



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, 17 September 2015 at 4.00pm.**

Yours faithfully

GARY STEVENSON
CHIEF EXECUTIVE OFFICER

10 September 2015

Committee Members:

Members:

Peter Ciemitis
Malcolm Mackay
David Karotkin
Warren Kerr
Andy Sharp
State Government Architect or Nominee
Director City Planning and Development

Deputy:

Vacant

John Paul Davies
Stuart Pullyblank
N/A
City Architect

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



A Assembly Area

AA Alternate Assembly Area

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
Peter Ciemitis	Vacant
Malcolm Mackay	
David Karotkin	John Paul Davies
Warren Kerr	
Andy Sharp	Stuart Pullyblank
Melinda Payne (Office of the State Government Architect)	N/A
Director City Planning and Development	City Architect

Quorum: Four
Terms Expire: October 2015
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
17 SEPTEMBER 2015**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 6 August 2015**
- 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**
Nil
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

INDEX OF REPORTS

Item	Description	Page
1	63 (LOT 23) ADELAIDE TERRACE, EAST PERTH – 34-LEVEL MIXED-USED DEVELOPMENT CONTAINING 247 MULTIPLE DWELLINGS, FOUR COMMERCIAL TENANCIES LOCATED AT THE GROUND AND FIRST FLOOR LEVELS AND 254 CAR PARKING BAYS – BONUS PLOT RATIO	1
2	206 (LOT 50) ADELAIDE TERRACE, EAST PERTH – 11-LEVEL MIXED-USE DEVELOPMENT CONTAINING 48 MULTIPLE DWELLINGS, ONE COMMERCIAL TENANCY AND 51 CAR PARKING BAYS	8
3	480 (LOTS 23 AND 350) HAY STREET AND 15-17 (LOT 500) MURRAY STREET, PERTH – PROPOSED MODIFICATION TO AN APPROVED MIXED-USE DEVELOPMENT COMPRISING A 26 STOREY HOTEL BUILDING, A 24 STOREY OFFICE BUILDING, CONSERVATION AND ADAPTATION OF A HERITAGE BUILDING, RETENTION OF A HERITAGE BUILDING AND BASEMENT CAR PARKING – BONUS PLOT RATIO	13
4	8 (LOTS 21, 400 AND 401) PARKER STREET, NORTHBRIDGE – 12-LEVEL MIXED-USE DEVELOPMENT CONTAINING 60 MULTIPLE DWELLINGS, THREE COMMERCIAL TENANCIES LOCATED AT THE GROUND AND FIRST FLOOR LEVELS AND 27 CAR PARKING BAYS – TRANSFER OF PLOT RATIO	23

ITEM NO: 1

63 (LOT 23) ADELAIDE TERRACE, EAST PERTH – 34-LEVEL MIXED-USED DEVELOPMENT CONTAINING 247 MULTIPLE DWELLINGS, FOUR COMMERCIAL TENANCIES LOCATED AT THE GROUND AND FIRST FLOOR LEVELS AND 254 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for a proposed 34-level mixed-use development containing 247 multiple dwellings, four commercial tenancies and 254 car parking bays at 63 (Lot 23) Adelaide Terrace, East Perth and provides advice on:

- 1. whether the proposed development complies with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of 12.5 % bonus plot ratio for the provision of a specific public facility on private land (Creative Industries Incubator);***
- 2. the proposed variations to the maximum height and setback requirements; and***
- 3. the general design and aesthetic quality of the development.***

BACKGROUND:

SUBURB/LOCATION:	63 (Lot 23) Adelaide Terrace, East Perth
FILE REFERENCE:	2015/5325
REPORTING UNIT:	Development Approvals
DATE:	10 September 2015
MAP / SCHEDULE:	Schedule 1 - Map and colour perspectives for 63 Adelaide Terrace, East Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER:	TPG Town Planning and Urban Design
APPLICANT:	Perth Upper China Hotel Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Adelaide Precinct 13

	(City Planning Scheme Use Area)
APPROXIMATE COST:	Office/Residential \$67 million

SITE HISTORY:

The subject site is located on the southern side of Adelaide Terrace, near the junction with Plain Street. The site contains an existing three storey commercial building with a total area of 3,406m².

DETAILS:

Approval is sought to construct a 34-level mixed-use development containing 247 multiple dwellings, four commercial tenancies and 254 car parking bays at the subject site.

The building will be constructed using a variety of high quality materials and finishes. This will include Alucobond feature blades and louver panels, proprietary aluminium glazing system and aluminium balustrade and precast concrete panels with painted patterns.

Details of the proposed development are as follows:

Ground Floor Level	This level will contain two commercial units including a restaurant or café (142m ² and 120m ²). A separate residential lobby and office lobby will also be provided at this level. The vehicle entrance into the car park will be via Adelaide Terrace with 37 car parking bays, one universal access bay and 88 bicycle bays. This level will also contain 28 residential store rooms, a bin storage room, fire tank and fire pump rooms, domestic pump rooms, substation, switch room, mail room and building manager's office.
First Floor Level	This level will contain two office tenancies fronting onto Adelaide Terrace (105m ² and 112m ²), 67 residential store rooms and 59 car parking bays.
Second Floor Level	This level will contain 77 car parking bays and 80 residential store rooms.
Third Floor Level	This level contains 80 car parking bays and 69 residential store rooms.
Fourth Floor Level	This level contains five residential apartments including three apartments with 1 bedroom and 1 bathroom (50m ²) and two apartments with 2 bedrooms and 2 bathrooms (75m ²). This level will also contain the residential communal facilities including a swimming pool, landscaped deck and cabana and barbeque area.
Fifth to Nineteenth Floor Levels	Each level contains nine residential apartments including three apartments with 1 bedroom and 1 bathroom (50m ²) and six apartments with 2 bedrooms and 2 bathrooms (75m ² – 82m ²).

Twentieth Floor Level	This level contains eight residential apartments including two apartments with 1 bedroom and 1 bathroom (50m ²) and six apartments with 2 bedrooms and 2 bathrooms (75m ² – 82m ²).
Twenty First to Thirty Second Floor	Each level contains eight residential apartments including two apartments with 1 bedroom and 1 bathroom (50m ²) and six apartments with 2 bedrooms and 2 bathrooms (75m ² – 82m ²).
Thirty Third Floor	This level contains three apartments including two apartments with 2 bedrooms and 2 bathrooms (75m ² – 82m ²) and one apartment with 3 bedrooms and 3 bathrooms (300m ²). A communal sky lounge is also provided at this level.
Roof Level	This level will contain an enclosed plant room, water tanks, A/C plant room and HW plant room.

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 residential use is a preferred ('P') use in the Office/Residential Use Area of the Adelaide Precinct 13 and is therefore supported in this location. The applicant has indicated 'Office' use for the first floor commercial tenancies and 'Dining' for one of the ground floor commercial tenancies which are both preferred ('P') uses in this location and are consistent with the statement of intent for the Precinct.

Development Requirements

The Adelaide Precinct will develop at an intensity lower 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. Buildings, places and other objects having historical, architectural or other significance are to be preserved and maintained. Views to the Swan River from the streets in this and adjoining Precincts will be provided and preserved.

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	4.5:1 (15,328m²) 12.5% bonus plot ratio (1,704m²) for a public facility	4:1 (13,624m ²) Maximum 20% bonus for a public facility providing a total plot ratio of (16,349m ²)
Building Height:	Street building height of 18.72 metres followed by a 10 metre setback from level 5 and above up to a height of 106.7 metres	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback up to a maximum height of 100 metres
Setbacks:		
<u>Side (Eastern)</u>		
Lower building level	Nil (no openings)	Nil (no openings), 4 metres (with openings)
Upper building level	6.2 metres (no openings)	Up to 65 metres, 3 metres (no openings), 4 metres (with openings)
	6.2 metres (no openings), 7 metres (with openings)	Over 65 metres, 6 metres (no openings), 8 metres (with openings)
<u>Side (Western)</u>		
Lower building level	Nil (no openings)	Nil (no openings), 4 metres (with openings)
Upper building level	4 metres (with openings)	Up to 65 metres, 3 metres (no openings), 4 metres (with openings)
	6.3 metres (no openings)	Over 65 metres, 6 metres (no openings), 8 metres (with openings)
<u>Rear</u>		
Lower building level	Nil (no openings)	Nil (no openings), 4 metres (with openings)

Development Standard	Proposed	Required / Permitted
Upper building level	4 metres (with openings) 5.6 metres (with openings)	Up to 65 metres, 3 metres (no openings), 4 metres (with openings) Over 65 metres, 6 metres (no openings), 8 metres (with openings)
Car Parking:		
<u>Residential</u>	249 bays	Not specified
<u>Commercial</u>	5 bays including 1 universal access bay	34 bays (maximum)
Bicycle Parking:		
<u>Bicycle Bays</u>		
Residential	84 bays	82 bays (minimum)
Commercial	4 bays	1 bay (minimum)
<u>End of Journey Facilities</u>		
Residential	Nil	Nil
Commercial	Nil	Nil

COMMENTS:

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 City Planning Scheme No. 2 and detailed within the Bonus Plot Ratio Policy 4.5.1. A maximum bonus of 50% is applicable to this site and can be made up of:

- Public Facilities or Heritage: Maximum 20% bonus. Includes public spaces, pedestrian links and provision of specific facilities on private land; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Grounds for Bonus Plot Ratio:

The proposed development has 15,328m² of plot ratio floor area which exceeds the maximum plot ratio for the site by 1,704m², representing 12.5% bonus plot ratio. The

applicant is seeking public facilities bonus plot ratio by way of providing space to accommodate a creative industries incubator.

The applicant advises that the public facility will be operated by Guerrilla Creative as a not-for-profit initiative with elements of social enterprise. The facility will operate out of the first floor office (Unit 4) which will be provided to Guerrilla Creative at a peppercorn rent for a term of eight years.

The applicant has justified the proposals compliance with the City's Bonus Plot Ratio Policy 4.5.1 for the provision of a specific facility on private land based on the following grounds:

“

- *The space will be offered to support and develop the Creative Industries sectors within the City of Perth, in accordance with the aims and objectives of the City's Community Vision;*
- *The facility will assist in addressing the identified divide between education and industry in Australia. Graduates coming through are educated, keen, but lack the necessary skills that employers require to allow them an opportunity that won't be draining on resources and management. Guerrilla Creative seeks to address this growing social issue by providing the opportunity for internships and participation in real design based projects, training and development that will close the gap between students and the industry that they are qualifying for;*
- *In addition to Guerrilla Creative's education and aspirational goals, the provision of a collaborative space for creative thinkers and designers will foster Perth's own unique identity, promoting the ongoing development of the City as a cultural place for all to enjoy;*
- *There are inherent difficulties in obtaining centrally located office space for a not-for-profit organisation given the high rents in the Perth city centre. The proposed Design Incubator will allow Guerrilla Creative to operate from a central location for a peppercorn rent, in close proximity to key design-related institutions and companies;*
- *The proposal will provide a long-term lease to Guerrilla Creative, which will allow the organisation to establish a sustainable membership based operation that could not be achieved in a short-term or unstable environment;*
- *As part of the commitment to help set up and facilitate the Design Incubator a high quality fit-out is to be provided for the future tenant, including floor coverings, ceiling grid, lighting, air conditioning and a tea preparation area;*
- *A tenant has been identified and secured, providing a greater level of certainty in the ultimate outcomes for the space and the resultant benefits to the City as a whole; and*

- *In the interim, and given the timeframes associated with marketing and construction, the Proponent will provide Guerrilla Creative with a short term lease of a ground floor tenancy at the existing Fairlanes building located at 181 Adelaide Terrace, East Perth. As such, the benefits to the design community and the City as a whole will be immediate and unencumbered by the design, marketing and construction process.....*

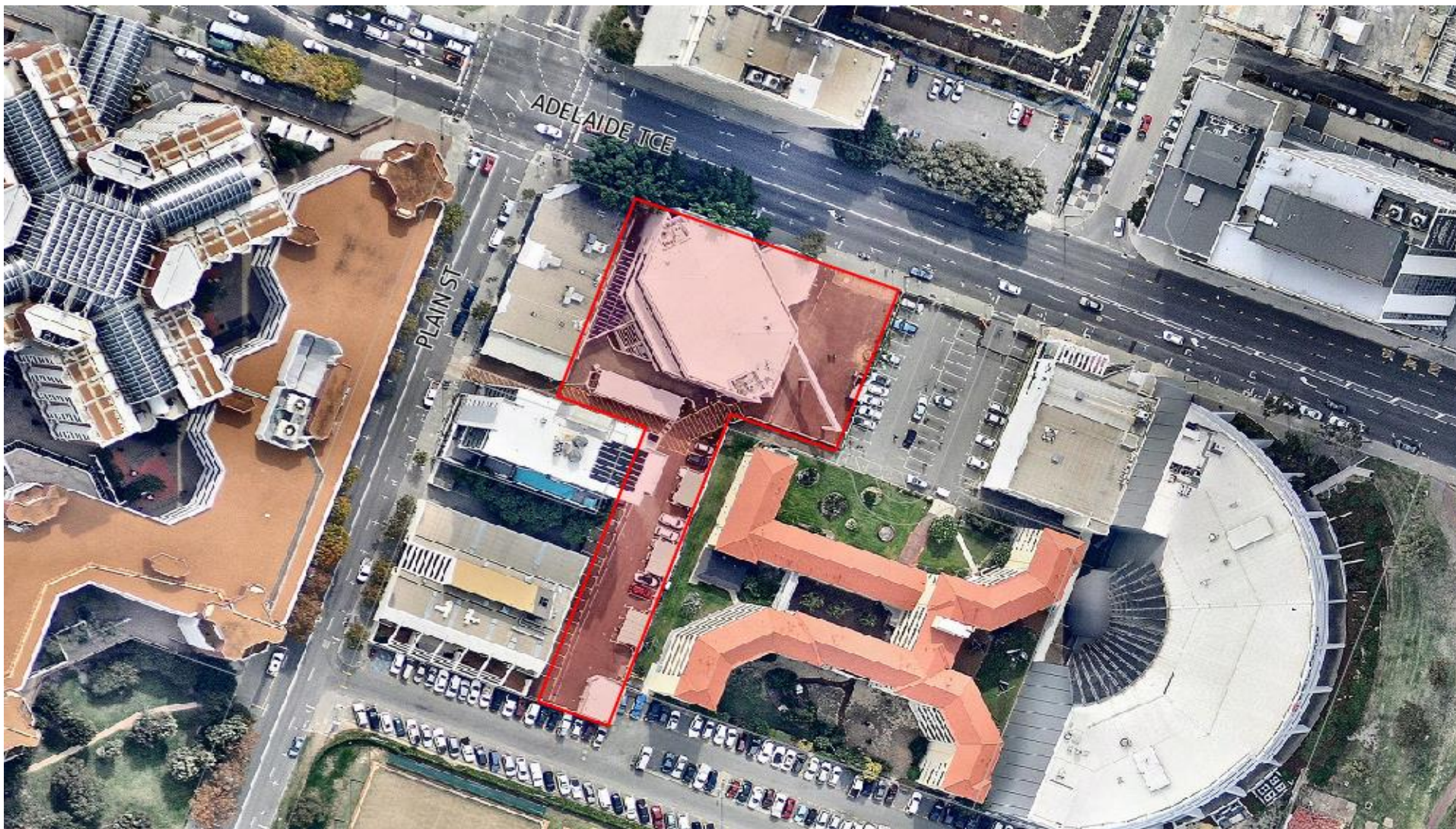
In addition, the Proponent has undertaken preliminary consultation with the City of Perth's Economic Development Unit (EDU), with the EDU confirming that the proposal is consistent with the City's Community Vision, which states that the City is committed to fostering new businesses with an emphasis on knowledge-based enterprises including arts and culture.

The EDU also advised that, subject to compliance with the Bonus Plot Ratio Policy and formal development application process (including referral to the City's Design Advisory Committee), the EDU conceptually supports the proposal in terms of its merits as a community facility from an economic development perspective. In this regard, it was noted the EDU has previously held discussions with the Central Institute of Technology and various private industry groups about progressing such a proposal, however this has not come to fruition to date."

COMMENTS:

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

- whether the proposed development complies with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of 12.5% bonus plot ratio for the provision of a specific public facility on private land (Creative Industries Incubator);
- the proposed variations to the maximum height and setback requirements; and
- the general design and aesthetic quality of the development.



15/5325; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH



15/5325; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH

ITEM NO: 2

206 (LOT 50) ADELAIDE TERRACE, EAST PERTH – 11-LEVEL MIXED-USE DEVELOPMENT CONTAINING 48 MULTIPLE DWELLINGS, ONE COMMERCIAL TENANCY AND 51 CAR PARKING BAYS

RECOMMENDATION:

(APPROVAL)

That the Design Advisory Committee considers the design of the proposed 11-level mixed-use development containing 48 multiple dwellings, one commercial tenancy and 51 car parking bays at 206 (Lot 50) Adelaide Terrace, East Perth and provides advice on:

- 1. the general design and aesthetic quality of the development;***
- 2. the proposed setback variations to the western and eastern side boundaries and southern (rear) boundary and the impact on adjoining properties; and***
- 3. the proposed maximum street building height and setback variations to Adelaide Terrace and the impact on the streetscape.***

BACKGROUND:

SUBURB/LOCATION:	206 Adelaide Terrace, Perth
FILE REFERENCE:	2015/5334
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	9 September 2015
MAP / SCHEDULE:	Schedule 2 - Map and coloured perspectives for 206 Adelaide Terrace, East Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER:	Hospitality Pty Ltd
APPLICANT:	Aztec Architects Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Adelaide (P13)

	(City Planning Scheme Use Area)
	Office/Residential
APPROXIMATE COST:	\$12.5 million

SITE HISTORY:

The subject site has a total area of 905m² with a frontage of 15.13 metres to Adelaide Terrace. The site is currently occupied by a vacant two storey commercial building. The site is bordered by 10 storey mixed use development to the west, a single story commercial building to the north (rear) and a nine storey office building to the east. The subject site has a two metre wide easement along its eastern boundary which forms part of a four metre wide Right of Way with the adjoining property at 200 Adelaide Terrace.

DETAILS:

Approval is sought for the demolition of the existing commercial building on site and the construction of an 11-level mixed-use development containing 48 multiple dwellings, one commercial tenancy and 51 car parking bays. The details of the proposed development are as follows:

Basement Floor Level	This level contains 36 car parking bays (accessed via 13 stacker bays), circulation areas and a ramp with vehicular access/egress to the ground floor Right of Way, lift and lift lobby, pumps and fire exit stairwells.
Ground Floor Level	This level contains 15 car parking bays (accessed via nine stacker bays) with vehicular access/egress to Adelaide Terrace via the Right of Way, 15 bicycle parking bays, nine residential stores, commercial tenancy (77m ²), separate residential and commercial entries, landscaped area, bin store, substation, fire exit stairwells, lift and lift lobby.
First Floor Level	This level contains two 2-bedroom/2-bathroom apartments (64m ² and 68m ²) with balconies (10m ² and 42m ²), gymnasium, change and toilet facilities, five residential stores, passageway, air conditioning plant room, fire exit stairwell, lift and lift lobby.
Second to Seventh Floor Levels	These levels each contain five 2-bedroom/2-bathroom apartments (63m ² to 68m ²) with balconies (10m ² to 11m ²), two 1-bedroom/1-bathroom apartments (40m ²) with balconies (10m ² to 13m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Eight and Ninth Floor Levels	These levels comprise of four two-level 3-bedroom/3-bathroom apartments (163m ² to 175m ²) with two balconies each (8.5m ² to 58m ²), four residential stores, passageway, air conditioning plant room, fire exit stairwell, lift over run, lift and lift lobby.

The development is proposed to be constructed and finished using a mix of rendered and textured concrete, perforated steel, colorbond cladding and glazing.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the Office/Residential use area of the Adelaide Precinct (P13) under City Planning Scheme No. 2 (CPS2). 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 secondary, less intensive, general office district and will contain a mixture of general commercial activities of a kind that will contribute to residential amenity.

Within the Office/Residential use area of the Precinct, multiple dwellings ('Residential') is a preferred ('P') use, except at pedestrian level where it is prohibited ('X') unless it provides pedestrian interest and activity as is proposed via the ground floor commercial tenancy. The applicant has indicated that a tenant for the ground floor commercial tenancy has not been confirmed at this stage. Therefore the applicant is seeking a flexible approval to cater for alternative 'Business Services', 'Office', 'Dining', and 'Retail (General)' uses within the tenancy. Within the Precinct, 'Office', 'Dining' and 'Business Services' are preferred ('P') uses and 'Retail (General)' is contemplated ('C'). It is considered that the proposed uses are consistent with the intent of the Precinct and will be compatible with the surrounding land uses.

Development Requirements

The Precinct will develop at an intensity markedly lower than the city centre. It will generally be characterised by medium scale buildings. 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 lot boundaries. Buildings should be designed to a high standard and evoke a sense of prestige.

The proposal's compliance with the CPS2 development requirements is summarised below:

Development Standard	Proposed	Required
Maximum Plot Ratio:	3.8:1 (3,439m ²)	4.0:1 (3,620m ²)
Maximum Street Building Height:	24.5 metres	21 metres
Maximum Building Height:	29 metres	No prescribed limit

Development Standard	Proposed	Required
Setbacks:		
<u>Front (Adelaide Terrace)</u>		
- Lower Building Levels	Nil up to 24.5 metres	Nil up to 21 metres
- Upper Building Levels	3.6 metres setback up to a height of 29 metres	5 metres setback up to a height of 65 metres
<u>Rear (north)</u>		
- Lower Building Levels	Nil (no openings) to 4 metres (balconies)	Nil (no openings/balconies) 4 metres (with openings/balconies)
- Upper Building Levels (up to 65 metres in height)	3 metres (eighth floor balconies) to 4 metres (main building)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
<u>Side (west)</u>		
- Lower Building Levels	Nil (no openings) to 3 metres (with openings) up to 25.5 metres	Nil (no openings/balconies) 4 metres (with openings/balconies)
- Upper Building Levels (up to 65 metres in height)	2 metres (no openings) to 3 metres (with openings)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
<u>Side (east)</u>		
- Lower Building Levels	Nil to 4 metres (no openings); 2 metres (with openings) up to 25.5 metres	Nil (no openings/balconies) 4 metres (with openings/balconies)
- Upper Building Levels (up to 65 metres in height)	2 metres (with openings) to 3 metres (no openings)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
Car Parking:		
Residential	51 bays	48 bays (minimum)

Development Standard	Proposed	Required
Commercial	Nil	96 bays (maximum) 9 bays (maximum)
Bicycle Parking: Bicycle Bays	15 bays	16 bays (minimum)

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 with regard to this application.



2015/5334; 206 ADELAIDE TERRACE, EAST PERTH



2015/5334; 206 ADELAIDE TERRACE, EAST PERTH (PERSPECTIVES)



2015/5334; 206 ADELAIDE TERRACE, EAST PERTH (PERSPECTIVES)

ITEM NO: 3

480 (LOTS 23 AND 350) HAY STREET AND 15-17 (LOT 500) MURRAY STREET, PERTH – PROPOSED MODIFICATION TO AN APPROVED MIXED-USE DEVELOPMENT COMPRISING A 26 STOREY HOTEL BUILDING, A 24 STOREY OFFICE BUILDING, CONSERVATION AND ADAPTATION OF A HERITAGE BUILDING, RETENTION OF A HERITAGE BUILDING AND BASEMENT CAR PARKING – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the awarding of bonus plot ratio and the revised design adding two office levels to the approved mixed-use development to 26 levels which include a hotel building, an office building, conservation and adaptation of the State registered Hibernian Hall, retention of the No. 1 Fire Station (former) and basement car parking at 480 (Lots 23 and 350) Hay Street and 15-17 (Lot 500) Murray Street, Perth and confirm/advise on:

- 1. the awarding of 13% bonus plot ratio for the proposed public space having regard to the essential criteria and performance requirements identified under the Bonus Plot Ratio Policy;*
- 2. the non-compliance of the office building with the upper building level setback standards under the Building Heights and Setbacks Policy.*

BACKGROUND:

SUBURB/LOCATION:	480 (Lots 23 and 350) Hay Street and 15-17 (Lot 500) Murray Street, Perth
FILE REFERENCE:	2015/5322
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	10 September 2015
MAP / SCHEDULE:	Schedule 3 - Map and coloured perspectives for 480 (Lots 23 and 350) Hay Street and 15-17 (Lot 500) Murray Street, Perth.
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Fire and Emergency Services Ministerial
Body/Minister for Health
APPLICANT: Rowe Group
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Victoria (P4)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$200 million

The subject site has an area of 8,352m², with frontages of 71.8 metres to Hay Street, 102.9 metres to Irwin Street and 75.5 metres to Murray Street.

The Hibernian Hall and the former No. 1 Fire Station (former) are located on the northern portion of the site fronting Murray Street. Both of these buildings are listed on the State Register of Heritage Places. The Perth Central Fire Station and the former FESA headquarters were located on the southern portion of the site and have now been demolished with forward works being commenced.

The Design Advisory Committee (DAC) at its meeting held on 10 December, 2014 considered a mixed-use development including a 26 storey hotel building, a 26 storey office building, conservation and adaptation of the state registered Hibernian Hall, retention of the No. 1 Fire Station (Former) and basement car parking including a Short Term Public Car Park at the subject site. The DAC advised that it:

1. *“notes that the proposed hotel complies with the design criteria for the awarding of 36% bonus plot ratio for a high quality hotel as identified under the Bonus Plot Ratio Policy;*
2. *considers that the proposed public space is worthy of some bonus plot ratio and, while noting the proposal incorporates the conservation of the heritage ‘Hibernian Hall’ considers that the new hotel ballroom is a highly unsympathetic approach to both the heritage building and the Murray Street streetscape. The architecture does not engage with the heritage building and detracts from the appreciation of the place and from its conservation and, therefore, does not satisfy the performance requirements for the awarding of bonus plot ratio;*
3. *considers that aspects of the overall design need further development and detail but that the proposed development could be supported if the following matters are appropriately addressed:-*
 - 3.1 *reduce the impact of the proposed hotel building (ballroom) on the integrity and appreciation of the heritage listed Hibernian Hall, having regard to improving its engagement with the heritage building and the street;*
 - 3.2 *improve the extent to which the curtilage of the adjacent heritage fire station can be incorporated into the landscape plan for the whole development;*
 - 3.3 *the impact on Hay Street as a consequence of the extent of non-compliance under the Building Heights and Setbacks Policy, particularly in regard to the upper building level setback standards and the maximum width of the office building, has not been adequately justified. The design*

- needs to be reviewed to break the scale of the office building and to ensure the setbacks reflect the scale of Hay Street;*
- 3.4 substantially reduce the extent of the vehicle entries from Hay Street to minimise the impact on the pedestrian environment;*
 - 3.5 revise the design of the buildings fronting Irwin Street so that they are more visually permeable and incorporate awnings or canopies for pedestrian shelter to create a more interactive streetscape;*
 - 3.6 provide a more sophisticated architectural response to express the differentiation of uses across the site."*

The Design Advisory Committee (DAC) at its meeting held on 22 January, 2015 considered a revised application addressing the above matter. The DAC advised that it:

- 1. "notes that the applicant's response to the Committee's previous advice did not meet the Committee's expectations and considers that the overall proposal has flawed outcomes in architectural terms;*
- 2. reiterates its support for the awarding of 36% bonus plot ratio for the proposed high quality hotel;*
- 3. does not consider that the open space is worthy of 12% bonus plot ratio until there is better resolution of the access, shelter and functionality of the space as a public facility;*
- 4. acknowledges the support for the proposal by the Heritage Council of WA, however remains of the opinion that the positioning, form and design of the hotel ballroom is not an adequate architectural or heritage solution. The disposition and treatment of ballroom will have a negative impact on the appreciation of the Hibernian Hall and on the Murray Street streetscape.*
- 5. advises that the Committee would support the awarding of 12% bonus plot ratio for the conservation and adaptation of the Hibernian Hall if the ball room is either relocated (eg, over the open space) or a significantly different and spectacular design approach is taken to this element;*
- 6. accepts the revised design for the vehicle entries from Hay Street but encourages further review of the design of the tenancy positioned between the driveways in terms of its materials and depth, making it more of a destination within the front façade."*

In response the applicant proposed the following:

- 1. "with respect to the matter of bonus plot ratio, we submit amended drawings that reduce the requested plot ratio bonus for the public space from 12% to 5%. We do this on the basis of your advice that it might be possible, at a later date, to submit further details demonstrating an enhanced public place, and this might enable the City to consider awarding additional bonus plot ratio. We note this could be done by way of a DAP Regulation 17 Amended Application;*
- 2. with respect to the concerns / sentiment of the DAC regarding the ballroom design (and acknowledging the requirement to consult further with Heritage Council), we would suggest that a condition of approval could be imposed' requiring further resolution of the materials, finishes and columns and Murray Street setback of the hotel ballroom."*

The applicant submitted amended plans which reduced the number of floors in the office building by two storeys so that 5% bonus plot ratio was sought for the public space and a total of 41% bonus plot ratio overall.

At its meeting held on 26 February 2015, the City of Perth LDAP granted approval to a mixed-use development on the site, comprising a 26 storey Special Residential building (hotel), a 24 storey office, and including entertainment, dining, car park, and community and cultural land uses. The LDAP also advised that it was *'of a view that this development is worthy of additional bonus plot ratio in respect to the public open space component.'*

DETAILS:

The approved office building contains a total of 24 floors, including 21 levels of office accommodation. The application seeks approval to add two floors to the approved office building, resulting in a total of 26 floors.

The landscaping and paving of the No.1 Fire Station site have been modified and include:

- Stone banding added to the paving pattern to reference the built form grid;
- In ground interpretative elements for the original stables retained and enhanced;
- A feature wall with historic fire station images;
- In ground planting to southern edge, and adjacent to south-east corner of the building;
- An in ground deciduous tree at the Murray Street entry to the space; and
- Climbing trellis planting on the columns to the eastern edge adjacent to Hibernian Hall.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the City Centre Use Area of the Victoria Precinct (P4) under City Planning Scheme No. 2 (CPS2). The intent of the precinct is to continue to accommodate the city's major medical facilities centred on Royal Perth Hospital as well as education, community services and some commercial uses. Residential (particularly west of Victoria Square) and visitor accommodation will also be encouraged throughout the precinct.

Within the Victoria Precinct a range of uses are permitted under CPS2. A hotel ('Special Residential') is a preferred ('P') use, except at pedestrian level where it is prohibited ('X') unless it provides pedestrian interest and activity as is proposed. Offices, restaurants ('Dining') and small bars or taverns ('Entertainment') are contemplated ('C') uses

Development Requirements

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	7.45:1.0 (62,210m²) inclusive of Bonus Plot Ratio of 49% (20,450m²) on the basis of: a 36% Bonus for Special Residential use (high quality hotel), and a 13% Bonus for Public Facilities (public space).	5.0:1.0 (41,760m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the following: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Public Facility (20% maximum).
Street Building Height:		
Hay Street	24m (office building)	14m
Irwin Street	6.5 – 9m (food and beverage building) 116m (office building)	14m
Murray Street	Existing heritage buildings with no infill buildings to street frontage.	14m
Maximum Building Height:	107.3m	No prescribed height limit
Setbacks:		
Hay Street (south) -Lower Building Levels	2 – 7.5m 1m - Canopy	Nil required
-Upper Building Levels Up to 65m height	Nil – 4.5m	5m (minimum)
-Upper Building Levels Above 65m height	4 - 5.5m	10m (minimum)

Development Standard	Proposed	Required / Permitted
Irwin Street (west) -Lower Building Levels	Nil (food and beverage building) 3 - 4m (office building)	Nil required
-Upper Building Levels Up to 65m height	0.5 – 4m (office building)	5m (minimum)
-Upper Building Levels Above 65m height	0.5 - 1m (office building)	10m (minimum)
Murray Street (north) -Lower Building Levels	Nil to existing heritage buildings, areas with no infill buildings to street frontage.	Nil required
-Upper Building Levels Up to and above 65m height	5m minimum (hotel building)	5m (minimum)
Eastern Side -Lower Building Levels	5 - 8m, 4m to canopy Nil to 20m	Office - Nil permitted or 3m (minimum) where openings Hotel - Nil permitted or 4m (minimum) where openings
-Upper Building Levels Up to 65m height	5 – 8m Nil - 8m	Office - 3m (minimum) where openings Hotel – 4m (minimum) where openings
-Upper Building Levels Above 65m height	5m 8m	Office - 6m (minimum) where openings Hotel – 8m (minimum) where openings
Car Parking:		
Tenant Parking	206 bays	125 bays (maximum)

Development Standard	Proposed	Required / Permitted
Tenant disabled parking bays Public Parking	6 ACROD bays 66 short term bays including 1 ACROD bay, access from Hay St	No specified amount short term bays only, access to be only from northern portion of site.
Motorcycle Parking	24 bays	6 bays (minimum)
Bicycle Parking:	300 bays	Office - 80 bays (minimum) Hotel –120 bays (minimum)
End of Trip Facilities	25 showers 300 lockers	10 showers (minimum) 300 lockers (minimum)

Bonus Plot Ratio

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, 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 a special residential use or 40% for high a quality hotel use).

The applicant is seeking a total of 49% bonus plot ratio, comprised of 36% bonus plot ratio for a high quality hotel and 13% bonus plot ratio for the public space and potentially conservation of the Hibernian Hall. This is based on the application complying with the requirements specified under clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.6.1.

Bonus Plot Ratio for Special Residential Use – High Quality Hotel

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 CPS2. 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 previously provided information in order to demonstrate that the proposed hotel will meet the criteria for a high quality hotel identified under the Bonus Plot Ratio Policy and is worthy of 36% bonus plot ratio. This information was considered by the DAC at its meeting on 10 December 2014, the DAC resolving at

that time *“that the proposed hotel complies with the design criteria for the awarding of 36% bonus plot ratio for a high quality hotel as identified under the Bonus Plot Ratio Policy.”*

Bonus Plot Ratio for Public Facilities and Heritage

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 CPS2 and where it meets the applicable Essential Criteria and adequately addresses the applicable Performance Requirements identified in the Bonus Plot Ratio Policy.

The previous approval included 5% bonus plot ratio being awarded for the proposed public facility (landscaped public space). A 13% bonus plot ratio is now sought for the proposed public facility (public open space). The applicant advises and justifies the bonus sought as follows:

“Advice Note 4 of the Planning Approval granted by the DAP reads: “4. In relation to Condition 1, the LDAP is of a view that this development is worthy of additional bonus plot ratio in respect to the public open space component.”

This Amended DAP Application seeks to reinstate the upper two office floors in accordance with Advice Note 4 of the DAP's Planning Approval. The office building approved in February 2015 had a total PRFA of 33,280 square metres. The addition of two floors increases the PRFA of the office building by 3,265 square metres, to a total of 36,545 square metres. The plot ratio of the entire development will increase from 7.05:1 to 7.45:1, resulting in a Plot Ratio Bonus of 49%.

An updated PRFA Schedule is attached. While previously the DAP awarded a Plot Ratio Bonus of 5% for Public Facilities, in the form of the Public Space within the Site, the enclosed Amended DAP Application seeks a Plot Ratio Bonus of 13% for the Public Space.

It is considered that the request for additional Plot Ratio Bonus for the Public Space is consistent with Advice Note 4 of the DAP's decision, and for this reason, no additional Eligible Facilities for the award of plot ratio bonus are required. Notwithstanding, the proponent has given further consideration to Advice Note 2 of the DAP decision, which reads: “3. The applicant is requested to continue negotiations with the Department of Fire and Emergency Services to integrate the treatment of the curtilage of the No.1 Fire Station {fmr} building to with the adjoining public space.”

Further discussions with DFES have been held, and this has resulted in an opportunity to enhance the treatment of the curtilage of the No.1 Fire Station building to better integrate it with the proposed Public Space.”

The applicant has submitted revised Landscaping Plans incorporating modifications to the landscaping and paving of the No.1 Fire Station site which include:

- Stone banding added to the paving pattern to reference the built form grid;

- In ground interpretative elements for the original stables retained and enhanced;
- A feature wall with historic fire station images;
- In ground planting to southern edge, and adjacent to south-east corner of the building;
- An in ground deciduous tree at the Murray Street entry to the space; and
- Climbing trellis planting on the columns to the eastern edge adjacent to Hibernian Hall.

The applicant advises that:

“These elements assist with softening the environment of the No.1 Fire Station, create a more pedestrian friendly space, and ensure it is better integrated into the public realm of the entire development.

For these reasons, we consider the Plot Ratio Bonus proposed by the Amended DAP Application is justified.”

Building Height and Setbacks

It is noted that there is no overall building height limit for this part of the City under CPS2 and therefore the addition of two levels is of no concern.

The CPS2 Building Heights and Setbacks Policy specifies a street setback of 10 metres for the portion of a building above 65 metres in height. The approved office building has a street setback of between three and 4.5 metres to Hay Street, and one metre to Irwin Street. The two additional upper floors are proposed to have the same street setback as the approved setbacks for the floors below.

The CPS2 Building Heights and Setbacks Policy specifies a side boundary setback of 6 metres for the portion of a non-residential building above 65 metres in height. The approved office building has a side setback of five metres to the site’s eastern boundary. The two additional upper floors are proposed to have the same side boundary setback as the approved setback for the floors below.

The applicant advises that:

“Considerable justification for the proposed Office building setbacks was provided during the assessment of the original application for planning approval, including a detailed shadow analysis to demonstrate that the proposed setbacks did not have any significant impact on key public spaces in close proximity to the site. The analysis also compared the shadow of the proposed building with that of a compliant design, and this demonstrated that there was no notable adverse impact on the public realm. Furthermore, the abutting land to the east is occupied by an open air car park, meaning the reduced setback will not have any adverse impact on the amenity of that property.

In addition, key drivers of the proposed Office building setbacks are the presence of heritage-listed buildings on the northern third of the site (i.e. Hibernian Hall and the

No.1 Fire Station. and the objective of creating high quality public spaces to enhance the setting of those heritage buildings, create a high quality arrival experience for Hotel guests, and establish the precinct as a destination in its own right within this part of the City. Combined, these drivers call for the Office building to be pushed toward Hay Street, thereby resulting in the reduced setbacks as approved by the DAP in February 2015.

In light of the above, and to maintain continuity of design, it is considered the proposed setbacks of the additional two Office floors can be supported.”

CONCLUSION:

The Design Advisory Committee is requested to comment on the amended development. A presentation will be made at the meeting.



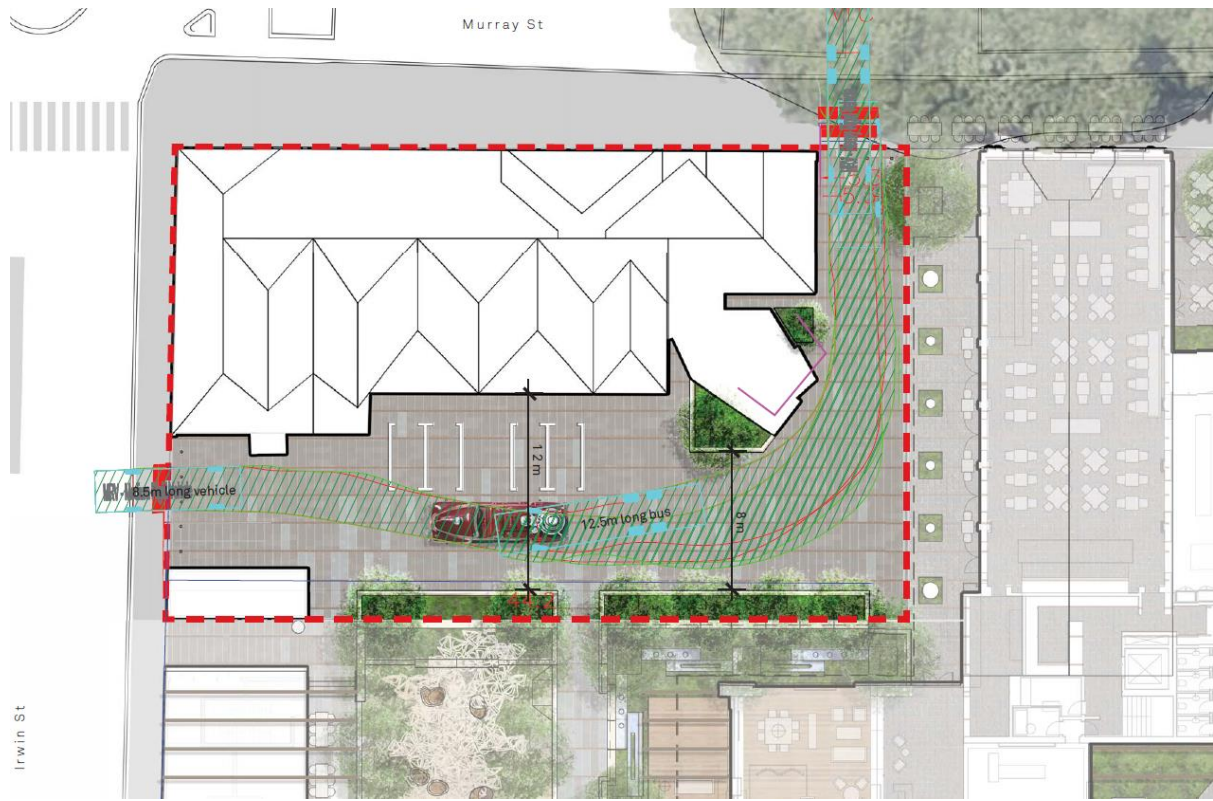
2015/5322: 480 HAY STREET AND 15-17 MURRAY STREET, PERTH



2015/5322: 480 HAY STREET AND 15-17 MURRAY STREET, PERTH
(Hay Street Elevation)



**2015/5322: 480 HAY STREET AND 15-17 MURRAY STREET, PERTH
(Landscaping)**



Perspective Looking South Standing in FESA plaza



**2015/5322: 480 HAY STREET AND 15-17 MURRAY STREET, PERTH
(Landscaping)**

Perspective Looking North Towards Fire Museum



Perspective Looking South Towards Murray St



**2015/5322: 480 HAY STREET AND 15-17 MURRAY STREET, PERTH
(Landscaping)**

ITEM NO: 4

8 (LOTS 21, 400 AND 401) PARKER STREET, NORTHBRIDGE – 12-LEVEL MIXED-USE DEVELOPMENT CONTAINING 60 MULTIPLE DWELLINGS, THREE COMMERCIAL TENANCIES LOCATED AT THE GROUND AND FIRST FLOOR LEVELS AND 27 CAR PARKING BAYS – TRANSFER OF PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the 12-level mixed-use development containing 60 multiple dwellings, three commercial tenancies and 27 car parking bays at 8 (Lots 21, 400 and 401) Parker Street, Northbridge and provides advice on the:

- 1. proposed variations to the street and side setback requirements and its impact on the adjacent heritage property, streetscape and local amenity;*
- 2. variations to the minimum residential car parking requirements;*
- 3. internal design of the residential apartments with particular attention to the size of the apartments, balconies (5 - 6m² in area) and storerooms (1 - 1.3m² in area), the design of the internal corridor and the location and design of the air conditioning units on the balconies;*
- 4. acoustic considerations for the development noting the sites location within an entertainment district; and*
- 5. the general design and aesthetic quality of the development.*

BACKGROUND:

SUBURB/LOCATION:	8 (Lots 21, 400 and 401) Parker Street, Northbridge
FILE REFERENCE:	2015/5313
REPORTING UNIT:	Development Approvals
DATE:	3 September 2015

MAP / SCHEDULE: Schedule 4 - Map and colour perspectives for 8 Parker Street, Northbridge

3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Reef Developments Pty Ltd, Odd Eilert Ostbo Halvorsen, Christina Anne Halvorsen, PL Cox Pty Ltd and Stephen John Clarke

APPLICANT: Mark Aronson Architecture Pty Ltd

ZONING: (MRS Zone) Central City Area Zone (City Planning Scheme Precinct) Northbridge Precinct 1 (City Planning Scheme Use Area) City Centre

APPROXIMATE COST: \$11 million

SITE HISTORY:

The subject site has a total area of 529m² and is located on the eastern side of Parker Street, opposite Russell Square. The site also has frontage to Mountain Terrace on the eastern boundary.

DETAILS:

Approval is sought to construct a 12-level mixed-use development containing 60 multiple dwellings, three commercial tenancies and 27 car parking bays at the subject site.

Details of the proposed development are as follows:

Basement Level	This level contains 20 store rooms of 1m ² in area, meter room and transformer room.
Ground Floor Level	This level contains the entrance lobby and lift for the residential apartments and commercial tenancy above. The residential car park including 27 car stacker bays will be provided at this level and accessed from Mountain Terrace. A commercial tenancy fronting Parker Street (54.4m ²) and commercial tenancy fronting Mountain Terrace (42.6m ²) will be provided at this level. The bin storage areas and domestic pump room will be located in the residential car park at this level.
First Floor Level	This level will contain one commercial tenancy fronting onto Parker Street (104.1m ²), 25 residential store rooms ranging in size from 1m ² to 1.3m ² , 37 scooter/bicycle bays and 1 x one bedroom apartment (47.5m ²).
Second and Third Floor Levels	Each level will contain 8 x one bedroom apartments ranging in size from 42.7m ² to 45m ² . A 1m ² residential store room will also be provided at each level.
Fourth Floor Level	This level will contain 5 x one bedroom apartments ranging in

	size from 42.7m ² to 44.1m ² . A communal lounge, sun deck and lap pool for the residents will be provided at this level. A 1m ² residential store room will also be provided at this level.
Fifth Floor Level	This level will contain 6 x one bedroom apartments ranging in size from 42.9m ² to 45.8m ² . A 1m ² residential store room will also be provided at this level.
Sixth, Seventh and Eighth Floor Levels	Each level will contain 8 x one bedroom apartments ranging in size from 42.7m ² to 44.3m ² . Each level will also contain a 1m ² residential store room.
Ninth and Tenth (Mezzanine) Floor Levels	These levels will contain 8 two-storey apartments ranging in size from 66.6m ² to 100.5m ² including 6 apartments with two bedrooms and one bathroom and 2 apartments with three bedrooms and two bathrooms. Two residential store rooms of 1m ² will also be located at this level.

The applicant advises that the building will be designed using contrasting render and pre-cast concrete finishes with the use of colour to the side elements to provide variety, depth and articulation. The development is proposed to be constructed using a variety of materials and finishes including painted concrete panels, face brickwork, vertical metal louvred screens, concrete architectural elements, aluminium glazing system to the windows and painted steel balustrades to the balconies to create an industrial warehouse feel.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the Northbridge Precinct 1. The Precinct will remain Perth's primary entertainment and night life area and will provide a variety of residential and visitor accommodation and commercial services. Mixed residential and commercial developments will be encouraged throughout the Precinct to strengthen its residential component as well as creating employment opportunities.

A residential use is a preferred ('P') use in the City Centre Use Area of the Northbridge Precinct and is therefore supported in this location. The applicant has indicated 'Dining' uses for the ground floor commercial tenancies including a restaurant along Parker Street and a café adjacent to Mountain Terrace. A 'Dining' use is also a preferred ('P') use in this location. With respect to the first floor commercial tenancy this is proposed to be used as an 'Office' which is a contemplated ('C') use in the Northbridge Precinct.

Development Requirements

New developments in the Northbridge Precinct will continue to have regard to the scale and character of existing streets. Redevelopment of small to moderate size lots is appropriate as opposed to the amalgamation of the existing lots into large sites. Developments will have a nil street setback and be of a low scale along the street frontage with additional building height setback from all lot boundaries. In

addition, the height of buildings must allow for adequate sun penetration into key pedestrian streets and public places including Russell Square. The Precinct will also be characterised by versatile building forms which will be easily adaptable to new uses and be able to accommodate a variety of interesting and informative signs. The facades will also add interest and vitality to the street, and be characterised by continuous shopfronts and traditional designs, incorporating verandahs, awnings and artwork.

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	4.8:1 (2,626m²) including 20% transfer of plot ratio (438m²)	Base Plot Ratio 4.0:1 (2,188m ²) based on a site area of 547m ² Maximum 20% increase through the transfer of plot ratio providing a total plot ratio of 4.8:1 (2,626m ²)
Building Heights:		
<u>Parker Street</u>	32.8 metres along the street frontage with a nil street setback up to a total height of 32.8 metres	Maximum street building height of 14 metres with a 5 metre setback up to a total height of 33 metres
<u>Mountain Terrace</u>	32.8 metres along the street frontage with a nil street setback up to a total height of 32.8 metres	Maximum street building height of 14 metres with a 5 metre setback up to a total height of 33 metres
Setbacks:		
<u>Side (North)</u>		
Lower building level	Nil to 3 metres (no openings), Nil to 3 metres (with openings)	Nil (no openings) to 4 metres (with openings)
Upper building level	Nil to 3 metres (no openings), Nil to 3 metres (with openings)	3 metres (no openings) or 4 metres (with openings)
<u>Side (South)</u>		
Lower building level	Nil (no openings)	Nil (no openings) to 4

Development Standard	Proposed	Required / Permitted
Upper building level	Nil (no openings)	metres (with openings) 3 metres (no openings) or 4 metres (with openings)
Car Parking:		
<u>Residential</u>	27 bays	60 bays (minimum) 120 bays (maximum)
<u>Commercial</u>	Nil	8 bays (maximum)
Bicycle Parking:		
<u>Bicycle Bays</u>		
Residential	37 scooter/bicycle bays	20 (minimum)
Commercial	Nil	Nil
<u>End of Journey Facilities</u>		
Residential	Nil	Nil
Commercial	Nil	Nil

The Residential Design Policy recommends the minimum floor area for studio apartments, one bedroom apartments, two bedroom apartments and three bedroom apartments be a minimum of 40m², 50m², 70m² and 100m² respectively. The development proposes one bedroom apartments of 42.7m - 45.8m², two bedroom apartments of 66.6m² - 72.5m and three bedroom apartments 88m² - 100m². Furthermore the policy recommends balconies should have a useable size of 10m² with a minimum dimension of 2 metres. The development proposes balconies of approximately 5-6m². The minimum dimension of residential storerooms should be 1.5 metres with a minimum area of 2.25m². The proposed development has storerooms of 1-1.3m² in area. The development therefore proposes variations to the residential policy requirements.

Transfer of Plot Ratio

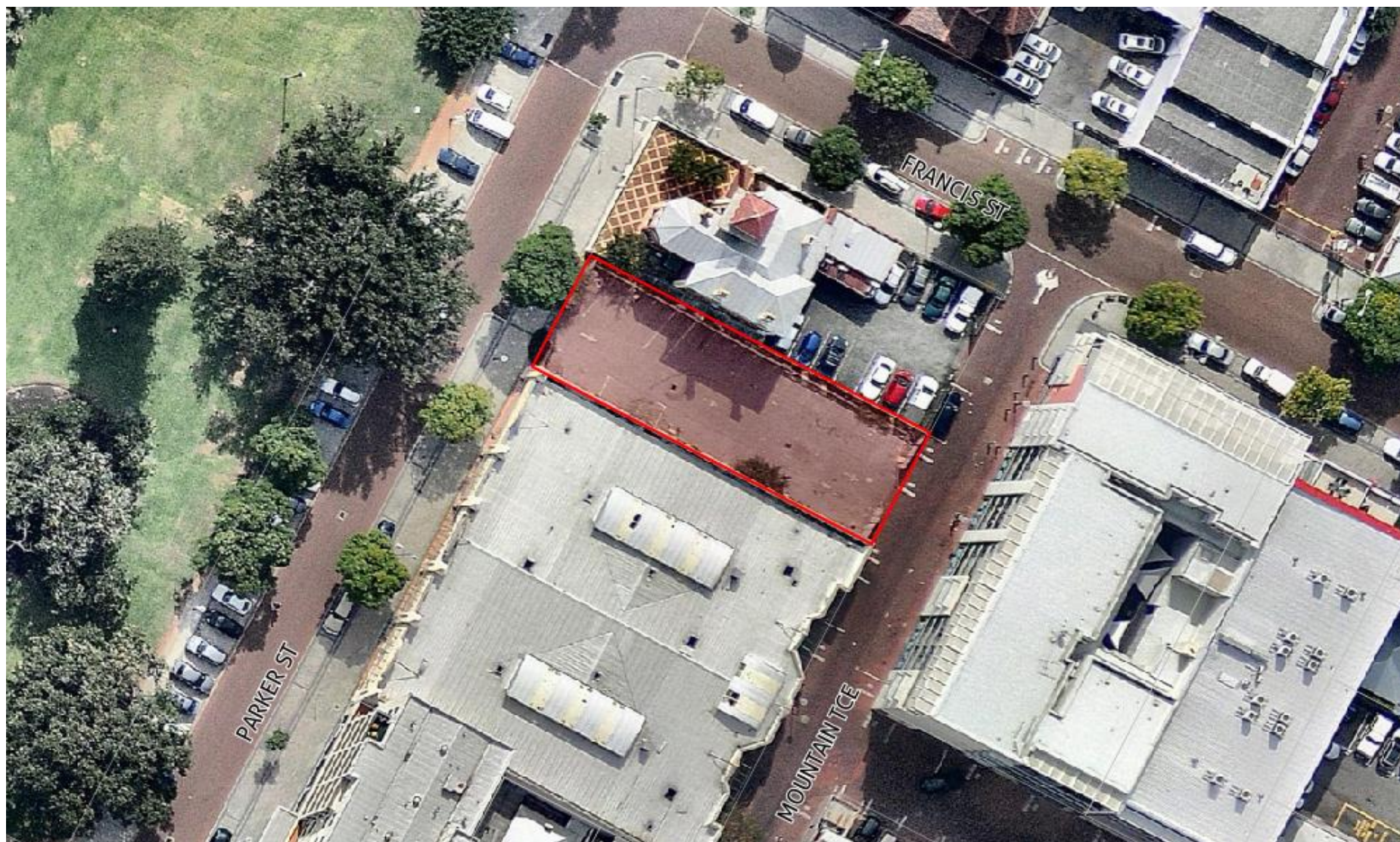
The application is also proposing a transfer of plot ratio of 438m² from 47 Wellington Street, Perth which is listed in the City's Register of Transfer of Plot Ratio as a donor site.

Conclusion

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

- the proposed variations to the street and side setback requirements and its impact on the streetscape, adjacent heritage property and local amenity;
- the variations to the minimum residential car parking requirements;
- the internal design of the residential apartments with particular attention to the size of the apartments, balconies (5-6m² in area) and storerooms (1-1.3m² in area), the design of the internal corridor and the location and the design of the air conditioning units on the balconies;
- acoustic considerations for the development noting the sites location within an entertainment district; and
- the general design and aesthetic quality of the development.

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



15/5313; 8 (LOTS 21, 400 & 401) PARKER STREET, NORTHBRIDGE



15/5313; 8 (LOTS 21, 400 & 401) PARKER STREET, NORTHBRIDGE