



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, 27 October 2016 at 4.00pm.**

Yours faithfully

**MARTIN MILEHAM  
CHIEF EXECUTIVE OFFICER**

20 October 2016

**Committee Members:**

**Members:**

David Karotkin (Presiding Member)  
Warren Kerr  
Peter Ciemitis  
Malcolm Mackay  
Andy Sharp  
State Government Architect or Nominee  
Director Planning and Development

**Deputy:**

Peter Hobbs  
Robina Crook  
Stuart Pullyblank  
N/A  
City Architect



Please convey apologies to Governance on 9461 3250  
or email [governance@cityofperth.wa.gov.au](mailto: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

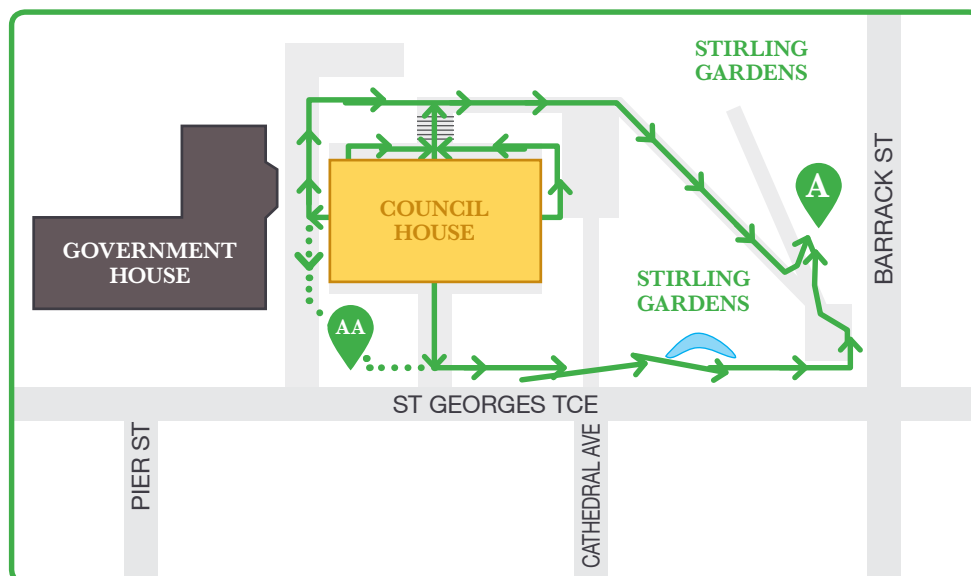
### whoop whoop whoop

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

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

**Quorum:** Four  
**Terms Expire:** October 2017  
**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  
27 OCTOBER 2016**

**ORDER OF BUSINESS**

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 25 August 2016**
- 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**
  - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

# INDEX OF REPORTS

<b>Item</b>	<b>Description</b>	<b>Page</b>
1	195 (LOT 400) HAY STREET, EAST PERTH – DEMOLITION OF THE EXISTING COMMERCIAL BUILDING AND THE CONSTRUCTION OF A 19-LEVEL HOTEL DEVELOPMENT COMPRISING OF 150 HOTEL ROOMS – BONUS PLOT RATIO	1
2	36 (LOT 18) ST GEORGES TERRACE AND 10-14 (LOTS 19 AND 50) PIER STREET, PERTH – PROPOSED 62-LEVEL MIXED-USE DEVELOPMENT INCLUDING 60 SERVICE APARTMENTS, 485 HOTEL ROOMS, CONSERVATION WORKS TO THE ST ANDREWS CHURCH BUILDING AND ADAPTIVE USE AS A RESTAURANT, A GROUND LEVEL RETAIL TENANCY AND 55 CAR PARKING BAYS – BONUS PLOT RATIO	6

# ITEM NO: 1

## **195 (LOT 400) HAY STREET, EAST PERTH – DEMOLITION OF THE EXISTING COMMERCIAL BUILDING AND THE CONSTRUCTION OF A 19-LEVEL HOTEL DEVELOPMENT COMPRISING OF 150 HOTEL ROOMS – BONUS PLOT RATIO**

### **RECOMMENDATION:**

### **(CONSIDERATION)**

***That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for a proposed 19-level hotel development containing 150 hotel rooms and provides advice on the:***

- 1. development's compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 20% bonus plot ratio for the provision of a special residential use;***
- 2. proposed variations to the street frontage height and side and rear setback requirements and its impact on the streetscape and adjoining properties; and***
- 3. general design and aesthetic quality of the development.***

### **BACKGROUND:**

SUBURB/LOCATION: 195 (Lot 400) Hay Street, East Perth  
FILE REFERENCE: 2016/5395  
REPORTING UNIT: Development Approvals  
RESPONSIBLE DIRECTORATE: Planning and Development  
DATE: 10 October 2016  
MAP / SCHEDULE: Schedule 1 - Map and colour perspectives for 195 Hay Street, East Perth  
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: 195 Hay Street Pty Ltd  
APPLICANT: Hodge Collard Preston Architects  
ZONING: (MRS Zone) Central City Area  
(City Planning Scheme Precinct) Adelaide Precinct

13  
(City Planning Scheme Use Area)  
Office/Residential  
APPROXIMATE COST: \$15 million

**SITE HISTORY:**

The subject site has a total area of 425m<sup>2</sup> and is located on the southern side of Hay Street. The site contains a three storey commercial building which is currently operating as a budget backpacker's accommodation.

At its meeting held on 25 November 2013, the City of Perth Local Development Assessment Panel approved the demolition of the existing commercial building and the construction of an 18 level hotel development containing 132 hotel rooms. This development did not proceed and the planning approval has now lapsed.

**DETAILS:**

Approval is sought for a 19-level hotel development comprising of 150 hotel rooms.

Details of the proposed development are as follows:

<b>Basement Level</b>	This level contains the fire tank rooms, switch room, substation, domestic water rooms, server rooms and gas meter room.
<b>Ground Floor Level</b>	This level contains the hotel reception, foyer, lounge and café. The back of house facilities are also located at this level including the bin store room, general store rooms, administration office, staff room and male and female toilet facilities.
<b>First to Third Floor Levels</b>	Each level contains 11 hotel rooms, a linen store room and an air conditioning room.
<b>Fourth to Sixteenth Floor Levels</b>	Each level contains 9 hotel rooms, a linen store room and an air conditioning room.
<b>Seventeenth Floor Level</b>	This level will contain the mechanical plant rooms.

The main tower will be constructed with pre-coloured precast concrete panels with punched windows on the northern and southern elevations and to the light wells. The podium level, including levels 1 to 3, will consist of metallic bronze aluminium cladding to the side and front elevations with a tinted green glazed curtain wall to the front elevation. The treatment of the street level façade on Hay Street is intended to have a rustic and industrial appearance with an emphasis on exposed galvanized steel columns and beam elements, timber finishes and polished concrete floors. The shopfront entrance into the building will be constructed with full height glazed sliding/folding doors and windows.



## COMPLIANCE WITH PLANNING SCHEME:

### Land Use

The subject site is located in the Office/Residential Use Area of the Adelaide Precinct 13. The Precinct will be developed as a residential quarter accommodating a wide range of residential and visitor accommodation and employment opportunities serviced by activities which support these uses. The Precinct will also accommodate offices, functioning as a secondary, less intensive general office district and containing a mixture of general commercial activities of a kind that will contribute to residential amenity.

A hotel use ('Special Residential') is a preferred ('P') use in the Office/Residential Use Area of the Adelaide Precinct 13 however is prohibited where it fronts the street at pedestrian level unless it provides for pedestrian interest and activity. The hotel has been designed with a clear glazed shopfront with active uses at this level including hotel café and foyer and an alfresco dining area earmarked along the street. It is therefore considered that the hotel use is consistent with the statement of intent for the Adelaide Precinct and can be supported.

### Development Requirements

The Adelaide Precinct will develop at a lower intensity than the city centre. It will generally be characterised by medium scale buildings. Consistent with the Goderich and Terrace Road Design Policies, buildings will have a nil street setback and be of a low scale along the street frontage to provide a consistent and continuous urban edge. Additional building height will be set back from all the lot boundaries. Buildings should be designed to a high standard and evoke a sense of prestige. This will be further enhanced by grand scale boulevard planting along Adelaide Terrace and Plain Street.

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
<b>Maximum Plot Ratio:</b>	<b>4.8:1 (2,040m<sup>2</sup>) including 20% bonus plot ratio (340m<sup>2</sup>) for a special residential development</b>	Base Plot Ratio 4.0:1 (1,700m <sup>2</sup> )  Maximum 20% bonus for a special residential development providing a total plot ratio of 4.8:1 (2,040m <sup>2</sup> )
<b>Building Height:</b>	<b>14.5 metres</b> at the street frontage with a 5 metre setback up to a height of 59.5 metres	Maximum street building height of 14 metre with a 5 metre setback up to a height of 65 metres and no prescribed maximum height limit

<b>Development Standard</b>	<b>Proposed</b>	<b>Required / Permitted</b>
<b>Setbacks:</b>		
<u>Side (Eastern):</u>		
Lower building level	<b>Nil main building – 1.65 metres (light well)</b>	Nil (no openings), 4 metres (with openings)
Upper building level	<b>Nil main building – 1.65 metres (light well)</b>	3 metres (no openings), 4 metres (with openings)
<u>Side (West):</u>		
Lower building level	<b>Nil main building – 2.9 metres (lightwell)</b>	Nil (no openings), 4 metres (with openings)
Upper building level	<b>Nil main building – 2.9 metres (lightwell)</b>	3 metres (no openings), 4 metres (with openings)
<u>Rear:</u>		
Lower building level	<b>3 metres</b>	Nil (no openings), 4 metres (with openings)
Upper building level	<b>3 metres</b>	3 metres (no openings), 4 metres (with openings)
<b>Car Parking:</b>	Nil	Nil permitted
<b>Bicycle Parking:</b>		
<u>Bicycle Bays</u>	<b>6 bays</b>	50 (minimum)
<u>End of Journey Facilities</u>	<b>Nil</b>	5 male and 5 female shower and change room facilities
<u>Lockers</u>	<b>Nil</b>	50 (minimum)

### **Bonus Plot Ratio:**

Under City Planning Scheme No. 2, 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 of the City Planning Scheme No. 2 and detailed within the revised Bonus Plot Ratio Policy. These bonus categories are:

- Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, and conservation of heritage places and 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).

### **Bonus Plot Ratio for Special Residential Use**

Developments which incorporate a 'Special Residential' use may be awarded bonus plot ratio of up to 20% or 40% in the case of a high quality hotel. The application is seeking 20% (340m<sup>2</sup>) bonus plot ratio floor space for the provision of a 'Special Residential' use.

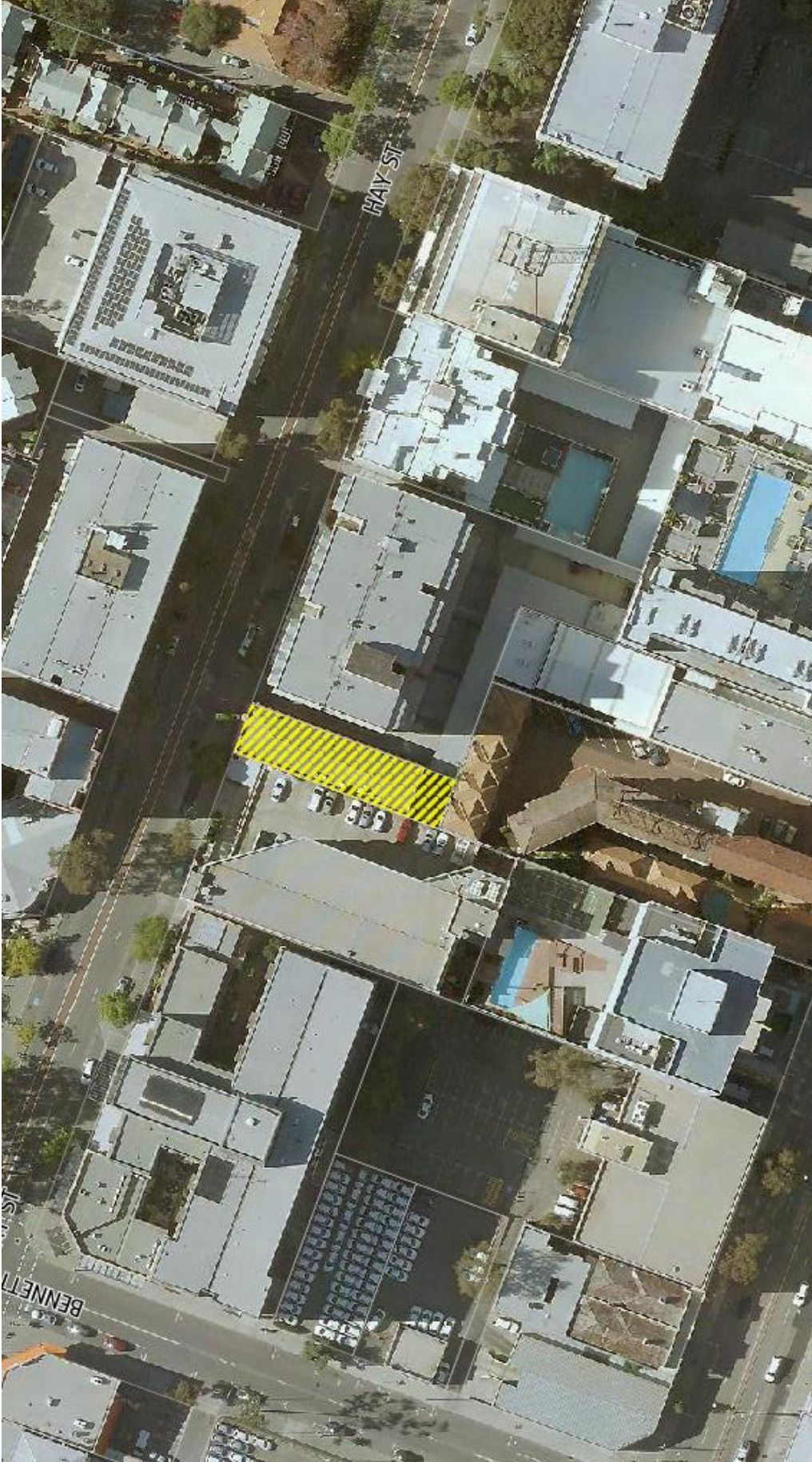
The proposed development will provide the basic facilities and amenities required to qualify for a 'Special Residential' 20% plot ratio floor space bonus as outlined in Section 7.1 of the City's Bonus Plot Ratio Policy including a hotel lobby and reception area, back of house and administrative facilities, bathrooms within guest rooms and laundry facilities which are separate to the guest rooms.

### **Conclusion**

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

- Development's compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 20% bonus plot ratio for the provision of a special residential use;
- Proposed variations to the street frontage height and side and rear setback requirements and its impact on the streetscape; and
- General design and aesthetic quality of the development.

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



2016/5395 - 195 (LOT 400) HAY STREET, EAST PERTH



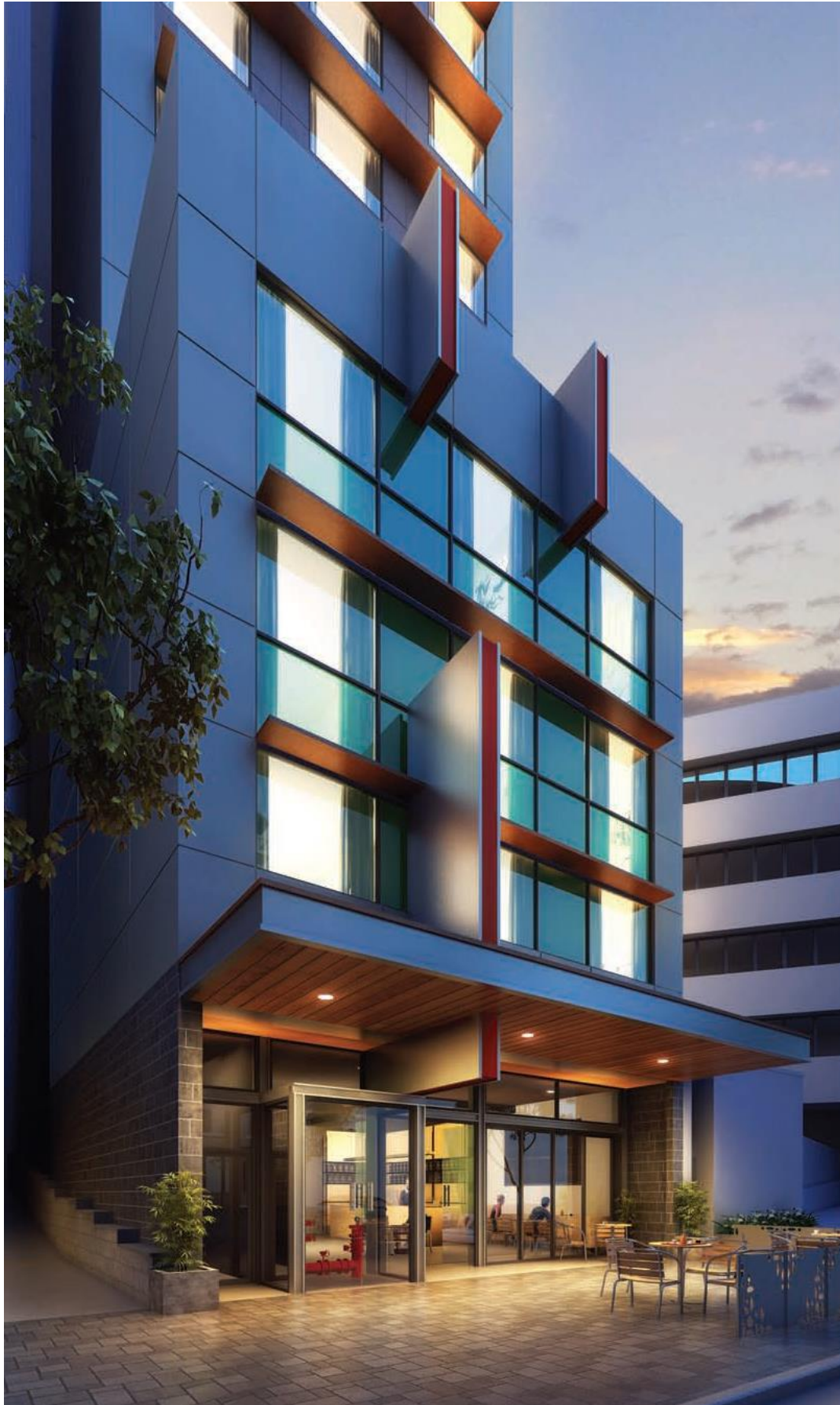


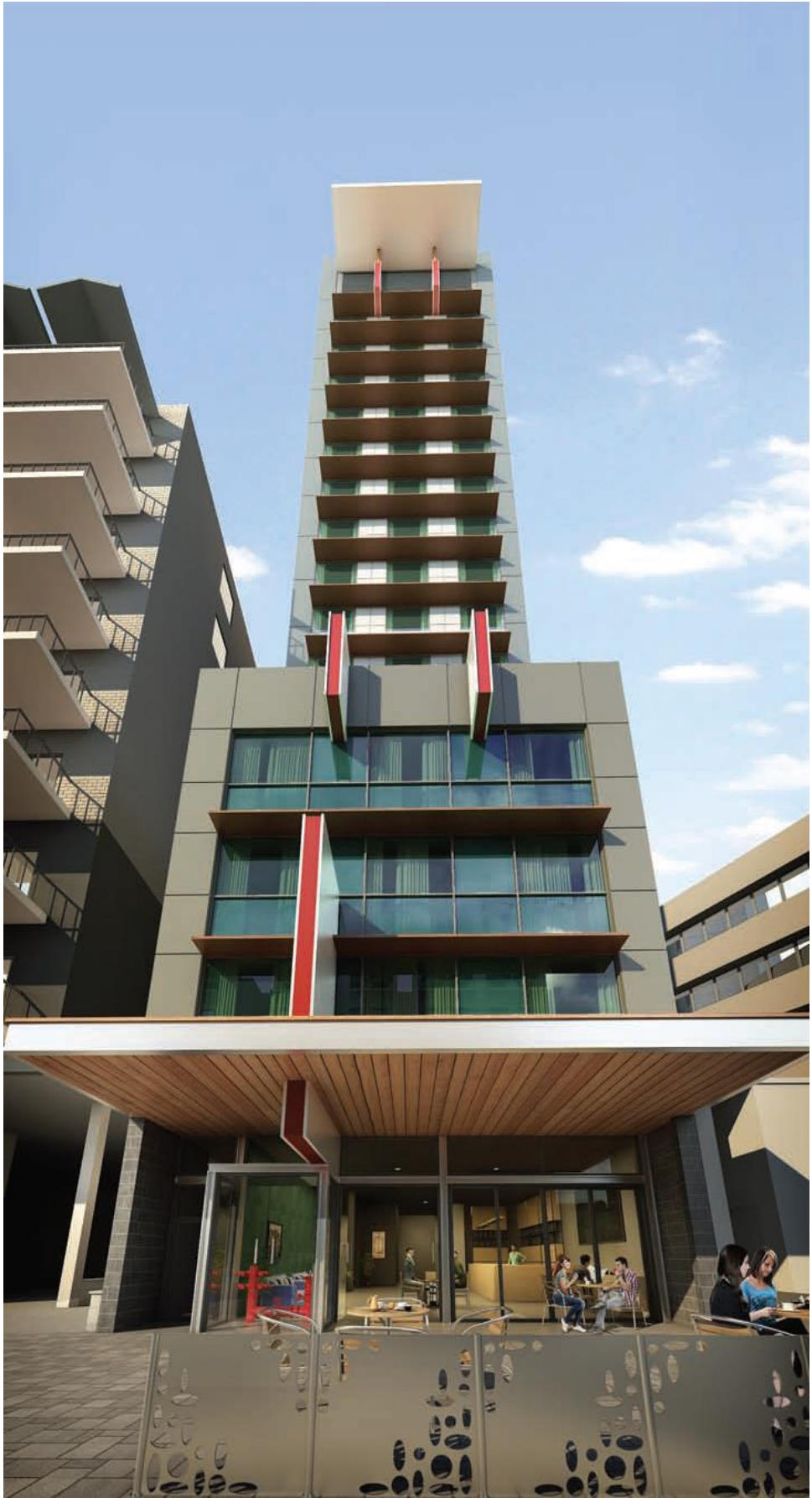












## ITEM NO: 2

**36 (LOT 18) ST GEORGES TERRACE AND 10-14 (LOTS 19 AND 50) PIER STREET, PERTH – PROPOSED 62-LEVEL MIXED-USE DEVELOPMENT INCLUDING 60 SERVICE APARTMENTS, 485 HOTEL ROOMS, CONSERVATION WORKS TO THE ST ANDREWS CHURCH BUILDING AND ADAPTIVE USE AS A RESTAURANT, A GROUND LEVEL RETAIL TENANCY AND 55 CAR PARKING BAYS – BONUS PLOT RATIO**

**RECOMMENDATION:**

**(CONSIDERATION)**

*That the Design Advisory Committee considers the design and awarding of bonus plot ratio for a proposed 62-level mixed-use development including 60 serviced apartments, 485 hotel rooms, conservation of the existing St Andrew's Uniting Church heritage building adapted for use as a restaurant, a ground level retail tenancy and 5 car parking bays at 36 (Lot 18) St Georges Terrace and 10-14 (Lots 19 and 50) Pier Street, Perth and provides advice on:*

- 1. compliance with the City's Bonus Plot Ratio Policy 4.5.1, Special Residential (Serviced and Short Term Accommodation) Policy 3.9, Residential Design Policy 4.9 and Heritage Policy for a total plot ratio bonus of 50% considering compliance with the design criteria for a high quality hotel for the awarding of 30% bonus plot ratio identified under the Bonus Plot Ratio Policy and having regard to the essential criteria and performance requirements identified under the Bonus Plot Ratio Policy for the awarding of 20% public facilities and heritage bonus plot ratio for the proposed public space and pedestrian link and conservation of the St Andrews Church;*
- 2. the proposed variations to the street building height standards (lower building levels) of City Planning Scheme No. 2 and the Building Heights and Setbacks Policy;*

*(Cont'd)*

3. ***the non-compliance of the building with the upper building level setback standards (between the podium and 65 metres and above 65 metres) of City Planning Scheme No. 2 and the Building Heights and Setbacks Policy impacting on Pier Street and reducing the gap between existing and future buildings on the eastern boundary;***
4. ***the non-compliance of the proposed building height, noting the maximum building height under the City Planning Scheme No. 2 being 100 metres, the previous development being approved at 121 metres incorporating a plot ratio bonus 31% whilst the proposed development is for 222 metres incorporating a bonus of 50% and considering the impact including overshadowing of Government House and Gardens and St Georges Terrace compared with a compliant development;***
5. ***the servicing of the building and the development in terms of deliveries and waste removal noting the limited vehicle access shared with an adjoining car park and the limited opportunities in Pier Street.***

#### **BACKGROUND:**

SUBURB/LOCATION:	36 St Georges Terrace and 10-14 Pier Street, Perth
FILE REFERENCE:	2016/5359
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	20 October 2016
MAP / SCHEDULE:	Schedule 2 - Map and colour perspectives for 36 St Georges Terrace and 10-14 Pier Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	GP Hotel Perth WA Pty Ltd
APPLICANT:	TPG Town Planning, Urban Design and Heritage
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) Civic (P7) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$100million

## SITE HISTORY:

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

An application for a 41-level mixed-use development including 280 residential dwellings, retail and dining tenancies and 240 residential car parking bays and retention and restoration of the St Andrew's Uniting Church which includes the demolition of the existing four storey Westminster House building located at 10-12 (Lot 19) Pier Street and the two storey McNess Memorial Hall building located at 36 St Georges Terrace (Lot 18), including a plot ratio bonus of 31%, was approved by the Perth (LDAP) at its meeting held on 11 December 2014 conditionally. The approved development had an overall building height of 121 metres, and was awarded a 31% plot ratio bonus for the provision of a new residential land use and for conservation works to the heritage listed St Andrew's Church building. The approved development also included minor variations to the street setback provisions at the Pier Street frontage of the site, as well as the side and rear setback requirements under the City's Building Heights and Setbacks Policy.

## DETAILS:

The application site comprises of three separate lots located on the corner of St Georges Terrace and Pier Street with a total site area of 2,598m<sup>2</sup>. An application has been lodged with the Western Australian Planning Commission to amalgamate the three lots into one lot one lot Certificate of Title.

The St Andrew's Church building is to be conserved and adapted as a 152-seat restaurant catering for hotel guests and the broader public. The proposed development provides a single retail tenancy at the Pier Street frontage and provides a total of 481 one-bedroom hotel rooms and 4 two-bedroom hotel suites. It further provides 20 one-bedroom, 30 two-bedroom and 10 three-bedroom serviced apartments. The proposal provides 53 tenant car parking bays and two disabled access bays. A total of 20 bicycle parking spaces and end of trip facilities for hotel staff is provided with additional visitor bicycle parking spaces incorporated into the landscape treatment surrounding the St Andrew's Church building.

Details of the proposed development are as follows:

<b>Basement 3</b>	19 tenant car parking bays; and utilities and services infrastructure.
<b>Basement 2</b>	17 tenant car parking bays, including one disabled access bay; and utilities and services infrastructure.

<b>Basement 1</b>	17 tenant car parking bays, including one disabled access bay, garage office; and utilities and services infrastructure.
<b>Basement Mezzanine</b>	Utilities and services infrastructure.
<b>Ground Floor Level</b>	One retail tenancy fronting Pier Street; hotel entry lobby with reception and concierge facilities; hotel bar and lounge; 152 seat restaurant contained within the existing 5t Andrew's Church building; hotel back-of-house facilities, including luggage room, office and bathroom facilities; and hotel bin store and loading area.
<b>Ground Floor Mezzanine</b>	Void over ground floor lobby and utilities and services infrastructure.
<b>First Floor Level</b>	Void over ground floor lobby space; hotel back-of-house facilities, including staff lounge and rest rooms, hotel management office and storage areas; end-of-trip facilities for hotel staff; and utilities and services infrastructure.
<b>Second Floor Level</b>	300 seat restaurant and associated back-of-house facilities.
<b>Third Floor Level</b>	Convention centre with three separate meeting rooms and associated breakout space; back-of-house kitchen and food storage areas; and male and female bathroom facilities.
<b>Fourth Floor Level</b>	Health club spa and treatment facilities; hotel back-of-house facilities; and male and female change room facilities.
<b>Fifth Floor Level</b>	Utilities and services infrastructure.
<b>Sixth Floor Level (Upper Podium Level)</b>	Health club and gymnasium; heated lap pool, with associated pool lounge and bar area; and male and female change room facilities.
<b>Sixth Floor Level Mezzanine</b>	Void over pool and gymnasium; and utilities and services infrastructure.
<b>Levels 7-16 each level</b>	2 one-bedroom serviced apartments; 3 two-bedroom serviced apartments; and 1 three-bedroom serviced apartment.
<b>Levels 17-53 each level</b>	13 one-bedroom hotel rooms; and hotel back-of-house facilities.
<b>Level 54</b>	Communal games room, library, private dining room and lounge area; and male and female bathroom facilities.

<b>Levels 55-56 each level</b>	2 two-bedroom hotel suites; and hotel back-of-house facilities.
<b>Roof Plant Lower and Upper each level</b>	Roof level plant infrastructure.

**COMPLIANCE WITH PLANNING SCHEME:**

**Land Use**

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

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

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

**Development Requirements**

The amended proposal’s compliance with the relevant City Planning Scheme No. 2 development requirements is summarised below:

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



Development Standard	Proposed	Required / Permitted
		40% maximum) Heritage (20% maximum)
<p><b>Building Height:</b></p> <p><b>- St Georges Terrace</b></p> <p><b>- Pier Street</b></p>	<p>Existing St Andrews Church <b>setback 7 metres</b> with new building setback 40 metres and <b>maximum building height of 222 metres</b></p> <p>Setback nil metres <b>up to a street front height of 39 metres and then setback 3.5metres all the way to a maximum building height of 222 metres</b></p>	<p>Maximum street building height of 21 metres setback nil metres with a 5 metre setback from 21 metres up to a height of 65 metres and then a 10 metre setback with 100 metre maximum building height limit</p> <p>Maximum street building height of 14 metres setback nil metres with a 5 metre setback from 14 metres up to a height of 65 metres and then a 10 metre setback with 100 metre maximum building height limit</p>
<p><b>Side Setbacks:</b></p> <p>North:</p> <p>East:</p>	<p>Setback 7.5 metres up to 39 metres in height,</p> <p>Walls with openings setback 7.25 metres <b>with architectural features setback 1.25 metres</b> up to 65 metres in height,</p> <p>Walls with openings <b>setback 7.25 metres with architectural features setback 1.25 metres</b> above 65 metres to 222 metres</p> <p>Setback nil metres up to 14 metres in height,</p>	<p>Nil (no openings) or 4 metres (with openings) up to 14 metres in height,</p> <p>3 metres (no openings) and 4 metres (with openings) up to 65 metres in height,</p> <p>6 metres (no openings) and 8 metres (with openings) over 65 metres in height</p> <p>Nil (no openings) or 4 metres (with openings) up to 14 metres in height,</p>

Development Standard	Proposed	Required / Permitted
	<p><b>Nil meters setback up to 43 metres in height.</b> Walls with openings setback 4 metres from 43 metres to 65 metres,</p> <p><b>Walls with openings setback 4 metres from 43 metres above 65 metres to 222 metres</b></p>	<p>3 metres (no openings) and 4 metres (with openings) up to 65 metres in height,</p> <p>6 metres (no openings) and 8 metres (with openings) over 65 metres in height</p>
<p><b>Car Parking:</b></p> <p>Special Residential (Commercial)</p>	<p><b>53 bays</b> (plus 2 disabled bays)</p>	<p>39 bays (maximum)</p>
<p><b>Bicycle Parking:</b></p> <p>Residential</p>	<p>20 bicycle bays (for hotel staff) including 2 male and female showers as well as a universal access bathroom with shower</p>	<p>162 bicycle bays (minimum) including end of trip facilities</p>

**Bonus Plot Ratio:**

Under City Planning Scheme No. 2, 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 of the City Planning Scheme No. 2 and detailed within the Bonus Plot Ratio Policy. 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, the 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).

The proposed development has a plot ratio of 7.5:1 which represents a bonus plot ratio of 50% or an additional 6,495m<sup>2</sup> of plot ratio floor space.

The 50% bonus consists of a 20% bonus being sought for the retention and restoration of the St Andrew’s Uniting Church building which is listed on the State

Register of Heritage Places and on the City's Register of Places of Cultural Heritage Significance under City Planning Scheme No. 2 (Schedule 8) and a 30% bonus being sought for the development incorporating a high quality hotel (special residential use) as it is located within the area indicated on the Special Residential Bonus Plot Ratio Plan contained within CPS2.

This is based on the application complying with the requirements specified under clause 28 of the City Planning Scheme No. 2 and the City's Bonus Plot Ratio Policy 4.6.1.

### **Heritage and Public Facilities Bonus**

The application seeks the awarding of a 20% plot ratio bonus for the conservation of the St Andrew's Church building, which is recognised as being of cultural heritage significance through its inclusion on the City of Perth's Register of Places of Cultural Heritage Significance, and for the provision of providing pedestrian access through the site providing a link from the former May Holman building (now Golden Square) to the Cathedral precinct.

Heritage:

The intent of the heritage bonus plot ratio category is to facilitate the retention, enhancement and maintenance of places of cultural heritage significance in order to promote and safeguard the city's heritage. The applicant advises that *"it is considered that the proposed development, incorporating the retention and restoration of the heritage listed St Andrew's Church building, satisfies the relevant Essential Criteria and Performance Requirements under the City' Bonus Plot Ratio Policy, for the following reasons:*

- *The St Andrew's Church building is recognised as being of cultural heritage significance through its inclusion on the State Register of Heritage Places and the City of Perth's Register of Places of Cultural Heritage Significance;*
- *A structural report previously prepared by MCSE highlighted some serious structural issues with the existing building and therefore the church has been confined to restricted access since the report was completed. As part of the project, structural and conservation works will be completed and the presentation of the church greatly enhanced. This is considered a highly beneficial outcome and will assist to underpin and sustain the ongoing conservation and use of the St Andrew's Church building;*
- *The proposed development will ensure the ongoing protection and conservation of the St Andrew's Church building in an appropriate setting;*
- *The conservation of St Andrew's Church will be undertaken in accordance with the Conservation Plan applicable to the place, as discussed in the Heritage Impact Statement;*
- *The adaptive re-use of St Andrew's Church for restaurant land uses will ensure that the public has access to the place, thereby ensuring the ongoing use and enjoyment of this unique piece of Perth's cultural heritage;*
- *The new development will preserve the landmark and heritage values of both the Church and the adjacent Cathedral Precinct, containing the Old Treasury Buildings and St Georges Cathedral; and*

- *The proposed new development, landscaping and urban design treatments have been carefully considered and sensitively introduced to respect and respond to the cultural heritage values of the place, as discussed in detail in the Heritage Impact Statement.*

*The benefits of the development in terms of viability of the entity, conservation and adaptation of St Andrew's Church and improved setting, will greatly enhance the aesthetic values of the church, resulting in a highly desirable conservation outcomes. On the basis of the above, it is considered that the conservation measures being undertaken as part of this development warrant the awarding of bonus plot ratio in accordance with Clause 28(2) of CPS2.”*

## **Public Facilities**

Bonus plot ratio of up to 20% may be awarded for development which includes one or more public facilities or amenities where it is located within the area indicated as eligible on the Public Facilities and Heritage Bonus Plot Ratio Plans contained within CPS 2 and where it meets the applicable Essential Criteria and adequately addresses the applicable Performance Requirements identified in the Bonus Plot Ratio Policy.

The applicant advises that *“the intent of the pedestrian facilities bonus plot ratio category is to promote and enhance pedestrian movement within the city by encouraging pedestrian links within appropriately located developments. The proposed development responds to the above objective by enhancing pedestrian movement through the site via the circulation spaces proposed around the St Andrew's Church building, providing a connection between Pier Street and St Georges Terrace.*

*The proposed improvements to pedestrian movement through the site are considered to be consistent with the relevant Essential Criteria and Performance Requirements for the granting of bonus plot ratio under the City's Bonus Plot Ratio Policy, as follows:*

- *The new pedestrian areas provide a mid-block pedestrian link between Pier Street and St Georges Terrace, addressing a strategic need to achieve a more permeable and fine-grained pedestrian network within the Perth City Centre;*
- *The pedestrian areas will improve east-west connectivity within the city, providing an alternative and complementary route to the existing street network that enables greater appreciation of the refurbished St Andrew's Church building;*
- *The circulations spaces surrounding the St Andrew's Church building will be freely available to the public throughout the year, and will be designed to ensure safe, convenient and comfortable use by all patrons, and to provide appropriate universal accessibility;*
- *The circulation spaces will tie in with the existing footpath levels, thereby ensuring that the facility integrates seamlessly with the existing street network and assists in concentrating city life at the street level;*

- *The provision of pedestrian spaces at the ground floor level will not create or exacerbate wind problems in the locality;*
- *The laneway will be sleeved with active land uses at the ground floor level by virtue of the glazed lobby spaces, hotel bar and lounge, and the restaurant contained within the repurposed St Andrew's Church Building, thereby providing for a high degree of passive surveillance of the proposed laneway. This will ensure that the laneway is a safe and secure space for users, with appropriate lighting to also be provided in accordance with Australian Standards and the principles of Crime Protection Through Environmental Design (CPTED). Further details on the lighting strategy will be provided at the detailed design stage; and*
- *The pedestrian spaces will be appropriately maintained to a high standard as part of the ongoing maintenance of the site.*

*As a whole, it is considered that the nature of the proposed heritage works and pedestrian improvements are such that they would be unlikely to be included as an integral part of a development in the event that bonus plot ratio was not on offer. The proposed works will result in the provision of a "public good" that will 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 ambiance of the city.*

*On the basis of the above, the proposed development is considered to warrant the award of the requested 20% plot ratio bonus for the conservation of the heritage listed St Andrew's Church building and the improvements to pedestrian access through the site."*

### **Bonus Plot Ratio for Special Residential Use**

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 CPS 2. Under the City's Bonus Plot Ratio Policy 4.6.1 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 advises that the proposed development proposes "a new high quality hotel and serviced apartment land use in a central location, with excellent access to surrounding business, transport and amenities. As such this application seeks the award of a 30% special residential bonus for the provision of a high quality hotel land use in accordance with Clause 28(2) of CPS2.

*In this regard the proposed hotel land use is consistent with the Design Criteria for the granting of a Special Residential plot ratio bonus under the City's Plot Ratio Policy as follows:*

- *The subject site is identified on the Special Residential Bonus Plot Ratio Plan as being eligible for the award of a 40% plot ratio bonus for the provision of a new high quality hotel land use;*

- *The requested 30% high quality hotel bonus does not impact on compliance with the maximum 50% plot ratio bonus available under the City's Maximum Bonus Plot Ratio Plan;*
- *The relevant bonus plot ratio floor area is to be used for hotel guest rooms only and not for shared ancillary facilities or amenities;*
- *The proposed special residential land use has been designed in accordance with the requirements under the City's Special Residential (Serviced and Short Term Accommodation) Policy; and*
- *The proposed hotel provides the following basic facilities and amenities:*
  - *A dedicated hotel entry lobby and reception area at the ground floor level;*
  - *Appropriate back of house and administration facilities, including housekeeping areas, staff ablution / locker facilities, office spaces and storage areas; and*
  - *Bathroom facilities within hotel guest rooms that incorporate at a minimum a basin, shower and toilet. Laundry facilities are not provided within individual hotel guest rooms.*

*In addition, the proposed development addresses the requirements for the granting of a high quality hotel bonus under the Policy by providing the following hotel facilities:*

- *A grand, triple height, entry lobby and reception area, at the ground floor level, which has been designed to a high quality to provide a luxurious entrance and gathering area for guests. The entry lobby has large spacious proportions and is to accommodate a 24 hour reception, concierge facility and generous seating and gathering areas;*
- *A ground floor bar and lounge area that is integrated in to the design of the hotel and accessible from inside the hotel. A poolside bar area is also provided at the podium deck level;*
- *A 152-seat restaurant within the heritage listed St Andrew's Church building which can accessed directly off the hotel lobby space and a 300-seat restaurant at the second floor level;*
- *A large heated lap pool at the podium deck level which is of a sufficient size to adequately cater for the number of guests likely to be utilising the pool;*
- *An appropriately sized gymnasium / health club at the sixth floor level;*
- *A day spa and treatment centre at the fourth floor level;*
- *Conference / meeting room facilities, incorporating a total of three meeting rooms with a combined area well in excess of 100m<sup>2</sup>; and*
- *A ground floor retail tenancy that can cater for hotel guest's needs.*

*It is noted that the Plot Ratio Policy states that both the restaurant and retail tenancies referenced above should be 'integrated into the design of the hotel and accessible from inside the hotel'. Whilst the St Andrew's Church restaurant and retail tenancy are considered to be appropriately integrated into the design of the hotel it is noted that neither is directly accessible from inside the hotel. Notwithstanding, the proposal is consistent with the intent of ensuring a readily accessible integrated hotel precinct that provides a greater level of amenity for patrons through the provision of associated retail and dining land uses. The incorporation of the restaurant land use*

*within the St Andrew's Church building will provide a unique dining experience, whilst ensuring the ongoing use and enjoyment of the St Andrew's Church building by the broader public. The restaurant is readily accessible off the main hotel lobby via the circulation space to the north of the St Andrew's Church building.*

*Furthermore, the orientation of both the retail and dining land uses ensures activation of the surrounding streets and public realm rather than providing internally orientated tenancies that would diminish the level activation at the street frontage. As such, the proposed retail and dining land uses are considered appropriate and worthy of the requested plot ratio bonus.*

*In addition to the above, it is noted that the Policy states that guest rooms should have a minimum internal area of 35m<sup>2</sup> (including bathrooms and excluding balconies) and that kitchen and laundry facilities must not be provided within guest rooms or elsewhere in the hotel where these are accessible for use by hotel guests. The proposed development does not provide any kitchen and laundry facilities that are accessible to hotel guests, however it is seeking a minor variation to the recommended room sizes under the policy in order to permit hotel rooms with a minimum internal area of approximately 32m<sup>2</sup>. This is considered acceptable on the basis that the hotel rooms are proposed to be finished to a high standard which contributes far more to the guest experience than an arbitrary square metre figure. The proposed variation is minor in nature with generous room sizes and high quality finishes proposed. As such, the proposed minor variation is not considered to detract from the ability of the development to provide a high quality hotel component in accordance with the intent of the bonus plot ratio category.*

*The proposed high quality hotel land use addresses an identified strategic need for short-term accommodation facilities within the Perth CBD and is consistent with the Statement of Intent for the Civic Precinct, which specifically encourages the provision of additional visitor accommodation within the Precinct.*

*On the basis of the above, it is considered that the proposed development warrants the award of the requested 30% plot ratio bonus for the provision of a new high quality hotel land use.”*

## **Conclusion**

The Design Advisory Committee is requested to comment on the awarding of bonus plot ratio, variances sought to the CPS2 provisions and the general design of the development.

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

SCHEDULE 2



2016/5359; 36 (LOT 18) ST GEORGES TERRACE & 10-14 (LOTS 19 & 50) PIER STREET, PERTH

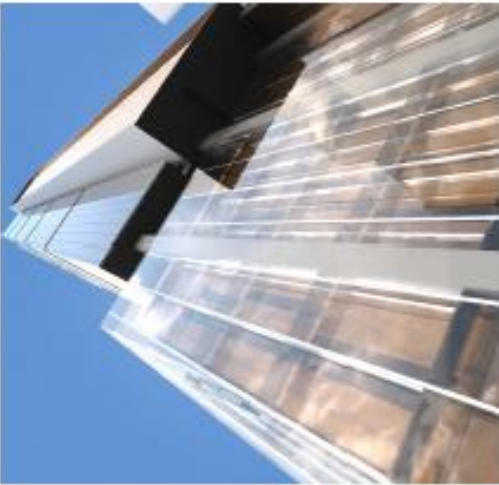
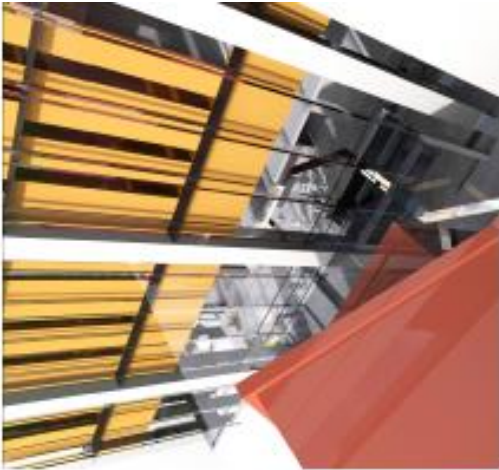
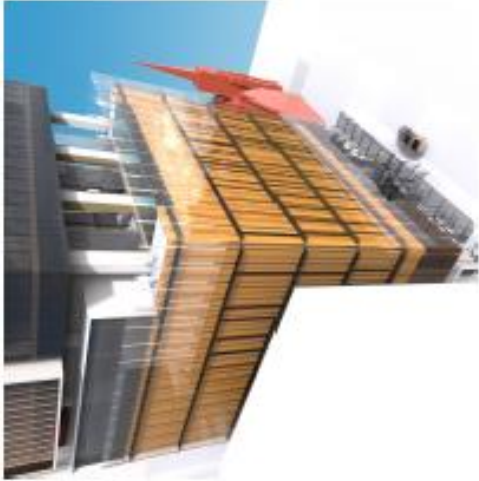
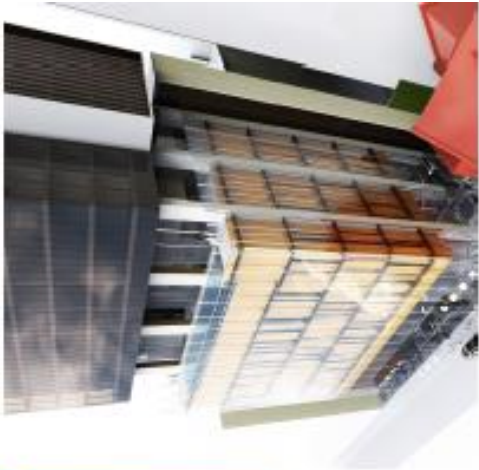




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