



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, 2 April 2015 at 4.00pm.**

Yours faithfully

**GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER**

26 March 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



Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

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
2 APRIL 2015**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 19 February 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**
 - Development of Bio-Phylic Policy for the City. (raised at meeting 27/03/14, updated 13/11/14).
 - Options for process improvement to the City of Perth Design Advisory Committee – (raised 29/05/14, updated 31/07/14) Report required. (Update 23/10/14 report for process improvement still pending).
 - Burswood / Vincent Structure Plan (raised at meeting on 11/09/14, updated by City Architect 23/10/14).
 - Design Excellence Framework (raised at meeting 11/09/14, updated by City Architect 23/10/14) Report to go to Council.
 - Architectural Quality of Development Applications and State Government Development Projects considered by Design Advisory Committee (raised at meeting 29/01/15, updated 19/02/15).
- 10. Closure**

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ITEM NO: 1

22 (LOT 302) DELHI STREET, WEST PERTH – ADDITIONS TO AND REFURBISHMENT OF EXISTING BUILDING – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for the proposed additions to and refurbishment of the existing building at 22 (Lot 302) Delhi Street, West Perth, and provides advice on:

- 1. the awarding of 13.5% bonus plot ratio for the proposed conservation of a heritage building having regard to the essential criteria and performance requirements identified under the Bonus Plot Ratio Policy;***
- 2. the proposed variations to the maximum building height and setbacks and their impact on the streetscape and local amenity; and***
- 3. the general design of the proposed additions to the building.***

BACKGROUND:

SUBURB/LOCATION:	22 Delhi Street, West Perth
FILE REFERENCE:	2014/5332
REPORTING UNIT:	Approval Services
RESPONSIBLE DIRECTORATE:	City Planning and Development
DATE:	26 March 2015
MAP / SCHEDULE:	Schedule 1 – Map <i>*Perspectives will be tabled at the meeting</i>
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Warrington 22 Delhi Street Pty Ltd
APPLICANT:	TPG Town Planning, Urban Design and Heritage
ZONING:	(MRS Zone) Urban Zone (City Planning Scheme Precinct) West Perth (P10) (City Planning Scheme Use Area) Office/Residential
APPROXIMATE COST:	\$1.925 million

SITE HISTORY:

The site is 2,102m² in size and currently occupied by the heritage listed Co-operative Bulk Handling building, a six level office building which was completed in 1968. The site has frontage to Delhi Street and Campbell Street and has vehicle access via both streets.

The total plot ratio area for the existing building is 2,952m², equating to a plot ratio of 1.40:1.0 which is 156m² plot ratio floor area in excess of the maximum 1.33:1.0 currently permissible under the City Planning Scheme No.2 (CPS2). The additional plot ratio above the allowable limit currently onsite can largely be attributed to previous internal fit outs.

DETAILS:

The 13.5% plot ratio floor area will be utilised to construct two additional office levels on top of the existing roof of the building and also retrospectively approve the current excess plot ratio. The works will consist of the following:

- a double height rooftop pavilion addition to the existing building, providing two separate office tenancies, both over two levels, with a shared entry lobby area and toilets. This involves removing the existing rooftop plant room, with this equipment being relocated into the lift/staircase side core structure, within the unused caretakers dwelling;
- the refurbishment of the existing brise-soleil to both the southern and northern elevations, which have fallen in to a state of poor structural repair. The scope of works to repair the brise-soleil will also involve repainting the sunshades, along with the rest of the building, to reflect the original colour scheme;
- the removal of the entry structure constructed in 2005/06, which is considered to detract from the heritage and architectural values of the building, and the provision of a new entry, designed to complement the existing building; and
- a new elevated walkway at the ground level to provide a new fire escape route from the existing fire stairs located on the eastern side of the building, as necessitated by the proposed rooftop addition.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject property is located within the Office/ Residential Use Area of the West Perth Precinct (P10) under the City Planning Scheme No. 2. The precinct provides for a wide range of office and residential activities. Under the Use Group Table for the West Perth Precinct an office use is a preferred ('P') use.

Development Requirements

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

Development Standard	Proposed	Required
Maximum Plot Ratio:	1.6 :1 (3,363.2m²) including 567.5m² of bonus plot ratio	2.0 : 1 (4,204m ²) (Maximum) 1.33 : 1.0 (2795.7m ²) (Maximum for uses other than Residential and Special Residential)
Building Height: - Delhi Street (Southern Elevation) - Campbell Street (Western Elevation)	31.8 metres 30.8 metres	29 metres
Setbacks: <u>Front (South):</u> - Ground Floor Level - 6 th storey - 7 th storey <u>Side (East):</u> - Ground Floor Level - 6 th storey - 7 th storey	3.64 metres to canopy (1 metre to canopy from the truncation). 3.7 metres to terrace, 5 metres to building facade 3.7 metres to terrace, 10.5 metres to building facade 3.52 metres to fire stair balustrade building 13.83 metres to building facade 7.72 metres to pergola, 13.45 metres to building facade	4.5 metres 4 metres

Development Standard	Proposed	Required
<u>Side (West):</u> - Ground Floor Level	3.75 metres to mesh canopy, 6.1metres to building facade	4 metres
- 6 th – 7 th storey	10.43 metres to building facade	
<u>Rear (North):</u> - Ground Floor Level	18.7metres to fire stairs walkway	3 metres
- 6 th – 7 th storey	20.1 metres to balustrade and canopy, 21.2 metres to building facade	

COMMENTS:

Bonus Plot Ratio

Under CPS2, 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.

Bonus plot ratio of up to 20% may be awarded for development which involves the conservation of heritage place where it is located within the area indicated as eligible on the Public Facilities and Heritage Bonus Plot Ratio Plans contained within CPS2. The development must also meet the applicable Essential Criteria and adequately addresses the applicable Performance Requirements identified in the Bonus Plot Ratio Policy.

The applicant is seeking a total of 13.5% bonus plot ratio (567.5m² bonus plot ratio area) for conservation works being undertaken to the heritage building and additions to the heritage building in accordance with clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.6.1.

The applicant has provided the following information to demonstrate that the proposed development will meet the applicable Essential Criteria and Performance Requirements and are worthy of a total of 13.5% bonus plot ratio.

Heritage

Essential Criteria

The proposal meets the essential criteria as the site is listed under the City Planning Scheme No. 2 Section 8.1: Register of Places of Cultural Heritage Significance. The City's assessment documentation for the place outlines the statement of significance of the place for:

- its association with primary production in Western Australia in the Post World War II period; and
- a good example of 1960s architecture in Perth and the work of prominent Architects Summerhayes and Associates.

The site is also listed on the Heritage Council of Western Australia's assessment program to be entered in the State Register of Heritage Places. The draft documentation identified the heritage significance due to the place being:

- an excellent example of a purpose-built office building designed in the Late Twentieth-Century International style, the particular exterior envelope treatment being rare in Western Australia, displaying the influence of Le Corbusier and Niemeyer;
- strongly connected with the history of grain production in Western Australia, by being purpose-built for and occupied by Co-operative Bulk Handling Lid from 1968 to 2003;
- associated with prominent West Australian architect Geoffrey Summerhayes; and
- the first building in Western Australia to utilise the concrete brise-soleil as a means of solar control.

It has been noted that the new entrance and refurbished interiors are considered of no heritage significance.

The works are not considered to have any negative impacts on the above stated criteria and the conservation works being undertaken to the brise-soleil's would be considered to have a beneficial impact on the significance of the place.

Performance Requirements

- *The protection and conservation of the place must be in accordance with City Planning Scheme No. 2 Policy 4.11: Heritage, a current Conservation Plan and any other relevant Policy.*

A Conservation Management Plan is intended to be a guiding document for the conservation and future use of a heritage place. Identifying what elements are of cultural heritage significance, and ensure all future maintenance, conservation and development is done with close consideration of these significant elements. The applicant has not submitted, nor is there a current Conservation Management Plan for the site.

The applicant has argued that the proposed works will not conflict with a future Conservation Plan as the same methodology has been applied to the design of the proposed development as would have been applied to the development of a Conservation Plan. The principles and processes of the Burra Charter have been applied to ensure the work and recommendations comply with the standard of practice for the conservation of heritage buildings adopted in Australia.

The applicant has prepared a Heritage Impact Statement, which investigated the history and physical fabric of the place to gain a sound understanding and the significance attributed to it. Historic images and plans were also sourced to better inform the place's evolution.

The applicant has advised that through work undertaken as part of the Heritage Impact Statement they were able to understand the varying levels of significance of the place and were able to guide the development in line with conservation principles set out in the Burra Charter. Conservation works being undertaken are based on a respect for the existing fabric, use association and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

The applicant also advised that in accordance with the Heritage Impact Statement the internal spaces of the original building do not comprise elements of high value that require conservation. Upon inspection the brise-soleil, which are direct and fundamental contributors to the significance of the place, it was identified that conservation works are required to ensure their longevity. Specifically the Statement of Significance sets out 'the place was the first building in Western Australia to utilise the concrete brise-soleil as a means of solar control.' The conservation of the brise-soleil was a recommendation to be addressed as a matter of priority.

The applicant sought specialist advice on the conservation of the brise-soleil as part of this development application and as a result propose to:

- cut and remove the concrete topping to expose the fixing angles;
- clean and treat with a rust converter and epoxy paint – replace fixings if found not fit for purpose; and
- refill topping and recoat balcony membrane.

Upon completion of the works the dark grey brise-soleil will be painted, along with the surrounding walls to return the building to its original appearance. The applicant has advised that their research revealed the building and brise-soleil were one colour not two different colours as is currently the case.

The Burra Charter states that demolition of significant fabric is not acceptable. The proposal does not involve the demolition of any significant fabric. The existing plant room to be demolished was assessed as having little cultural heritage value in its own right as it was well setback and did not display the valued characteristics evident in the balance of the building. Its demolition was considered not to adversely impact on the significance or understanding of the place. Additionally, the 2005 entry portico was also assessed of having little significance and is being replaced with one that is more in line with the design ethos of the original entry portico.

The applicant has applied the principles of the Burra Charter to ensure that the proposal does not involve any elements or actions which would negatively impact on an understanding of the place or compromise any future conservation management. The applicant states that whilst involving both intervention and new works, the overall proposal is one that is considered to maintain and enhance the heritage values of the place.

- *The development must ensure the retention of as much as possible of the significant cultural heritage fabric of the place. The retention of only a heritage place's façade will not be supported.*

The development retains the existing building and involves conservation works to safeguard the building and retard further deterioration.

- *The heritage place must be retained in an appropriate setting that highlights and facilitates the appreciation of the place. New buildings, landscaping and urban design treatments should be sensitively introduced to respect the place, having particular regard to the scale and massing of the new buildings.*

The new rooftop pavilion addition has been sensitively introduced in a manner which respects the cultural heritage values of the place. Careful consideration has been given to setbacks, bulk, materiality and architectural style of the addition to ensure the original building retains its prominence and significance. The proposal removes the intrusive (non-original) ground floor entry and replaces it with an entry that better responds to the Late Twentieth Century International style.

- *Where the original use of the place is of cultural significance ideally this use should be retained. If this is not the case or if this is not feasible, the use of the place for a purpose which enables a level of public access is encouraged. Any new use should involve minimal change to the significant fabric of the place.*

The original office use of the building is being sustained. The proposed addition will ensure the continued viability of the building and will contribute to the diversity of commercial spaces.

- *Interpretation strategies should be provided on site as part of the proposal to enhance the public's appreciation of the cultural heritage significance of the place.*

The applicant has not submitted an interpretation strategy however has advised in their submission that an interpretive display in the lobby area is being proposed to enhance the public's appreciation of the cultural heritage significance of the place. It is anticipated that interpretative panels comprising a variety of elements including sculptural, written and photographic components will be on display to tell the story of the building and the significance of its architectural style and features. A condition should be placed on any approval granted imposing that an interpretive strategy is submitted and approved by the City prior to applying for a building permit.

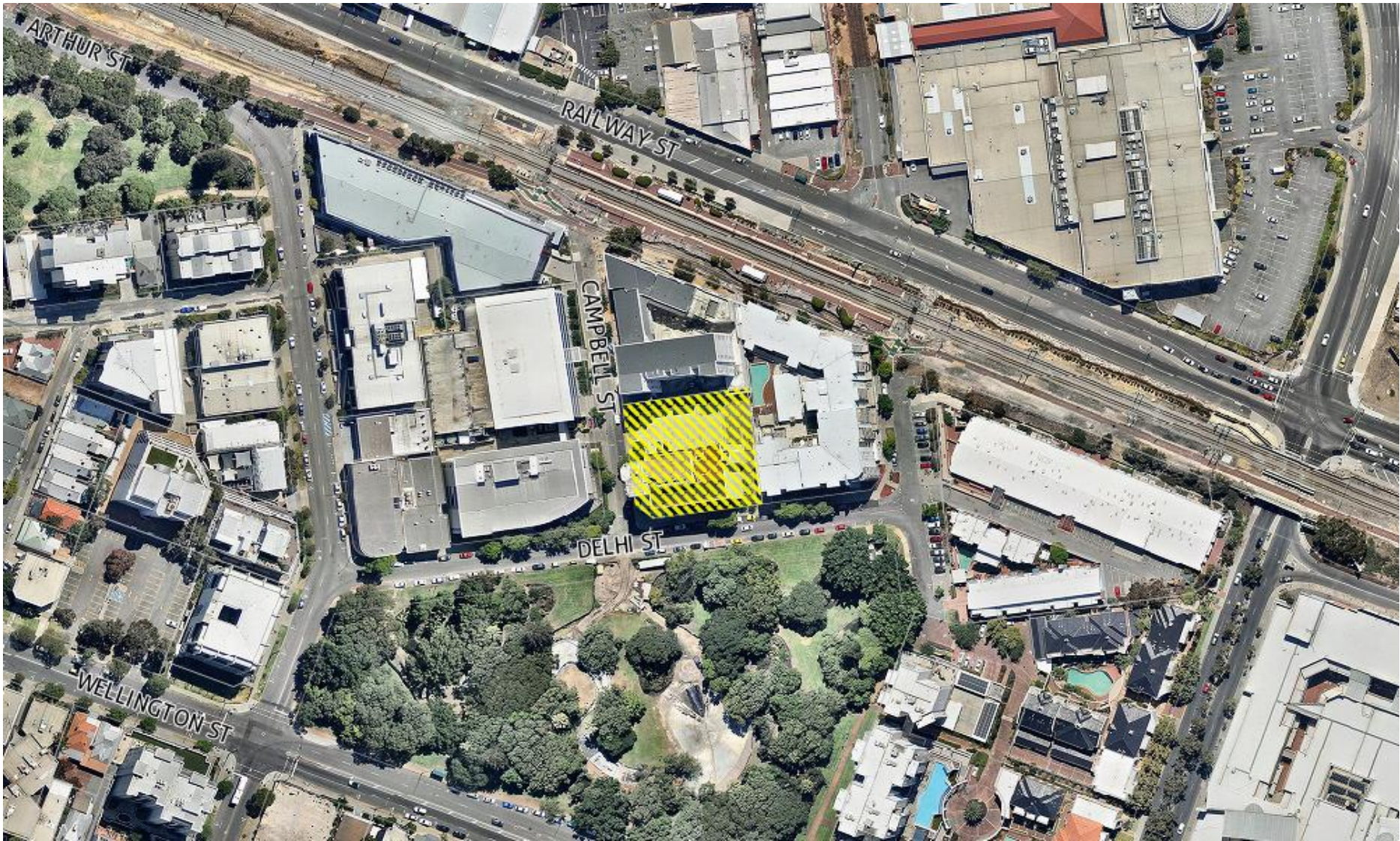
Conclusion

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

1. the awarding of 13.5% bonus plot ratio for the proposed conservation of a heritage building having regard to the essential criteria and performance requirements identified under the Bonus Plot Ratio Policy;

2. the proposed variations to the maximum building height and setbacks and their impact on the streetscape and local amenity;
3. the general design of the proposed additions to the building.

A verbal presentation will be given to the Design Advisory Committee in regards to this application.



14/5332; 22 (LOT 302) DELHI STREET, WEST PERTH

ITEM NO: 2

61-61A (LOT 10) BENNETT STREET, EAST PERTH – PROPOSED MIXED-USE DEVELOPMENT COMPRISING 16 MULTIPLE DWELLINGS, A RESTAURANT AND 16 CAR PARKING BAYS

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the proposed six storey mixed-use development comprising 16 multiple dwellings, a restaurant and a basement level with 16 car parking bays at 61-61A (Lot 10) Bennett Street, East Perth, and provides advice on:

- 1. the proposed building setback and landscaping to Goderich Street and the resulting impact on the streetscape;*
- 2. the proposed side and rear setbacks and their impact on the adjacent properties and the intended character of the locality; and*
- 3. the general design and aesthetic quality of the development.*

BACKGROUND:

SUBURB/LOCATION:	61-61A (Lot 10) Bennett Street, East Perth
FILE REFERENCE:	2014/5287
REPORTING UNIT:	Approval Services
RESPONSIBLE DIRECTORATE:	City Planning and Development
DATE:	23 March 2014
MAP / SCHEDULE:	Schedule 2 – Map and perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	TK Hua and LK Xa
APPLICANT:	LK Xa
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Goderich (P14) (City Planning Scheme Use Area) Residential R160
APPROXIMATE COST:	\$2.4 million

The subject site is located at the south-west corner of Bennett and Goderich Streets with a right of way adjoining the site on its western boundary. It has an area of 541m² with frontages of 13.5 and 40.5 metres to Bennett and Goderich Streets respectively. It is currently occupied by a one to two storey residential building accommodating two dwellings.

DETAILS:

The applicant seeks planning approval to demolish the existing building on the site and construct a six storey building to accommodate 16 multiple dwellings, a restaurant and 16 car parking bays. Details of the proposed development are as follows:

Basement Level	This level is accessed via the right-of-way adjoining the property to the west and is intended to accommodate parking for 16 cars, including parking for 10 of the cars within car stackers. Bicycle racks and 10 residential stores are also intended to be located at this level.
Ground Floor Level	This level is intended to accommodate a restaurant tenancy with an area of 137m ² and frontage to Bennett and Goderich Streets. A one bedroom dwelling (66m ²) and a two bedroom dwelling (73m ²) are proposed to face Goderich Street at this level with courtyards within the street setback area. Access to the residential lobby is to be gained via Goderich Street. A further two residential stores and a bin store are to be located at this level.
First to Third Floor Levels	A one bedroom dwelling (51m ²), two times two bedroom dwellings (71.5 and 75m ²) and a three bedroom dwelling (136m ²) are to be located at each of these levels. A store for one dwelling is also proposed to be located at each level.
Fourth and Fifth Floor Levels	These levels are each intended to accommodate a three bedroom dwelling (178m ²) with a store and large outdoor living space.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the Residential R160 use area of the Goderich Precinct (P14) under the City Planning Scheme No. 2 (CPS2). This area will accommodate a wide variety of residential and visitor accommodation. New residential development is to be medium to high density. Other uses which serve the immediate needs of the residents will also be supported.

The protection and enhancement of the amenity of existing and future residential development in and around the Precinct is important. To ensure its cohesion as a residential area, non-residential activities will be confined to those areas which will not adversely impact on residential uses. Ensuring the compatibility of mixed-use

developments in residential/commercial areas is also necessary and building design will aim to avoid conflict between the two uses.

Multiple dwellings ('Residential') are a preferred ('P') use in the Residential R160 use area of the Goderich Precinct while a restaurant ('Dining') is a contemplated ('C') use subject to advertising.

Development Requirements

On major streets within the Goderich Precinct, buildings will be set on the street boundary. Elsewhere in the Precinct, buildings may be set in attractive landscaped areas. The environment will be further enhanced by improvements to streetscapes and the provision of pocket parks.

Within the Residential R160 use area an increase in residential use is sought by the conversion of non-residential premises and the construction of new residential buildings. Development will be medium rise taking into consideration the prominence of land in the eastern part of the Precinct, which forms part of an east west ridge rising to reach its highest point on Cemetery Hill. Along Hill, Bennett, Plain, Wellington and Hay Streets development will have a nil street setback. Elsewhere, development will be setback from the street. Development will be of a low scale along the street frontage with additional height setback from all lot boundaries. On amalgamated lots street facades will be narrow, in keeping with the existing subdivision and development pattern. Building design will not embody large unbroken elements, but display a variety of built form. Pedestrians should have ease of access throughout the area and design of residential development should take this into consideration; in particular new vehicle crossovers to the street will be discouraged where alternative access is available.

The proposal has been assessed against the CPS2 requirements and the proposal's compliance with the following development standards is summarised below, with proposed variations highlighted in bold:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	3.0:1 (1,620m ²)	3.0:1.0 (1,620m ²)
Street Building Height:		
- Bennett Street	19.5 metres	21 metres
- Goderich Street	21 metres	29 metres
Maximum Building Height:	21 metres	Height to be contained within a 45 degree angled height plane measured from Hay Street

Development Standard	Proposed	Required / Permitted
<p>Setbacks:</p> <ul style="list-style-type: none"> - Bennett Street (east) - Goderich Street (north) <p><u>Side (south)</u></p> <ul style="list-style-type: none"> - Lower building levels - Upper building levels - Rear (west) 	<p style="text-align: center;">Nil</p> <p style="text-align: center;">Nil to 3 metres</p> <p style="text-align: center;">Nil where no openings to 3 metres where openings</p> <p style="text-align: center;">Nil where no openings to 3 metres where openings</p> <p style="text-align: center;">1 metre</p>	<p style="text-align: center;">Nil</p> <p style="text-align: center;">4.5 metres</p> <p style="text-align: center;">Nil where no openings, 4 metres where openings</p> <p style="text-align: center;">3 metres where no openings, 4 metres where openings</p> <p style="text-align: center;">4 metres</p>
<p>Car Parking:</p> <ul style="list-style-type: none"> - Residential - Commercial 	<p style="text-align: center;">16 bays</p> <p style="text-align: center;">Nil</p>	<p style="text-align: center;">19 bays including 4 visitor bays (minimum)</p> <p style="text-align: center;">8 bays (maximum)</p>
<p>Bicycle Parking</p>	<p style="text-align: center;">8 bays plus large residential stores 2 provided</p>	<p style="text-align: center;">6 residential bays or can be located within residential stores (minimum dimension 2.2m and area of 5m²) and 1 non-residential bay (minimum)</p>

The Design Advisory Committee is required to comment on the following aspects of the development:

- the proposed street setback and landscaping to Goderich Street and the resulting impact these will have on the streetscape;
- the proposed side and rear setbacks and the resulting impact of these on the adjacent properties and the intended character of the locality; and
- the general design and aesthetic quality of the development.



2014/5287: 61-61A BENNETT STREET, EAST PERTH



2014/5287: 61 -61A BENNETT STREET, EAST PERTH



2014/5287: 61 -61A BENNETT STREET, EAST PERTH



2014/5287: 61 -61A BENNETT STREET, EAST PERTH



2014/5287: 61 -61A BENNETT STREET, EAST PERTH

ITEM NO: 3

35-37 (LOTS 19, 20 AND 71) BRONTE STREET, EAST PERTH – 15 LEVEL RESIDENTIAL DEVELOPMENT CONTAINING 76 MULTIPLE DWELLINGS AND 81 CAR PARKING BAYS

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the proposed 15 level residential development containing 76 multiple dwellings and 81 car parking bays at 35-37 (Lots 19, 20 and 71) Bronte Street, East Perth, and provides advice on:

- 1. the proposed maximum street building height and setback variations to the Bronte Street boundary and their impact on the streetscape;***
- 2. the proposed setback variations to the eastern, western and southern boundaries and their impact on adjoining properties; and***
- 3. the general design and aesthetic quality of the development including the treatment of podium walls on the side and rear boundaries.***

BACKGROUND:

SUBURB/LOCATION:	35-37 Bronte Street, East Perth
FILE REFERENCE:	2015/5052
REPORTING UNIT:	Approval Services
RESPONSIBLE DIRECTORATE:	City Planning and Development
DATE:	23 March 2015
MAP / SCHEDULE:	Schedule 3 – Map and perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	R D William, V M William, R F William, J J William, Royjen Pty Ltd and Lowanna Nominees Pty Ltd
APPLICANT:	Bronte Developments Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Goderich (P14) (City Planning Scheme Use Area) Residential/Commercial
APPROXIMATE COST:	\$20 million

SITE HISTORY:

The subject sites comprise a total area of 1,209m² and combined 25.5 metre frontage to Bronte Street. The sites currently contain separate single storey buildings with 35 Bronte Street being used for residential purposes and 37 Bronte Street operating as a medical practice. The sites are bordered by a seven storey residential development to the east, a three storey townhouse complex to the west and a seven storey residential development to the south.

DETAILS:

Approval is sought for the development of a 15 level residential development containing 76 multiple dwellings and 81 car parking bays on the subject site. The details of the proposed development are as follows:

Basement Level	This level contains 33 car parking bays accessed via a ramp from the lower ground level parking area, one motorcycle parking bay, eight bicycle parking bays, 10 residential store rooms, lifts and lift lobby, fire pump room and fire exit stairwells.
Lower Ground Floor Level	This level contains 23 car parking bays and driveway accessed via Bronte Street, one motorcycle parking bay, eight bicycle parking bays, eight residential store rooms, landscaped area, bin store, substation, water tanks and pump room, fire exit stairwells, lifts and lift lobby.
Ground Floor Level	This level contains 25 car parking accessed via a ramp from the lower ground level parking area, 26 residential store rooms, landscaped area, residential lobby, fire exit stairwells, lifts and lift lobby.
First Floor Level	This level contains six 1-bedroom/1-bathroom apartments (40m ² to 50m ²) with terraces (32m ² to 87m ²), two 2-bedroom/1-bathroom apartments (67m ²) with terraces (35m ² to 102m ²), two residential store rooms, passageway, air conditioning plant room, fire exit stairwell, lift and lift lobby.
Second to Eighth Floor Levels	These levels each contain six 1-bedroom/1-bathroom apartments (40m ² to 50m ²) with balconies (13m ² to 14m ²), two 2-bedroom/1-bathroom apartments (67m ²) with balconies (13m ² to 24m ²), two residential store rooms, passageway, air conditioning plant room, fire exit stairwell, lift and lift lobby.
Ninth Floor Level	This level contains two 3-bedroom/2-bathroom apartments (90m ² to 91m ²) with balconies (29m ² to 67m ²), two 2-bedroom/2-bathroom apartments (72m ²) with balconies (24m ²), one residential store room, passageway, air conditioning plant room, fire exit stairwell, lift and lift lobby.
Tenth and Eleventh Floor Levels	These levels each contain two 3-bedroom/2-bathroom apartments (90m ² to 91m ²) with balconies (29m ² to 36m ²), two 2-bedroom/2-bathroom apartments (72m ²) with balconies (24m ²), one residential store room, passageway, fire exit stairwell, lift and lift lobby.

Twelfth Floor Level	This level contains communal residential amenities including an outdoor terrace, BBQ facilities, residents lounge, gymnasium, landscaping, 13 residential store rooms and water pump rooms.
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The development is proposed to be constructed and finished using a mix of precast concrete panels, metal cladding, face brickwork, metal louvres, anodised metal shade panels and framed glazing.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The Goderich Precinct (P14) will be further developed as a residential neighbourhood accommodating a wide range of residential and employment opportunities. The proposed 'Residential' use is a preferred ('P') use within the Residential/Commercial use area. The residential use is contemplated ('C') where it fronts the street at pedestrian level. It is considered that the use would be consistent with the intent of the precinct and will be compatible with the surrounding land uses.

Development Requirements

The building design requirements of the Goderich Design Policy encourage innovative and high quality design which, while cognisant of the traditional patterns present in the existing context, will make a contemporary contribution to fulfilling the 'Built Form' objectives.

The proposal has been assessed against the City Planning Scheme No. 2 and Goderich Design Policy requirements as summarised below:

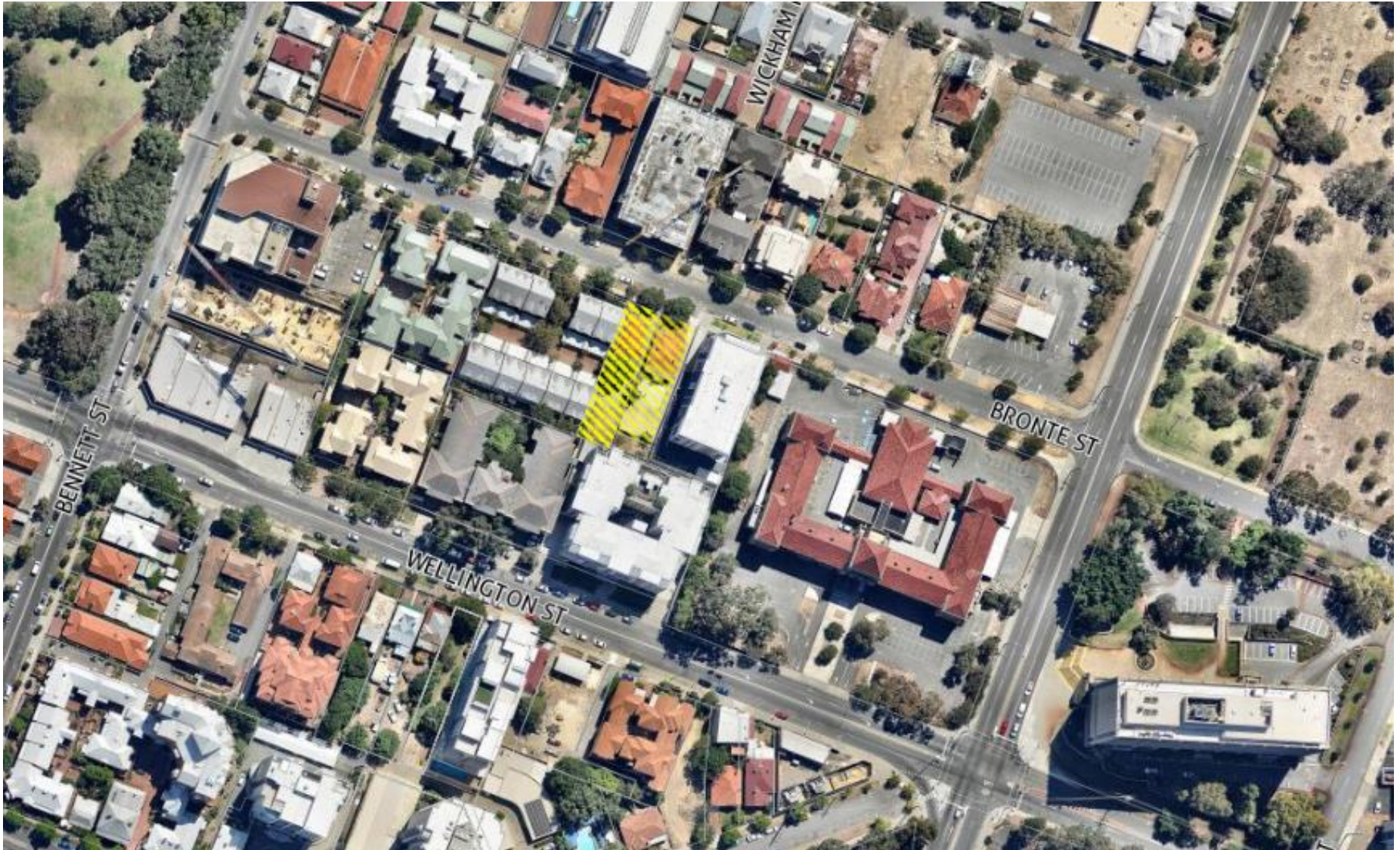
Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	3.0:1 (3,622m ²)	3.0:1 (3,622m ²)
Maximum Street Building Height:	30.5 metres	29 metres
Maximum Building Height:	43 metres	No prescribed limit
Setbacks: - Front (Bronte Street)	1.6 to 2.4 metres (entry canopy and bin store), 4.5 metres (main building) up to 30.5 metres in height then a 7.7 metre (balconies) to 9.5	4.5 metre setback up to the maximum street building height (29 metres) followed by a 9.5 metre setback up to a height of 65 metres and then a 14.5 metre setback with no prescribed

Development Standard	Proposed	Required / Permitted
<p>- Side (west)</p> <p>- Side (east)</p> <p>- Rear (south)</p>	<p>metre setback (main building) to a height of 43 metres.</p> <p>Nil (car parking podium), 3.7 metres (balconies), 4.2 metres (main building) up to a height of 43 metres</p> <p>Nil (car parking podium), 3 metres (with balconies) to 6.7 metres up to a height of 43 metres</p> <p>Nil (car parking podium), 3.1 metres to 4 metres (with openings) up to a height of 43 metres</p>	<p>maximum building height limit</p> <p>3 metres (no openings/balconies) up to 65 metres in height 4 metres (with openings/balconies) up to 65 metres in height</p> <p>3 metres (no openings/balconies) up to 65 metres in height 4 metres (with openings/balconies) up to 65 metres in height</p> <p>3 metres (no openings/balconies) up to 65 metres in height 4 metres (with openings/balconies) up to 65 metres in height</p>
<p>Car Parking:</p> <p>- Residential</p>	<p>81 bays</p>	<p>76 bays (minimum) 152 bays (maximum)</p>
<p>Bicycle Parking:</p> <p>- Bicycle Bays</p>	<p>16 bays within basement and lower ground levels, plus 15 residential stores of 5m² provided</p>	<p>26 bays (minimum) or can be located within residential stores (minimum dimension 2.2m and area of 5m²)</p>

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 regards to this application.



15/5052; 35-37 BRONTE STREET, EAST PERTH



2015/5052; 35-37 (LOTS 19, 20 AND 71) BRONTE STREET, EAST PERTH



2015/5052; 35-37 (LOTS 19, 20 AND 71) BRONTE STREET, EAST PERTH



2015/5052; 35-37 (LOTS 19, 20 AND 71) BRONTE STREET, EAST PERTH



2015/5052; 35-37 (LOTS 19, 20 AND 71) BRONTE STREET, EAST PERTH



2015/5052; 35-37 (LOTS 19, 20 AND 71) BRONTE STREET, EAST PERTH

ITEM NO: 4

23 (LOTS 22 AND 23) EMERALD TERRACE, WEST PERTH – NINE LEVEL RESIDENTIAL DEVELOPMENT CONTAINING 21 MULTIPLE DWELLINGS AND 21 CAR PARKING BAYS

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the proposed nine level residential development containing 21 multiple dwellings and 21 car parking bays at 23 (Lots 22 and 23) Emerald Terrace, West Perth, and provides advice on the:

- 1. general design and aesthetic quality of the development;*
- 2. proposed setback variation to the front boundary (Emerald Terrace) and its impact on the streetscape;*
- 3. proposed setback variations to the northern and southern side boundaries and their impact on adjoining properties;*
- 4. proposed setback variation to the rear (western) boundary and its impact on adjoining properties; and*
- 5. proposed variation to the provision of landscaping.*

BACKGROUND:

SUBURB/LOCATION: 23 Emerald Terrace, West Perth
FILE REFERENCE: 2015/5045
REPORTING UNIT: Approval Services
RESPONSIBLE DIRECTORATE: City Planning and Development
DATE: 25 March 2015
MAP / SCHEDULE: Schedule 4 – Map and perspectives
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: M Cube Emerald Properties Pty Ltd
APPLICANT: ArchiApps Pty Ltd
ZONING: (MRS Zone) Urban
(City Planning Scheme Precinct) West Perth (P10)
(City Planning Scheme Use Area)
Office/Residential
APPROXIMATE COST: \$10 million

SITE HISTORY:

The subject site comprises a total area of 740m² and has a 20.5 metre frontage to Emerald Terrace. The site currently contains a single storey former residential building which is currently used for office purposes. The site is bordered by two storey office buildings to the north, three and single storey office developments to the west and a three storey residential development to the north.

DETAILS:

Approval is sought for development of a nine level residential development containing 21 multiple dwellings and 21 car parking bays on the subject site. The details of the proposed development are as follows:

Basement Level	This level contains 14 car parking bays accessed via a ramp from the ground level parking area, 12 residential store rooms, lift and lobby, drainage water filter room and fire exit stairwell.
Ground Floor Level	This level contains seven car parking bays accessed via the rear right-of-way, 10 bicycle racks, entry lobby, gymnasium, swimming pool, pool pump room, universal access toilet, landscaped areas, lifts and lobby, bin store and fire exit stairwell.
First to Seventh Floor Levels	These levels each contain three 2-bedroom/2-bathroom residential apartments (73m ² to 77m ²) with balconies (13m ² to 17m ²), two store rooms, air-conditioning plant room, passageway, fire exit stairwell, lifts and lift lobby.
Roof Level	This level contains a lift over-run.

The development is proposed to be constructed and finished using a mix of materials including painted and rendered fibre-cement compressed sheeting, rendered concrete and brickwork, stone cladding, aluminium framed glazing, frameless glass and steel balustrading and aluminium and timber screen panels.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the Office/Residential use area of the West Perth Precinct (P10) of the City Planning Scheme No. 2 (CPS2). This area will provide for a wide range of office and residential activities together with restaurants (including cafes) and other uses which serve the immediate needs of the work force and residents and add to the area's vitality and attraction. The development of independent residential uses will be strongly encouraged.

Multiple Dwellings ('Residential') is a Preferred ('P') use within the Office/Residential use area of the West Perth Precinct (P10). It is considered that the proposed use would be consistent with the intent of the Precinct and will be compatible with the surrounding land uses.

Development Requirements

Buildings within the Office/Residential use area shall be set in landscaped surrounds to create an open spacious character quite distinct from the continuous built edge of the primary office district in the city centre. Buildings shall be well set back from boundaries and evoke a sense of prestige, which should be further enhanced by permanent, in ground landscaping.

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	1.8:1 (1,352m ²)	2.0:1 (1,480m ²)
Maximum Building Height:	25 metres	29 metres
Setbacks:		
- Front (Emerald Terrace)	4.1 metres (entry feature), 4.8 metres (main building)	4.5 metres
- Side (north)	1.4 metres (pergola structures), 4 metres (main building)	4 metres
- Side (south)	3.6 metres to 4 metres	4 metres
- Rear (west)	2.2 to 3 metres	3 metres
Car Parking:		
- Residential	21 bays	21 bays (minimum) 42 bays (maximum)
Bicycle Parking:		
- Bicycle Bays	10 bays	7 bays (minimum) or can be located within residential stores (minimum dimension 2.2m and area of 5m ²)
Landscaping:	21% of site (155m²)	25% of site (185m ²)

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 regards to this application.



15/5045; 23 EMERALD TERRACE, WEST PERTH



15/5045; 23 EMERALD TERRACE, WEST PERTH



15/5045; 23 EMERALD TERRACE, WEST PERTH



15/5045; 23 EMERALD TERRACE, WEST PERTH