

**Design Advisory
Committee**

Notice of Special Meeting
7 February 2019
3pm

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



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

The purpose of the meeting is to consider the design amendments to the Hyatt Centre redevelopment to enable the applicant sufficient time to address any design issues prior to a report going before the City of Perth Local Development Assessment Panel (LDAP) on 27 February 2019.

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Disclosure of Members' interests
- 4 Reports

Report No.	Item Title	Page
4.1	99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth – Proposed Amendments to the Approved Alterations and Additions to the Hyatt Centre – Stage 1	1

- 5 Closure

**MURRAY JORGENSEN
CHIEF EXECUTIVE OFFICER**

31 January 2019

This meeting is not open 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 **99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11)**
Item 4.1 **Terrace Road, East Perth – Proposed Amendments to the**
Approved Alterations and Additions to the Hyatt Centre –
Stage 1

Recommendation:

That the Design Advisory Committee CONSIDERS the design amendments to the approved alterations and additions to the Hyatt Centre – Stage 1 at 99 (Lot 10) Adelaide Terrace and 10 (Lot 12) and 40 (Lot 11) Terrace Road, East Perth and provides advice on the general design and aesthetic quality of the development and in particular:

- 1. its presentation to Terrace Road and Plain Street; and***
- 2. the landscaping treatments proposed for Lots 11 and 12.***

FILE REFERENCE: 2019/5007
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
REPORT AUTHOR DISCLOSURE OF
INTEREST: Nil
DATE: 25 January 2019
ATTACHMENT/S: Attachment 4.1A – Location Plan
 Attachment 4.1B – Perspectives

3D MODEL PRESENTATION: A 3D Model for this application will be available at the
 Committee meeting.
LANDOWNER: Grand Hotel Management Pty Ltd
APPLICANT: PTS Town Planning
ZONING: (MRS Zone) Central City Area
 (City Planning Scheme Precinct) Adelaide (P13)
 (City Planning Scheme Use Area) Office/Residential,
 Residential-R160

Purpose and Background:

The subject site is comprised of three lots and has a total site area of 25,826m² with street frontages to Adelaide Terrace, Plain Street and Terrace Road. The site is occupied by the Hyatt Centre which includes the Hyatt Hotel and various other office, dining and related land uses including public and tenant car parking.

An application for the rationalisation of the car parking and vehicle access and the redevelopment of and addition to the existing podium buildings was conditionally approved by the City of Perth Local Development Assessment Panel (LDAP) on 15 August 2017. The application included the:

- rationalisation of the basement parking and vehicle access arrangements;
- extension of the existing lower levels of the building to Terrace Road;
- provision of tenancies at ground level along Plain Street;
- provision of a public end of trip facility accessed from Plain Street;
- addition of a new supermarket;
- improvements to the existing central plaza, pedestrian access and spaces;
- provision of new function spaces on Lot 11;
- provision of a new corner statement to Adelaide Terrace and Plain Street; and
- additional podium building levels accommodating a range of uses.

The approval was inclusive of a 20% bonus plot ratio (or 15,746m² of plot ratio floor area) across the site for the provision of a public space (public plaza) and specific facilities on private land (child care centre, end of trip facilities and community theatres/performance spaces/art gallery).

In December 2017, the landowner submitted a master plan for the subject site outlining its future potential development to the City for its consideration. Noting the City's preparation of a draft local planning strategy (LPS) and review of City Planning Scheme No. 2 (CPS2), the City advised the landowner that full consideration of the master plan was premature.

Whilst the Form 1 approval remains valid (expiring 21 August 2019), the subject application seeks to modify the existing approval as outlined below. The applicant advises that the amendments are proposed to reduce the scope of works in light of the uncertainty regarding the future planning provisions that will apply to the site.

Details:

The approved vehicle access, car parking, loading and function spaces are proposed to generally remain, however, the additional podium levels and the facade treatments above ground level to the existing podium buildings are not proposed at this stage. Specific details of the amendments are as follows:

Level	Proposed Amendments
One	<ul style="list-style-type: none"> • Minor travelator and lift set down relocation; and • Six tenant bays relocated to Level 2.
Two	<ul style="list-style-type: none"> • Six tenant bays relocated from Level 1; • Relocation of child care centre to the Terrace Road frontage; • Relocation of the end of trip facilities to behind the Terrace Road tenancies; • Alterations to tenancy configuration; • Alterations to the Terrace Road pedestrian entry including modification to the stairs, replacing the escalator with a lift platform; • Alterations to the facade treatment; and • Improvements to the Lot 11 landscaping as part of Stage 1.
Three	<ul style="list-style-type: none"> • Alterations to tenancy configurations including not extending tenancies to the Terrace Road and Plain Street boundaries (i.e. retaining the facade in its current position); • Alterations to the plaza size and width; • Retention of the existing podium building facade; and • Modification to the existing loading dock.
Four	<ul style="list-style-type: none"> • Retention of the existing eastern office floor with minor office extensions; • Retention of the existing podium building facade; and

	<ul style="list-style-type: none"> Alterations to tenancy configurations including not extending tenancies to the Terrace Road and Plain Street boundaries.
Five and Six	<ul style="list-style-type: none"> No extension of the office tenancy to the Terrace Road boundary; and Retention of the existing podium building facade.
Seven	<ul style="list-style-type: none"> Canopy over pedestrian spaces and central plaza; and Deletion of eastern podium extension and maintaining landscaped roof.
Eight	<ul style="list-style-type: none"> Deletion of eastern podium extension.

Staging

The applicant advises the proposed development includes two stages, which can be generally identified as those works on Lot 10 being Stage 1 of the development, which includes the podium buildings, and those works on Lot 11 being the Stage 2 of the development, which includes the new loading dock and function spaces. The plans indicate the Stage 1 and Stage 2 works. There is some minor redundant work as part of the Stage 2 works associated with the vehicle access from Terrace Road, waste management and the function spaces at Level 4. The Stage 1 works include improved landscaping to Lot 11. The timing of the Stage 2 works is subject to a number of matters that need resolution, including agreements with existing site tenants.

Compliance with Planning Scheme:

Land Use

The subject site is located in the Office/Residential and Residential-R160 Use Areas of the Adelaide Precinct (P13). 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 contain a mixture of general commercial activities of a kind that will contribute to residential amenity.

Noting the northern portion of the site is within the Office/Residential Use Area and the southern portion is within the Residential-R160 Use Area the following table outlines the amended proposal's land use permissibility (or otherwise) under CPS2:

Land Use	Office/Residential Use Area (northern portion)	Residential – R160 Use Area (southern portion)
Dining	Preferred	Contemplated
Education 1	N/A – not proposed in this area	Contemplated (subject to advertising procedure)
Office	Preferred	Prohibited
Retail (General)	Contemplated	Contemplated
Special Residential	Preferred	Contemplated
Public Car Park	Use not listed	Use not listed

The main change to the proposed land uses is the relocation of the child care centre from the northern portion of the site to the southern portion of the site. Within the southern 'Residential R160' use area, a child care centre is contemplated subject to advertising. It is considered that the child care centre is an appropriate use in the proposed location and context of the site noting it is located away from the existing adjoining residential developments to the west and east.

It is noted that the previously approved medical centre, health and wellness centre and the theatre and performance spaces (entertainment) are no longer proposed. Whilst the office floor space within the Residential Use Area is existing and subject to previous approvals. The public car park is an 'unlisted use', however the use has been approved and there is no change to the approved public car parking. The function spaces have been approved as an integral part of the hotel operations and conditions on the existing Form 1 approval ensure its management and operation as part of the hotel.

Development Requirements

Within the Adelaide Precinct, buildings on the south side of Adelaide Terrace will be designed to minimise impact on the adjoining residential uses on Terrace Road, particularly in relation to overshadowing, privacy and wind deflection. The protection and enhancement of the amenity and general environmental standards of existing and future residential development in and around the Precinct is important. The Terrace Road residential area will remain an area for high density residential uses. The area will have a high level of amenity and be characterised by a constant urban edge which strengthens the legibility of the public domain, an active edge to Terrace Road, articulated building forms and an interactive relationship between ground floor uses and the street.

The proposed built form on the northern portion of the site generally remains as approved, with the ground level along Plain Street extended to the boundary which complies with the building height and setback provisions of CPS2.

The proposed development retains the approved western portion of the built form, being the function spaces. The function spaces retains the approved height, setbacks and landscaping, which were approved in consideration of CPS2 and the Terrace Road Design Policy. The built form proposed for the remainder of Terrace Road and around the corner to Plain Street generally is as per the existing approved built form with the only change being the extension of the ground level built form to both Terrace Road and Plain Street. The nil setback to the ground level is consistent with the Terrace Road Design Policy which allows for nil setbacks to provide suitable levels of activation along those streets.

The amended proposal is compliant with respect to the plot ratio requirements of CPS2 and Metropolitan Town Planning Scheme 14 noting a maximum plot ratio of 4:1 (103,304m²) applies to the site and a plot ratio of 2.67:1 (68,962 m²) is proposed. The existing approval was granted bonus plot ratio for the provision of a public plaza and specific facilities on private land being the child care centre, public end of trip facilities and community theatre/performance spaces. Noting the reduced scale of the proposed development, the amended proposal does not seek any bonus plot ratio and therefore the facilities which were subject of the bonus (except the child care centre) have been removed. Whilst the child care centre (relocated) and a public plaza of reduced scale are still proposed, they are not subject to a request for bonus plot ratio.

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.



2019/5007 – 'HYATT CENTRE', 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH



**2019/5007 – ‘HYATT CENTRE’, 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH
(PERSPECTIVES)**



**2019/5007 – ‘HYATT CENTRE’, 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH
(PERSPECTIVES)**



2019/5007 – 'HYATT CENTRE', 99 (LOT 10) ADELAIDE TERRACE AND 10 (LOT 12) AND 40 (LOT 11) TERRACE ROAD, EAST PERTH
(PERSPECTIVES)