

MINUTES

DESIGN ADVISORY COMMITTEE

19 NOVEMBER 2015

APPROVED FOR RELEASE



GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER



CITY of PERTH

MINUTES

DESIGN ADVISORY COMMITTEE

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**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

**PRESIDING MEMBER'S
SIGNATURE**

David Karotkin

DATE: 28.01.2016

DESIGN ADVISORY COMMITTEE

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Minutes of the meeting of the City of Perth **Design Advisory Committee** held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 19 November 2015.**

MEMBERS IN ATTENDANCE

Mr Karotkin - Presiding Member
Mr Warn
Mr Mileham
Mr Mackay

OFFICERS

Mr Stevenson - Chief Executive Officer (Entered the meeting at 4.25pm and departed the meeting at 5.56pm and did not return)
Mr Smith - City Architect
Mr Gericke - Coordinator Statutory Town Planning
Mr Family - 3D Model Officer
Ms Rutigliano - Governance Administration Officer

GUESTS AND DEPUTATIONS

Ms Veccia-Scavalli - Matthews and Scavalli Architects
Mr Davies - HASSELL
Mr Collins - HASSELL
Mr J Tan - H&M Capital Pty Ltd
Mr E Tan - H&M Capital Pty Ltd
Mr H Tan - H&M Capital Pty Ltd
Mr R Tan - H&M Capital Pty Ltd

DA135/15 DECLARATION OF OPENING

4.08pm The Presiding Member declared the meeting open.

DA136/15 APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE

Mr Ciemitis
Mr Sharp
Mr Kerr

DA137/15 CONFIRMATION OF MINUTES

Moved by Mr Mileham, seconded by Mr Warn

That the minutes of the meeting of the Design Advisory Committee held on 29 October 2015 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Mr Karotkin, Mr Mackay, Mr Mileham, and Mr Warn

Against: Nil

DA138/15 CORRESPONDENCE

Nil

DA139/15 DISCLOSURE OF MEMBERS' INTERESTS

Nil

PRESENTATION: **Agenda Item 1, DA140/15 - 21 - 23 (Lots 130 And 131)**
Colin Street, West Perth – Proposed Two Level
Restaurant Including Two Car Parking Bays

4.09pm The Coordinator Statutory Town Planning, commenced the presentation and provided a brief overview of the proposed development application and answered questions from the Design Advisory Committee.

4.13pm The presentation concluded.

DEPUTATION: **Agenda Item 1, DA140/15 - 21 - 23 (Lots 130 And 131)**
Colin Street, West Perth – Proposed Two Level
Restaurant Including Two Car Parking Bays

4.15pm Mr Veccia-Scavalli commenced the deputation, provided an overview of the proposed development application, and answered questions from the Design Advisory Committee

4.25pm The Chief Executive Officer entered the meeting.

4.32pm The deputation concluded.

PRESENTATION: **Agenda Item 2, DA141/15 - 18 (Lots 15 And 20) The Esplanade, Perth – 41 Level Mixed-Use Development Containing 196 Hotel Rooms and Associated Dining Uses and Guest Facilities, 89 Multiple Dwellings And 205 Car Parking Bays – Bonus Plot Ratio**

4.34pm The Coordinator Statutory Town Planning, commenced the presentation and provided a brief overview of the proposed development application and answered questions from the Design Advisory Committee.

4.44pm The presentation concluded.

DEPUTATION: **Agenda Item 2, DA141/15 - 18 (Lots 15 And 20) The Esplanade, Perth – 41 Level Mixed-Use Development Containing 196 Hotel Rooms and Associated Dining Uses and Guest Facilities, 89 Multiple Dwellings And 205 Car Parking Bays – Bonus Plot Ratio**

4.45pm Mr Davies commenced the deputation and provided an overview of the proposed development application. Mr Collins then provided an overview of the design approach and answered questions from the Design Advisory Committee.

5.14pm The deputation concluded.

DA140/15 21 - 23 (LOTS 130 AND 131) COLIN STREET, WEST PERTH – PROPOSED TWO LEVEL RESTAURANT INCLUDING TWO CAR PARKING BAYS

BACKGROUND:

SUBURB/LOCATION: 21 – 23 Colin Street, West Perth
FILE REFERENCE: 2015/5206
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 10 November 2015
MAP / SCHEDULE: Schedule 1 - Map and colour perspective for 21 – 23 Colin Street, West Perth
3D MODEL PRESENTATION: A 3D Model for this application was available at the Committee meeting. (3D PDF TRIM Ref 201422/15)

LANDOWNER: Salwell Property Pty Ltd
APPLICANT: Matthews and Scavalli Architects

ZONING: (MRS Zone) Urban
(City Planning Scheme Precinct) West Perth (P10)
(City Planning Scheme Use Area) Office /
Residential

APPROXIMATE COST: \$800,000

DETAILS:

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

The proposed development includes the following:

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

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

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

Development Requirements

Land Use

The subject site is located in the Office / Residential use area of the West Perth Precinct (P10) under City Planning Scheme No. 2. The Statement of Intent for the precinct states that the area will provide for a range of office and residential activities together with restaurants (including cafes) and other uses which serve the immediate needs of the work force and residents.

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

Development Requirements

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

Development Standard	Proposed	Required
Maximum Plot Ratio	1.03:1 (675m ²)	1.33:1.0 (867m ²)
Building height	10.8 metres	29 metres (maximum)
Setbacks		
Colin Street		
- Ground Floor Level	11 metres	4.5 metres (minimum)
- First Floor Level	4.5 metres	4.5 metres (minimum)
Side (North)		
- Ground Level	Nil	3.5 metres (minimum)
- First floor level	Nil	3.5 metres (minimum)
Side (South)		
- Ground level	Nil	3.5 metres (minimum)
- First floor level	Nil	3.5 metres (minimum)
Rear (West)		
- Ground Floor Level	3 metres	3 metres (minimum)
- First floor level	3 metres	3 metres (minimum)
Car Parking		
- Commercial	2 bays	16 bays (maximum)
Bicycle Parking	Nil	1 bay (minimum)
Landscaping	21% (137m ²)	25% of the site area (163m ²)

Conclusion

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

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

5.35pm The Chief Executive Officer departed the meeting.

5.41pm The Chief Executive Officer returned to the meeting.

Moved by Mr Warn, seconded by Mr Mackay

That the Design Advisory Committee having considered the design for the proposed two-level restaurant including two car parking bays at 21 - 23 (Lots 130 and 131) Colin Street, West Perth supports the development notes and advises that:

- 1. in terms of general design and finishes, the Design Advisory Committee raises concern in regard to retaining the proposed quality of materials including the concrete form finish noting the low budget for the proposed development;***
- 2. further details of the proposed high quality finishes for the development, particularly to the boundary walls and walls within the landscaped area and setback areas, should be submitted for consideration and then followed through and not modified during the permit or construction phases;***
- 3. the side setback variations are supported noting that the height of two levels provides considerable sky views compared to an alternative compliant tower scheme, and that the Design Advisory Committee considers that there is an opportunity for the extent of the southern boundary wall to be reduced both at the front and the rear of the site thereby reducing its impact;***
- 4. the variations to the landscape provisions are supported on the basis of the proposed design of the front and side landscape and open areas, subject to further details of the proposed planting being submitted.***

The motion was put and carried

The votes were recorded as follows:

For: Mr Karotkin, Mr Mackay, Mr Mileham, and Mr Warn

Against: Nil

**DA141/15 18 (LOTS 15 AND 20) THE ESPLANADE, PERTH – 41
LEVEL MIXED-USE DEVELOPMENT CONTAINING 196
HOTEL ROOMS AND ASSOCIATED DINING USES AND
GUEST FACILITIES, 89 MULTIPLE DWELLINGS AND
205 CAR PARKING BAYS – BONUS PLOT RATIO**

BACKGROUND:

SUBURB/LOCATION: 18 The Esplanade, Perth
FILE REFERENCE: 2015/5446
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 12 November 2015
MAP / SCHEDULE: Schedule 2 - Map and coloured perspectives for
18 The Esplanade, Perth
3D MODEL PRESENTATION: A 3D Model for this application was available at
the Committee meeting. (3D PDF TRIM Ref
201419/15)

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

SITE HISTORY:

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

DETAILS:

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

Details of the proposed development are as follows:

First (Ground) Floor Level	This level contains the hotel reception, concierge and lobby, residential lobby, café, driveway with access/egress to The Esplanade, loading dock, luggage store, fire control room, bin stores, switch room, substation rooms, fuel pump room, offices, toilet, separate hotel and residential lifts and lift lobbies and fire exit stairwells.
Second Floor Level	This level contains back of house offices and rooms, plant room, staff change facilities, four hotel car parking bays (including one universal access bay), vehicle circulation area and ramp, bicycle store, lifts and lift lobbies and fire exit stairwells.
Third to Fourth Floor Levels	These levels each contain between 26 and 27 hotel car parking bays (including one universal access bay), vehicle circulation areas and ramps, five residential store rooms, separate hotel and residential lifts and lift lobbies and fire exit stairwells.
Fifth Floor Level	This level contains 14 hotel (including one universal access bay), and 12 residential car parking bays, vehicle circulation areas and ramps, five residential store rooms, separate hotel and residential lifts and lift lobbies and fire exit stairwells.
Sixth Floor Level	This level contains 26 residential car parking bays, vehicle circulation areas and ramps, seven residential store rooms, separate hotel and residential lifts and lift lobbies and fire exit stairwells.
Seventh to Ninth Floor Level	These levels each contain 27 residential car parking bays, vehicle circulation areas and ramps, seven residential store rooms, residential lifts and lift lobby and fire exit stairwells.
Tenth Floor Level	This level contains 19 residential car parking bays, vehicle circulation areas and ramps, 48 residential store rooms, residential lifts and lift lobby and fire exit stairwells.
Eleventh Floor Level	This level contains function rooms, meeting rooms, pre-function areas, servery, cloak room, toilets, hotel lifts and lift lobby and fire exit stairwells.
Twelfth Floor Level	This level contains a restaurant, bar/lounge, kitchen, plant room, toilets, hotel lifts and lift lobby and fire exit stairwells.
Thirteenth Floor Level	This level contains a mechanical plant room, service lift and fire exit stairwell.
Fourteenth to Twenty Second Floor Levels	These levels comprise of 18 hotel rooms, linen store, passageways, hotel lifts, lift lobby and fire exit stairwell.
Twenty Third and Twenty Fourth Floor Levels	These levels each comprise of 17 hotel rooms, linen store, passageways, hotel lifts, lift lobby and fire exit stairwell.
Twenty Fifth Floor Level	This level contains mechanical plant rooms, service lift and fire exit stairwell.
Twenty Sixth Floor Level	This level contains a gymnasium, pool and jacuzzi, deck area, sauna and steam rooms, residents multipurpose rooms, first aid room, store room, change rooms and toilets, separate hotel and residential lifts and lift lobbies and fire exit stairwell.

Twenty Seventh Floor Level	This level contains a spa office and treatment rooms, residents theatre and games rooms, first aid room, store rooms, toilets, separate hotel and residential lifts and lift lobbies and fire exit stairwell.
Twenty Eighth Floor Level	This level comprises of one 3-bedroom/2-bathroom apartment (109m ²) with balcony (13m ²), five 2-bedroom/2-bathroom apartments (85m ² to 89m ²) with balconies (10m ² to 53m ²), one 1-bedroom/1-bathroom apartment (52m ²) with balcony (10m ²), hotel lifts service access, residential lifts and lift lobbies and fire exit stairwell.
Twenty Ninth to Thirty Fifth Floor Levels	These levels each comprise of one 3-bedroom/2-bathroom apartment (109m ²) with balcony (10m ²), five 2-bedroom/2-bathroom apartments (77m ² to 85m ²) with balconies (10m ² to 13m ²), two 1-bedroom/1-bathroom apartments (52m ²) with balconies (10m ²), passageway, residential lifts and lift lobbies and fire exit stairwell.
Thirty Sixth to Thirty Ninth Floor Levels	These levels each comprise of one 3-bedroom/2-bathroom apartment (109m ²) with balcony (13m ²), one 2-bedroom plus study/2-bathroom apartment (108m ²) with balcony (13m ²), four 2-bedroom/2-bathroom apartments (80m ² to 88m ²) with balconies (10m ² to 53m ²) passageway, residential lifts and lift lobbies and fire exit stairwell.
Fortieth to Forty First Floor Level	These levels each comprise of one 4-bedroom/4-bathroom apartment (182m ²) with balcony (54m ²), one 2-bedroom plus study/2-bathroom apartment (108m ²) with balcony (13m ²), three 2-bedroom/2-bathroom apartments (80m ² to 89m ²) with balconies (10m ² to 13m ²), passageway, residential lifts and lift lobbies and fire exit stairwell.

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

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

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

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

for a total of 89 apartments across 14 levels.

The applicant advises that the *'building elevations are conceived as simple and elegant skins with subtle variations to match the internal uses'*. In addition *'the*

elevation treatment of the hotel room stack and the residential apartments provides consistency in colours, materials and overall scale whilst subtle variations emphasise the difference in use at a smaller scale level'. With regards to specific materials and finishes 'the facade proposed is a high quality unitised curtain wall system with materials consisting of aluminium framing with double glazed vision panels, operable window sashes and shadow box spandrels. Colour-back glass inserts provide interest and variation'.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

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

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

Development Requirements

New development will see the continuation of large scale development in this Precinct to reflect its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State's business heart. The design of buildings will be such that they minimise overshadowing of nearby parklands and be of a high architectural standard to reflect the status of the Precinct. Building designs will contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street.

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

Development Standard	Proposed	Required
Maximum Plot Ratio:	9.0:1 (13,068m²) including 30% bonus plot ratio (2,614m²) for special residential development and 20% bonus plot ratio (1,742m²) for residential development	Base Plot Ratio 6.0:1 (8,712m ²) Maximum Bonus Plot Ratio of 50% (9.0:1 [13,068m ²]) consisting of a combination of any of the following: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Public Facility (20% maximum)
Maximum Street Building Height:	44.5 metres	21 metres
Maximum Building Height:	151 metres	No prescribed limit
Setbacks:		
<u>Front (The Esplanade)</u>		
- Lower Building Levels (up to 21 metres)	Nil up to 44.5 metres	Nil up to 21 metres
- Upper Building Levels (above 21 metres)	5 metre setback up to a height of 151 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 (north)</u>		
- Lower Building Levels (up to 21 metres) (Commercial)	Nil (no openings) up to 44.5 metres	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels (above 21 metres) (Special Residential and Residential)	4.4 metres (with openings) from 44.5 to 83 metres in height; 2.4 to 6 metres (no openings) from 83 metres to 94 metres	4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)

Development Standard	Proposed	Required
<p><u>Side (west)</u></p> <p>- Lower Building Levels (up to 21 metres) (Commercial)</p> <p>- Upper Building Levels (above 21 metres) (Special Residential and Residential)</p> <p><u>Side (east)</u></p> <p>- Lower Building Levels (up to 21 metres) (Commercial)</p> <p>- Upper Building Levels (above 21 metres) (Special Residential and Residential)</p>	<p>8.3 metres (with openings) from 94 to 151 metres in height</p> <p>Nil (no openings) up to 44.5 metres</p> <p>2.5 metres (with openings) from 44.5 to 83 metres in height; 2.5 metres (no openings) from 83 metres to 94 metres in height; 3 metres (with openings) from 94 to 151 metres in height</p> <p>Nil (no openings) up to 44.5 metres</p> <p>2.5 metres (with openings) from 44.5 to 83 metres in height; 2.5 metres (no openings) from 83 metres to 94 metres in height; 3 metres (with openings) from 94 to 151 metres in height</p>	<p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)</p>
<p>Car Parking:</p> <p>Residential bays</p> <p>Commercial Tenant bays</p>	<p>138 bays</p> <p>67 bays</p>	<p>134 bays (maximum)</p> <p>15 bays (maximum)</p>

Development Standard	Proposed	Required
Bicycle Parking:		
<u>Bicycle Bays</u>		
Residential	91 residential stores of 5m ² provided	30 bays or can be located within residential stores (minimum dimension 2.2m and area of 5m ²)
Hotel	10 bays	65 bays (minimum)
<u>End of Journey Facilities</u>		
Hotel	4 male and 4 female showers and change facilities	5 male and 5 female showers and change facilities

Bonus Plot Ratio:

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

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

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

Bonus Plot Ratio for Special Residential Use – High Quality Hotel

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

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

“Lobby/Reception

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

Back of House

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

Bathrooms within guest rooms

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

Conflict between hotel and residential uses minimised

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

High Quality Hotel Design Criteria

Communal Areas

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

Guest Rooms

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

Gymnasium/Health Club

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

Day Spa

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

Ballroom

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

Conference / meeting rooms

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

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

Bonus Plot Ratio for Residential Use

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

Element 1 – Streetscape Interface and Dwelling Mix

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

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

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

Element 2 – Privacy and Security

Privacy

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

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

Surveillance

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

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

Lighting

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

Element 3 – Noise

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

Element 4 – Open Space

Private Open Space

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

Communal Open Space

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

Landscaping

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

Element 5 – Efficient Resource Use and Provision of Daylight

Heating and Cooling

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

Ventilation

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

Stormwater

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

Clothes Drying

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

Borrowed Light

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

Light Wells

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

Relationship to adjoining buildings

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

Greywater Use

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

Sustainable Development

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

Element 6 – Access and Parking

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

Element 7 – Servicing

Stores

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

Mailboxes

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

Conclusion

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

5.56pm The Chief Executive Officer departed the meeting and did not return.

Moved by Mr Mileham, seconded by Mr Mackay

That the Design Advisory Committee having considered the design and awarding of bonus plot ratio for the proposed 41 level mixed-use development containing 196 hotel rooms and associated dining uses and guest facilities, 89 multiple dwellings and 205 car parking bays at 18 (Lots 15 and 20) The Esplanade, Perth supports the awarding of 30% bonus plot ratio for the provision of a high quality hotel special residential use and 20% bonus plot ratio for the provision of a residential use in accordance with City's Bonus Plot Ratio Policy 4.5.1 and Residential Design Policy 4.9. with the following matters being raised:

- 1. the presentation of car parking levels fronting The Esplanade is considered to be a major concern. The need for 67 commercial tenant car parking bays (exceeding the Perth Parking Policy maximum number) should be justified. Further consideration should be given to activating the street front of the podium levels or as a secondary option, re-designing these levels to be active;***
- 2. the proponent is encouraged to consider simplifying the design of the podium levels with greater consistency noting the uncomfortable juxtaposition of the glazing levels to the top of the stone section;***
- 3. the proponent is encouraged to review the compartmentalization of the building façade and to consider a simpler tower façade that emphasises the elegant proportions and marries with the heavy podium. The proposed cantilever section on the northern elevation is questioned;***
- 4. the height and setback variations is supported to both the podium and the tower, noting the narrow lot and slender proportions of the tower;***

(Cont'd)

- 5. *the proponent is encouraged to consider providing and maximising natural light to internal residential corridors (noting general compliance with the Residential Design Policy). It is noted that the hotel corridors have natural light.***

The motion was put and carried

The votes were recorded as follows:

For: Mr Karotkin, Mr Mackay, Mr Mileham, and Mr Warn

Against: Nil

DA142/15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

DA143/15 GENERAL BUSINESS

Responses to General Business from a Previous Meeting

Nil

New General Business

1. Thank You Dinner

The Director Planning and Development requested that the Design Advisory Committee give consideration to a thank you dinner for Committee members. A date is to be set at the next meeting.

DA144/15 ITEMS FOR CONSIDERATION AT A FUTURE MEETING

Outstanding Items:

Nil

DA145/15 CLOSE OF MEETING

6.24pm There being no further business the Presiding Member declared the meeting closed.

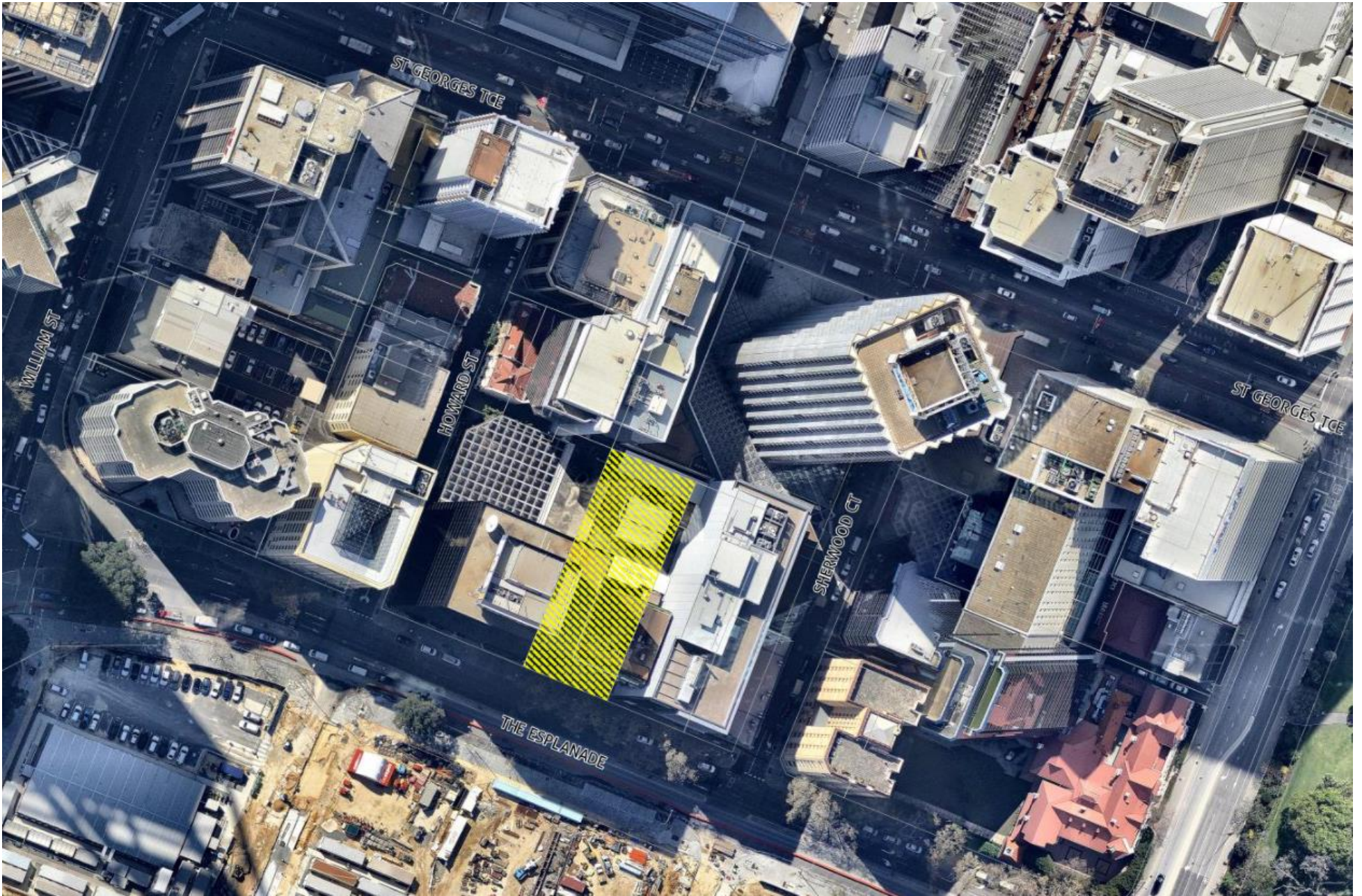
**SCHEDULES
FOR THE MINUTES OF THE
DESIGN ADVISORY
COMMITTEE MEETING
HELD ON
19 NOVEMBER 2015**



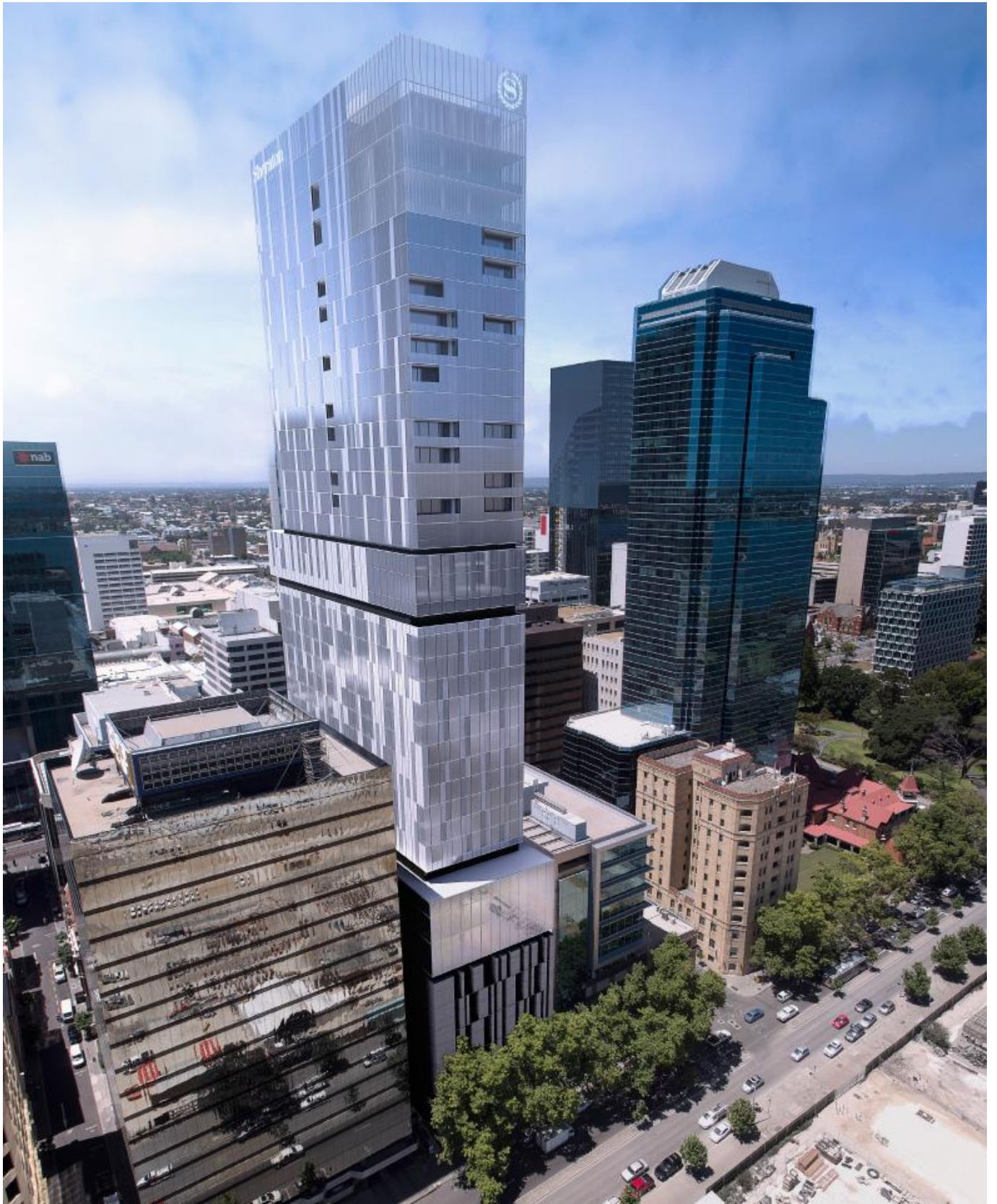
2015/5206; 21 - 23 COLIN STREET, WEST PERTH



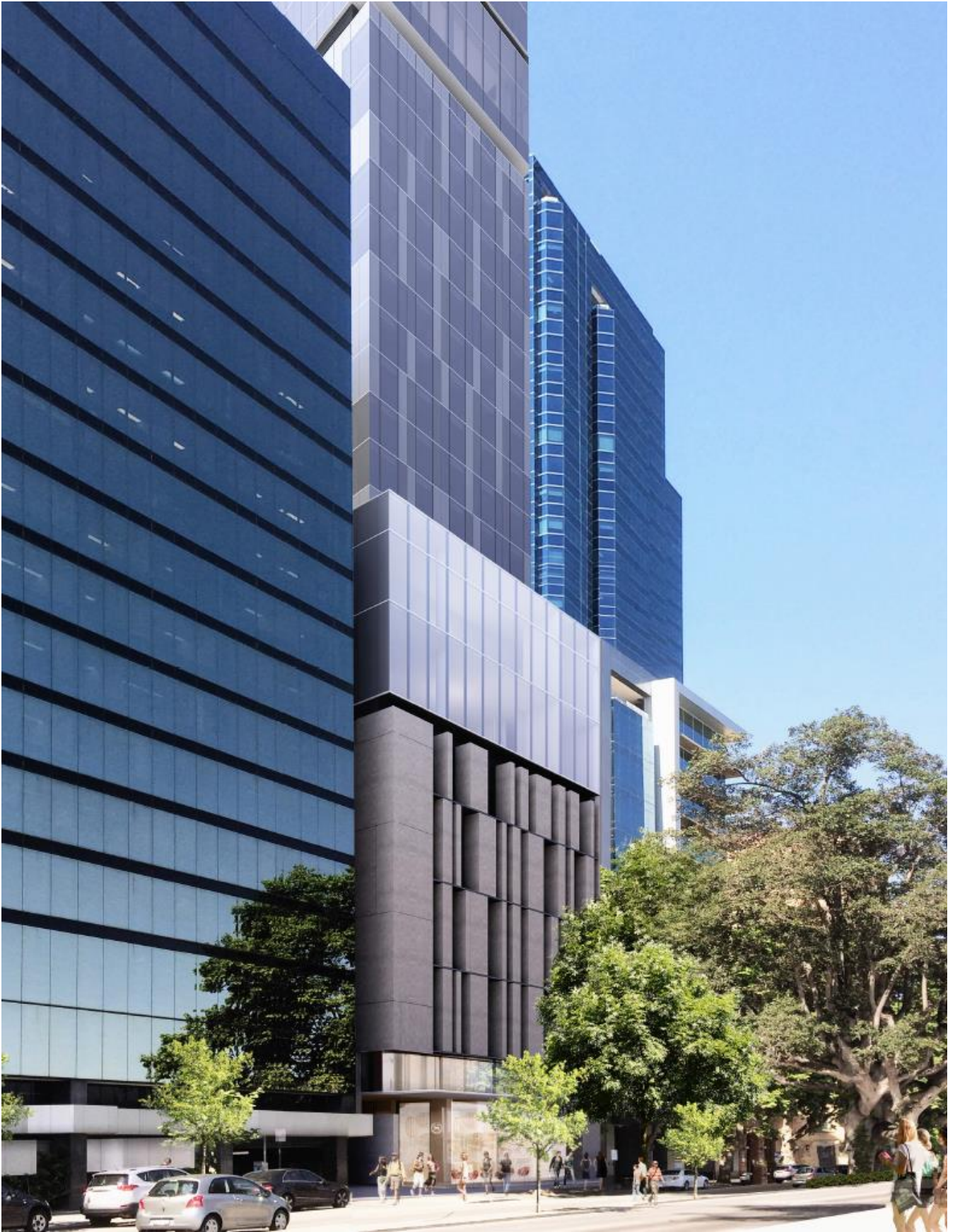
2015/5206; 21 - 23 COLIN STREET, WEST PERTH



2015/5446; 18 THE ESPLANADE, PERTH



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



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