bays, lift and stair access.
First Floor Level		This level retains three rooms of the heritage listed house to be used as meeting rooms plus the existing staircase and includes the construction of 20 residential store rooms, fire pump room, fire tank lift and stair access.
Second and Third Floor Levels		These levels each contain one, one bedroom apartment, a two bedroom apartment and a three bedroom apartment each with a balcony, lift and stair access.
Fourth and Fifth Floor Levels		These levels each contain three, two bedroom apartments with a balcony, lift and stair access.
Six to Ninth Floor Levels		These levels contain two, three bedroom apartments with balconies, lift and stair access.
Tenth Floor Level		This level contains one, four bedroom apartment with balconies, lift and stair access.
Eleventh and Twelfth Floor Levels		These levels contain one four bedroom penthouse apartment over two levels with balconies, lift and stair access.

Compliance with Planning Scheme:

Land Use

The subject site is located in the Residential-R160 Use Area of the West Perth Precinct (Precinct 10) of City Planning Scheme No. 2 (CPS2). The West Perth Precinct will be developed as one of several residential quarters, accommodating a range of housing types along with support facilities, as well as providing a secondary business area adjacent to the city centre. It is envisaged that the West Perth Precinct will continue to develop as a living and working environment set in spacious landscaped surrounds, reflecting the original concept for this area of a garden office and residential district. The amenity, character and general environmental quality of the West Perth Precinct should be maintained and enhanced.

Residential is a preferred ('P') use in the Residential-R160 Use Area of the West Perth Precinct of CPS2.

Development Requirements

Buildings are to be well setback from all boundaries and set in generously landscaped gardens creating a serene and park like environment. New buildings should be designed and constructed to reflect the historic fabric, scale, materials and style of buildings in the area. Building height will be limited to reflect the relatively low height of most buildings in the area.

The proposal has been assessed against the City Planning Scheme requirements and the proposal's compliance with the following development standards is summarised below:-

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	2.4:1.0 (3,401m²) representing a total of 20% bonus plot ratio for the site.	2.0:1.0 (2,836m ²)
Building Height		
Mount Street Design Policy	45 metres	24 metres (maximum)
Parliament House Precinct Policy	45 metres	5.4 metres (maximum)
Setbacks:		
Front:	12 metres	4.5 metres (minimum)
Side (North-East):	3 metres	3 metres (minimum)
Side (South-West):	3 metres	3 metres (minimum)
Rear:	3 metres	3 metres (minimum)
Residential Tenant Car Parking:	41 bays (total)	28 bays (minimum)

Development Standard	Proposed	Required / Permitted
Visitor Parking Bays:		6 bays
Open Space:	53 per cent (751m ²)	50 per cent (709m ²)
Landscaping:	32 per cent (453m ²)	25 per cent (354.5m ²)
Bicycle Parking	11 bays	7 bays (minimum)

Bonus Plot Ratio:

Under the City’s Bonus Plot Ratio Policy the conservation of heritage places and heritage areas may be eligible for the awarding of up to 20% bonus plot ratio. The intent of the bonus plot ratio for the conservation of heritage places is to facilitate the retention, enhancement and maintenance of places of cultural significance in order to safeguard the city’s heritage. The applicant is seeking bonus plot ratio for the site based on the retention and maintenance of Edith Cowan House which has recently been listed as a place of cultural heritage significance. Clause 5.3.1 ‘Essential Criteria’ of the City’s Bonus Plot Ratio Policy 4.5.1 requires a place to be on the Heritage List to qualify for a heritage bonus. The subject property satisfies the essential criteria for the awarding of bonus plot ratio.

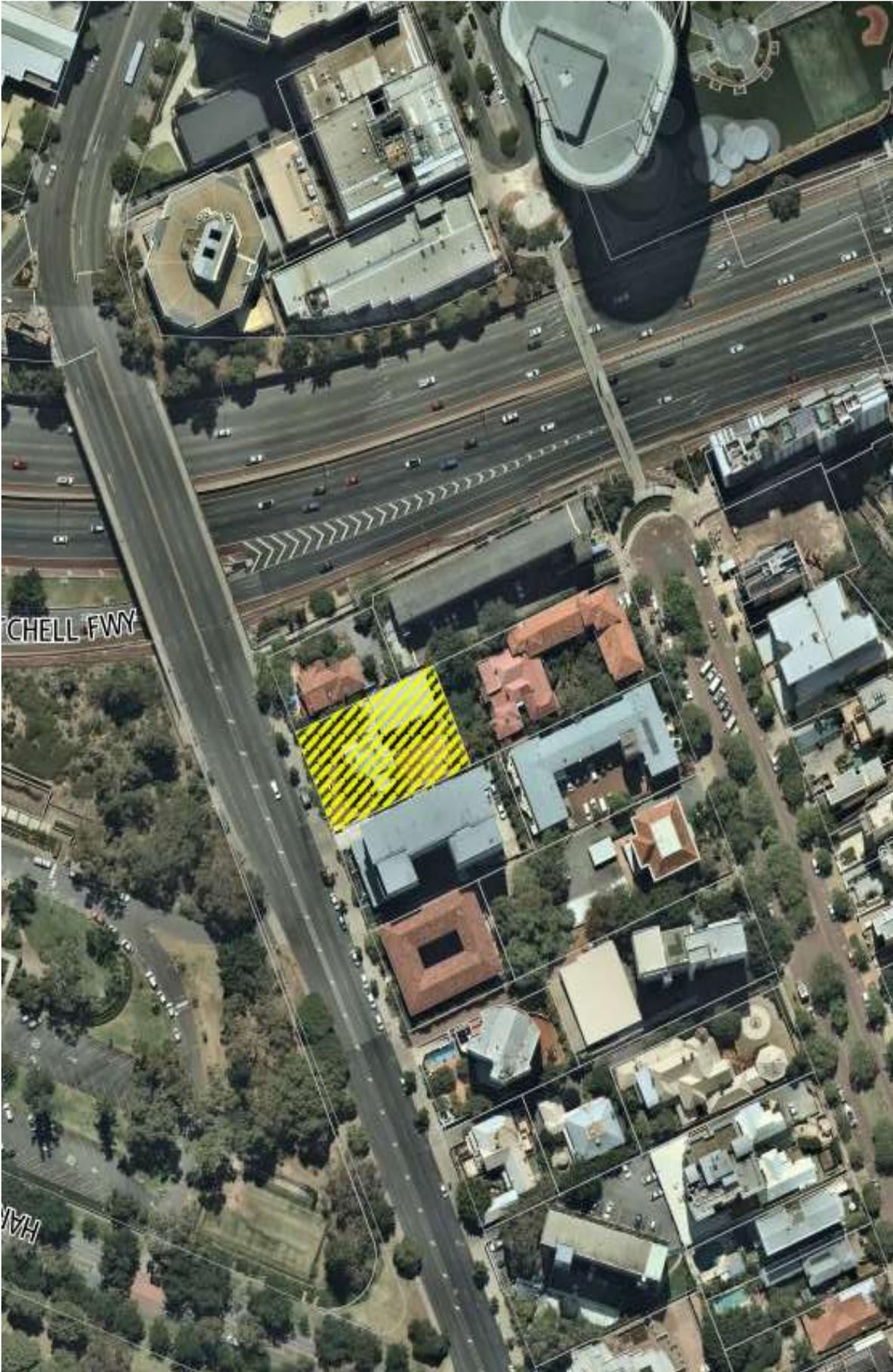
The applicant has provided the following information and justification for the request for bonus plot ratio to satisfy the applicable performance requirements of the City’s Bonus Plot Ratio Policy 4.5.1:

- The proposed development retains both the primary eastern elevation and northern street elevation of Edith Cowan House. The proposal is designed to retain the original roof line, maintaining its visual presence from Malcolm Street;
- Six of the primary rooms of the house are retained and will be used as the entrance and foyer for the residential development as well as communal facilities such as meeting rooms, sitting areas and bathroom;
- The original fireplace will be retained and will be visible from the main entry;
- The primary stair connecting the ground and first floors of the house will be retained expressing the primary domestic circulation of the original house;
- The entire northern portion of the site will be landscaped to provide an appropriate setting for Edith Cowan House, with a traditional garden with a variety of seating and recreation space and significant planting and terracing installed; and
- A new wrought iron fence with a limestone dado wall is proposed to Malcolm Street to maximise the visibility of Edith Cowan House from the street.

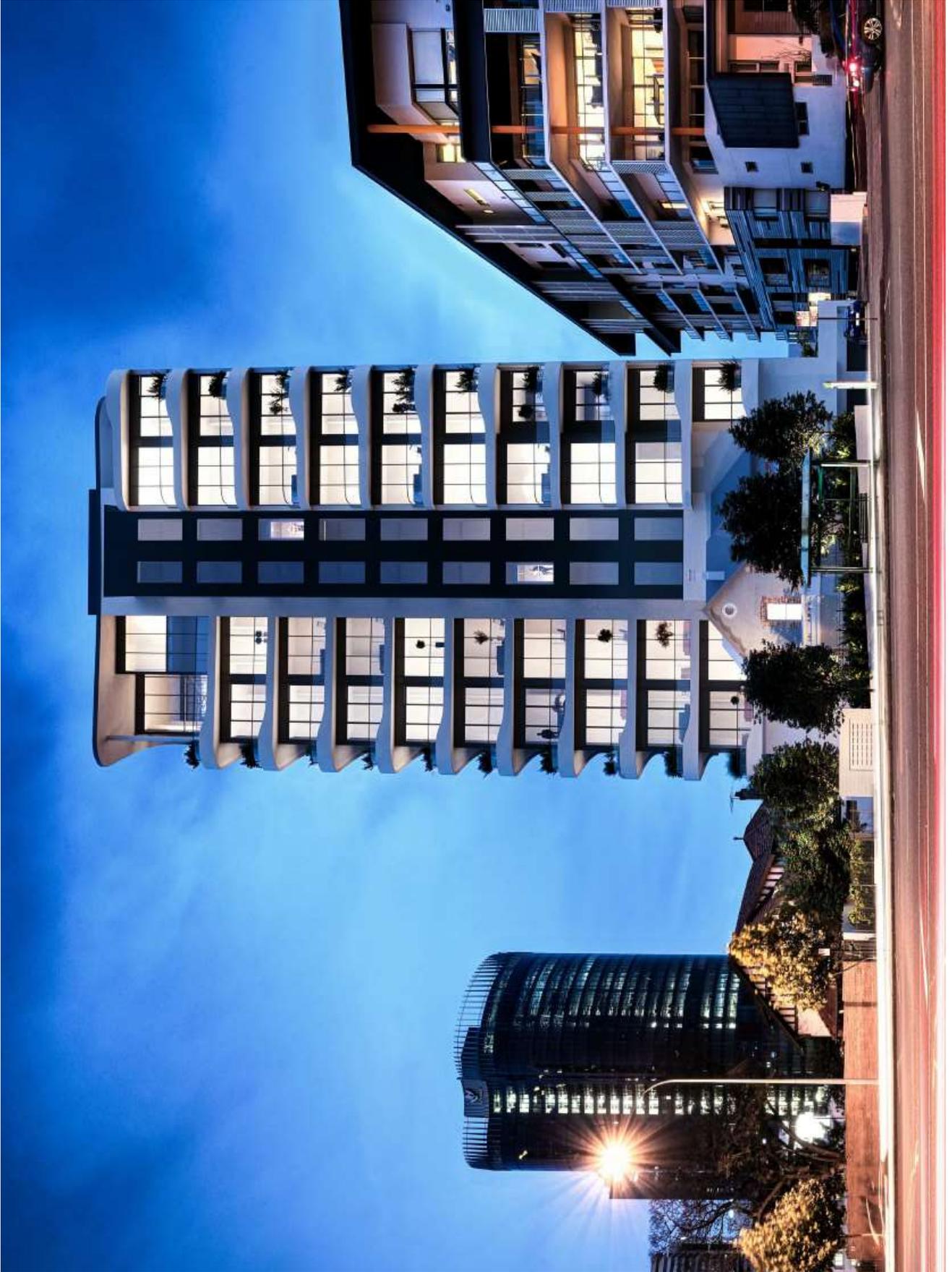
The proposed works are considered to comply with the ‘essential criteria’ and the ‘performance requirements’ of the Bonus Plot Ratio Policy. The extent of the building retention and conservation works proposed is considered significant and worthy of a plot ratio bonus being granted.

Conclusion:

The Design Advisory Committee is requested to comment on the general design of the building, including the proposed building height and its presentation to the street as well as the awarding of 20% bonus plot ratio for the retention and conservation of a portion of Edith Cowan House.



2017/5518 31 (LOT 220) MALCOLM STREET, WEST PERTH



2017/5518 31 (LOT 220) MALCOLM STREET, WEST PERTH

Agenda Item 6.2 **36 (Lot 18 St Georges Terrace, 10-14 (Lot 19) Pier Street and Lot 50 on Plan 7042, Perth – Proposed Amendments to Approved Hotel and Serviced Apartment Development and Refurbishment of Existing Church – Bonus Plot Ratio**

Recommendation:

*That the Design Advisory Committee **CONSIDERS** the modified design for the approved Hotel and Serviced Apartment including retention and conservation of the St Andrews Church at 36 (Lot 18) St Georges Terrace, 10-14 (Lot 19) Pier Street and Lot 50 on Plan 7042, Perth and provides advice on:*

- 1. continued support for the awarding of 20% bonus plot ratio for the proposed public space and pedestrian link and conservation of the St Andrews Church and the awarding of 30% bonus plot ratio for the provision of a new Special Residential use (high quality hotel) in accordance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9, for a total plot ratio bonus of 50%; and*
- 2. the quality of the design resulting from the deletion of the approved basement car parking and relocation of car parking above ground in the podium levels of the building.*

FILE REFERENCE:	2017/5515
SUBURB/LOCATION:	36 (Lot 18) St Georges Terrace, 10-14 (Lot 19) Pier Street and Lot 50 on Plan 7042,
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	19 January 2018
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B – Perspectives
3D MODEL PRESENTATION:	Yes
LANDOWNER:	GP Hotel Perth WA Pty Ltd
APPLICANT:	TPG Town Planning Group and Place Match
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) Civic (P7) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$100 million

Background:

An application for a 22-level office building on the site was conditionally approved by the City of Perth Local Development Assessment Panel (LDAP) at its meeting held on 5 September 2013 proposing the demolition of the existing commercial buildings (the four storey Westminster House building located at 10-12 (Lot 19) Pier Street and the two storey McNess Memorial Hall building located at 36 (Lot 18) St Georges Terrace) and the retention of St Andrews Church, and included four basement levels providing 54 tenant car parking bays and end of trip facilities; a ground floor comprising a large lobby area; a mezzanine level comprising office and staff amenities and seventeen office levels above. This development was approved with a plot ratio of 5.8: 1.0, including 16.7% bonus plot ratio and with an overall building height of 87.5 metres.

An application for a 41-level mixed-use development including 280 residential dwellings, retail and dining tenancies and 240 residential car parking bays and retention and restoration of the St Andrew's Uniting Church which included the demolition of the existing commercial buildings on the site and the awarding of bonus plot ratio of 31%, was conditionally approved by the Perth (LDAP) at its meeting held on 11 December 2014. The approved development had an overall building height of 121 metres, and was awarded a 31% plot ratio bonus for the provision of a new residential land use and for conservation works to the heritage listed St Andrew's Church building. The approved development also included minor variations to the street setback provisions at the Pier Street frontage of the site, as well as the side and rear setback requirements under the City's Building Heights and Setbacks Policy.

An application for a 62 level (including three basement car parking levels) hotel and service apartment building was conditionally approved by the City of Perth Local Development Assessment Panel (LDAP) at its meeting held on 18 December 2016. The proposed development included the retention and restoration of the St Andrew's Uniting Church and associated public facilities surrounding the church receiving a 20% plot ratio bonus, the demolition of the existing commercial buildings on the site and development of a new special residential use (high quality hotel) receiving a 30% plot ratio bonus for a total maximum bonus plot ratio of 50%. The approved development had an overall building height of 222 metres and included minor variations to the street setback provisions at the Pier Street frontage of the site, as well as the side and rear setback requirements under the City's Building Heights and Setbacks Policy.

Details:

The current approval is valid until 8 December 2018. This application seeks a one year extension to 8 December 2019.

Primarily, the proposed amendments to the approved development comprise the deletion of the approved basement car parking levels, and the relocation of these car parking bays into Levels 1 to 4 of the podium of the building. The applicant has advised that these modifications are proposed as a result of detailed investigations regarding construction methodology and feasibility, which has indicated that construction of the approved basement levels, would pose a subsidence risk to both the St Andrew's Church and the adjoining office building to the east.

The other main changes to the building are as follows:

- A portion of the south elevation of the tower component has been brought forward, 0.5 metres closer to the church building and St Georges Terrace, to provide larger guest rooms. No change is proposed to the podium component, which maintains the approved separation distance from the existing St Andrew's Church;
- Above the ground level, a portion of the north elevation/rear of the podium has been brought closer to the boundary to accommodate the car parking and relocated services/plant. This now provides a 3.5 metre setback for a portion of the podium, with the approved setback of approximately 6.5 metres maintained for the balance of the podium. No change is proposed to the setback of the tower to this boundary; and
- No change is proposed to the height of the podium, or the overall height of the building, however additional levels have been incorporated into the podium, with lower floor to ceiling heights applied to the car parking levels.

Further changes are noted as follows:

- The guest rooms have been reconfigured with the approved 545 guest rooms reduced to 509, and the approved 53 car parking bays reduced to 51;
- The ground level interface to Pier Street has been improved, through an adjustment to the proposed finished floor level to remove the requirement for steps at the hotel entry. This includes removal of the approved tenancy in the northwest corner of the lobby providing a more transparent and expansive lobby;
- The ground level interface to the rear of the St Andrew's Church has been rationalised reducing the extensive area given-up to stairs and level change in the approved scheme and thereby expanding the bar/lounge area within the lobby;
- An additional lift has been provided within the ground floor lobby to provide direct patron access to the restaurant on level 5 and conference centre facilities of level 6;
- A revised lift scheme for the main lift bank, now providing 7 patron and 1 goods/services lifts;
- Areas for guest car parking now comprise Levels 1, 2 and 3, and part of level 4. The balance of Level 4 is now plant;
- The main bin store has been relocated from the approved mezzanine level location to a new level 4 mezzanine level;
- The main restaurant has been relocated from the approved Level 2 location to level 5;
- The convention/conference centre facilities have been relocated from level 3 to level 6;
- The wellness centre has been relocated from level 4 to the tower on level 10; and
- The hotel office, staff amenity and staff end of trip facilities have been relocated from level 1 to the tower on level 11 and part of level 12.

Compliance with Planning Scheme:

Land Use

The subject site is located in the City Centre use area of the Civic Precinct (P7) under City Planning Scheme No. 2. The Civic Precinct will maintain its present functions as the focal point of the city's open space and parkland system, an area of heritage interest and principal centre for civic and judicial activities. Office development will be permitted and residential and visitor accommodation is also encouraged within the northern and eastern portions of the Precinct. Further development of this Precinct is to fully acknowledge and enhance its links between Perth Water, the foreshore and the city centre thereby promoting the Precinct as one of central Perth's major assets.

The restoration and maintenance of buildings, groups of buildings and other objects which have substantial historical or other significance will be encouraged. New buildings must be designed to be in close harmony with the style and character of the surrounding buildings.

A 'Special Residential' use is a preferred/prohibited ('P/X(3)') use in the City Centre use area of the Civic Precinct (P7). The use is prohibited where it fronts the street at pedestrian level. The subject site is located within the northern part of the Precinct and the special residential use is proposed on the levels above ground/pedestrian level and therefore is considered to be consistent with the general intent of the Civic Precinct. The proposed 'Retail (General)' and 'Dining' uses are preferred/contemplated ('P/C(1)') uses in the City Centre use area of the Civic Precinct (P7) with the uses being contemplated where properties front St Georges Terrace.

The application is not being modified in respect to land use.

Development Requirements

The restoration and maintenance of buildings which have substantial historical or other significance will be encouraged. New buildings must be designed to be in close harmony with the style and character of the surrounding buildings. The height of new development north of St George's Terrace will be restricted to limit overshadowing of Stirling and Supreme Court Gardens. North of St Georges Terrace and east of Government House, development will have a nil street setback and be of a low scale along the street frontage with any additional building height being setback from all lot boundaries.

The proposal's compliance with the City Planning Scheme No. 2 development requirements is summarised below and reflects what has been approved with modifications (noted in the detail section above) indicated in italics and an asterisk:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	7.5:1 (19,485m²) including 30% (3,897m²) Special Residential Bonus and 20% (2,598m²) Heritage Bonus)	Base Plot Ratio 5:1 (12,990m ²) Maximum Bonus Plot Ratio (50% maximum) with Residential (20% maximum) Special Residential (20-40% maximum) Heritage (20% maximum)

Development Standard	Proposed	Required / Permitted
	Walls with openings setback 4 metres from 43 metres above 65 metres to 222 metres	6 metres (no openings) and 8 metres (with openings) over 65 metres in height
Car Parking: Special Residential (Commercial)	*49 bays (plus 2 disabled bays)	39 bays (maximum)
Bicycle Parking: Residential	20 bicycle bays (for hotel staff) including 2 male and female showers as well as a universal access bathroom with shower	162 bicycle bays (minimum) including end of trip facilities

Plot Ratio

This application still seeks the full 50% plot ratio bonus, consistent with the approval for a maximum plot ratio floor area of 19,485m².

Heritage and Public Facilities Bonus

No change is proposed to the retention and conservation of the existing St Andrew's Church building by this application, with this still to be adapted into a restaurant use. Similarly, no change is proposed to the public facilities that were previously awarded bonus plot ratio, with the public forecourt and circulation areas remaining unchanged.

Special Residential Bonus

The guest rooms have increased in average area (noting the reduction in total room numbers from 545 to 509) from an average plot ratio floor area per room of 26m² to 29m² (noting that this excludes bathrooms). With regard to the general area (including bathrooms), being the measure used in the City's Bonus Plot Ratio Policy, which states a minimum internal area of 35m², the proposed 0.5 metre façade extension towards St Georges Terrace achieves 35m² guest rooms. This represents an improvement from the current approval which included 32m² minimum guest rooms, with this approved Policy variation being brought into compliance for the benefit of hotel guests.

The following minor amendments have been made to the previously approved hotel facilities:

- The grand entry lobby and reception area, providing a 24 hour reception, has been retained and improved, through the deletion of the previously required stairs from Pier Street, and the deletion of the corner retail tenancy, to provide a more transparent and open glazed lobby space and according to the applicant a more practical wind lobby;

- The ground floor lobby bar and lounge area has been retained and improved, through the deletion of the approved stairs to provide a more direct view to the rear of the Church;
- The Church restaurant has been retained, whilst the restaurant within the hotel has been relocated higher up in the building, from level 2 to level 5, thereby providing a better vantage point for views towards the Swan River;
- The relocated wellness centre has been increased in area from approximately 440m² as approved to 550m²;
- The relocated conference facilities have been replanned, to provide for a range of sizes (36, 48, and 72 seats) that can also be combined for flexibility as required, to cater to the wider a variety of options; and
- The additional lift within the ground floor lobby will provide a separate vertical transportation route for patrons to directly access the restaurant on level 5 and conference centre facilities of level 6, separate from hotel guests using the main lift bank.

It is considered that the proposed minor amendments improve on the design criteria of the High Quality Hotel from the current approval, and therefore the 30% bonus as previously awarded is still warranted.

Building Design

No change is proposed to the height of the podium component, or the overall height of the building. A portion of the south elevation of the tower component has been brought forward, 0.5 metres closer to the church building and St Georges Terrace. It is considered that his increase in building depth is negligible and of no impact on the church, given the scale of the tower.

The applicant advised that the increased depth of a portion of the podium towards the northern/rear boundary will sit above the existing vehicle access way that forms part of the subject site. Whilst this vehicle access way exists, development on the subject site could effectively build above this, up to this rear boundary, noting that the City's Building Heights and Setbacks Policy allows for nil side/rear setbacks for podiums where no openings or balconies are proposed. However a 3.5 metre setback is proposed, recognising that south-facing windows are located on the existing neighbouring building (Kings Hotel) built up to this boundary. A 3.5 metre setback is considered to be a sufficient separation distance for the existing windows.

The applicant further advised that notwithstanding the introduction of car parking bays into the podium of the building, this has been achieved without detriment to the high quality of architecture of the current approval. The applicant considers that architectural intent has been maintained with the amendments proposed by this application, in that the architectural and visual outcome is not being compromised, and the "box within a box" dual glazing system is still being delivered as originally intended. The applicant notes that despite car parking bays being located within the building, these will not be discernible as viewed from the external public realm, owing to the inner layer wall of coloured glass that is proposed. This is considered to not only address the City's position that above ground car parking should not be visible or discernible (including after dark), but will also result in the same high quality architectural outcome, consistent with the current approval.

Car Parking

The applicant advised that they have met with the Department of Transport with regard to licencing the number of tenant car parking bays proposed, which exceeds the Perth Parking Policy maximum of 39 bays. It is noted the number of bays have been reduced by two car bays compared to the previous DAP approval.

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.



2017/5515 36 (LOT 18) ST GEORGES TERRACE & 10 - 14 (LOT 19) PIER STREET & LOT 50 ON PLAN 7042, PERTH



2017/5515 36 (LOT 18) ST GEORGES TERRACE & 10 – 14 (LOT 19) PIER STREET & LOT 50 ON PLAN 7042, PERTH



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2017/5515 36 (LOT 18) ST GEORGES TERRACE & 10 – 14 (LOT 19) PIER STREET & LOT 50 ON PLAN 7042, PERTH