



City of Perth

**Design Advisory Committee
Minutes**

**20 February 2020
3.00pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

Mr Bill Parker
Acting Chief Executive Officer



City of Perth

**Design Advisory Committee
Minutes**

**20 February 2020
3.00pm**

**Committee Room 1
Level 9
Council House**

Minutes to be confirmed at the next Design Advisory Committee meeting.

THESE MINUTES ARE HEREBY CERTIFIED AS CONFIRMED

Presiding Member's Signature

DATE: _____

Order of Business

Item

1. Declaration of opening
2. Apologies and Members on Leave of Absence
3. Confirmation of minutes
4. Correspondence
5. Disclosures of members interest
6. Reports

Item No.	Item Title	Page No.
6.1	39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Proposed mixed-use development comprising a 22 level office building, a 37 level hotel building containing 360 hotel rooms and associated dining and retail uses and a total of 71 tenant and 86 public car parking bays – bonus plot ratio	7
6.2	98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 22-Storey Office Tower and 32-Storey Office and Hotel Tower Including Dining and Community Facilities	20

7. Motions of which Previous Notice has been given
8. General Business
9. Items for consideration at a future meeting
10. Closure

Attendance

Minutes of the Design Advisory Committee meeting of the City of Perth in Committee Room 1, Level 9, Council House, 27 St Georges Terrace, Perth on Thursday, 20 February 2020.

Members in Attendance

Mr Karotkin	Presiding Member
Mr Melsom	
Mr Pullyblank	
Mr Miragliotta	General Manager Planning and Economic Development

Officers in Attendance

Mr Smith	City Architect
Ms Smith	Alliance Manager Development Approvals
Mr Gericke	Principal Statutory Planner
Mr Colalillo	Senior Statutory Planner
Ms Phillips	Governance Officer

Guests and Deputations

Mr Oakley	Scanlan Architects
Mr Beattie	Element
Mr Scanlan	Scanlan Architects
Mr Ashton	Element
Ms Cvetkoski	Element

Observer

Mr Blackwell

1. Declaration of Opening

The Presiding Member declared the meeting open at 3.08pm.

2. Apologies

Mr Hobbs	Apology
Mr Howe	Apology
Mr Kerr	Apology

3. Confirmation of Minutes

Committee Resolution
<p>Moved: Mr Pullyblank Seconded: Mr Melsom</p> <p>That the minutes of the Design Advisory Committee Meeting held on 12 December 2020 be <u>CONFIRMED</u> as a true and correct record.</p> <p>CARRIED 4 / 0</p> <p>For: Mr Karotkin Mr Melsom Mr Miragliotta Mr Pullyblank</p> <p>Against: Nil</p>

4. Correspondence

Nil.

5. Disclosures of Members Interest

Nil.

Presentation: **Agenda Item 6.1** – 39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Proposed mixed-use development comprising a 22 level office building, a 37 level hotel building containing 360 hotel rooms and associated dining and retail uses and a total of 71 tenant and 86 public car parking bays – bonus plot ratio

3.10pm The Senior Statutory Planner commenced the presentation and provided an overview of the proposed development application. Alliance Manager Development Approvals and Senior Statutory Planner then answered questions from the Design Advisory Committee.

3.25pm The presentation concluded.

Deputation: **Agenda Item 6.1** – 39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Proposed mixed-use development comprising a 22 level office building, a 37 level hotel building containing 360 hotel rooms and associated dining and retail uses and a total of 71 tenant and 86 public car parking bays – bonus plot ratio

3.26pm Mr Karotkin introduced the members of the deputation and Mr Oakley and Mr Scanlan provided a comprehensive overview of the proposed development application. The deputation then answered questions from the Design Advisory Committee.

4.20pm The deputation concluded.

6. Reports

- 6.1 39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Proposed mixed-use development comprising a 22 level office building, a 37 level hotel building containing 360 hotel rooms and associated dining and retail uses and a total of 71 tenant and 86 public car parking bays – bonus plot ratio**

File reference	DA-2019/5493
Report author	Roberto Colalillo, Senior Statutory Planner
Other contributors	Nil
Reporting Service Unit and Alliance	Development Approvals, Planning and Economic Development
Report author disclosure of interest	Nil
Date of report	12 February 2020
Attachment/s	Attachment 6.1A – Location Plan Attachment 6.1B – Perspectives Attachment 6.1C – Summary of Building Composition An FTP Link is provided to Committee members with the Development Plans
Landowner	Fragrance WA-Perth (Milligan) Pty Ltd
Applicant	Element Advisory Pty Ltd
Zoning	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
Approximate cost	\$175 million

Background

The subject site is located on the south western corner of the Milligan and Murray Street intersection and consists of eight lots totalling 3,560m². The significant buildings on site include the two storey, Regency Victoria style (1887) 'Pearl Villa', set back from Murray and Milligan Street frontage and concealed by the Inter-War Art-Deco (1930's) addition being 'Hostel Milligan'. These buildings are listed on the City Planning Scheme No. 2 (CPS2) Register of Cultural Heritage Significance. The remaining four buildings on the site are single or two storey commercial buildings of diverse styles spanning the 20th century.

An application for the demolition of the existing buildings on site, with the exception of the heritage listed Pearl Villa, portions of the Hostel Milligan, and the façade of the former Hertz Building at 41 Milligan Street, and the construction of a mixed-use development comprising a 28 level office and residential building containing 19 multiple dwellings, a 36 level hotel building containing 406 hotel rooms and associated dining and retail uses and a total of 100 tenant and 137 public car parking bays was conditionally approved by the City of Perth Local Development Assessment Panel (LDAP) on 12 July 2018. The approval, which is valid until 12 July 2020, included the award of the maximum 50% plot ratio bonus available to the site comprising:

- a 20% bonus for the provision of new special residential (hotel) land uses;
- a 20% bonus for the conservation of a place of cultural heritage significance; and
- a 10% bonus for the provision of new residential land uses.

Details

The current application seeks approval to modify the existing development approval for a mixed-use development on the subject site by:

- adding one level to the hotel building (37 levels) and reducing the number of hotel rooms from 406 to 360;
- removing six levels and the 19 long-term residential apartments and associated facilities from the office building (22 levels);
- reducing the parking bays from 237 bays to 157 bays (mix of 71 tenant and 86 public bays);
- modifying the design and external appearance of the buildings.

The proposed office building will provide approximately 11,000m² of office floorspace across 18 levels. The proposed hotel will contain 360 rooms ranging in size from 28m² to 60m², including 27 'dual-key' suites and 16 universally accessible units. The hotel also includes the adaptive reuse of the existing heritage listed buildings within the podium for lobby, dining and bar purposes.

The applicant advises the following with respect to the revised design, materials and palette selection for the development:

- *“The revised hotel tower is contemporary and minimal in its form so as not to compete with the visual feast on display at the lower level. The weaving of contemporary and historic fabric closer to ground is contrasted heavily in the lofted tower over, with its subtle tones of deep ocean blue forming the curtain-walled glass façade. This is complimented by the beauty of raw concrete which unapologetically details portions of the tower envelope, which is intended to contrast with the refined Pearl white, net-like structure as is evident to the northern elevation. Capping of the tower occurs with an accessible rooftop installation which presents additional guest facilities & amenities.*

- *A review of the previously approved glazed box positioning was undertaken, with a view to reduce conflict with Pearl Villa and to offer a better connection with the adjoining front façade of Hostel Milligan. The ‘lesser’ developed street edge of Murray Street, where the garage & ROW exist, is reimagined with a vertical proportion that compliments the verticality of the Hostel. The glazed box seeks to encapsulate the Villa in the same way a museum protects and displays an artefact. This realignment of the glazed box removes the former connection with Pearl Villa and affords an obstructed view of the residence, both from the within proposed garden court (which emanates the former front yard) and from the street via the operable glass panels which slide vertically between the referential columns.*
- *The revised development application proposes a full office-use tower in lieu of the former approved mixed-use tower, seeing the removal of the residential component. A comprehensive review of the office site and its relationship with the adjoining hotel and heritage buildings has been undertaken. Whilst some of the design solutions utilised for the former mixed-use tower are retained (namely the activation of the podium and the car parking module), the opportunity to review the public interface of the building was afforded in light of the new highly accessible office use. This has seen the inclusion of a café use fronting the Murray Street office entry and a shared interface with the adjoining hospitality venue utilising the former Hostel & Villa. The promotion of a sustainable commercial development is proposed with the tower seeking to achieve a minimum 5-star NABERS rating.”*

The composition of each of the buildings within the development is outlined in Attachment 6.1C.

Compliance with Planning Scheme

Land use

The subject site is located in the City Centre Use Area of the Citiplace Precinct (P5) under City Planning Scheme No. 2 (CPS2). The Citiplace Precinct will be enhanced as the retail focus of the State providing a range of retail and related services more extensive than elsewhere in the metropolitan region. The Precinct will offer a wide range of general and specialised retail uses as well as a mixture of other uses such as entertainment, commercial, medical, service industry, residential and minor office. Uses at street and pedestrian level will mainly be shops, restaurants (including cafes), taverns and other uses that have attractive shop fronts and provide for activity, interest and direct customer service.

The proposed uses including ‘Dining’, ‘Entertainment’, ‘Retail’ and ‘Special Residential’ uses which are classified as preferred ‘P’ uses in the City Centre area of the Citiplace Precinct (P5). The proposed ‘Office’ use is classified as a contemplated ‘C’ use and is considered to be consistent with the precinct statement of intent in contributing to the local day and night time economy in support of the aforementioned commercial uses. The public car parking component is an ‘Unlisted Use’ and subject to the provisions of Clause 34 of CPS2 and requires advertising and an absolute majority decision as part of any approval.

Development requirements

New development within the Citiplace Precinct will generally reflect the traditional height and scale of adjacent buildings and will allow sun penetration into the streets in winter. Building facades will incorporate interesting elements thereby contributing to a lively, colourful and stimulating environment. Shop fronts will be continuous, complementing traditional shop fronts and providing awnings and veranda's over footpaths.

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

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio:	7:1 (24,920m²) inclusive of a plot ratio bonus of 40% (7,120m²) on the basis of: a 20% bonus for including special residential development and a 20% bonus for the conservation of heritage buildings	Base Plot Ratio 5:1 (17,800m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Heritage Conservation/Public Facilities/Transfer Plot Ratio (20% maximum)
Maximum street (podium) building height:		
<u>Murray Street</u>		
Office Tower	25 metres	14 metres
Hotel Tower	11 metres	14 metres
<u>Milligan Street</u>		
Hotel Tower	20 metres	21 metres
Maximum Building Height:		
Office Tower	89 metres	No prescribed limit

Development Standard	Proposed	Permitted/Required
Hotel Tower	126 metres	No prescribed limit
Setbacks:		
<u>Murray Street (north)</u>		
Office Tower	Nil up to 25 metres in height then 8 metres (sunscreen blades) to 9.4 metres (main building) up to a maximum height of 89 metres (exceeding the provision from 65 metres upwards)	Nil up to height of 14 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development
Hotel Tower	Nil up to 11 metres in height then 15.5 metres up to a maximum height of 126 metres	Nil up to height of 14 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development
<u>Milligan Street (east)</u>		
Hotel Tower	Nil to 2 metres up to 21 metres in height then 4 metres up to a maximum height of 126 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 for the remainder of the development
<u>Side (south)</u>		
- Lower Building Levels		
Office Tower	Nil up to 22 metres in height (exceeding the provision from 21 metres upwards)	Nil (no openings/balconies)
Hotel Tower	Nil up to 22 metres in height (exceeding the	Nil (no openings/balconies)

Development Standard	Proposed	Permitted/Required
<p>- Upper Building Levels</p> <p>Office Tower</p> <p>Hotel Tower</p>	<p>provision from 21 metres upwards)</p> <p>2.3 metres (sunscreen blades) to 4 metres (main building) up to a maximum height of 89 metres (exceeding the provision from 65 metres upwards)</p> <p>4 metres (main building) up to a maximum height of 126 metres (exceeding the provision from 65 metres upwards)</p>	<p>3 metres (office use) to 4 metres (residential use) up to 65m in height 6 metres (office use) to 8 metres (residential use) over 65m in height</p> <p>4 metres (hotel use) up to 65m in height 8 metres (hotel use) over 65m in height</p>
<p><u>Side (west)</u></p>		
<p>- Lower Building Levels</p> <p>Office Tower</p> <p>Hotel Tower</p>	<p>Nil up to 23 metres in height (exceeding the provision from 14 metres upwards)</p> <p>Nil up to 22 metres in height (exceeding the provision from 14 metres upwards)</p>	<p>Nil (no openings/balconies)</p> <p>Nil (no openings/balconies)</p>
<p>- Upper Building Levels</p> <p>Office Tower</p>	<p>2.3 metres (sunscreen blades) to 3.6 metres (main building) up to a maximum height of 89 metres (exceeding the provision from 65 metres upwards)</p>	<p>3 metres (office use) to 4 metres (residential use) up to 65m in height 6 metres (office use) to 8 metres (residential use) over 65m in height</p>

Development Standard	Proposed	Permitted/Required
Hotel Tower	8.7 metres	4 metres (hotel use) up to 65m in height 8 metres (hotel use) over 65m in height
Car Parking:		
Commercial Tenant	71 bays	71 bays (maximum)
Public	86 bays	N/A
Bicycle Parking:		
Commercial (Office/Hotel/Dining)	28 bays	25 bays

Bonus Plot Ratio

In accordance with the provisions of CPS2, 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, provision of specific facilities on private land and conservation of heritage places).
- 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).

This revised application is seeking a total of 40% bonus plot ratio, comprised of 20% bonus plot ratio for conservation of heritage places and 20% bonus plot ratio for a new special residential use. This is based on the application complying with the requirements specified under clause 28 of CPS2 and the City's Bonus Plot Ratio Policy 4.5.1 as follows.

Bonus Plot Ratio for Special Residential Use

The application is seeking 20% bonus plot ratio for the provision of a new hotel ('Special Residential') use. In support of the request the applicant has indicated:

- *The proposed hotel provides the following facilities and amenities:*
 - o *a dedicated hotel grand entry lobby and reception area at the ground floor;*
 - o *appropriate back of house and administration facilities, including housekeeping areas, staff ablution / locker facilities, office spaces and storage areas; and*
 - o *bathroom facilities within hotel guest rooms that incorporate, at a minimum, a basin, shower and toilet, whilst laundry facilities are not provided within individual hotel guest rooms;*

- *The proposed hotel provides a range of shared facilities for hotel guests, including dining and lounge facilities, sauna and day spa facilities, a covered roof terrace and bar area, and a heated swimming pool and pool deck; and*
- *A commercial restaurant and bar area is also provided at the ground floor, along with conference / function facilities at Level 2, and a commercial day spa at the Level 3. The provision of a range of shared facilities and amenities will contribute to an excellent standard of amenity for hotel guests.'*

Noting the above, it is considered that the proposal generally satisfies the Policy requirements to be awarded bonus plot ratio of 20% for the provision of a new 'Special Residential' use.

Bonus Plot Ratio for Heritage Conservation

The application is seeking the award of 20% bonus plot ratio for the conservation, maintenance and enhancement of the heritage listed buildings on the site, 'Pearl Villa' and 'Hostel Milligan'. The applicant has provided the following information and justification to satisfy the applicable requirements of the City's Bonus Plot Ratio Policy 4.5.1:

'Essential Criteria:

- *Pearl Villa and the 1930's Hostel Addition is recognised as a place of cultural heritage significance on the City of Perth's Register of Places of Cultural Heritage Significance and therefore it is eligible for a plot ratio bonus based on the 'conservation of heritage places'; and*
- *The proposed development will ensure the protection and conservation of the cultural significance and integrity of the place within an appropriate setting. Specifically, the main heritage benefit will be the way in which it reveals, conserves and in-part reconstructs Pearl Villa, an element which has been hidden from view, with restricted access since the 1930's. To achieve this, portions of the 1930 Hostel Addition will be removed along Murray Street to enable the front façade and upper level verandah of Pearl Villa to be reconstructed. Between Pearl Villa and behind the façade of the 1930s Hostel Addition seating and landscaping will be provided in order to reinstate a sense of the original 'outdoor' setting of Pearl Villa. This work will allow visitors and passers-by to better connect with, understand and appreciate the original, and most significant, building on the site.*

Performance Requirements:

- *The proposed development has been undertaken in accordance with the Conservation Plan (2013), and aligns with City Planning Scheme No. 2 Policy 4.10: Heritage;*
- *The development seeks to retain as much as possible of the significant cultural heritage fabric of the place. Some internal fabric will be removed to facilitate the new use. However, care has been taken to retain important features to perpetuate an understanding of the design and functionality of the original internal spaces. For example, where walls will be removed bulkheads, wall nibs, cornices and skirtings will be retained; and differing floor treatments will be employed;*

- *The proposed uses of Pearl Villa and the 1930s Hostel Addition (restaurant and bar) are considered to generally continue the broad hospitality use types that currently exist and have existed historically. These uses will enable greater access and patronage from the general public;*
- *The place will be the subject of appropriate interpretation to complement the proposed development and to provide the local and wider community with a deeper and more comprehensive understanding of the place; and*
- *With an awareness of the considerable increase in intensity of development on the site, the interaction between new development and the historic built form has been considered. The new hotel tower, while being of a considerably greater scale than the heritage buildings, will have glazing in the lobby space to the south of the heritage building to provide a visual outlook onto the south elevation of Pearl Villa. This will ensure 360 degrees of observation around the Pearl Villa, which reflects its original visual presence in the site.'*

Noting the above, the proposal is considered to generally satisfy the Policy requirements in order to be awarded bonus plot ratio for heritage conservation. The extent of the awarding, noting the maximum 20% is being sought, therefore requires detailed consideration by the Committee.

State Planning Policy 7.0 - Design of the Built Environment

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

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

Design Principle	Comments
<p>1. Context and character</p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<ul style="list-style-type: none"> • The proposed development responds appropriately to its inner-city context by: <ul style="list-style-type: none"> ○ retaining the heritage listed Pearl Villa and Hostel as an integral part of the proposed development, retaining and enhancing its contribution to the local streetscape; ○ providing for the expansion of major office activity in a central location; and ○ providing an appropriate scale and form of development that accords with the established planning framework.
<p>2. Landscape quality</p> <p>Good design recognises that together landscape</p>	<ul style="list-style-type: none"> • The development provides soft landscaping within the alfresco dining area at the Murray Street frontage, as well as at the podium roof levels. • The proposal will also incorporate heritage interpretation elements that integrate with the surrounding pedestrian

<p>and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>	<p>environment. This will provide social and historic context for the site to support improved understanding of its historic value, which is a desirable heritage conservation outcome.</p>
<p>3. Built form and scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p>	<ul style="list-style-type: none"> • The built form, height and scale of the proposal is entirely consistent with the City's desired future character for the area, as established by the applicable planning framework, with a detailed assessment provided in the following section of this report. • The development also provides an appropriate bulk and scale interface with the retained heritage buildings.
<p>4. Functionality and build quality</p> <p>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</p>	<ul style="list-style-type: none"> • The development proposes a range of high quality and durable materials, as detailed in the development plans at Appendix B. This will minimise maintenance costs over the life cycle of the development and ensure an enduring design outcome that retains its quality over time. • The proposal represents a well considered mixed use development that provides appropriate separation of land uses with separate, clearly defined entry points and internal circulation paths.
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<ul style="list-style-type: none"> • The proposal will deliver an appropriate density of development in a central area that will support sustainable modes of travel, including walking, cycling and public transport. This includes the provision of bicycle parking and end of trip facilities for office staff. • The development also maximises sunlight penetration into the proposed hotel rooms, common corridors and office floorplates, reducing reliance on artificial lighting and temperature regulation.
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and</p>	<ul style="list-style-type: none"> • The development includes a mix of land uses that will provide activation throughout the day and into the night, including ground level dining and retail tenancies, conference facilities, office and hotel land uses. This will contribute to the activation of the surrounding public realm, resulting in improved pedestrian amenity along Murray Street and Milligan Street.

<p>activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</p>	<ul style="list-style-type: none"> • The development also provides a range of high quality communal facilities for hotel guests and office tenants, as well as large, functional hotel rooms and office floorplates. All hotel rooms and office floorplates also have access to abundant natural light, as do the common corridors within the hotel tower.
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</p>	<ul style="list-style-type: none"> • The development exhibits landmark qualities that are appropriate to the prominent corner location and can assist in local wayfinding. • The development also: <ul style="list-style-type: none"> ○ Reduces the total number of vehicle crossovers to the site, in order to prioritise the pedestrian experience in the adjoining public realm; and ○ Provides clear distinction between public and private areas through the provision of a clearly defined built edge, with all building entries being clearly defined and visible from the street and surrounding buildings.
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<ul style="list-style-type: none"> • The development will provide for a significant increase in passive surveillance of the surrounding public realm through the provision of an active interface to Murray Street and Milligan Street. • The proposed hotel and dining land uses will also contribute to the activation of the site outside normal business hours, which will help to reduce antisocial behaviour and provide a safe environment for pedestrians.
<p>9. Community</p> <p>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</p>	<ul style="list-style-type: none"> • The development includes a suite of high-quality amenity facilities for hotel guests, including dining and lounge facilities, sauna and day spa facilities, a covered roof terrace and bar area, and a heated swimming pool and pool deck. A separate communal gymnasium is also provided for the office tower. This will encourage social interaction and physical activity in an inclusive and equitable manner, whilst contributing to the activation of the upper building levels. • The retained Pearl Villa and Hostel will also be adapted for use as a restaurant and bar facility that will serve both hotel guests and members of the public. This will enable the ongoing use and enjoyment of this unique part of Perth’s cultural heritage landscape, to the benefit of the broader community.

<p>10. Aesthetics</p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<ul style="list-style-type: none"> • The proposal as a whole represents an example of good design that responds appropriately to its context and maintains a design approach that is broadly consistent with the previous approval for the site. • The development retains and enhances Pearl Villa and Hostel as a prominent feature of the overall design outcome, to celebrate the history of the site. The hotel and commercial office towers have then been designed to present a contemporary and minimalist form so as not to compete with the more ornate detailing of the retained heritage buildings. This results in a high quality design solution that successfully integrates existing heritage fabric with a contemporary design aesthetic, and will make a positive overall contribution to the streetscape, skyline and the amenity of the locality.
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Conclusion

The Design Advisory Committee is requested to comment on the aspects of the development detailed in the following recommendation section of this report. A verbal presentation will be given to the Committee in regard to this application.

Committee Resolution
<p>Moved: Mr Melsom Seconded: Mr Pullyblank</p> <p>That the Design Advisory Committee, having considered the revised design and the awarding of bonus plot ratio for the proposed mixed-use development comprising a 22 level office building, a 37 level hotel building containing 360 hotel rooms and associated dining and retail uses and a total of 71 tenant and 86 public car parking bays at 39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth:</p> <ol style="list-style-type: none"> 1. reiterates its support for the awarding of 20% bonus plot ratio for the provision of a new Special Residential use, noting the improved quality of the proposed hotel accommodation; and a further 20% bonus plot ratio for the conservation of the heritage listed Pearl Villa and Hostel Milligan, noting the improved heritage outcomes proposed by the revised application; 2. considers that a complete analysis needs to be undertaken to assess and ameliorate any adverse heat gain by the facades of the hotel building and the glazed enclosure of the heritage buildings and plaza space, with additional assessments and design review of the eastern elevation of the hotel in respect to any adverse impacts from reflectivity and wind; 3. supports the introduction of sun shades to the office building facades, but does not support the reduction in the western side setback, which, if the adjoining lot is also redeveloped, fails to provide separation between upper building levels to maintain views

of the sky, provide adequate natural light access and ventilation, and privacy within and outlook from buildings, appropriate to their use and location within a city centre environment;

4. acknowledges the improved quality of the hotel offering and supports the reduced 4m setback to Milligan Street provided the wind impact at street level is appropriately addressed;
5. considers that the front façade treatment to the podium levels of the office building lacks transparency and should be more refined and delicate to relate to the selection of materials used on the other building facades;
6. considers that the width, scale and design of the car park entrances should be reviewed to complement the intended quality of the proposed hotel;
7. notes that there is an opportunity to activate the roof space of the office building to provide staff break-out facilities with the view from higher surrounding buildings being taken into account., and considers that the hotel roof requires further design refinement and clarity to provide a distinctive and integrated design that contributes to an attractive city skyline;
8. seeks additional details and consideration regarding the landscaping, with particular attention to the volume of planters, selected plant species; the effects of the internal environment on plant health and the viability of planting within residual areas of the development; and
9. considers that the design of the canopies over the pedestrian entries to the building should be reviewed to provide greater designation of the entry points, and that the materials of the new awnings along the Milligan Street frontage must provide adequate all-year-round shelter for pedestrians, noting that any clear glass would be required to be treated to provide adequate shading.

CARRIED 4 / 0

For:

Mr Karotkin
Mr Melsom
Mr Miragliotta
Mr Pullyblank

Against:

Nil

6.2 98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 22-Storey Office Tower and 32-Storey Office and Hotel Tower Including Dining and Community Facilities

This item was withdrawn by the applicant.

7. Motions of which Previous Notice has been given

Nil.

8. General Business

Meeting Dates

The Committee requested that a list for all the dates for the rest of the year be sent to members, and that the Administration amends the annual Schedule of Council and Committee Meeting policy to enable DAC meetings to be held at least 10 days prior to Council meetings.

Terms of Reference

The Committee requested that the Alliance Manager Development Approvals and City Architect look at the current Terms of Reference for the Committee to expand the scope of the Committee.

9. Items for Consideration at a Future Meeting

Nil.

10. Closure

The Presiding Member declared the meeting closed at 5.21pm.