

Design Advisory Committee

Notice of Meeting
13 June 2019
3.00pm

Committee Room 1
Ninth Floor
Council House
27 St Georges Terrace, Perth



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of Minutes – 18 April 2019
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports

Report No.	Item Title	Page
6.1	900 (Lots 67, 104 and 105) Hay Street, Perth – Proposed Wall Mural	1

- 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
Outstanding Reports: Nil
- 10 Closure

MURRAY JORGENSEN
CHIEF EXECUTIVE OFFICER

6 June 2019

This meeting is closed to members of the public
Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin (Presiding Member)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	
Anthony Brookfield	Stuart Pullybank
State Government Architect or Nominee	N/A
Director Planning and Development	City Architect

Quorum: Four

Terms Expire: October 2019

Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of clause 66A of the Supplemental Provisions to the Deemed Provisions (refer Schedule A of the City Planning Scheme No. 2, as gazetted on 24 February 2017).

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and 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 that are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.
- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

Bonus plot ratio will not be awarded “as of right”. Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within Perth as a capital city.

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

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

Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will be requested to provide advice on the extent of bonus plot ratio which is warranted.

In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high quality hotel as identified in the Bonus Plot Ratio Policy.

Reference should be made to the Bonus Plot Ratio Policy for full 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, the Deemed Provisions 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; and
- The Council's decision in regard to each application.

Agenda **900 (Lots 67, 104 and 105) Hay Street, Perth – Proposed Wall**
Item 6.1 **Mural**

Recommendation:

That the Design Advisory Committee CONSIDERS the design of the proposed wall mural to the eastern building façade at 900 (Lots 67, 104 and 105) Hay Street, Perth and provides advice on:

- 1. The general design, aesthetic quality and integration of the proposed wall mural and its impact on the building's architectural design, character and important features or fenestration; and***
- 2. The proposed mural's appropriateness for the area noting its large scale and prominence within the City's skyline.***

FILE REFERENCE:	DA-2019/5191
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
REPORT AUTHOR DISCLOSURE	Nil
OF INTEREST:	
DATE:	29 May 2019
ATTACHMENT/S:	Attachment 6.1A – Site Plan Attachment 6.1B – Mural Location Plans Attachment 6.1C – LDAP Approval and Plans
3D MODEL PRESENTATION:	No
LANDOWNER:	900 Hay Street Pty Ltd
APPLICANT:	Element Advisory
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$50,000

Purpose and Background:

The subject site has an area of 1,453m² with frontage to Hay Street of 46.26 metres. It is comprised of Lot 105, a colonnade lot (Lot 104) and Lot 67 which is utilised as a right of way which connects to Lot 66 to the rear of the site. The right of way services the subject site and the Wilson carpark to the rear and connects Murray Street through to Hay Street in a one-way southerly direction. The site is currently occupied by a two-storey commercial building.

On 17 December 2015, the City of Perth Local Development Assessment Panel (LDAP) conditionally approved a 27 level hotel development comprised of 250 hotel rooms, a hotel restaurant and bar and associated hotel facilities such as a business centre, swimming pool, garden, gymnasium and three ground level commercial tenancies fronting Hay Street. Works are due for completion by the end of 2019.

Details:

Approval is sought to install a wall mural to the eastern façade of the building measuring 81.25 metres in height and 9.2 metres in width. The mural will be installed to the core of the building and will replace the approved blue painted finish and powdercoated white sunshade blades to this portion of the façade.

The hotel operator has recently been nominated for the development, with the hotel now being an Art Series hotel. The development is the first Art Series hotel to be established in Western Australia, with eight hotels across Melbourne, Brisbane and Adelaide. The design concept of the hotels incorporates custom furnishings and original artworks. Each property is named after an artist and the overall style of the hotel reflects that artist.

The proposed artist behind the proposed wall mural has significant experience in designing and spray-painting wall murals across Australian and international cities. The artist is recognised for art that is largely culturally driven and has particularly strong links towards indigenous people. In doing so, he endeavours to represent the ideals of reclaiming ties to traditional ownership in modern urban localities.

The applicant has advised that the final content of the wall mural is yet to be finalised therefore approval is being sought for the location of the wall mural only, and not its final contents which will be a condition of any approval granted. However, it is noted that the mural will draw inspiration from indigenous cultures, consistent with the profile of the artist as outlined above. An indicative concept image providing an indication of the potential content of the mural will be circulated at the meeting.

Compliance with Planning Scheme:

Development Requirements

The subject site is located in the City Centre use area of the Citiplace Precinct under City Planning Scheme No. 2. The Statement of Intent for the Citiplace Precinct requires building facades to incorporate interesting architectural elements thereby contributing to a lively, colourful and stimulating environment.

Signs Policy 4.6

The City Planning Scheme No. 2 Policy 4.6 – Signs (the policy) sets out the City's requirements for the erection and management of signs on or adjacent to buildings within the City. The policy defines different types of signs and place specific requirements to ensure signs are consistent with the desired character for the relevant Precinct and provide guidelines for their acceptable design and location.

The proposed sign falls within the following definition of the Signs Policy 4.6:

“Wall Mural means a graphic design or artwork attached or applied to the exterior of a building that does not convey a defined advertising message.”

Section 7.11 of the City's Signs Policy states that wall murals shall only be permitted on a building where it complements the building's architectural design and character and does not detract from its important features or fenestration. In addition to this, a wall mural shall only

be permitted where it is consistent with the intended character of the area and the area will be enhanced by its introduction.

Section 6.2 of the City's Signs Policy states that signs should be in an appropriate location and scale. Signage should be located at the ground floor or top of buildings. Signage at other locations on a building should be limited and may only be supported where the building has been designed to specifically accommodate signage at that location and where the purpose and viewing audience of the signage is clear and justified.

Section 6.5 of the City's Sign Policy requires consideration to be given to the maintenance of a sign at the design stage to ensure that it will be practical and safe and occurs with minimal disruption to the public and building occupants.

The property is located within the 'Retail Core Area and Town Centre Areas' precinct within the City's Signs Policy. Section 9.2 of the City's Signs Policy states that signs within this area should contribute to a lively, colourful and stimulating pedestrian environment with the character of signage reflecting the intended predominance of retail uses in the areas. In addition to this, way-finding is particularly important in these areas where pedestrian numbers are very high.

Conclusion

The Design Advisory Committee is requested to comment on the aspects of the development detailed in the recommendation section of this report.

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



2019/5191- 900 (LOTS 67, 104 AND 105) HAY STREET, PERTH



da 1-02 REV.

CampionDesignGroup
65 Hay St, Subiaco, 6008, Western Australia
www.campiondesign.com.au +61 89489 7066

SITE PLAN

04 / 12 / 15

City of Perth LDP - CAP 15 03/03 - Attachment 3

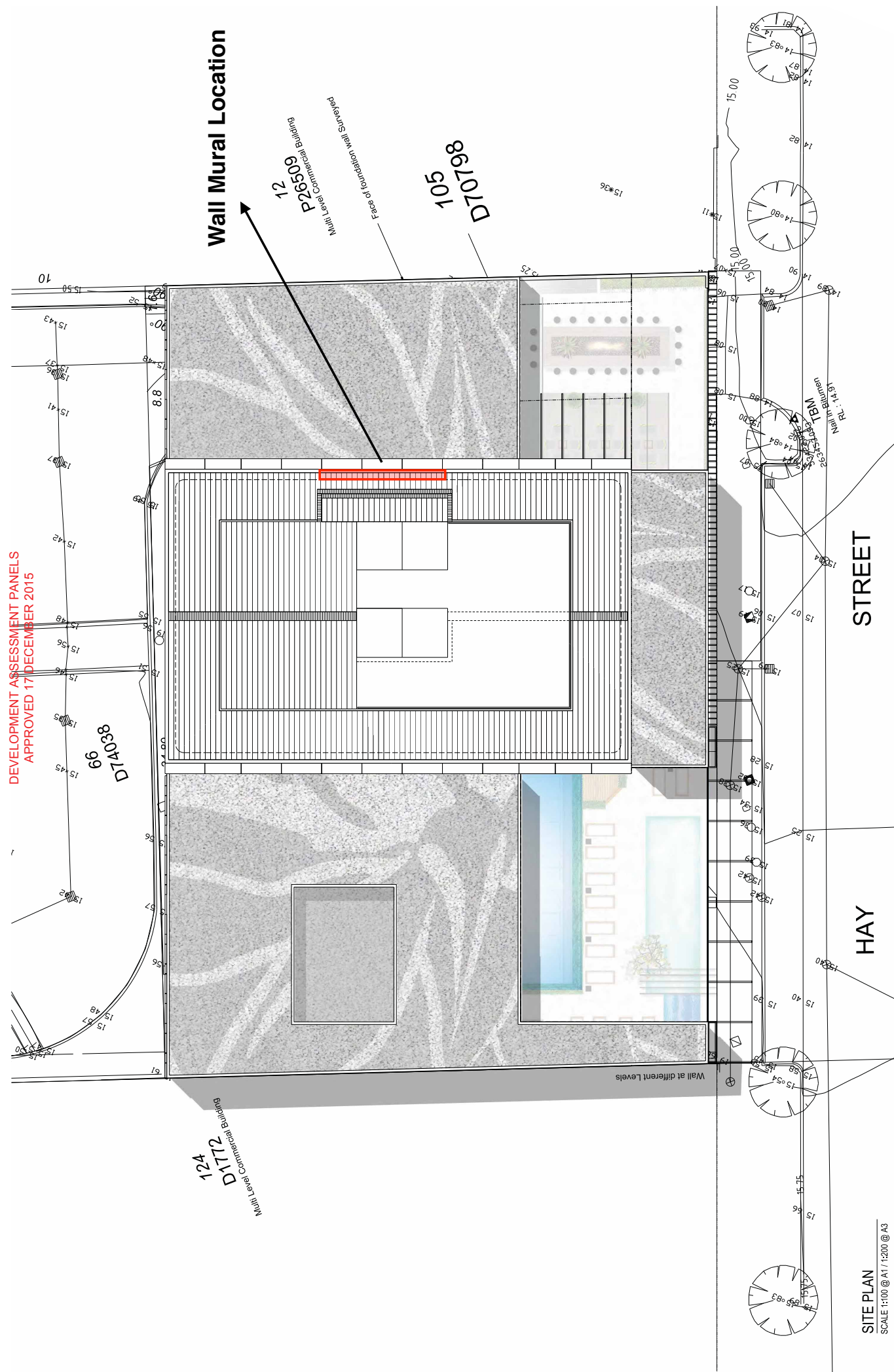
CLIENT : 900 HAY STREET PTY LTD
PROJECT : 1408 - 900 HAY HOTEL

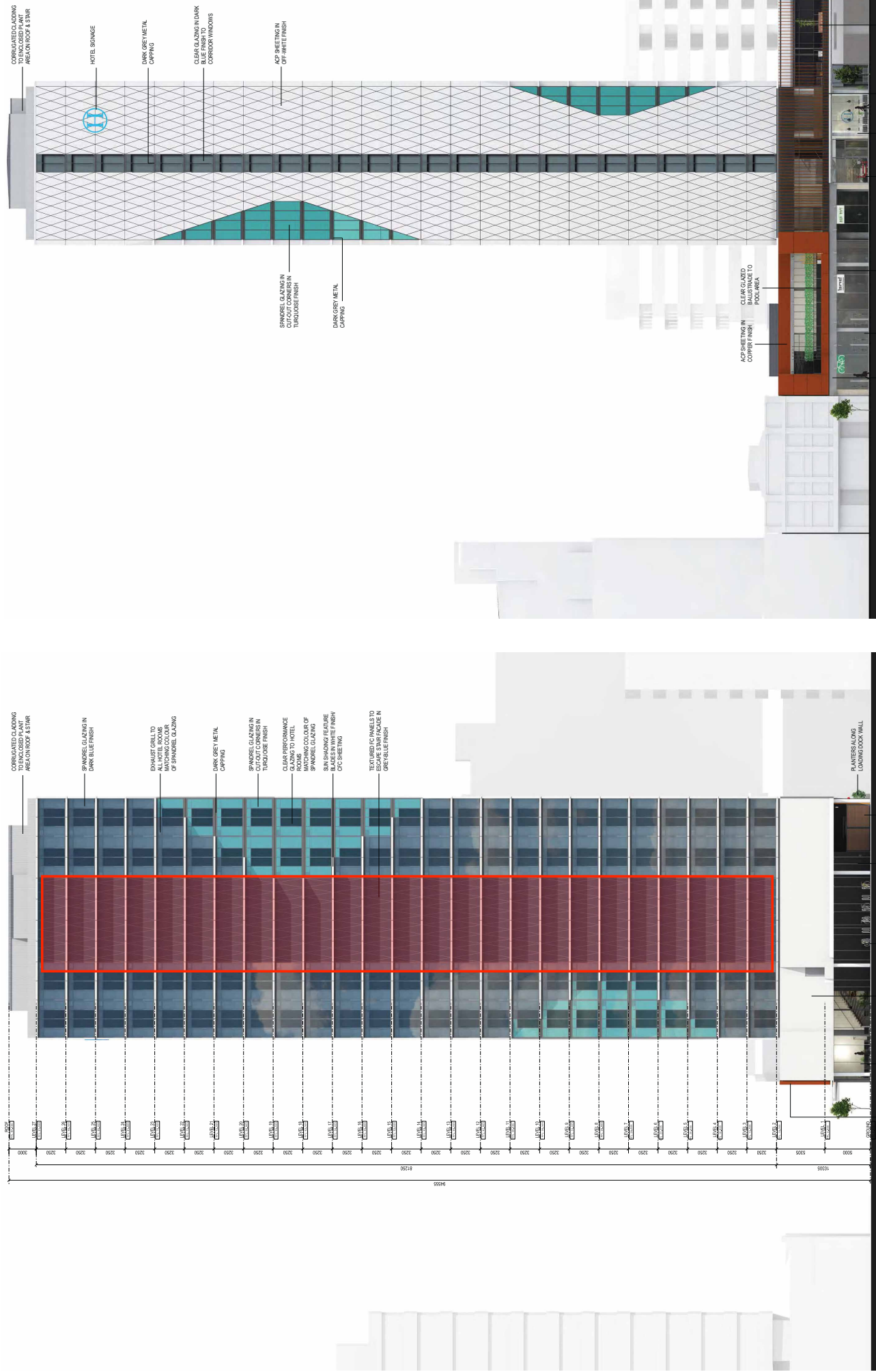
SITE PLAN

SCALE 1:100 @ A1 / 1:200 @ A3

SCALE 1:100 @ A1 / 1:200 @ A3

DEVELOPMENT ASSESSMENT PANELS
APPROVED 17 DECEMBER 2015





SCALE 1:200 @A1 / 1:400 @A3

da 4-01 REV-1

CLIENT : 900 HAY STREET PTY LTD

PROJECT : 1408 - 900 HAY HOTEL

ELEVATIONS - EAST + SOUTH

04/12/15

City of Perth LDAP - DAP 15 00893 - Attachment 3

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www.w.campiondesign.com.au +61 89489 7066

- NOTES
1. DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN.

2. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORKS. CDG SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

3. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

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ISSUED FOR INFORMATION

CAMPION
DESIGN GROUP

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WESTERN AUSTRALIA 6008 fax: + 618 9 489 7060
www.campiondesigngroup.com.au

CLIENT
900 HAY STREET PTY LTD

PROJECT
900 HAY
HOTEL DEVELOPMENT
900 HAY STREET, PERTH

DRAWINGS
EAST ELEVATION

NO.	DATE	DESCRIPTION	BY	CHECKED	DATE	SCALE	REVISION
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EAST
ELEVATION
SCALE 1:200 (A1) & 1:400 (A3)





Government of **Western Australia**
Development Assessment Panels

LG Ref: 2015/5392
DoP Ref: DAP/15/00893
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Andrew Campion
Campion Design Group
65 Hay Street
SUBIACO WA 6008

Dear Mr Campion

**City of Perth LDAP – City of Perth – DAP Application 2015/5392
900 (Lots 67, 104 and 105) Hay Street, Perth
Proposed 27 Level Mixed Use Development containing 250 Hotel Rooms,
Associated Dining, Entertainment Uses and Guest Facilities, Three Commercial
Tenancies and Two Car Parking Bays**

Thank you for your application and plans submitted to the City of Perth on 22 September 2015 for the above development at the abovementioned site.

This application was considered by the City of Perth Local Development Assessment Panel at its meeting held on 17 December 2015, where in accordance with the provisions of the City of Perth City Planning Scheme No. 2, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Tegan Jeans at the City of Perth on (08) 9461 3184.

Yours sincerely,

Jeslão

DAP Secretariat

23/12/2015

Encl. DAP Determination Notice
Approved plans

Cc: Ms Tegan Jeans
City of Perth



wa.gov.au

Postal address: Locked Bag 2506 Perth WA Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 9919 Fax: (08) 6551 9961 TTY: 6551 9007 Infoline: 1800 626 477
daps@planning.wa.gov.au www.planning.wa.gov.au
ABN 35 482 341 493



Planning and Development Act 2005

City of Perth City Planning Scheme No. 2

City of Perth Local Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Location: 900 (Lots 67, 104 and 105) Hay Street, Perth

Description of proposed Development: Proposed 27 Level Mixed Use Development containing 250 Hotel Rooms, Associated Dining, Entertainment Uses and Guest Facilities, Three Commercial Tenancies and Two Car Parking Bays

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 17 December 2015, subject to the following:

APPROVE BY AN ABSOLUTE MAJORITY DAP Application reference DAP/15/00893 and accompanying perspectives (refer to Attachment 2 received 4 December 2015) and development plans (refer to Attachment 3 received on 4 December 2015) in accordance with Clauses 6, 26, 27, 40, 44, 47 and 48 of the City Planning Scheme No. 2, Clauses 60, 64, 67, 68 and 74 of the Planning and Development (Local Planning Scheme) Regulations 2015 – Deemed Provisions for Local Planning Schemes and the Metropolitan Region Scheme, subject to the following conditions:

Conditions:

1. the development being constructed with high quality materials and finishes and to a level of detailing that is consistent with the elevations and perspectives received on 4 December 2015, but retaining glazed spandrels rather than solid cladding materials to the cut-out sections of the northern and southern facades, with the final details of the design and a sample board of the materials, colours and finishes being submitted for approval by the City prior to applying for a building permit;
2. in the event of the development not proceeding within six months of the demolition of the existing building on the site, the site is to be landscaped and/or fenced by and at the cost of the owner in order to secure the site, preserve the amenity of the area and to prevent dust and sand being blown from the site, and being maintained in a clean and tidy state to the satisfaction of the City;
3. the works referred to in Condition 2, shall be secured by a bond / deed of agreement between the applicant and the City, to the value of the proposed works, with the cost of the deed to be borne by the applicant;
4. final details of the framing, glazing and modular construction of the building being submitted for approval by the City prior to applying for a building permit;



5. the applicant entering into a lease with the City for the use and development of Lot 104 prior to applying for the relevant building permit;
6. the development works contained within the area of the colonnade lot (Lot 104) to be leased from the City, being demolished and the colonnade lot being reinstated to the original condition, to the City's specification and satisfaction upon the termination of the lease over Lot 104 by the City;
7. air conditioner condensers and any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers, and fire booster cabinets shall be located so as to minimise any visual and noise impact on the adjacent developments and being screened from view of the street, including any such plant or services located within the vehicle entrance of the development, with details of the location and screening of such plant and services being submitted and approved by the City prior to applying for a building permit;
8. a Waste Management Plan, identifying a permanent storage and wash down facility for bins for both recyclables and general waste and including a waste disposal/collection strategy demonstrating how these facilities will be serviced by either the City or by private contractors, being submitted and approved by the City prior to applying for a building permit;
9. a Hotel Management Plan addressing the operation of the hotel in accordance with the provisions of the City's Special Residential (Serviced and Short Term Accommodation) Policy, including but not being limited to the following:
 - a) company name and relevant experience of management/operator;
 - b) type or extent of room service to be offered;
 - c) cleaning and laundry services, where applicable;
 - d) opening hours for guest check-ins and check-out including the method of reservations / bookings;
 - e) security of guests and visitors;
 - f) control of noise and other disturbances; and
 - g) a complaints management service;

being submitted and approved by the City prior to the occupancy of the hotel with the management plan being implemented by the hotel proprietor/manager on an on-going basis and to the satisfaction of the City;

10. the proposed ground level commercial tenancies being restricted to a 'Dining' or 'Retail (General)' or Retail (Local) use with details of the location and screening from public view of any external services required for the tenancies being submitted and approved by the City prior to occupation of the relevant tenancy with any other proposed use being subject to a separate application for approval;
11. the proposed floor levels of the pedestrian and vehicle entrances to the building being designed to match the current levels of the adjacent footpaths, with details being submitted to the City for approval prior to applying for a building permit;
12. on-site stormwater disposal / management being to the City's specifications with details being submitted to the City for approval prior to applying for a building permit;



13. a Vehicular, Service and Delivery Access Plan, outlining the management strategies to deal with the dropping off and picking up of hotel guests via taxi or other transport; strategies for advising guests upfront of limitations in private car parking in the locality; and including arrangements for on-site servicing of the building, being submitted and approved by the City prior to the occupation of the hotel building with the plan being implemented by the hotel proprietor/manager thereafter to the satisfaction of the City;
14. the two commercial tenant car parking bays provided on site being for the exclusive use of occupants of the development and not being leased or otherwise reserved for use of the tenants or occupants of other buildings or sites;
15. the dimensions of all car parking bays, aisle widths and circulation areas complying with the Australian Standard AS2890.1, ensuring that vehicles can enter and exit the site in forward gear;
16. a minimum of 13 secure bicycle parking bays being provided within the development and separate male and female shower and change facilities being provided within the development with these facilities being designed and located in accordance with the requirements of the City Planning Scheme No. 2 Policy 5.4 Bicycle Parking and End of Journey Facilities, with details of the design and location of these facilities being submitted and approved by the City prior to applying for a building permit;
17. the recommendations contained in the Acoustic Report prepared on 22 October 2015 by Vipac Engineers & Scientists, regarding the noise amelioration construction specifications and other noise management measures for the proposed development, being implemented in full;
18. any signage for the development being integrated with the design of the building with any signs being subject to a separate application for approval by the City; and
19. a construction management plan for the proposal being submitted for approval by the City prior to applying for a building permit, detailing how it is proposed to manage:
 - a) the delivery of materials and equipment to the site;
 - b) the storage of materials and equipment on the site;
 - c) the parking arrangements for the contractors and subcontractors;
 - d) other matters likely to impact on the surrounding properties; and
 - e) maintaining vehicle and pedestrian access over the Right of Way during construction.

Advice Notes

- a. This decision constitutes planning approval only and is valid for a period of two years from the date of the approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



da 9-01 REV-1





da 9-03 REV-1



da 9-04 REV-1





VIEW 1 - SHOPFRONT



VIEW 2 - HOTEL LOBBY





da 1-02 REV.

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SITE PLAN
04 / 12 / 15

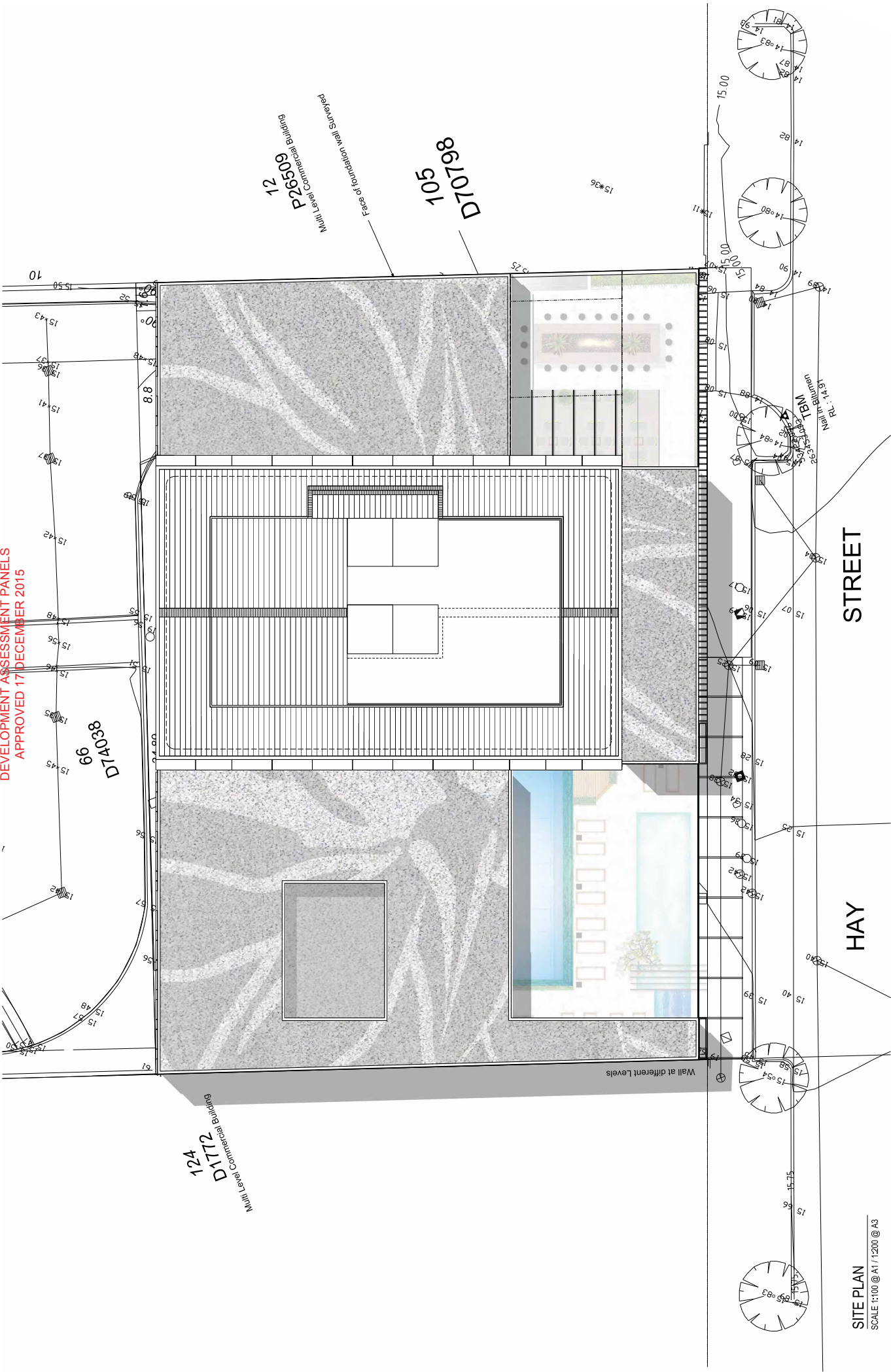
City of Perth LDP - DAP 15 00833 - Attachment 3

CLIENT : 900 HAY STREET PTY LTD
PROJECT : 1408 - 900 HAY HOTEL

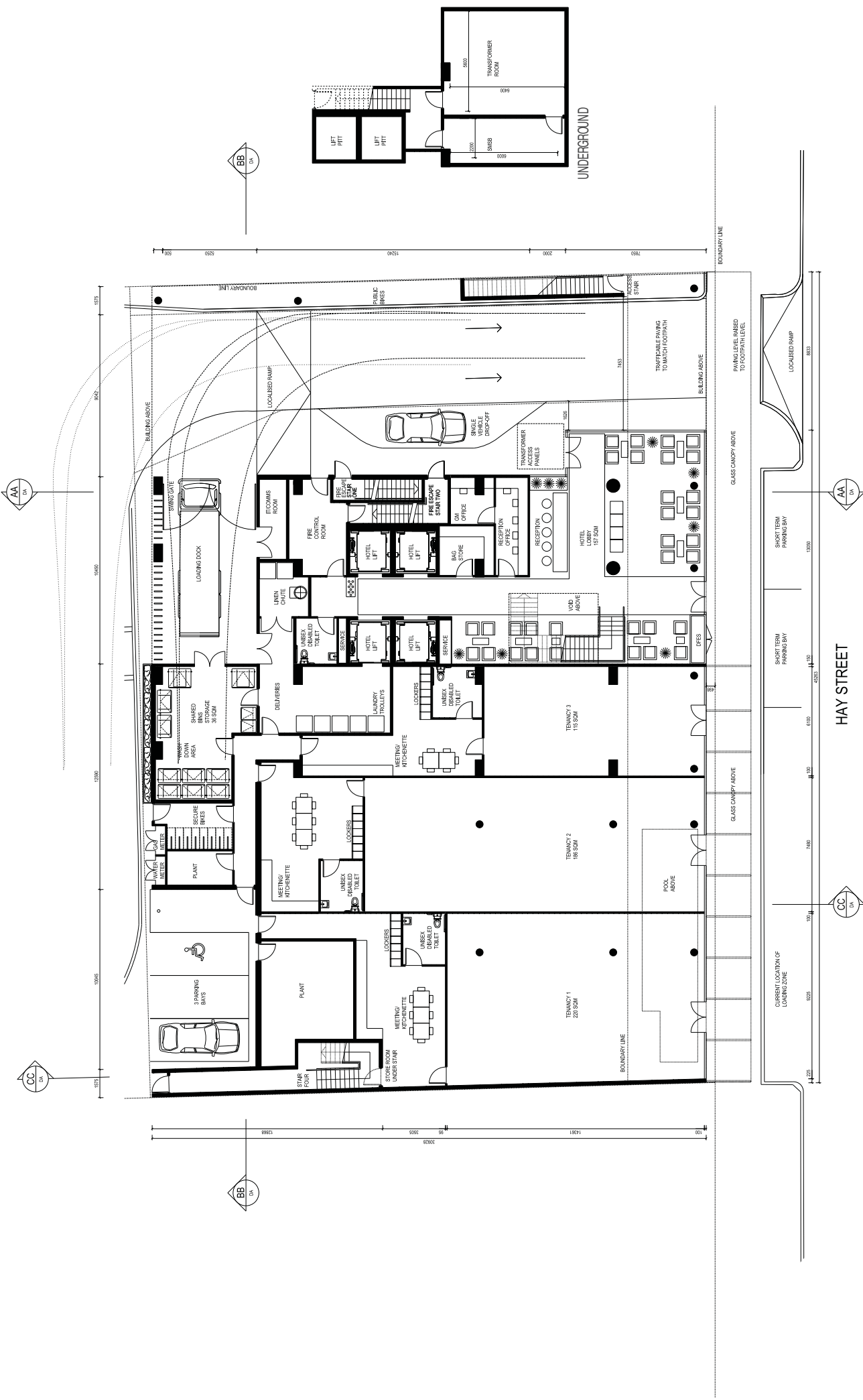
SITE PLAN

SCALE 1:100 @ A1 / 1:200 @ A3

SCALE 1:100 @ A1 / 1:200 @ A3



DEVELOPMENT ASSESSMENT PANELS
APPROVED 17 DECEMBER 2015



SCALE 1:100 @ A1 / 1:200 @ A3

CLIENT : 900 HAY STREET PTY LTD
PROJECT : 1408 - 900 HAY HOTEL

GROUND FLOOR PLAN

04 / 12 / 15

City of Perth LDP - DAP-15 03633 - Attachment 3



da 1-03 REV-

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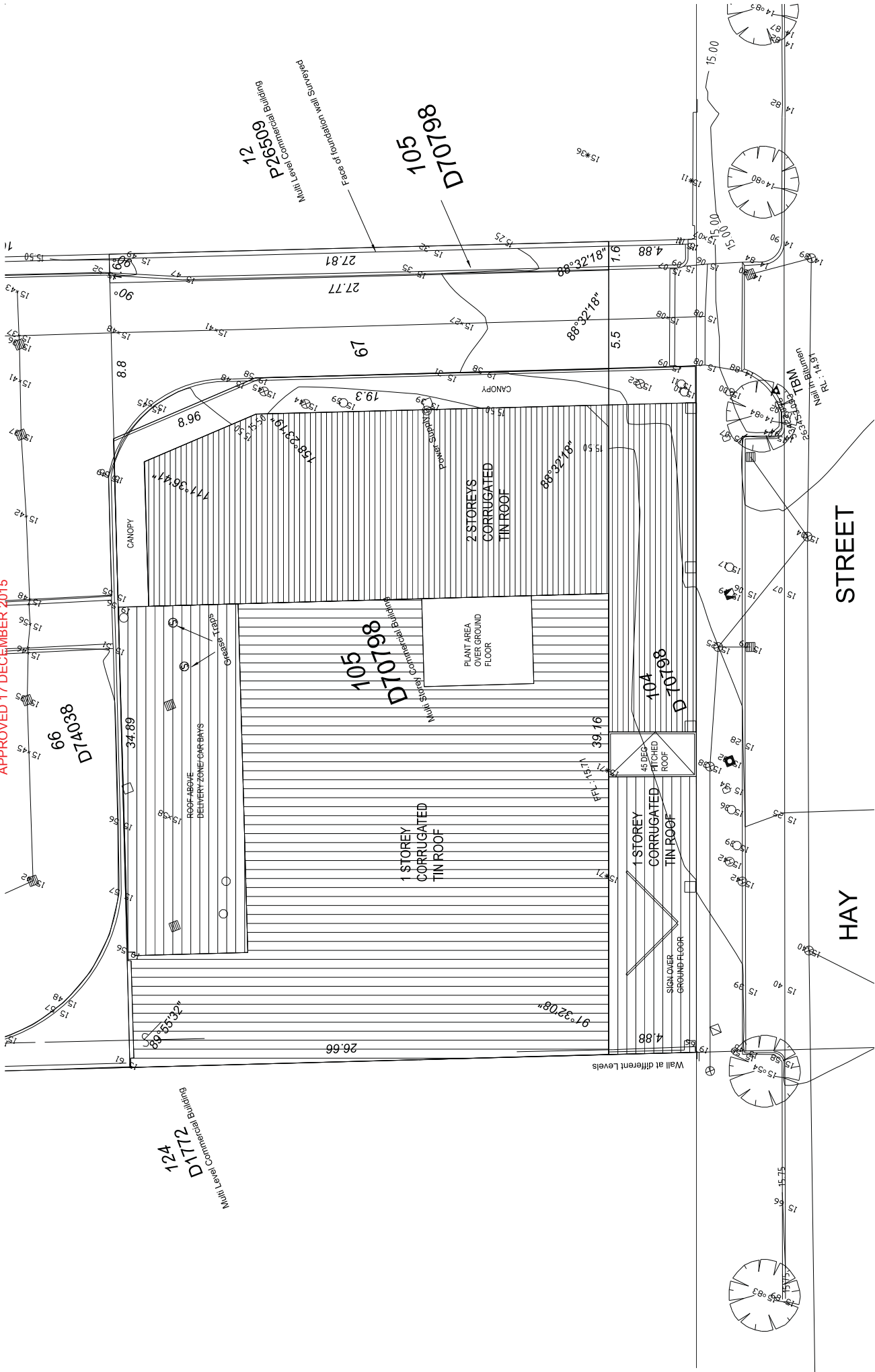
DEMOLITION PLAN

0.4 / 12 / 15

City of Perth LDP - CAP-15 03633 - Attachment 3

CLIENT : 900 HAY STREET PTY LTD
PROJECT : 1408 - 900 HAY HOTEL

SCALE 1:100 @ A1 / 1:200 @ A3



DEVELOPMENT ASSESSMENT PANELS
APPROVED 17 DECEMBER 2015

124
D1172
Null Level Commercial Building

66
D7A038

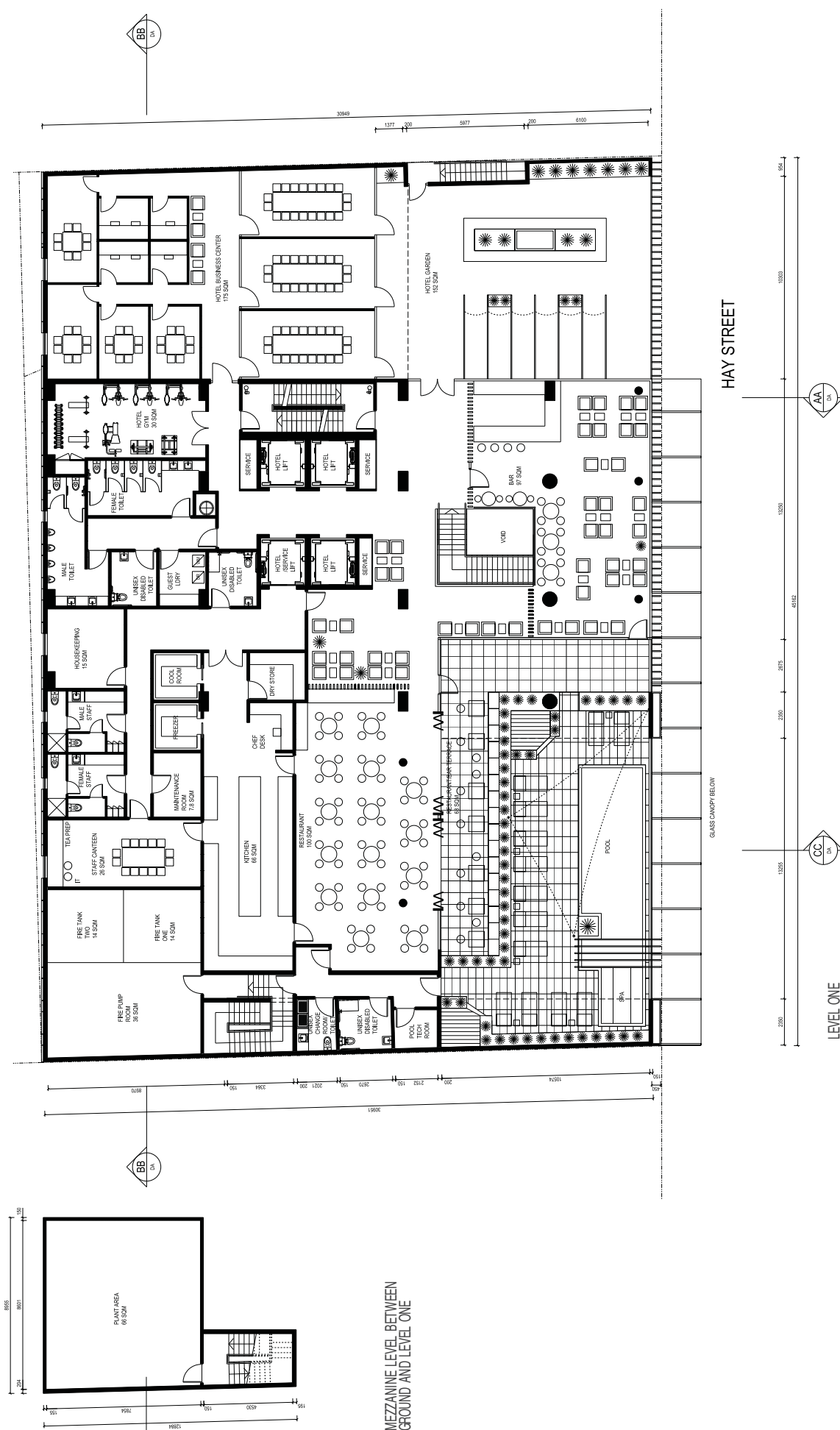
12
P236308
Null Level Commercial Building

105
D70798

104
D70798

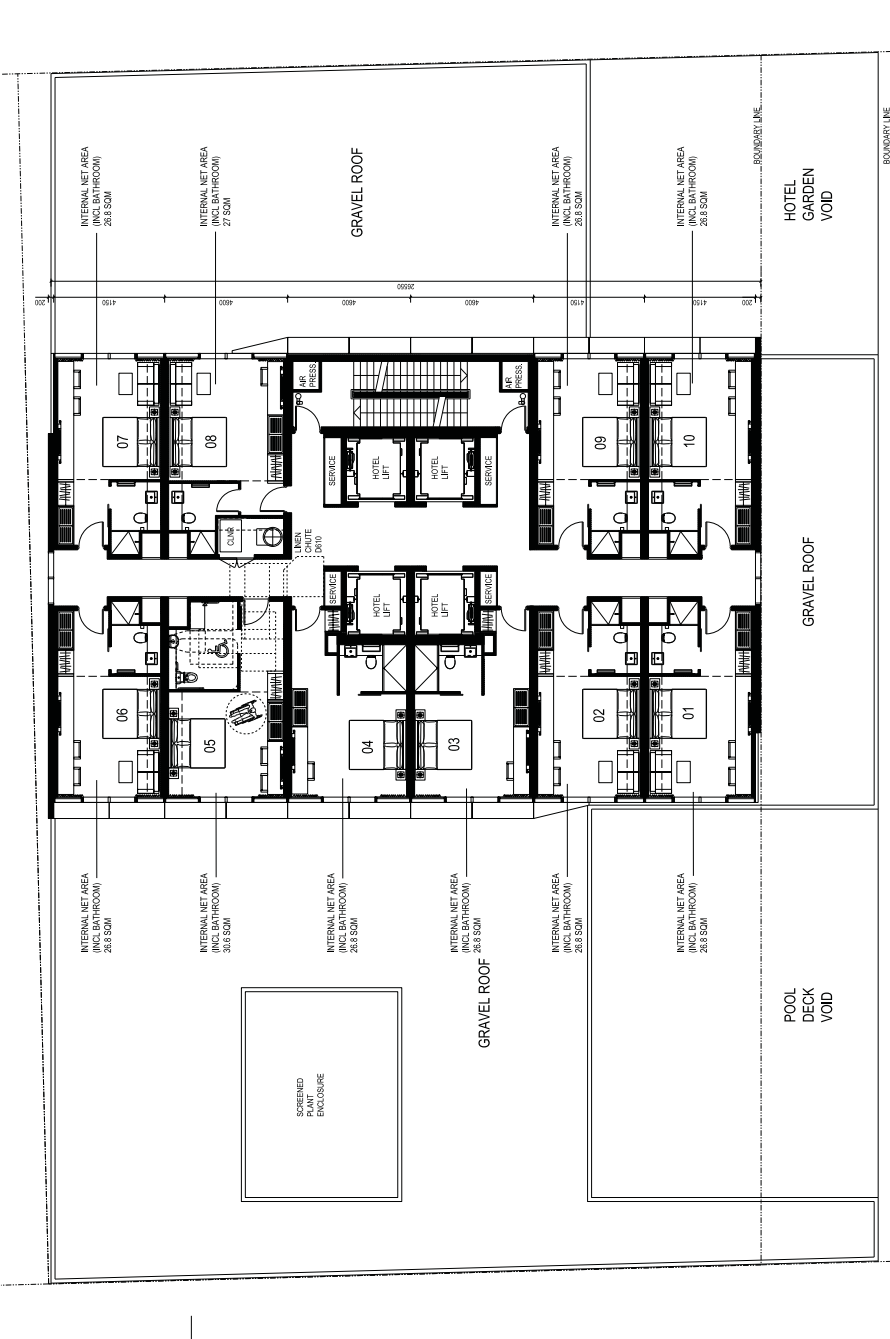
STREET

HAY



SCALE 1:100 @ A1 / 1:200 @ A3

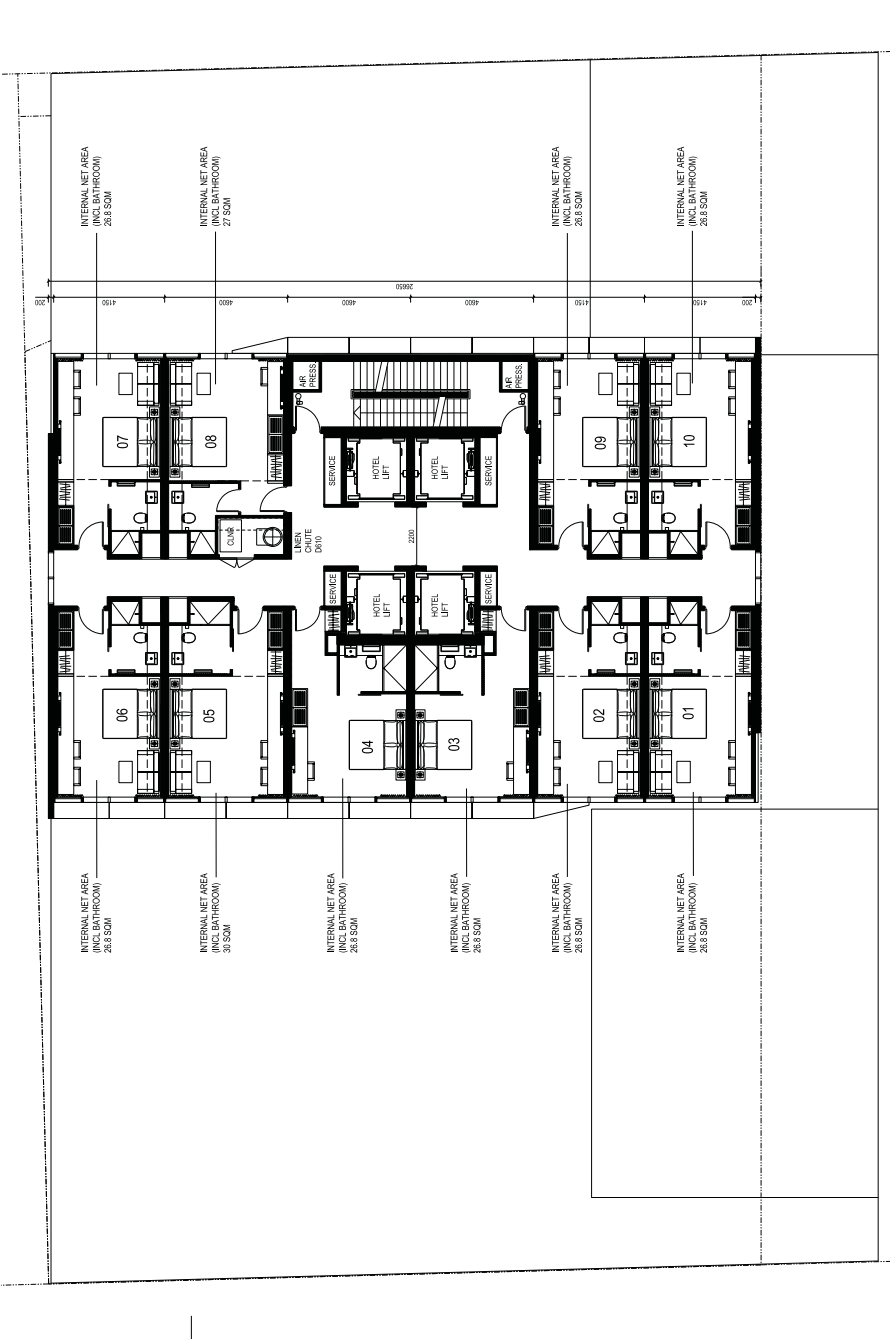
DEVELOPMENT ASSESSMENT PANELS
APPROVED 17 DECEMBER 2015



LEVEL 2-11 FLOOR PLAN - [TYPICAL DISABLED]
04 / 12 / 15

City of Perth LDP - DAP-15 00833 - Attachment 3

DEVELOPMENT ASSESSMENT PANELS
APPROVED 17 DECEMBER 2015



HAY STREET

SCALE 1:100 @ A1 / 1:200 @ A3

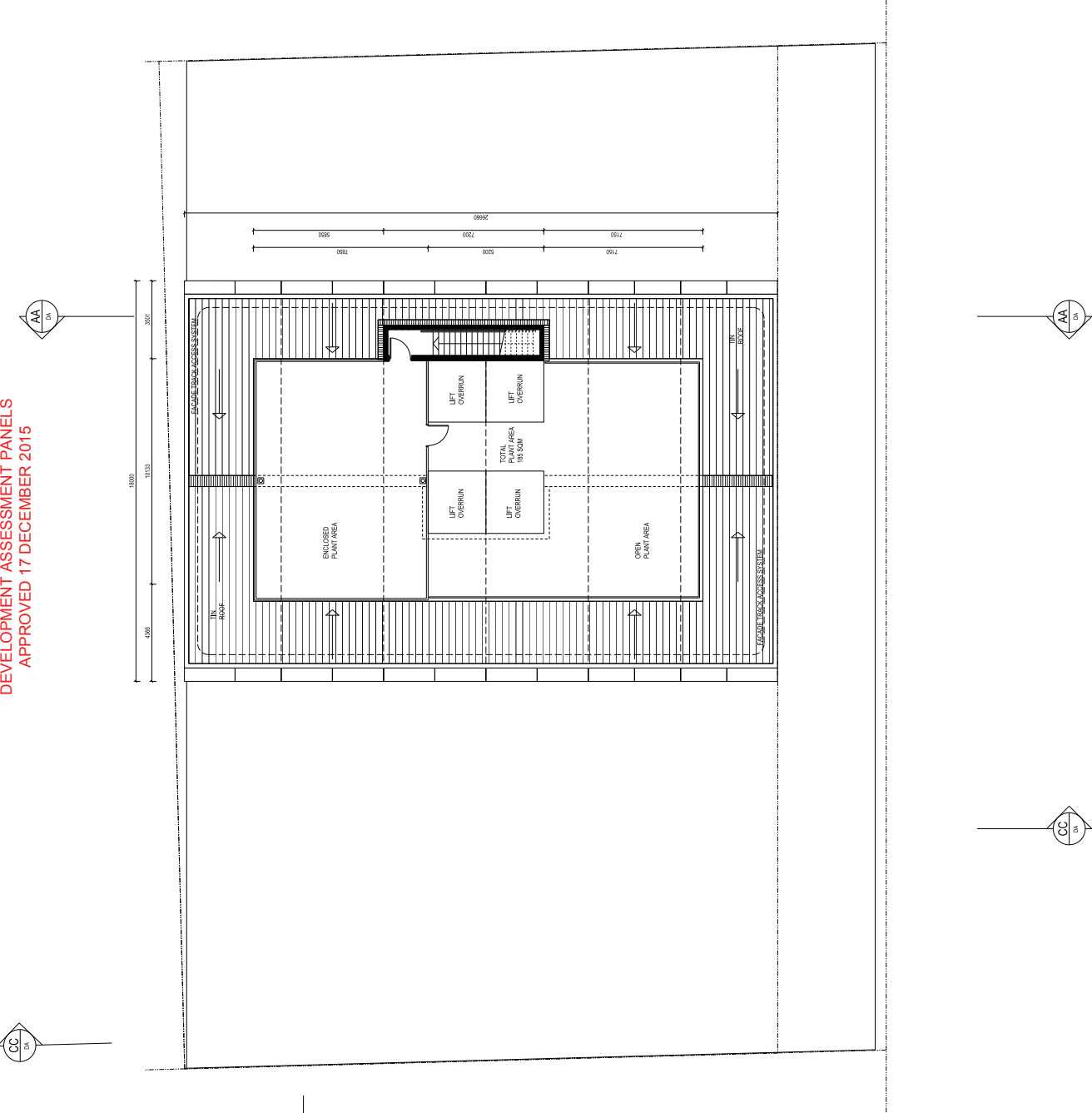
CLIENT : 900 HAY STREET PTY LTD
PROJECT : 1408 - 900 HAY HOTEL

LEVEL 12-26 TYPICAL FLOOR PLAN

04 / 12 / 15

City of Perth LDP - DAP-15 00833 - Attachment 3

DEVELOPMENT ASSESSMENT PANELS
APPROVED 17 DECEMBER 2015



LEVEL 27
04 / 12 / 15

SCALE 1:100 @ A1 / 1:200 @ A3

CLIENT : 900 HAY STREET PTY LTD
PROJECT : 1408 - 900 HAY HOTEL

City of Perth LDP - DAP-15 00833 - Attachment 3



PLOT RATIO AREAS
(LOTS 105 & 67)

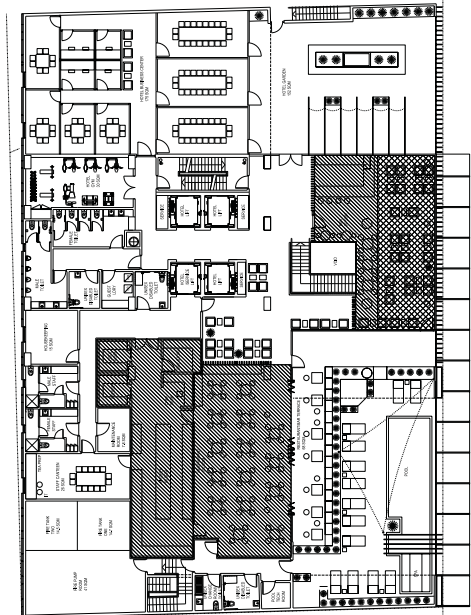
GROUND FLOOR	
TENANCY 1	97
TENANCY 2	111.6
TENANCY 3	50
HOTEL	25.8
	284.4
LEVEL ONE	
RESTAURANT	102
KITCHEN	91
BAR	41
	234
LEVEL 2-11	
TOTAL FLOOR AREA	223.5 x 10
	2235

LEVEL 12-25	
TOTAL FLOOR AREA	225.1 x 15
	3376.5
TOTAL PLOT RATIO	6129.9

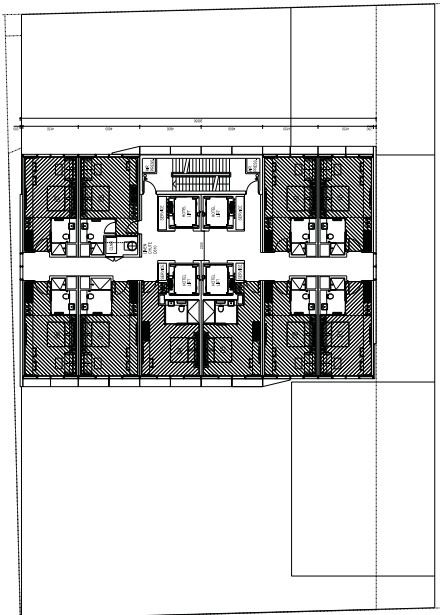


PLOT RATIO AREA
(LOT 104 - C.o.P.)

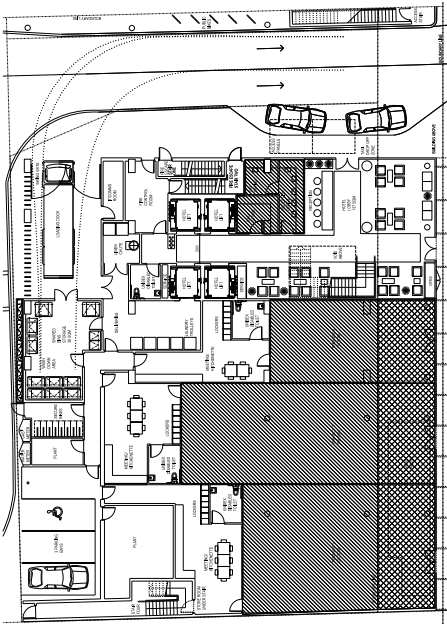
GROUND FLOOR	
TENANCIES	99
LEVEL ONE	
BAR	55.6
TOTAL PLOT RATIO	154.6



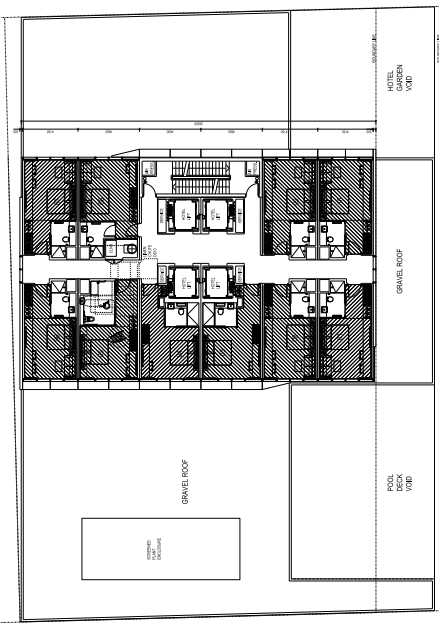
LEVEL ONE



LEVEL 12-26



GROUND FLOOR



LEVEL 2-11

SCALE 1:200 @ A1 / 1:400 @ A3

CLIENT : 900 HAY STREET PTY LTD
PROJECT : 1408 - 900 HAY HOTEL

City of Perth LDP - CAP-15 08/93 - Attachment 13

PLOT RATIO PLANS
0.4 / 12 / 15



SCALE 1:200 @ A1 / 1:400 @ A3

da 4-01 REV-1

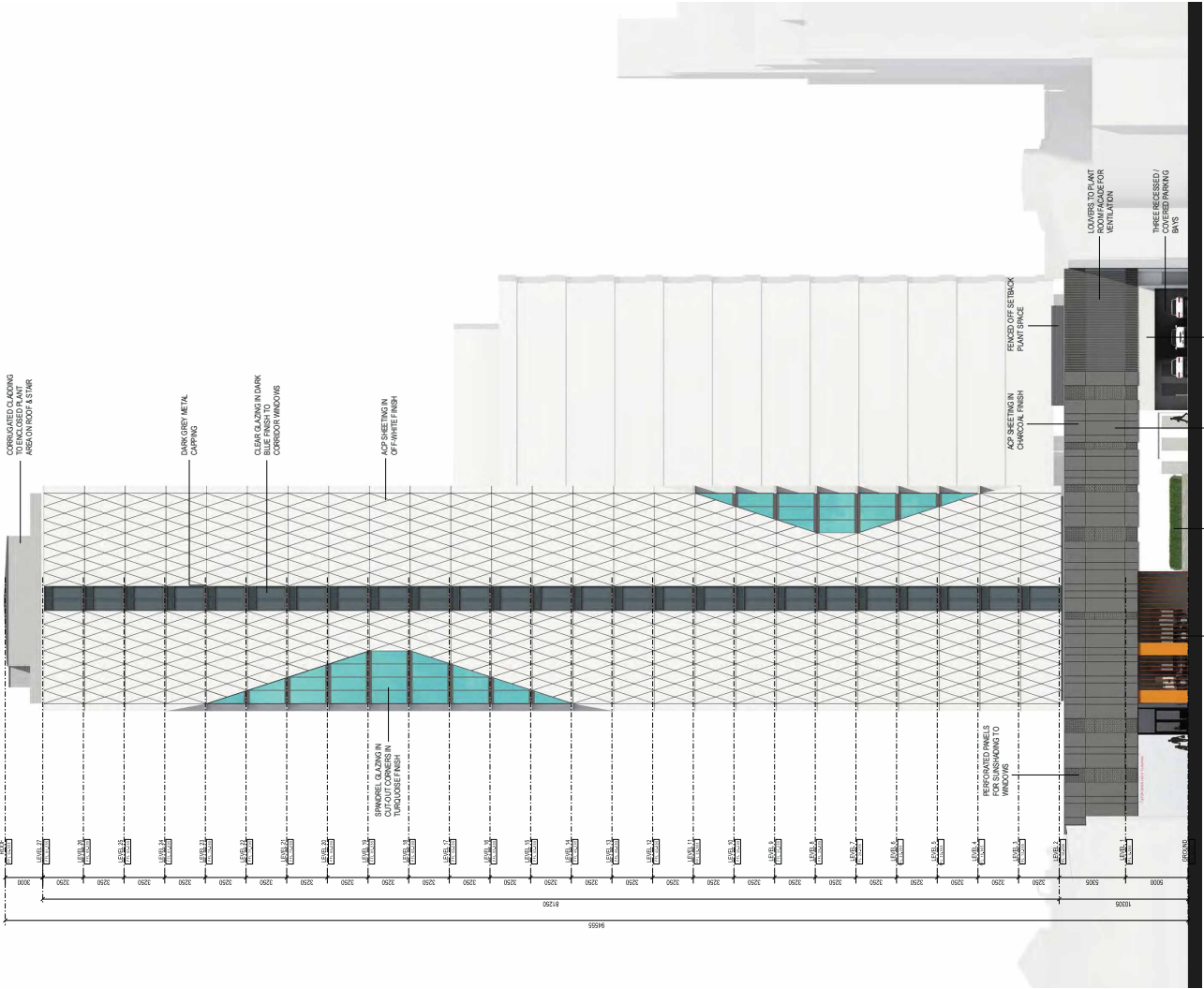
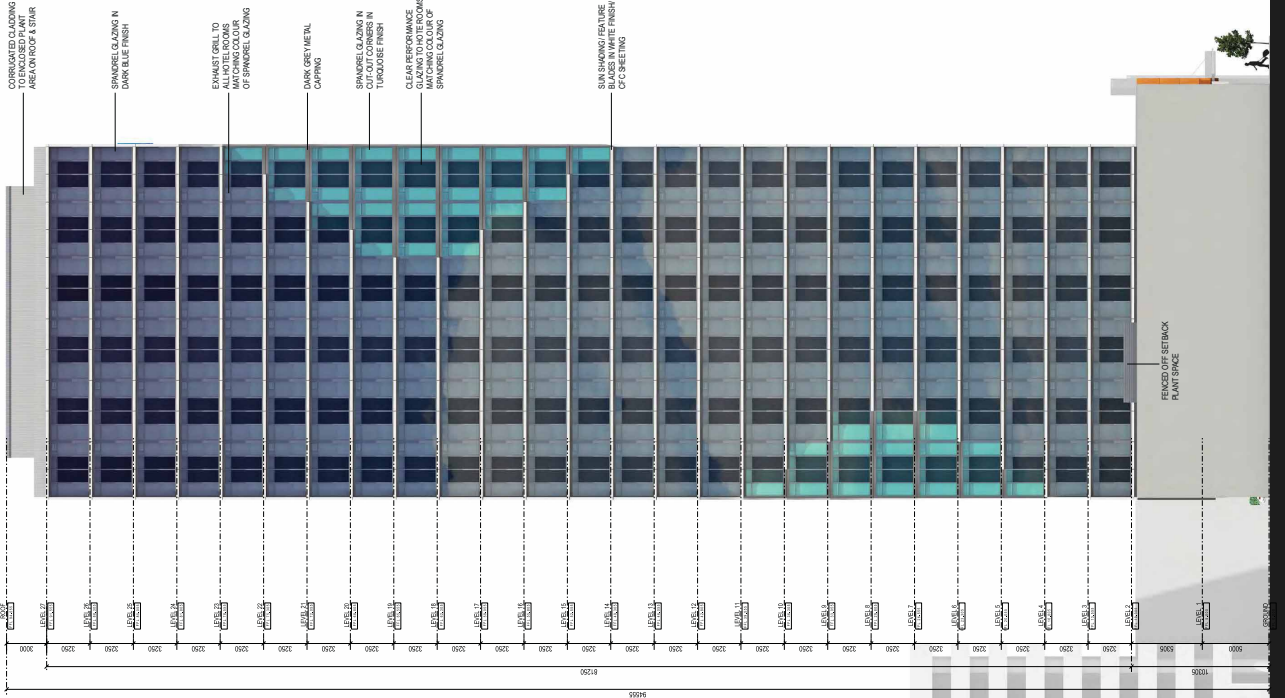
CLIENT : 900 HAY STREET PTY LTD
PROJECT : 1408 - 900 HAY HOTEL

ELEVATIONS - EAST + SOUTH

City of Perth LDP - DAP 15 00833 - Attachment 3

04 / 12 / 15

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SCALE 1:200 @ A1 / 1:400 @ A3

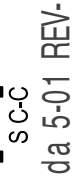
CLIENT : 900 HAY STREET PTY LTD
PROJECT : 1408 - 900 HAY HOTEL

City of Perth LDP - CAP-15 00833 - Attachment 3

ELEVATIONS - NORTH + WEST
04 / 12 / 15

da 4-02 REV-1

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SECTIONS



VERTICAL LOUVERS IN
—METALLIC COPPER FINISH

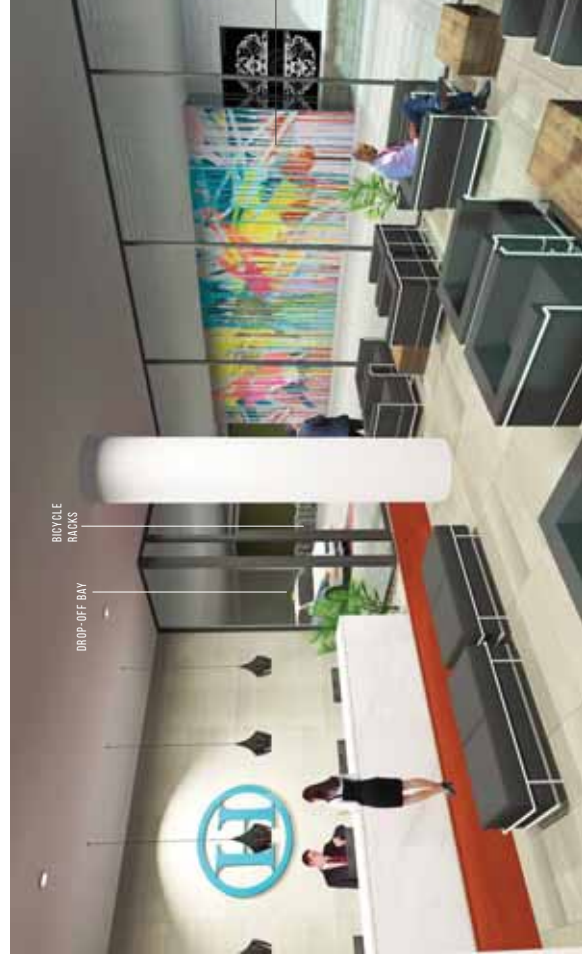
OPENING WIDTH REDUCED IN
— RESPONSE TO REDUCED WIDTH
OF R.O.W.

CONTINUOUS GLASS
— CANOPY OVER R.O.W. —

PROPOSED PAVING TO R.O.W. TO
- SLOW DOWN TRAFFIC IN
PEDESTRIAN SHARED ZONE

LED STRIPS IN SAME SPACING
AS LOUVERS ABOVE

LOBBY INCREASED TO REDUCE
WIDTH OF R.O.W.



**STRUCTURAL WALL
SUBJECT TO
PUBLIC ART**

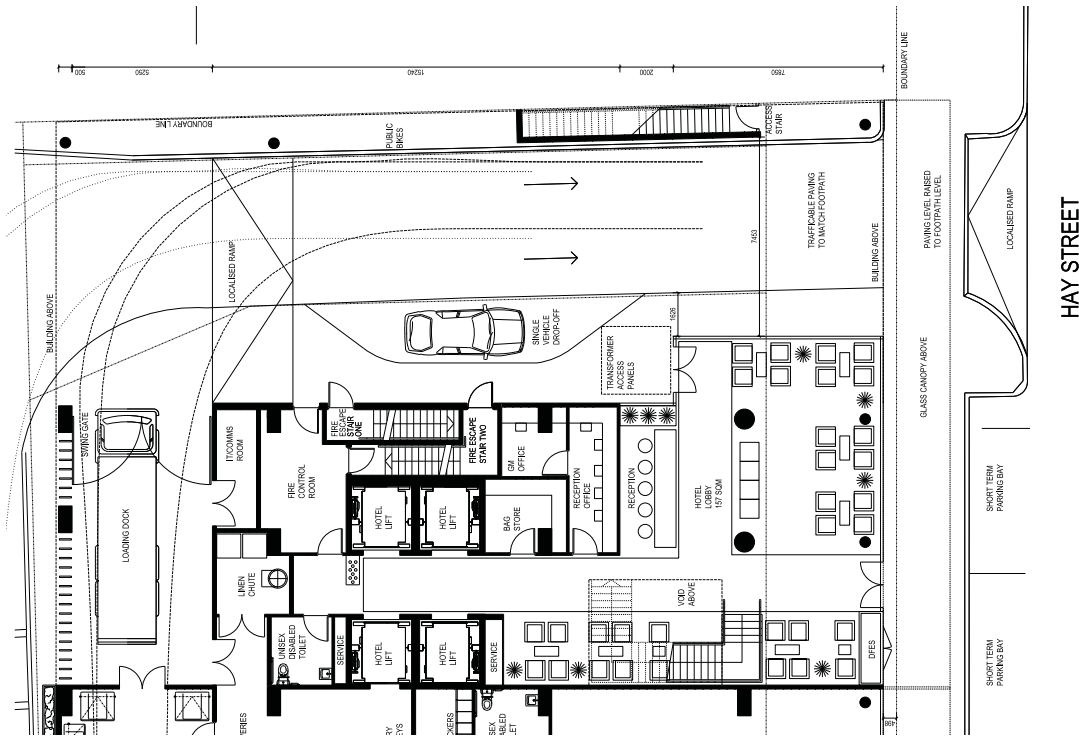
(WALL PAINTING SHOWN BY
MELBOURNE ARTIST
ROMENA MARTINICH)

da 8-01 REV-1 

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HARD LANDSCAPE PLAN - GROUND FLOOR HOTEL ENTRY

04/12/13



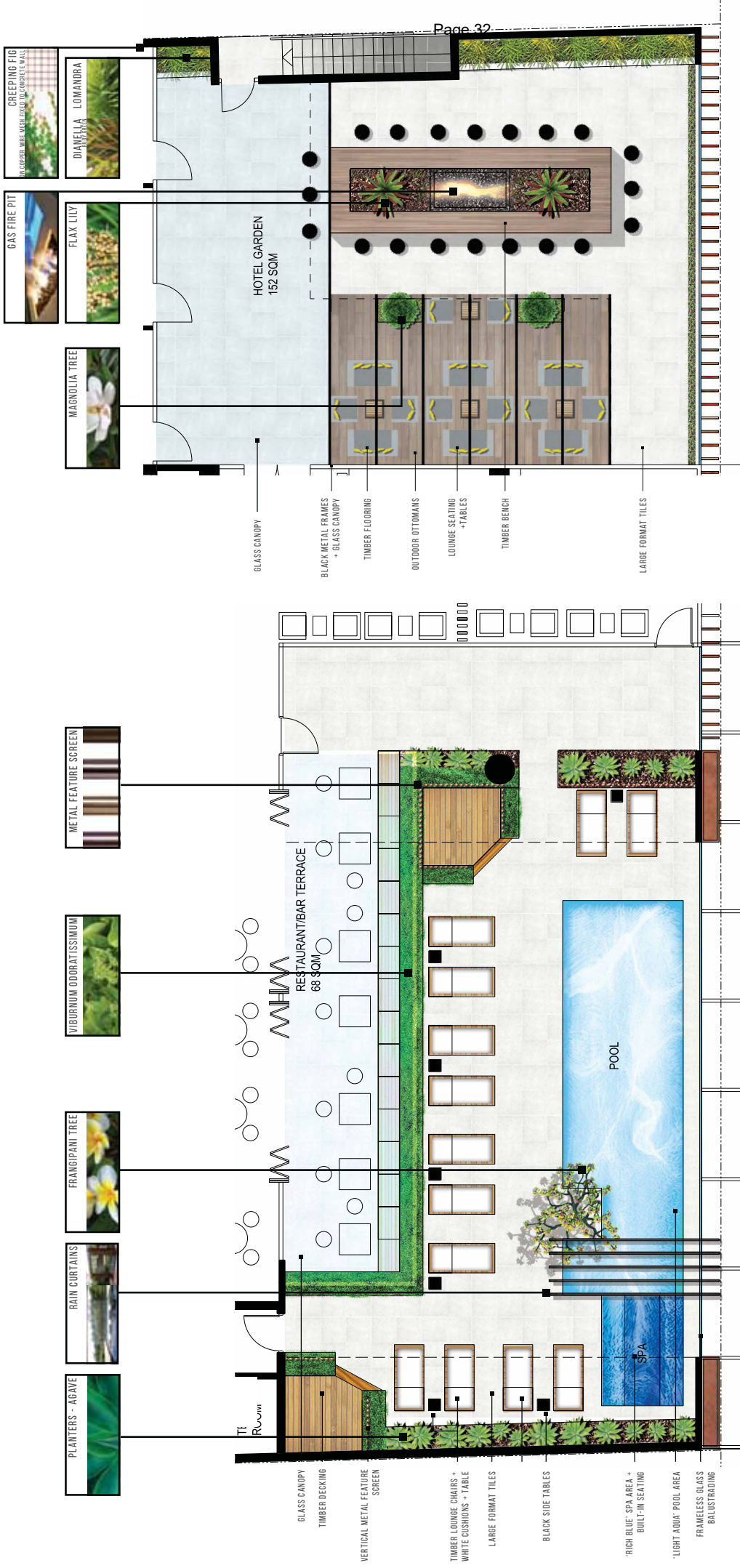
HAY STREET

GROUND FLOOR
SCALE 1:100 @ A1 / 1:200 @ A3
AREAS SUBJECT TO CHANGE DURING CONSTRUCTION

CLIENT : 900 HAY STREET PTY LTD

PROJECT: 1408 - 900 HAY HOTEL

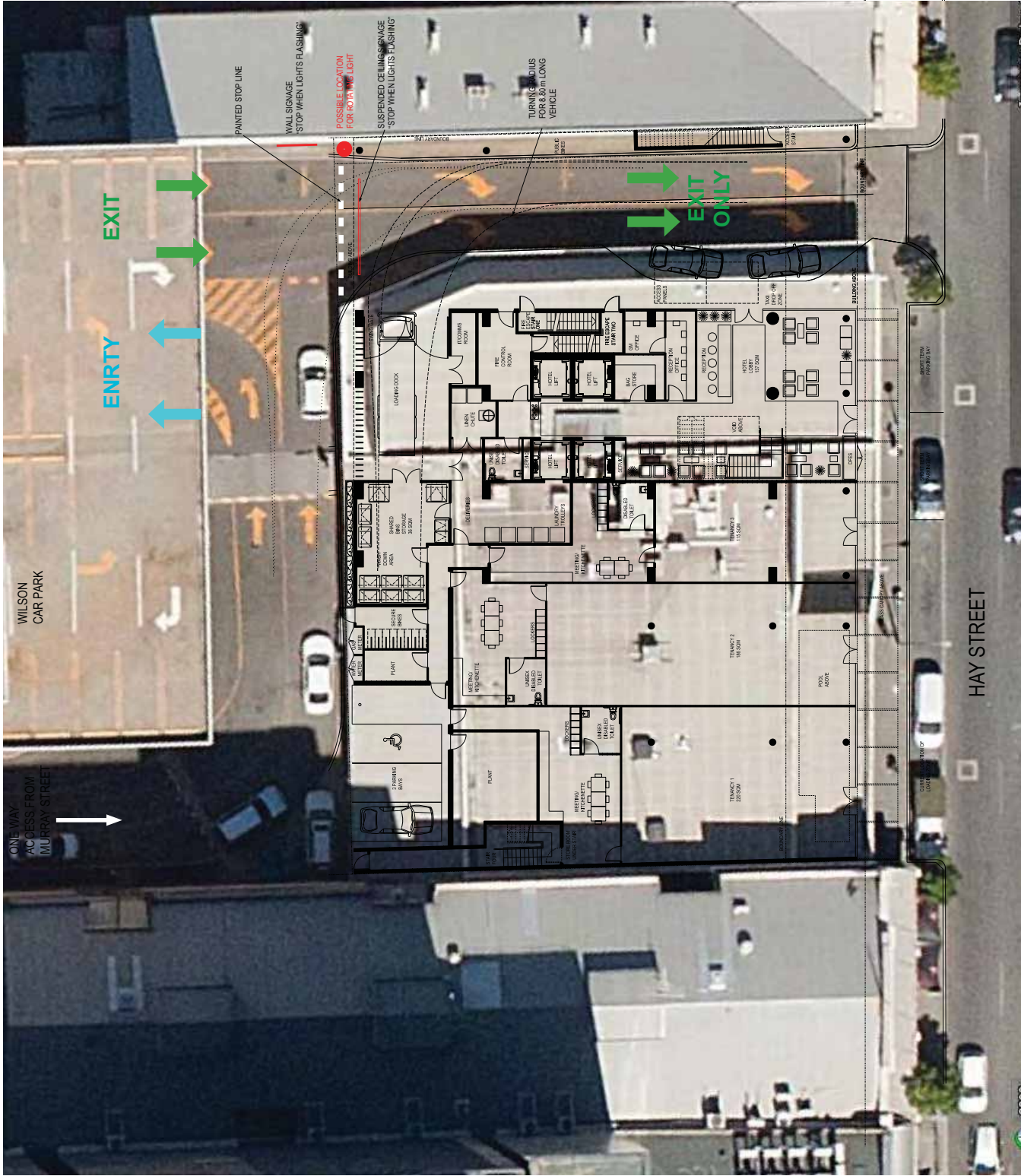
City of Perth LDAP - DAP 15 00893 - Attachment 3



POOL AREA
1:30 @ #17 / 1100 @ #3

HOTEL GARDEN AREA
1:30 @ #17 / 1100 @ #3

da 8-03 REV-



DELIVERY/PICK-UP MANAGEMENT

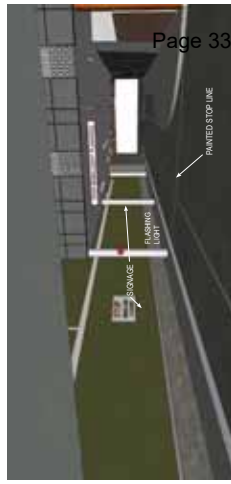
A number of possibilities to safely access the loading dock were proposed by the Traffic Consultant (refer to Traffic Consultant Report).

The hotel management plan can arrange bin pick-ups outside car park operating hours (refer to "Wilson Car Park operating hours") although numbers of exiting vehicles will be small in the morning hours, as the car park will only just be open.

If required additional road signage with a rotating light can be introduced for the event of delivery pick-up.

WILSON CAR PARK
(OPERATING HOURS)

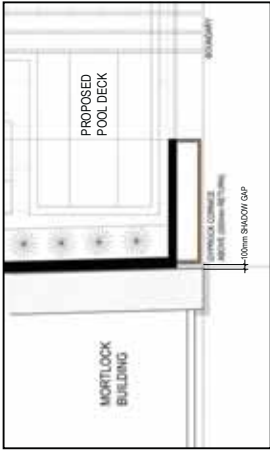
MON - THUR	6.30 - 22.00
FRIDAY	7.00 - MIDNIGHT
SATURDAY	6.30 - MIDNIGHT
SUNDAY	10.00 - 23.00



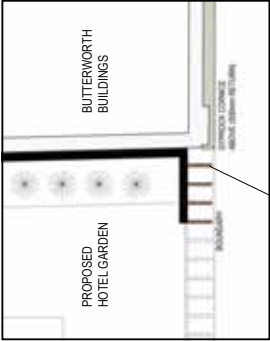
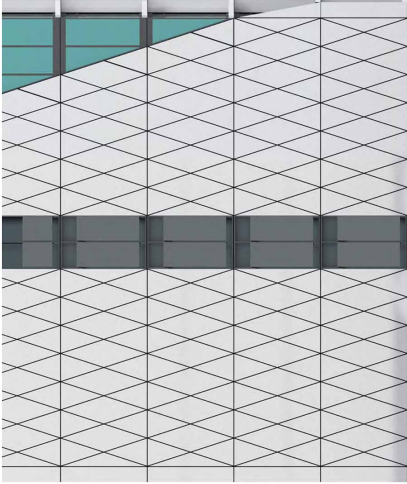
da 10 REV-



MORTLOCK BUILDING



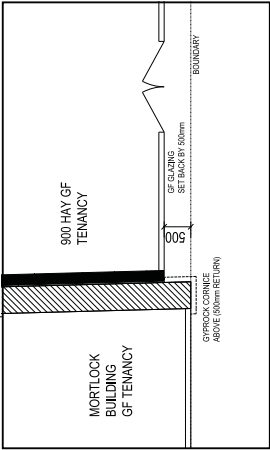
PLAN DETAIL



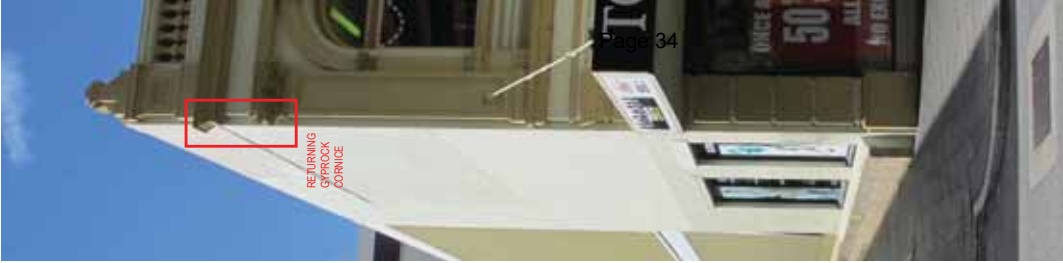
PLAN DETAIL



HAY STREET ELEVATION



PLAN DETAIL



BUTTERWORTH BUILDINGS