

Design Advisory Committee

Notice of Meeting
21 February 2019
10am

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
 - Mr Karotkin
 - Mr Kerr
 - Mr Mackay
 - Mr Brookfield

- 3 Confirmation of Minutes
 - 15 December 2018; and
 - Special Meeting - 7 February 2019

4 Correspondence

5 Disclosure of Members' interests

6 Reports

Report No.	Item Title	Page
6.1	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

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

18 February 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 Item 6.1 **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**

Recommendation:

That the Design Advisory Committee CONSIDERS the revised information regarding the proposed 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 extent to which the applicant has addressed the Committee’s previous concerns raised in relation to:

- 1. the proposed phasing and amendments delivering the design quality that was first proposed in the approved Stage 1 development application;***
- 2. the proposed first phase externally altering only the ground level components of the building, utilising light-weight materials that will detract from the existing architectural style;***
- 3. the development of the approved function facilities on Lot 11 in the second phase resulting in new development being out of context with the remainder of the Hyatt Centre and with the streetscape generally;***
- 4. the proposed landscaping of Lots 11 and 12 lacking detail and missing an opportunity to better integrate with the uses within the development; and***
- 5. any phased approach needing to be better integrated with the existing architecture, a clear pathway to the outcomes of the existing approved development and contribution to the proposed masterplan for the site.***

FILE REFERENCE:	2019/5007
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
REPORT AUTHOR DISCLOSURE OF INTEREST:	Nil
DATE:	15 February 2019
ATTACHMENT/S:	Nil – to be provided at the meeting

3D MODEL PRESENTATION: A 3D Model for this application will not 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.

The proposed amended development was considered by the City's Design Advisory Committee (DAC) at its special meeting held 7 February 2019, where it resolved that:

- "1. The Committee acknowledges the intent to phase the approved first stage of the redevelopment of the Hyatt Centre site, however from the information provided, the Committee were not satisfied that the proposed phasing and amendments would deliver the design quality that was first proposed in the approved Stage 1 development application;*
- 2. The approved stage 1 development application will transform the architectural style of the existing buildings and will add new development that presents a cohesive design approach along both the Terrace Road and Plain Street frontages. It was not evident from the presentation and supplied drawings that the amendments will deliver the same architectural transformation. The proposed first phase will externally alter only the ground level components of the building, utilising light-weight materials that will detract from the existing architectural style, while the development of the approved function facilities on Lot 11 in the second phase will result in new development that will now be out of context with the remainder of the Hyatt Centre and with the streetscape generally. The proposed landscaping of Lots 11 and 12 lacks detail and misses the opportunity to better integrate with the uses within the development; and*
- 3. As the amendments do not reflect the quality and design intent of the approved development application, the Committee does not support the proposed design amendments and advises that any proposed amendments for a phased approach need to be better integrated with the existing architecture and that further information is required in order to assess how the proposed changes support a pathway to the outcomes of the approved development application and contribute to the proposed masterplan for the site."*

Details:

Amended plans and details of the proposal were not available to be included as part of this report due to a lack of sufficient turnaround times from the previous DAC meeting. However, the applicant will provide revised details and plans for consideration at the DAC meeting.

Compliance with Planning Scheme:

The revisions to the amended development proposal will not alter the land uses or development requirements as outlined in the report previously considered by the DAC.

Conclusion

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