



CITY of PERTH

Lord Mayor, Councillors and Committee Members,

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

Yours faithfully

**GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER**

13 February 2015

Committee Members:

Members:

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

Deputy:

Vacant

John Paul Davies
Stuart Pullyblank
N/A
City Architect



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

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

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

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

EVACUATION ALARM/PROCEDURES

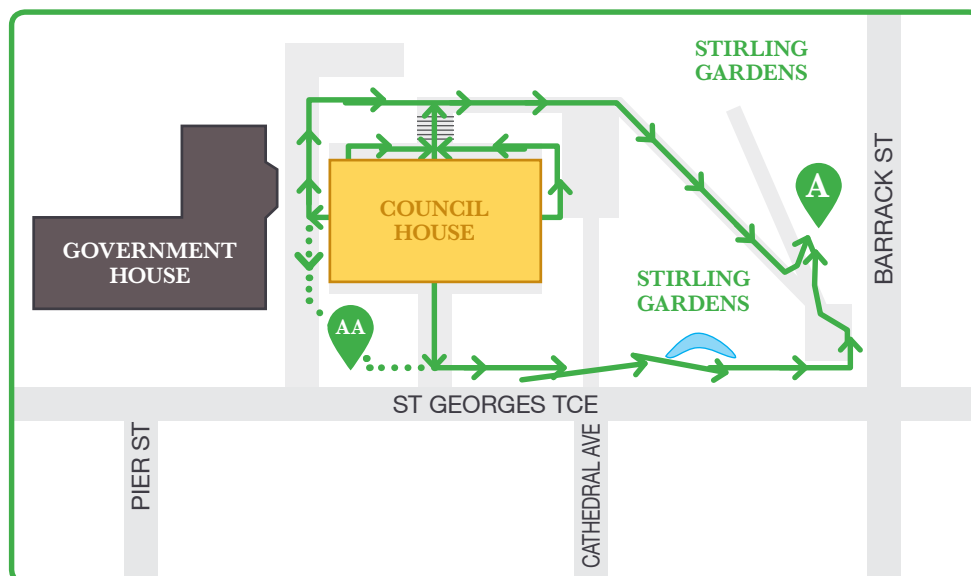
whoop whoop whoop

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

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



EVACUATION ASSEMBLY AREA



Assembly Area

Alternate Assembly Area

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
Peter Ciemitis	Vacant
Malcolm Mackay	
David Karotkin	John Paul Davies
Warren Kerr	Stuart Pullyblank
Andy Sharp	
Melinda Payne (Office of the State Government Architect)	N/A
Director City Planning and Development	City Architect

Quorum: Four
Terms Expire: October 2015
Review: Every two years

Role:

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

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

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

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

Plot Ratio Bonuses

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

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

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

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

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

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

Design Advisory Matters

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

Register of Decisions of the Design Advisory Committee

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

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

This meeting is not open to members of the public

DESIGN ADVISORY COMMITTEE

19 FEBRUARY 2015

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 22 January 2015 and 29 January 2015**
- 4. Correspondence**
- 5. Disclosure of Members' Interests**
- 6. Reports**
- 7. Motions of which Previous Notice has been Given**
- 8. General Business**
 - 8.1 Responses to General Business from a Previous Meeting**

Nil
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
 - Development of Bio-Phylic Policy for the City. (raised at meeting 27/03/14, updated 13/11/14).
 - Options for process improvement to the City of Perth Design Advisory Committee – (raised 29/05/14, updated 31/07/14) Report required. (Update 23/10/14 report for process improvement still pending).
 - Design Excellence Framework (raised at meeting 11/09/14, updated by City Architect 23/10/14) Report to go to Council.
 - Burswood / Vincent Structure Plan (raised at meeting on 11/09/14, updated by City Architect 23/10/14).
 - Major State Government Development Projects (raised at meeting 22/01/15)
 - Architectural Quality of Development Applications considered by Design Advisory Committee (raised at meeting 29/01/15)
- 10. Closure**

INDEX OF REPORTS

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1	609 (LOT 19) WELLINGTON STREET, PERTH – TWENTY THREE LEVEL HOTEL DEVELOPMENT CONTAINING 330 HOTEL ROOMS, ASSOCIATED DINING USES AND GUEST FACILITIES AND FIVE CAR PARKING BAYS – BONUS PLOT RATIO	1

ITEM NO: 1

609 (LOT 19) WELLINGTON STREET, PERTH – TWENTY THREE LEVEL HOTEL DEVELOPMENT CONTAINING 330 HOTEL ROOMS, ASSOCIATED DINING USES AND GUEST FACILITIES AND FIVE CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the revised design and the awarding of bonus plot ratio for the proposed twenty three level hotel development containing 330 hotel rooms, associated dining uses and guest facilities and five car parking bays at 609 (Lot 19) Wellington Street, Perth.

BACKGROUND:

SUBURB/LOCATION: 609 Wellington Street, Perth
FILE REFERENCE: 2014/5559
REPORTING OFFICER: Roberto Colalillo, Senior Planning Officer
RESPONSIBLE DIRECTOR: Martin Mileham, Director City Planning and Development
DATE: 12 February 2015
MAP / SCHEDULE: Schedule 1 – Map for 609 Wellington Street, Perth
Schedule 2 - Coloured perspectives for 609 Wellington Street, Perth

LANDOWNER: Crescendas Hospitality (WA) Pty Ltd
APPLICANT: Rowe Group
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Citiplace (P5)
(City Planning Scheme Use Area) City Centre

APPROXIMATE COST: \$47 million

SITE HISTORY:

The subject site has a total area of 1,399m² and is located on the southern side of Wellington Street. The site is currently unoccupied and was previously used for car parking purposes.

This application was originally considered by the Design Advisory Committee (DAC) at its meeting on 29 January 2015 when it was resolved that the Committee:

- “1. *accepts that the development satisfies the criteria under the City’s Bonus Plot Ratio Policy 4.6.1 for the awarding of 20% bonus plot ratio for a new Special Residential (Hotel) use;*

2. *acknowledges the proposed development's general compliance with the City Planning Scheme No. 2 development standards, with the exception of the upper levels;*
3. *does not support the design of the hotel as there is insufficient resolution of the design detail and quality of materials to enable a considered assessment of the proposal. The Committee considers that it has not received a faithful facsimile of what will actually be constructed and in particular requests the submission of realistic elevations and perspectives that reflect the floor plans; and*
4. *the lower levels of the development do not reference the adjoining heritage building and fail to reflect the intricate urban rhythm of the southern side of Wellington Street and, therefore, do not make a positive contribution to the streetscape or to the pedestrian experience of the city."*

In response to the DAC's comments, the applicant has submitted revised plans as well as an accompanying written submission addressing the relevant concerns raised above.

With respect to point 3, the applicant has provided additional details and plans which accurately reflect the design intent of the development. The revised elevations and perspectives are consistent with the revised floor plan layouts. Detailed design information relating to the construction methodology has also now been provided to provide clarity and greater certainty with regards to final finish of the development.

With regards to point 4, the applicant has modified the design of the podium levels of the development. The revisions to the design include:

- the relocation and widening of the retail/dining tenancy to achieve a greater presence at street level;
- realignment of vertical and horizontal elements of the façade to provide greater correlation with the adjoining buildings; and
- replacement of the eastern privacy screens with more integrated and less visually obtrusive screening materials.

The intent of the design revisions is to address the DAC's concerns in relation to the lack of association between the proposed development and the existing streetscape.

DETAILS:

The amended plans retain the composition of the development with approval being sought for development of a twenty three level hotel development containing 330 hotel rooms, associated dining and guest facilities and five car parking bays on the subject site. The details of the proposed development are as follows:

Ground Floor Level	This level contains the hotel reception, concierge and lobby, a café/dining tenancy, 5 car parking bays, circulation areas, driveway, loading area and dock with access/egress to
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	Wellington Street provided via a single (existing) crossover, luggage store, substation, fire control room, water tanks, pump room, switch room, bin store, back of house facilities such as hotel offices, security, call centre, laundry services, toilet, lifts and lift lobby and fire exit stairs and escapes.
First Floor Level	This level contains a function room, staff canteen/kitchen, food and beverage stores and kitchens, plant room, toilets, communications room, lifts and lift lobby, general stores and fire exit stairs.
Second Floor Level	This level contains a restaurant, lounge and bar area and associated deck areas, services room, toilets, lifts and lift lobby and fire exit stairs.
Third Floor Level	This level contains a gymnasium, pool, bar and deck area, pool plant room, back of house offices and rooms, staff change rooms, toilets, lifts and lift lobby and fire exit stairs.
Fourth to Tenth Floor Levels	These levels comprise of 18 hotel rooms, store/service areas, lifts, lift lobby and fire exit stairs.
Eleventh to Seventeenth Floor Levels	These levels comprise of 17 hotel rooms, store/service areas, lifts, lift lobby and fire exit stairs.
Eighteenth to Twenty First Floor Levels	These levels comprise of 17 hotel rooms, store/service areas, lifts, lift lobby and fire exit stairs.
Twenty Second Floor Level	This level comprises of 17 hotel rooms, store/service areas, lifts, lift lobby and fire exit stairs.
Roof Level	This level contains a lift over-run, mechanical plant room and deck areas, generator room, access stairs and metal screening.

The development is proposed to be of modular construction and finished using a mix of high performance thermal glazing, weatherproof louvres, metal panelling, rendered and painted concrete and framed clear glazing.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the City Centre Use Area of the Citiplace Precinct (P5) of City Planning Scheme No. 2 (CPS2). The intent for the Citiplace Precinct is to 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 mix of other uses such as entertainment and minor office uses. The street and pedestrian level will mainly comprise of shops, restaurants (including cafes), taverns and other uses that have attractive shop fronts and provide activity, interest and direct customer services. Other uses will be established above or below street level and major pedestrian levels.

Hotel ('Special Residential') and restaurants ('Dining') are Preferred uses ('P') within the City Centre use area of the Citiplace Precinct (P5). The hotel use is prohibited

('X') where it fronts the street at pedestrian level unless it provides for pedestrian interest and activity. The proposed hotel use is consistent with creating a day and night time economy in support of the retail and entertainment uses which are encouraged within the Citiplace Precinct and is therefore supported.

Development Requirements

New development within the Citiplace Precinct is required to reflect the traditional height and scale of adjacent buildings and 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 verandahs over footpaths.

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

Development Standard	Proposed	Required
Maximum Plot Ratio:	6.0:1 (8,394m²) including 20% bonus plot ratio (1,399m²) for special residential development	Base Plot Ratio 5.0:1 (6,995m ²) Maximum 20% bonus for a special residential development providing a total plot ratio of 6.0:1 (8,394m ²)
Maximum Street Building Height:	21 metres	21 metres
Maximum Building Height:	62.9 metres above the Street Building Height encroaching into height plane	Additional height above the Street Building Height within a 45° degree height plane measured from the street to the south
Setbacks:		
<u>Front (Wellington Street)</u> - Lower Building Levels - Upper Building Levels	Nil 5.4 metre setback up to 65 metre building height and then a 6.7 metre setback up to 80 metres	Nil up to 21 metres 5 metre setback up to a height of 65 metres and then a 10 metre setback up to the maximum building height limit
<u>Rear (south)</u> - Lower Building Levels	Nil (no openings)	Nil (no openings/balconies) 3 metres (with

Development Standard	Proposed	Required
(Commercial) - Upper Building Levels (Special Residential)	4 metre setback up to 65 metre building height and then a 4 metre setback up to 80 metres	openings/balconies 4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)
<u>Side (west)</u> - Lower Building Levels (Commercial)	Nil (no openings)	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels (Special Residential)	4 metre setback up to 65 metre building height and then a 4 metre setback up to 86 metres	4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)
<u>Side (east)</u> - Lower Building Levels (Commercial)	Nil (no openings) up to 12 metres and then nil (with openings) up to 21 metres	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels (Special Residential)	4 metre setback up to 65 metre building height and then a 4 metre setback up to a maximum height of 86 metres	4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)
Car Parking:	Five commercial tenant bays	Nil (minimum) 14 bays (maximum)

Bonus Plot Ratio:

Under CPS2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 and detailed within the associated Bonus Plot Ratio Policy 4.6.2. These bonus categories are:

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

Bonus Plot Ratio for Special Residential Use

Developments which incorporate a special residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the special residential use in a mixed use development to form part of the base plot ratio, the bonus floor area must be used for the special residential use.

Under Section 7.1 Design Criteria of the City's Bonus Plot Ratio Policy 4.6.2. a special residential use must be designed in accordance with the provisions of the CPS2 Special Residential (Serviced and Short Term Accommodation) Policy 3.9. In addition, hotels seeking bonus plot ratio must provide the following basic facilities and amenities:

- a lobby/reception area;
- back of house/administration facilities, including housekeeping areas to enable a fully serviced hotel to function, staff ablution/locker facilities, office space and storage areas; and
- bathrooms within guest rooms which incorporate at a minimum a basin, shower and toilet. Laundry facilities shall not be provided within hotel guest rooms.

In support of the request for 20% bonus plot ratio for the hotel the applicant has indicated:

"The hotel provides the following compliant criteria in accordance with Policies 3.9 (Special Residential) and 4.6.2 (Bonus Plot Ratio):

- *The proposed hotel will be managed and operated by an internationally renowned hotelier;*
- *All hotel guest rooms will be located within the tower element of the building and separate from other uses within the development;*
- *Dedicated lobby and reception area with concierge and reception desks and luggage room;*
- *Full back of house/administration facilities including offices (sales, HR, finance etc.), housekeeping, uniform and linen store areas, staff canteen/kitchen and end of trip facilities ;*
- *Restaurant, lounge and bar areas accessible inside the building on level 2;*
- *Gymnasium, pool and deck area accessible inside the building on level 3; and*
- *Guest room sizes range between 25m² to 60m² including bathrooms (with shower, basin and toilet) and excluding kitchenettes and laundry 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 with regard to this application.



14/5559; 609 WELLINGTON STREET, PERTH



14/5559; 609 WELLINGTON STREET, PERTH (PERSPECTIVE 1)



14/5559; 609 WELLINGTON STREET, PERTH (PERSPECTIVE 2)