

MINUTES

DESIGN ADVISORY COMMITTEE

17 NOVEMBER 2016

APPROVED FOR RELEASE



ROBERT MIANICH
ACTING CHIEF EXECUTIVE OFFICER



CITY of PERTH

MINUTES

DESIGN ADVISORY COMMITTEE

17 NOVEMBER 2016

**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

**PRESIDING MEMBER'S
SIGNATURE**

David Karotkin .

DATE: *8.12.2016*

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, 17 November 2016.**

MEMBERS IN ATTENDANCE

Mr Karotkin	-	Presiding Member
Mr Mackay		
Mr Warn		(Departed at 5.48pm)
Mr Smith	-	Deputy for Ms Barrenger (Departed at 5.47pm)
Mr Pullyblank	-	Deputy for Mr Sharp
Ms Crook	-	Deputy for Mr Ciemitis

OFFICERS

Ms Smith	-	Manager Development Approvals
Mr Gericke	-	Statutory Planning Coordinator
Ms Hancock	-	Senior Planning Officer
Ms Trlin	-	Senior Planning Officer
Mr Fotev	-	3D Model Coordinator
Ms Rutigliano	-	Acting Governance Officer

GUESTS AND DEPUTATIONS

Mr Ahn	-	Archi Apps Pty Ltd
Mr Feng	-	Archi Apps Pty Ltd
Mr Lian	-	Alda Consultants
Mr Simpson	-	PTS Town Planning
Mr Kerr	-	Masterplan WA
Mr Ricci	-	Studio Di Architettura

DA108/16 DECLARATION OF OPENING

4.08pm The Presiding Member declared the meeting open.

DA109/16 APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE

Ms Barrenger - Apology
Mr Ciemitis - Apology
Mr Kerr - Apology
Mr Sharp - Apology

DA110/16 CONFIRMATION OF MINUTES

Moved by Mr Warn, seconded by Mr Pullyblank

That the minutes of the meeting of the Design Advisory Committee held on 27 October 2016 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Ms Crook, Mr Karotkin, Mr Mackay, Mr Pullyblank, Mr Smith, Mr Warn

Against: Nil

DA111/16 CORRESPONDENCE

Nil

DA112/16 DISCLOSURE OF MEMBERS' INTERESTS

Member / Officer	Minute No.	Item Title.	Nature / Extent of Interest
Ms Crook (TRIM 208165/16)	DA115 /16	18 (Lots 15 And 20) The Esplanade, Perth – Refurbishment of the Existing Hotel Including Internal and External Alterations, Rooftop Bar and New Replacment Signage	Impartiality Interest – Nature: Peter Simpson of PTS Town Planning representing his client Andrew Lian of Alda Consultants was a director at TPG while I was employed as a Town Planner. HASSELL (the architecture team) has previously undertaken schemes to redevelop the site. Extent: Not provided
Mr Smith (TRIM 208321/16)	DA114 /16	18 (Lot E105) Wickham Street, East Perth – Proposed Seven Storey Mixed-Use Development Comprising 27 Multiple	Proximity Interest - Nature: Architect for adjoining site (under construction) Extent: No pecuniary

		Dwellings, One Office Tenancy And 29 Car Parking Bays	interest in subject site.
Mr Smith (TRIM 208319/16)	DA115 /16	8 (Lots 15 And 20) The Esplanade, Perth – Refurbishment of the Existing Hotel Including Internal and External Alterations, Rooftop Bar and New Replacment Signage	Indirect Financial Interest - Nature: Architect from project is my tenant Extent: The Architect's office is sub-let of my office in Nedlands

PRESENTATION: **Agenda Item 1, DA113/16** – 180 (Lot 2) Bennett Street, East Perth – Proposed Demolition of Existing Single Storey Building and Construction of a Twelve Storey Hotel ('Special Residential') Development Comprising 84 Hotel Rooms and a Restaurant ('Dining') Use - Request for Bonus Plot Ratio

4.12pm The Senior Planning Officer, Ms Trlin, commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer, Ms Trlin and the City Architect then answered questions from the Design Advisory Committee.

4.19pm The presentation concluded.

4.20pm Mr Ahn and Mr Feng entered the meeting to answer questions from the Design Advisory Committee regarding Agenda Item 1, DA113/16.

4.39pm Mr Ahn and Mr Feng departed the meeting.

PRESENTATION: **Agenda Item 2, DA114/16** – 18 (Lot E105) Wickham Street, East Perth – Proposed Seven Storey Mixed-Use Development Comprising 27 Multiple Dwellings, One Office Tenancy And 29 Car Parking Bays

4.40pm The Senior Planning Officer, Ms Trlin, commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer, Ms Trlin then answered questions from the Design Advisory Committee.

- 4.53pm** The presentation concluded.
- 4.54pm** Mr Kerr and Mr Ricci entered the meeting to answer questions from the Design Advisory Committee regarding Agenda Item 2, DA114/16.
- 5.06pm** Mr Kerr and Mr Ricci departed the meeting.
- PRESENTATION:** **Agenda Item 3, DA115/16 – 18 (Lots 15 And 20) The Esplanade, Perth – Refurbishment of the Existing Hotel Including Internal and External Alterations, Rooftop Bar and New Replacment Signage**
- 5.08pm** The Senior Planning Officer, Ms Hancock, commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer, Ms Hancock, then answered questions from the Design Advisory Committee.
- 5.12pm** The presentation concluded.
- DEPUTATION:** **Agenda Item 3, DA115/16 – 18 (Lots 15 And 20) The Esplanade, Perth – Refurbishment of the Existing Hotel Including Internal and External Alterations, Rooftop Bar and New Replacment Signage**
- 5.14pm** Mr Lian and Mr Simpson commenced the deputation and provided a brief overview of the proposed development application. Mr Lian and Mr Simpson then answered questions from the Design Advisory Committee.
- 5.27pm** The deputation concluded.

Meeting Note: The Design Advisory Committee agreed that the order of business detailed in the agenda be amended as follows:

1. Agenda Item 1, DA113/16 – 180 (Lot 2) Bennett Street, East Perth – Proposed Demolition of Existing Single Storey Building and Construction of a Twelve Storey Hotel ('Special Residential') Development Comprising 84 Hotel Rooms and a Restaurant ('Dining') Use - Request for Bonus Plot Ratio
2. Agenda Item 2, DA114/16 – 18 (Lot E105) Wickham Street, East Perth – Proposed Seven Storey Mixed-Use Development Comprising 27 Multiple Dwellings, One Office Tenancy And 29 Car Parking Bays
3. Agenda Item 3, DA115/16 – 18 (Lots 15 And 20) The Esplanade, Perth – Refurbishment of the Existing Hotel Including Internal and External Alterations, Rooftop Bar and New Replacment Signage

DA113/16 180 (LOT 2) BENNETT STREET, EAST PERTH – PROPOSED DEMOLITION OF EXISTING SINGLE STOREY BUILDING AND CONSTRUCTION OF A TWELVE STOREY HOTEL ('SPECIAL RESIDENTIAL') DEVELOPMENT COMPRISING 84 HOTEL ROOMS AND A RESTAURANT ('DINING') USE - REQUEST FOR BONUS PLOT RATIO

BACKGROUND:

SUBURB/LOCATION: 180 (Lot 2) Bennett Street, East Perth
FILE REFERENCE: 2016/5328
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 8 November 2016
MAP / SCHEDULE: Schedule 1 - Map and coloured perspectives for 180 Bennett Street, East Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: M Cube Charles Properties Pty Ltd
APPLICANT: Archiapps Pty Ltd
ZONING: (MRS Zone) Central City Area

(City Planning Scheme Precinct) Goderich (P14)
(City Planning Scheme Use Area) Residential / Commercial

APPROXIMATE COST: \$13.8 million

The 506m² subject site is located on the eastern side of Bennett Street opposite Wellington Square in East Perth. The site adjoins a right of way to its eastern lot boundary and is currently occupied by a single storey commercial building.

DETAILS:

The applicant seeks planning approval to demolish the existing building on the site and construct a twelve storey hotel development consisting of 84 hotel rooms, a restaurant and bar on the subject site. Details of the proposed development are as follows:

Basement Level	This level includes two fire service water tanks and a lift shaft pit.
Ground Floor Level	This level includes the hotel reception and lobby, lounge area, cafe / bar area, staff office and staff bathroom facilities, outdoor deck area, a guest lift and service lift, fire services pump room, transformer room, five bicycle parking bays and bin storage area.
First Floor Level	This level includes a kitchen, common dining room, outdoor deck, a function room, a balcony fronting Bennett Street, staff rest room, manager's office, lift foyer, store rooms and lift and stair access.
Second to Fifth Floor Levels	These levels each have ten, single bedroom hotel rooms ranging in size from 19m ² to 25m ² each with their own bathroom. These levels also include a sitting area and lift and stair access.
Sixth Floor Level	This level contains eight single bedroom hotel rooms each with their own bathroom ranging in size from 19m ² to 26m ² , a sitting area and lift and stair access.
Seventh Floor Level	This level contains a 48m ² lap pool, a 52m ² communal gym and large deck area which includes a large balcony plus lift and stair access.
Eight to Twelfth Floor Level	These levels each contain six, single bedroom hotel rooms each with their own bathroom. These levels also include a sitting area and lift and stair access.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the Residential / Commercial use area of the Goderich Precinct (P14) under the City Planning Scheme No. 2 (CPS2). This area will accommodate a greater portion of residential uses, strengthening the Precinct as

a residential neighbourhood. Contemporary, innovative designs will be encouraged however, development is to be sympathetic to original inner city housing and commercial buildings.

Hotel ('Special Residential') and 'Dining' uses are both preferred ('P') uses in the Residential / Commercial use area of the Goderich Precinct.

Development Requirements

The proposal's compliance with the CPS2 and Goderich Design Policy development requirements is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	3.6:1 (1,820m²) including 20% bonus plot ratio for provision of special residential)	3.0:1.0 (1,518m ²) Special Residential Bonus Plot Ratio(20% maximum)
Maximum Street Building Height:	21 metres	21 metres
Maximum Building Height:	45 metres	No prescribed limit
Setbacks:		
Bennett Street	Nil	Nil
Side (south)		
- Lower building levels	Nil	Nil where no openings, 3 metres where openings
- Upper building levels	Nil (no openings)	3 metres where no openings, 4 metres where openings
Side (north)		
- Lower building levels	Nil (no openings)	Nil where no openings, 3 metres where openings
- Upper building levels	3 metres (no openings) 4.6 metres to opening	3 metres where no openings, 4 metres where openings
Rear (west)		
- Lower building levels	700mm (to opening) 3.3 metres to right of	3 metres

Development Standard	Proposed	Required / Permitted
- Upper building level	way boundary) 2.1 metres	4 metres
Car Parking: Commercial	Nil	12 bays (maximum)
Bicycle Parking:	5 bays	28 bays (minimum)

Bonus Plot Ratio:

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 Special Residential Bonus Plot Ratio Plan contained within CPS2. The subject site is eligible for a maximum bonus plot ratio of 50% in accordance with the Bonus Plot Ratio Policy 4.5.1, however is seeking a 20% bonus plot ratio for the provision of Special Residential use.

Under Section 7.1 Design Criteria of the City's Bonus Plot Ratio Policy 4.5.1 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.

The proposed hotel development has a dedicated hotel lobby and reception desk at ground level as well as back of house facilities, office space, staff rooms and storage rooms to enable the efficient functioning of the hotel. Each room has been designed with a bathroom which incorporates a basin, shower and toilet facilities.

The proposed hotel is consistent with the design criteria of the policy relating to Special Residential Development and is considered worthy of the 20% bonus plot ratio being sought.

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 was given to the Committee in regard to this application.

Moved by Mr Warn, seconded by Mr Mackay

The Design Advisory Committee, having considered the design and awarding of bonus plot ratio for the proposed twelve storey hotel ('Special Residential') development comprising 84 hotel rooms and a restaurant ('Dining') use at 180 (Lot 2) Bennett Street, East Perth:

- 1. supports the awarding of 20% bonus plot ratio for the provision of a new Special Residential use, noting the proposal's compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9;***
- 2. considers that the design quality of the proposed development needs to improve, in particular:***
 - 2.1 the transition from the design of the lower podium levels to the upper portions of the building as it is considered that the design lacks a unified design response and displays too much complexity;***
 - 2.2 additional detail and a simplification of the finishes and materials, window design and canopies to ensure a quality finish to the development;***
 - 2.3 the amenity and comfort of the guest facilities on the podium terrace, including opportunities for planting and the provision of shade;***
- 3. considers that the proportions of the tower relative to the podium should be reviewed, with a view to lowering the height of the podium;***
- 4. notes the constraints of the site but considers that the provision of on-site servicing bays should be reviewed, noting the proposal's reliance on on-street loading and parking bays to service the hotel; and***

- 5. considers that the first floor balcony element adds interest to the building façade, but notes that there may be tenure issues with any habitable structure protruding over the road reserve and considers that this aspect of the design should be reviewed.**

The motion was put and carried

The votes were recorded as follows:

For: Ms Crook, Mr Karotkin, Mr Mackay, Mr Pullyblank, Mr Smith, Mr Warn

Against: Nil

5.47pm Mr Smith disclosed a Proximity Interest in Agenda Item 114/16 (detailed at item 112/16) and an Indirect Financial Interest in Agenda Item 115/16 (detailed at item 112/16), departed the meeting and did not return.

5.48pm Mr Warn departed the meeting and did not return.

DA114/16 18 (LOT E105) WICKHAM STREET, EAST PERTH – PROPOSED SEVEN STOREY MIXED-USE DEVELOPMENT COMPRISING 27 MULTIPLE DWELLINGS, ONE OFFICE TENANCY AND 29 CAR PARKING BAYS

BACKGROUND:

SUBURB/LOCATION: 18 Wickham Street, East Perth
DA/BA REFERENCE: 2016/5421
RESPONSIBLE DIRECTOR: Planning and Development
DATE: 3 November 2016
MAP / SCHEDULE: Schedule 3 - Map and coloured perspective for 16 Wickham Street, East Perth

LANDOWNER: Crescent Bay Pty Ltd
APPLICANT: Masterplan WA
ZONING: (MRS Zone) Urban Zone
(City Planning Scheme No. 26 Precinct) Royal Street Central (EP3)

APPROXIMATE COST: \$6.8 million

BACKGROUND:

The 607m² subject site is located on the northern side of Wickham Street, approximately 80 metres west of the intersection of Wickham Street and Plain Street in East Perth. The site is currently occupied by a single storey office building with at-grade car parking to the rear of the site.

DETAILS:

Approval is sought to demolish the existing single storey building on the site and construct a seven storey mixed-use development consisting of one ground floor commercial tenancy and 27 residential apartments.

Details of the proposed development are as follows:

Basement Floor Level	This level consists of 19 car parking bays in total, a car stacker system for 9 cars, lift and lift lobby, bicycle parking and residential store rooms.
Ground Floor Level	This level includes a 33m ² commercial tenancy, lobby, a lift and stairs, 10 car parking bays, store rooms, bin stores and landscaping planter boxes.
First Floor Level	This level contains five single bedroom apartments ranging in size from 41m ² to 42m ² , each with a balcony. This level also has a communal gym fronting Wickham Street.
Second and Third Floor Levels	These levels contain one single bedroom apartment and three, two bedroom apartments ranging in size from 60m ² to 63m ² , a lift, stair access and lobby area.
Fourth and Fifth Floor Levels	These levels each contain one single bedroom apartment of 41m ² and three, two bedroom apartments ranging from 60m ² to 63m ² including lift and stair access and lobby.
Sixth Floor Level	This level consists of one single bedroom apartment of 41m ² , and three, two bedroom apartments ranging from 60m ² to 63m ² with a lift, stair access and lobby.
Seventh Floor Level	This level consists of two, three bedroom apartments of 73m ² and 77m ² with lift and stair access, lobby and store rooms and large balcony areas.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the East Perth Precinct No. 15 (P15) under the City Planning Scheme No. 2 (CPS2) and is subject to Local Planning Scheme No. 26 (LPS26). The subject property falls within Precinct 3 – ‘Royal Street Central’ of LPS 26 and is subject to the Plain Street Design Guidelines. The precinct is the main

focus for shopping and commercial activity whilst also supporting mixed-use development.

'Residential' and 'Commercial' uses are both preferred ('P') within the Royal Street Central Precinct of LPS26.

Development Requirements

The proposal's compliance with the City Planning Scheme and LPS26 development requirements is summarised below for the site:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio (LPS No. 26)	2.5:1 (1,517m ²)	2.5:1 (1,517m ²)
Building Height:	26.5 metres (plus roof terrace structure)	14 metres (maximum)
Car Parking: -Commercial tenant -Residential bays	 2 bays 27 bays	 12 bays (maximum) 27 bays (minimum) 54 bays (maximum)
Bicycle Parking	9 bays	9 bays (minimum)
Setbacks: Front (Wickham Street) Side (West) - Basement – 1 st Floor Level - 2 nd to 6 th Floor Levels - 7 th Floor Level R Codes (walls with major openings) Side (East) - Basement – 1 st Floor Level - 2 nd to 6 th Floor Levels - 7 th Floor Level	 Nil to 6 metres Nil Nil to balconies, 3 metres to building Nil 3 metres Nil Nil Nil	 Nil – 3 metres Nil permitted Nil permitted Nil permitted 5 metres Nil permitted Nil permitted Nil permitted

Development Standard	Proposed	Required / Permitted
Rear		
- Basement - 1 st Floor Level	Nil	Nil permitted
- 2 nd to 6 th Floor Levels	2 metres (to balconies)	Nil permitted
- 7 th Floor Level	2 metres (to balconies)	Nil permitted
R Codes (walls with major openings)		
- First floor level	4 metres	6.6 metres
- Second, third, fourth and fifth floor levels	4.4 metres	7.2 metres
- Sixth floor level	4.4 metres	7.2 metres
- Seventh floor level	3.8 metres	7.2 metres

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

Moved by Mr Mackay, seconded by Mr Crook

The Design Advisory Committee, having considered the design of the proposed seven-storey mixed-use development comprising 27 multiple dwellings, one office tenancy and 29 car parking bays at 18 (Lot E105) Wickham Street, East Perth:-

- 1. does not support the proposed height variation on the grounds that there is insufficient planning justification for the extent of the variation and an apparent lack of benefit for the streetscape, for adjacent developments and in terms of the amenity of future occupants of the proposed development;***
- 2. considers that the ground floor frontage requires redesigning to address the depth of the recessed entry to the apartment lobby and the location and treatment of the vehicle entry/exit and the bin store in terms of their impact on the streetscape;***

(Cont'd)

- 3. requests additional information on the proposed building materials and building services (particularly air conditioning systems) to provide an assurance of building quality;**
- 4. considers that solar protection for the windows on the western elevation should be reviewed.**

The motion was put and carried

The votes were recorded as follows:

For: Ms Crook, Mr Karotkin, Mr Mackay and Mr Pullyblank

Against: Nil

**DA115/16 18 (LOTS 15 AND 20) THE ESPLANADE, PERTH –
REFURBISHMENT OF THE EXISTING HOTEL
INCLUDING INTERNAL AND EXTERNAL
ALTERATIONS, ROOFTOP BAR AND NEW
REPLACEMENT SIGNAGE**

BACKGROUND:

SUBURB/LOCATION: 18 (Lots 15 and 20) The Esplanade, Perth
FILE REFERENCE: 2016/5431
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 8 November 2016
MAP / SCHEDULE: Schedule 2 - Map and colour perspectives for 18
The Esplanade
3D MODEL PRESENTATION: A 3D Model for this application will be available at
the Committee meeting.

LANDOWNER: H & M Capital Pty Ltd
APPLICANT: PTS Town Planning Pty Ltd
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) St Georges
Precinct 6 (P6)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$6 million

SITE HISTORY:

The subject site is located on the northern side of The Esplanade, opposite the Elizabeth Quay Redevelopment Project. The site is 1,452m² in area with a frontage of 23.6 metres. It is currently occupied by a ten-storey hotel building known as 'The New Esplanade Hotel' containing 68 hotel rooms and a four level car park to the rear of the hotel building with a total of 144 car parking bays (68 commercial tenant bays, 60 short stay public bays and 16 motorcycle, universal access and loading bays).

On 25 June 2013, the City approved under delegated authority an application for the conversion of the existing function room at level 9 of the hotel into ten additional hotel rooms and associated minor external alterations. This approval was not acted upon and has since lapsed.

At its meeting held on 4 February 2016, the City of Perth Local Development Assessment Panel approved the demolition of the existing ten storey hotel building and car park and the construction of a 42 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 bays. This approval is still valid however has not been acted upon.

DETAILS:

The application proposes to refurbish the existing hotel including an increase in the number of hotel rooms from 68 rooms to 90 rooms, internal and external alterations, a rooftop bar and signage. More specifically the application proposes the following scope of works:

- reconfiguration of the 2 two bedroom hotel rooms on levels 1 to 6 to be converted to 4 one bedroom hotel rooms;
- conversion of the level 9 function space to 10 one bedroom hotel rooms;
- creation of a level 10 mezzanine with three new meeting rooms;
- creation of a new bar at level 10 and associated outdoor roof terrace area;
- internal alterations at the ground floor level to create back of house offices, store rooms and a kitchen;
- removal of the internal dividing wall between the lobby and dining area at the ground floor level with a new expanded restaurant and bar;
- internal alterations to the bathrooms of the existing hotel rooms at levels 1 to 8;
- external alterations to the ground floor level shopfront including the replacement of the curved brick entry with a new square entry, construction of a new awning and the replacement of the brick façade and window openings with new glazed bi-fold window openings;

- external alterations to the window openings along the front façade and a new roof structure above the level 10 bar;
- installation of an above awning sign measuring 1.2 metres in height by 7.3 metres in width displaying the new hotel name 'EQ Hotel'; and
- installation of an above roof sign measuring 2.8 metres in height by 16.4 metres in width displaying the new hotel name 'EQ Hotel'.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the St Georges Precinct 6 under City Planning Scheme No. 2 (CPS2). The St Georges Precinct will continue to function as the State's principal centre for business, finance, commerce and administration.

The use of the building as a hotel is not proposed to change as part of the current application. A hotel ('Special Residential') is a preferred ('P') use in this location however is prohibited where it fronts the street at pedestrian level unless it provides for pedestrian interest and activity.

The proposed changes to the ground floor shopfront including the replacement of the existing brick façade and window openings with new glazed bi-fold windows, the removal of the existing dividing wall between the lobby and dining area with a new expanded bar and restaurant is considered to improve the relationship of the ground floor level with the street.

Development Requirements

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	2.43:1 (3,396m ²)	6:1 (8,712m ²)
Building Height:	Existing building 37.87 metres in height with 1.83 metre roof extension set back 5.5 metres from the street (total height 39.70 metres)	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this with no prescribed maximum height limit
Setbacks		
<u>Front</u>		

Development Standard	Proposed	Required / Permitted
- Ground	3.9 metres (existing)	Nil
- Levels 1 – 6	4.9 metres (existing)	Nil
- Levels 7 – 9	2.1 metres (existing)	5 metres
- Level 10 +	5.5 metres	5 metres
<u>Sides (East and West)</u>		
- Ground – Level 6	Nil (existing)	Nil
- Levels 7 – 9	Nil (existing)	3 metres
- Level 10 +	Nil	3 metres
<u>Rear</u>		
- Ground – Level 6	Nil – 37.6 metres (existing)	Nil
- Levels 7 – 9	37.6 metres (existing)	4 metres
- Level 10 +	40 metres	4 metres

Conclusion

The City's Design Advisory Committee is requested to comment on the following:

- the external refurbishment works including the ground floor modifications, rooftop alterations and the new window openings and its impact on the streetscape;
- the general design and internal layout of the new hotel rooms and associated facilities; and
- the design of the above awning sign and above roof sign and its impact on the streetscape.

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

Moved by Mr Pullyblank, seconded by Mr Crook

The Design Advisory Committee, having considered the design of the proposed refurbishment works, including internal and external alterations, a new rooftop bar and signage to the existing hotel at 18 (Lots 15 and 20) the Esplanade, Perth:

- 1. supports the improvements to the ground level, noting the opportunities to improve the relationship between the hotel and the street;*
- 2. supports the design of the external refurbishment works, including the new window treatments and rooftop alterations;*
- 3. notes that the sign locations have been amended to comply with the City's Signs Policy requirements.*

The motion was put and carried

The votes were recorded as follows:

For: Ms Crook, Mr Karotkin, Mr Mackay and Mr Pullyblank

Against: Nil

DA116/16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

DA117/16 GENERAL BUSINESS

Responses to General Business from a Previous Meeting

Nil

New General Business

Nil

DA118/16 ITEMS FOR CONSIDERATION AT A FUTURE MEETING

Outstanding Items:

Nil

DA119/16 CLOSE OF MEETING

6.08pm There being no further business the Presiding Member declared the meeting closed.

**SCHEDULES
FOR THE MINUTES OF THE
DESIGN ADVISORY
COMMITTEE MEETING
HELD ON
17 NOVEMBER 2016**

SCHEDULE 1



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH

SCHEDULE 1



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH

SCHEDULE 1



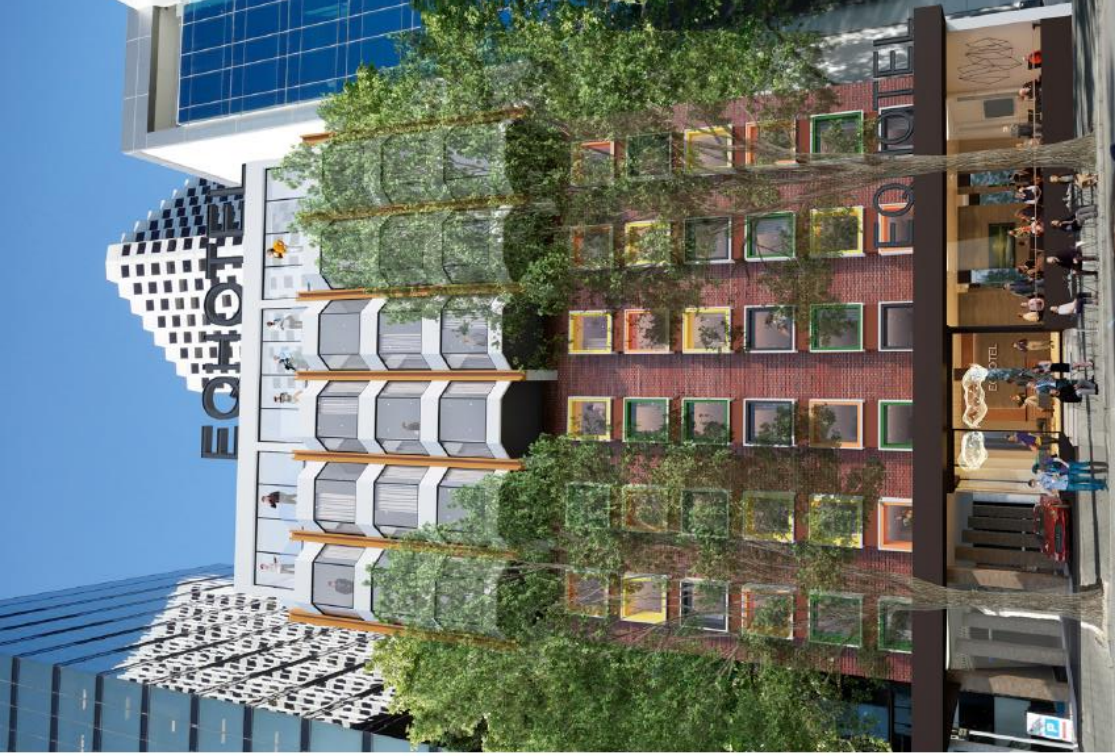
2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH

SCHEDULE 2



2016/5431 – 18 (LOTS 15 AND 20) THE ESPLANADE, PERTH

SCHEDULE 2



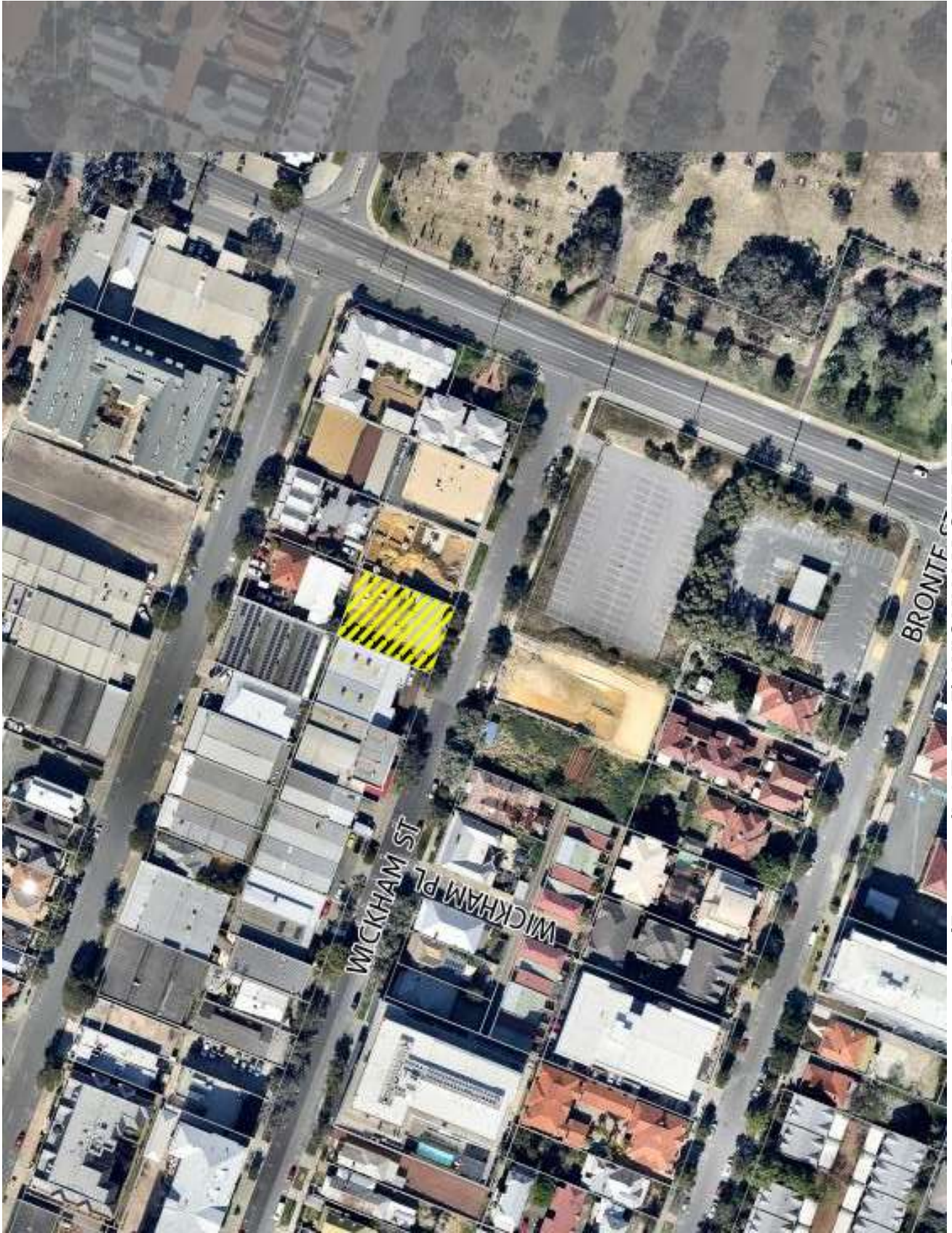
2016/5431 – 18 (LOTS 15 AND 20) THE ESPLANADE, PERTH

SCHEDULE 2



2016/5431 – 18 (LOTS 15 AND 20) THE ESPLANADE, PERTH

SCHEDULE 3



2016/5421 18 (LOT E105) WICKHAM STREET, EAST PERTH

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