



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, 10 March 2016 at 4.00pm.**

Yours faithfully

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**

3 March 2016

Committee Members:

Members:

David Karotkin (Presiding Member)
Warren Kerr
Peter Ciemitis
Malcolm Mackay
Andy Sharp
State Government Architect or Nominee
Director Planning and Development

Deputy:

Vacant
Vacant
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:
David Karotkin (Presiding Member)	Vacant
Warren Kerr	
Peter Ciemitis	Vacant
Malcolm Mackay	
Andy Sharp	Stuart Pullyblank
State Government Architect or Nominee	N/A
Director Planning and Development	City Architect

Quorum: Four
Terms Expire: October 2017
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
10 MARCH 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 28 January 2016**
- 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**

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

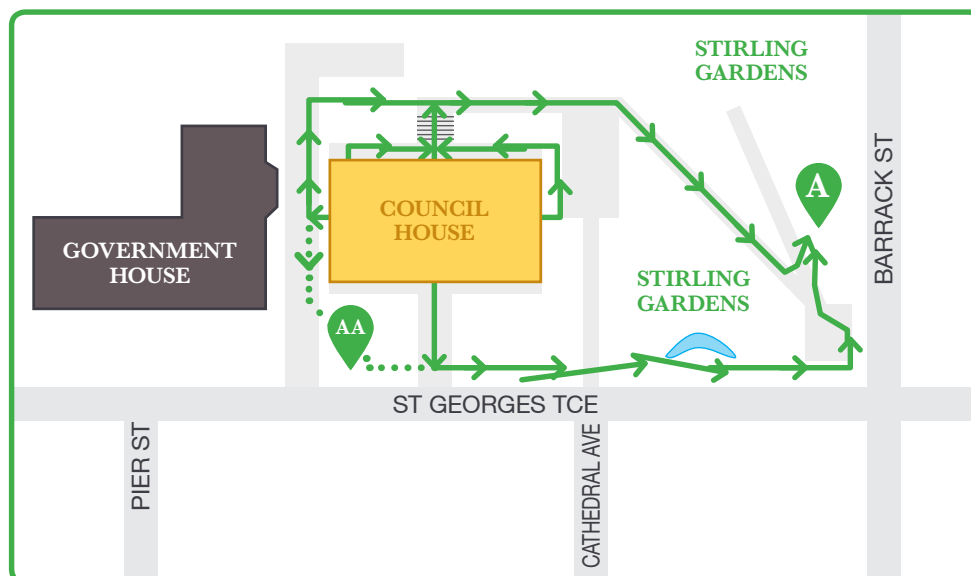
whoop whoop whoop

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



 Assembly Area

 Alternate Assembly Area

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ITEM NO: 1

63 (LOT 23) ADELAIDE TERRACE, EAST PERTH – AMENDED APPLICATION FOR THE CONSTRUCTION OF A 34-LEVEL MIXED-USE DEVELOPMENT CONTAINING 247 MULTIPLE DWELLINGS, FOUR COMMERCIAL TENANCES LOCATED AT THE GROUND AND FIRST FLOOR LEVELS AND 260 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the amended application including the awarding of additional bonus plot ratio for a proposed 34-level mixed-use development containing 247 multiple dwellings, four commercial tenancies and 260 car parking bays at 63 (Lot 23) Adelaide Terrace, East Perth and provides advice on:

- 1. whether the amended development complies with the City's Bonus Plot Ratio Policy 4.5.1 for an increase in the awarding of bonus plot ratio from 13% to 13.8% (or an additional 145m²) for the provision of a specific public facility on private land (Creative Industries Incubator);*
- 2. the modifications to the design and presentation of the ground floor lobby for the Creative Industries Incubator; and*
- 3. the modifications to the design and presentation of the podium levels to Adelaide Terrace and to the adjoining properties and the minor internal design modifications.*

BACKGROUND:

SUBURB/LOCATION:	63 (Lot 23) Adelaide Terrace, East Perth
FILE REFERENCE:	2016/5014
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	24 February 2016
MAP / SCHEDULE:	Schedule 1 - Map and colour perspective for 63 Adelaide Terrace, 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)
Office/Residential

APPROXIMATE COST: \$67 million

SITE HISTORY:

The subject site is located on the southern side of Adelaide Terrace, near the junction with Plain Street, with a total area of 3,406m²). At its meeting held on 29 October 2015, the City of Perth's DAC supported the awarding of 13% bonus plot ratio for the provision of a specific facility on private land (creative industries incubator). This was subject to the dedicated ground floor lobby and shop front for the creative industries incubator being designed to better reflect the special, activated and innovative function of the space and the continued refinement and simplification of the design and finishes to the podium levels. At its meeting held on 2 December 2015 the City of Perth LDAP granted conditional approval for the construction of a 34-level mixed-use development containing 247 multiple dwellings, four commercial tenancies located at the ground and first floor levels and 257 car parking bays. A demolition permit for the existing two storey commercial building on the site was subsequently issued by the City on 25 January 2016.

DETAILS:

The application proposes minor amendments to the approved 34-level mixed-use residential and commercial development. There are no changes in terms of the approved land uses or the general built form. The changes are mainly to satisfy the conditions of the previous approval as well as a minor increase in plot ratio floor space resulting from modifications to the internal design of the apartments. The minor modifications are summarised below:

- an increase in residential plot ratio floor space of 145m² above the approved plot ratio of 15,363m², due to minor internal alterations to the apartment types C1 and F;
- three additional commercial tenant car parking bays located at the ground floor level;
- minor modifications to the design and layout of the apartments generally;

- the provision of planting areas and a trellis system to the ground floor level recesses on the eastern and southern boundary walls for the planting of creepers in response to Condition 4 of the approval;
- the introduction of a new feature screen at the south west corner of the car parking levels and the simplification of the remainder of the podium level car parking elevations to satisfy Condition 4 of the approval;
- increasing the size of the ground floor lobby to the incubator space including the relocation of the stair to create more display space to satisfy Condition 7 of the approval; and
- the provision of larger glass panels to the incubator lobby, minimising the number of window mullions to satisfy Condition 7 of the approval.

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.

There are no changes proposed in terms of the land uses approved for the development including 'Residential' and 'Office' (for the first floor creative industries incubator). The commercial tenancies on the ground floor were approved for a range of uses to provide flexibility for leasing arrangements including 'Dining', 'Business-Services', 'Mixed-Commercial', 'Healthcare 1', 'Recreation and Leisure', 'Retail-(General)' and 'Retail-(Local)'.

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

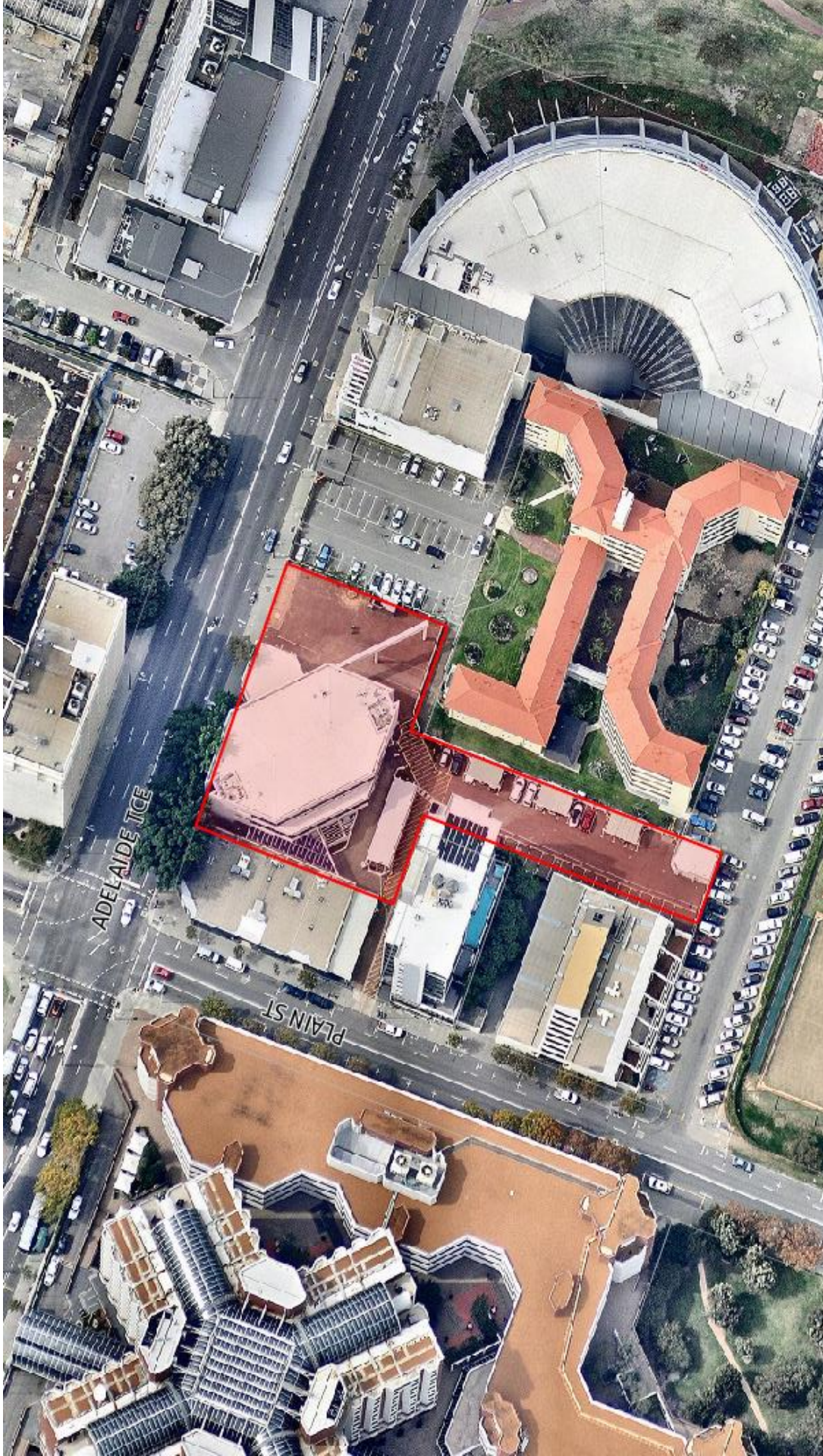
The revised proposal is seeking an additional 145m² of plot ratio floor space, representing an increase from 13% to 13.8% bonus plot ratio. The original approval including the award of 13% bonus plot ratio on the basis of the provision of a not-for-profit design incubator space across the ground and first floor levels. The incubator space is intended for use by a recently established social and design related enterprise called Guerrilla Creative. The incubator space is to be offered to Guerrilla Creative on a long-term lease at a peppercorn rent, and comprises over 300m² of gross floor area. The provision of such a facility is supported by the City's Economic Development and Activation Directorate.

The applicant advises that the increase in plot ratio has resulted from a minor internal design improvement to Unit Types C1 and F and does not result in any change to the bulk and scale of the approved building. Unit Types C1 and F have been revised to incorporate the recessed entryway from the common access corridors into the floor areas of the individual units. This has occurred throughout Levels 5-33, representing a net increase of 5m² per floor level. The applicant has justified the increase in bonus plot ratio on the basis that the increase is minor in nature; will result in an improved and more usability apartment space without impacting on the amenity and functionality of the corridor areas; fits within the 20% bonus plot ratio for a public facility on the site; and will not alter the bulk and scale of the building. It is also noted that the amended application seeks to improve the design and layout of the creative industries incubator lobby and shop front presentation to Adelaide Terrace, as requested for the original application by the City's Design Advisory Committee and required as a condition of the LDAP planning approval.

Conclusion

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

- whether the amended development complies with the City's Bonus Plot Ratio Policy 4.5.1 for an increase in the awarding of bonus plot ratio from 13% to 13.8% (or an additional 145m²) for the provision of a specific public facility on private land (Creative Industries Incubator);
- the modifications to the design and presentation of the ground floor lobby for the Creative Industries Incubator; and
- the modifications to the design and presentation of the podium levels to Adelaide Terrace and to the adjoining properties and the minor internal design modifications.



16/5014; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH



16/5014; 63 (LOT 23) ADELAIDE TERRACE, EAST PERTH

ITEM NO: 2

30 (LOT 100) BEAUFORT STREET, PERTH – PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF TWO RESIDENTIAL BUILDINGS OF 55 AND 64 LEVELS CONTAINING 531 AND 535 MULTIPLE DWELLINGS WITH GROUND FLOOR DINING AND RETAIL USES, ONE SPECIAL RESIDENTIAL BUILDING OF 11 LEVELS CONTAINING 140 HOTEL ROOMS AND ASSOCIATED DINING AND RETAIL USES AND ONE TWO LEVEL DINING BUILDING OVER THREE BASEMENT LEVELS WITH 993 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the revised design and the awarding of bonus plot ratio for the proposed mixed-use development consisting of two residential buildings of 55 and 64 levels containing 531 and 535 multiple dwellings with ground floor dining and retail uses, one special residential building of 11 levels containing 140 hotel rooms and associated dining and retail uses and one two level dining building over three basement levels with 993 car parking bays at 30 (Lot 100) Beaufort Street, Perth and provides advice on;

1. *compliance with the City's Bonus Plot Ratio Policy 4.5.1:
 - 1.1 *for the awarding of 20% bonus plot ratio for the provision of a public facility;*
 - 1.2 *for the awarding of 20% bonus plot ratio for the provision of a residential use in accordance with Residential Design Policy 4.9 noting the predominant dwelling and balcony sizes and type/functionality of stores proposed;*
 - 1.3 *for the awarding of 10% bonus plot ratio for the provision of a special residential use in accordance with Special Residential (Serviced and Short Term Accommodation) Policy 3.9;**
2. *the extent to which the applicant has addressed previous concerns raised in relation to:
 - 2.1 *the location and orientation of the Creative Industries Incubator;**

- 2.2** *the overall design and functionality of the Public Plaza;*
 - 2.3** *undersized apartment and balconies and lack of natural daylight within lift lobbies and corridors;*
 - 2.4** *the manner in which the Beaufort Tower meets the ground and its contribution to the urban space;*
 - 2.5** *the absence of design features to the top of the residential towers;*
 - 2.6** *the design and use of the lower levels of the residential towers;*
 - 2.7** *the lack of transition from the fine grain character of Northbridge to the design and scale of the towers; and*
 - 2.8** *the eastern ground plane of the Stirling Tower; and*
- 3.** *the requirement for suitable pedestrian protection over the footpath where buildings abut the street noting the recommendations of the associated Environmental Wind Report.*

BACKGROUND:

SUBURB/LOCATION: 30 (Lot 100) Beaufort Street, Perth
FILE REFERENCE: 2015/5513
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning & Development
DATE: 3 March 2016
MAP / SCHEDULE: Schedule 2 - Map and coloured perspectives for 30 Beaufort Street, Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Northbridge Centre Custodian Services Pty Ltd
APPLICANT: TPG Town Planning, Urban Design and Heritage
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Stirling (P3)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$488 million

SITE HISTORY:

The subject site is located directly north of the railway line as it emerges from the Perth Railway Station and is bound by Beaufort Street to the west, James Street to the north, Stirling Street to the east and Roe Street to the south. It comprises one Lot with a total area of 9,579m². Currently there is a single storey retail building with

undercroft public car parking which covers the whole of the site known as the Northbridge Centre and also previously known as the Myer 'Megamart' site.

This application was originally considered by the Design Advisory Committee (DAC) at its meeting on 28 January 2016 where it was resolved that the Committee:

- “1. does not support the awarding of a 20% plot ratio bonus for the provision of the Creative Industries Incubator and the Public Plaza for the following reasons:-*
 - 1.1 the Creative Industries Incubator would benefit from a location that had a more public presence and visible connection to the city’s creative quarter;*
 - 1.2 the overall design of the ground plane seems to misunderstand the character of the surrounding precinct and the established city geometry, with the public plaza appearing more like ‘left over space’ rather than space with a considered public purpose and benefit. The pedestrian desire lines; building footprints and orientation; and the dimensions and amount of public open space need to be reviewed to improve the quality of the public plaza, with a demonstrated understanding of the intended use of the plaza and its place within the hierarchy of public spaces in the locality;*
- 2. does not consider that the proposal warrants the awarding of a full 20% plot ratio bonus for the Residential Use due to concern about the number of undersized apartments and balconies within a development of this scale and the missed opportunity to provide daylight into the lift lobbies and corridors to improve the internal amenity of these common areas;*
- 3. supports the awarding of 10% bonus plot ratio for a new Special Residential Use in accordance with the Special Residential (Serviced and Short Term Accommodation) Policy 3.9 and in accordance with the City’s Bonus Plot Ratio Policy;*
- 4. acknowledges the civic gesture of the Beaufort Tower as a city marker but the way in which the tower meets the ground should be stronger to enhance its contribution to the urban space and character of Northbridge and the city.*
- 5. supports the overall heights of the towers but considers that they lack any distinctive design features at their tops that would contribute to the city skyline;*
- 6. considers that the design and use of the lower podium/ante-podium levels of the towers do not contribute to, or provide opportunities for surveillance of the public spaces or the streets;*
- 7. considers that the design of the ground plane fails to provide a successful transition from the fine grain character of Northbridge to the sleek design and large scale of the towers.*
- 8. notes the attempt to skin the Stirling tower on the eastern ground plane but considers that this fails to produce an adequate edge to the building;*

9. *supports the proposed reduction in the provision of on-site car parking bays, noting the site's proximity to public transport and to the city centre, but notes that servicing and vehicle access still needs to be fully resolved.*"

In response to the DAC's comments, the applicant has submitted revised plans as well as an accompanying written submission addressing the relevant concerns raised above.

In relation to point 1.1, the applicant advises *"the incubator space will now be readily visible from the cultural centre as a result of the reorientation of the pavilion building on the Beaufort/James Street corner, and also the relocation of the incubator lobby space towards the more prominent corner location of Tower 1 (Stirling Tower). There is now a clear pedestrian line of sight from the end of the James Street mall on the western side of Beaufort Street, looking into the site, to the incubator space. This will also be readily visible at level one, given the extensive glazing and length of the incubator which comprises the full western extent of Tower 1.*

Furthermore, whilst not considered to be the heart of the "creative quarter", improved activation of Stirling Street is now provided through the enlarging of the incubator pace to allow actual studio space at this street level rather than just display space as previously provided."

With regards to point 1.2, the applicant has reoriented the food and beverage pavilion to accommodate a pedestrian desire line diagonally across the site from the Beaufort and James Street intersection. The reorientation also provides a stronger built edge to James Street. In addition, the geometry of Tower 1 has been adjusted to provide a stronger street edge in addition to the introduction of a retail tenancy at the southern tip of Tower 2 (Beaufort Tower), replacing the previous mail room.

With respect to point 2, revisions to the design of the residential floor plates has resulted in 192 of the 276 one-bedroom apartments now meeting the 50m² minimum area recommended by the City's Residential Policy 4.9, and 182 of the 760 two-bedroom apartments meeting the 70m² minimum area recommended by the Policy. The modifications have increased the proposal's compliance with the Policy to 54% for apartments as opposed to the original proposal which only achieved 20% compliance.

To address point 4., a retail tenancy has been introduced at the southern tip of Tower 2, replacing the previous mail room, with the building to provide a 'city marker' and visual reference point when viewed from Barrack Street.

In terms of point 5., the applicant advises *"a restrained approach to the tops of the buildings has been intentionally pursued, to provide a 'clean' finish, allowing the distinctive geometry of the buildings themselves to be the defining feature, rather than a separate 'roof feature' added"*.

In relation to point 6., the applicant asserts that the design allows for *"extensive opportunity for passive surveillance on the basis of the extensive glazing proposed to all buildings, and in particular the two towers at both ground and the first level, in addition to the podium roof areas"*.

In response to point 7., the applicant advises that *“activation of the ground plane will occur stemming from the extensive publically accessible areas of both buildings at the ground level. This is evidenced by the numerous food and beverage tenancies and their associated break-out/outdoor dining spaces, and also the activity associated with the future residents of over 1000 apartments who will be coming and going to ensure the ground plane is populated throughout a wide range of hours”*.

With regards to point 8, the applicant asserts that the “Stirling Street frontage has been significantly improved through the reorientation of the hotel entry/lobby to the street, and the enlarging of the incubator space to allow actual studio space at the street level in lieu of display space as previously provided”.

DETAILS:

The amended plans retain the composition of the development with approval being sought to demolish the existing building and all related structures on site and to construct a mixed-use development consisting of two residential buildings of 55 and 64 levels containing 531 and 535 multiple dwellings with ground floor dining and retail uses, one special residential building of 11 levels containing 140 hotel rooms and associated dining and retail uses and one two level dining building over three basement levels with 993 car parking bays on the subject site.

The applicant advises that the development will be constructed in three stages, as follows:

Stage 1

The ‘Stirling Tower’ located on the south east of the site comprises a 64-level residential tower providing a total of 535 multiple dwellings, as follows:

- 108 one-bedroom dwellings;
- 412 two-bedroom dwellings; and
- 15 three-bedroom dwellings.

Activation of the ground floor public plaza areas is provided through the provision of four retail/dining tenancies fronting the plaza area, as well as a major retail tenancy at the Roe Street frontage. This includes the provision of alfresco dining areas for the proposed retail/dining tenancies.

All required car parking and residential facilities are to be contained entirely within the basement, lower ground and above ground podium levels of the Stirling Tower, with a total of 490 car parking bays provided for residents. Podium level car parking areas are to be appropriately screened from view from the street and surrounding buildings through the provision of feature public art screening, which has been designed as an integral component of the overall design aesthetic.

The tower provides an extensive suite of high quality communal facilities for residents at both Level 5 and Level 61, including a gymnasium with separate weights, yoga and cardio rooms, pool and spa area, sauna and steam rooms, cinema room, private dining / media rooms, outdoor shared dining and lounge area with associated kitchen

and BBQ facilities, a sky lounge event space with associated kitchen and bar facilities, and active landscaped outdoor spaces at the podium roof level.

The provision of communal spaces for residents will activate the upper building levels and encourage greater interaction between the buildings inhabitants, contributing to a socially diverse and interactive urban environment.

Stage 2

The 'Beaufort Tower' located on the south west of the site comprises a 55-level residential tower providing 531 multiple dwellings, as follows:

- 168 one-bedroom dwellings;
- 348 two-bedroom dwellings; and
- 15 three-bedroom dwellings.

The ground floor plane of the Beaufort Tower contributes to the activation of the surrounding public plaza and streets through the provision of a large food and beverage tenancy fronting the plaza with extensive outdoor seating areas and retail tenancy at the southern tip addressing both Beaufort and Roe streets.

Associated car parking and residential stores are accommodated primarily within the two basement levels and lower ground level of the proposed tower, with additional residential stores provided throughout the lower building levels. A total of 476 car parking bays are provided for residents.

An extensive suite of high quality communal facilities for residents are provided at both Level 5 and Level 53, including a gymnasium, sauna and steam rooms, yoga room, billiards room, meeting room, private dining / lounge rooms, media rooms, shared dining / lounge / kitchen areas, spa rooms, barbecue area, and an infinity pool with pool deck, featuring two spa areas and two cabanas.

This stage also includes the establishment of a two level food and beverage pavilion to the northwest of the site, providing activation of the James Street and Beaufort Street intersection.

Stage 3

The 'Hotel Tower' located on the north east of the site comprises an 11-level hotel with 140 hotel guest rooms, with an entrance lobby, lounge and hotel food and beverage tenancy at the ground floor level.

All required car parking and building services are to be contained entirely with the basement and lower ground levels of the Hotel Tower, with a total of 27 car parking bays provided for the hotel component.

The composition of each of the buildings within the development is outlined as follows:

Stirling Tower - Residential	
Basement Floor Level	122 car parking bays 132 residential stores (including 110 over bonnet cages) 110 bicycle parking spaces Utilities and services infrastructure
Lower Ground Floor Level	85 car parking bays 82 residential stores (including 76 over bonnet cages) 132 bicycle parking spaces Incubator lobby Separate residential and retail bin stores and compactors Utilities and services infrastructure.
Ground Floor Level	Residential entry lobby and lifts One (1) major retail providore tenancy with associated back of house facilities Four (4) retail / dining tenancy with associated alfresco seating areas Residential mailroom Building manager's office Utilities and services infrastructure
Mezzanine Floor Level	Void over ground floor
First Floor Level	66 car parking bays 106 residential stores (including 54 over bonnet cages) 106 bicycle parking spaces
Second Floor Level	77 car parking bays 85 residential stores (including 61 over bonnet cages) 85 bicycle parking spaces
Third Floor Level	72 car parking bays 82 residential stores (including 56 over bonnet cages) 82 bicycle parking spaces
Fourth Floor Level	68 car parking bays 72 residential stores (including 54 over bonnet cages) 72 bicycle parking spaces
Fifth Floor Level	Communal residential facilities including: <ul style="list-style-type: none"> • Gymnasium, with separate weights, yoga and cardio rooms • Pool and spa area • Sauna and steam rooms • Outdoor shared dining and lounge area, with associated kitchen and BBQ facilities • Active landscaped outdoor spaces
Sixth Floor Level	Plant room level
Seventh to Fifty Fifth Floor Levels	2 one-bedroom dwellings 8 two-bedroom dwellings
Fifty Sixth to Sixtieth Floor Levels	2 one-bedroom dwellings 4 two-bedroom dwellings 3 three-bedroom dwellings
Sixty First Floor Level	Plant room services Communal residential facilities including: <ul style="list-style-type: none"> • Cinema

	<ul style="list-style-type: none"> • Private dining room • Two (2) private dining / media rooms • A sky lounge event space with associated kitchen and bar facilities
Sixty Second Floor Level	Plant room level

Beaufort Tower - Residential	
Basement Floor Level Two	147 car parking bays 41 residential stores (over bonnet storage cages).
Basement Floor Level	168 car parking bays 164 residential stores (including 150 over bonnet cages) 218 bicycle parking spaces Utilities and services infrastructure
Lower Ground Floor Level	161 car parking bays 165 residential stores (including 156 over bonnet cages) 206 bicycle parking spaces Separate residential and retail bin stores Utilities and services infrastructure
Ground Floor Level	Residential entry lobby and lifts Retail tenancy Building manager's office One retail / dining tenancy with alfresco seating area and associated back of house facilities Utilities and services infrastructure
Mezzanine Floor Level	Void over ground floor
First Floor Level	Void over ground floor
Second Floor Level	Void over ground floor
Third Floor Level	77 residential stores
Fourth Floor Level	92 residential stores
Fifth Floor Level	Communal residential facilities including: <ul style="list-style-type: none"> • Gymnasium • Sauna and steam rooms • Yoga room • Billiards room • Meeting Room • Private dining / lounge room • Two (2) private dining / media rooms • Two shared dining / lounge / kitchen areas
Sixth Floor Level	Plant room level
Seventh to Forty Eighth Floor Levels	4 one-bedroom dwellings 8 two-bedroom dwellings
Forty Ninth to Fifty First Floor Levels	4 two-bedroom dwellings 5 three-bedroom dwellings
Fifty Second Floor Level	Plant room level
Fifty Third Floor	Plant room services

Level	Communal residential facilities including: <ul style="list-style-type: none"> • Two private spa room • BBQ area • Infinity pool with pool deck, featuring two spa areas and two cabanas
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Hotel Tower – Special Residential	
Basement Floor Level	19 car parking bays Utilities and services infrastructure
Lower Ground Level	Hotel lobby and lounge One 85m ² retail tenancy 8 car parking bays Hotel bin store Utilities and services infrastructure
Ground Floor Level	Hotel lobby and lounge Hotel food and beverage tenancy with alfresco dining area
Mezzanine Level	Void over Ground Floor
First to Tenth Floor Levels	14 one-bedroom hotel rooms Services and storage area

Pavilion Building – Dining/Entertainment	
Ground Floor Level	2 dining tenancies and storage
First Floor Level	Dining tenancy

With regards to the public plaza and ground level landscaped areas, the applicant has provided the following detail:

“The size and proportions of the subject site allow for the provision of a variety of spaces, each with their own distinctive functions and character, and a mix of hard and soft landscaping elements. The landscape design includes the planting of shade trees and the provision of canopies over the public realm, so as to provide protection from the elements throughout the year, as well as adequate places for people to sit and congregate.

In addition, the landscape design seeks to facilitate the provision of public art, integration with the neighbouring Perth Cultural Precinct and the ability to stage local community events within the proposed public plaza areas, including the provision of a large community events space at the Roe Street frontage of the site.”

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the Stirling Precinct 3 of City Planning Scheme No. 2 (CPS2). The Stirling Precinct will develop as an office, mixed commercial and residential area taking advantage of good access to public transport and the close proximity to retail and entertainment areas.

The proposed uses including 'Dining', 'Retail (General)', 'Entertainment', 'Residential' and 'Special Residential' uses which are classified as either preferred 'P' or contemplated 'C' uses in the City Centre area of the Stirling Precinct (P3).

Development Requirements

New development in the Stirling Precinct will incorporate attractive facades, with open areas such as car parks and servicing areas located behind buildings. In addition, the development of verandahs and awnings over footpaths is strongly encouraged to provide weather protection for pedestrians.

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

Development Standard	Proposed	Required
Maximum Plot Ratio	6:1 (57,474m²) inclusive of a plot ratio bonus of 50% (19,158m²) on the basis of: a 20% bonus for including residential development, a 20% bonus for including public facilities and a 10% bonus for including a special residential development	Base Plot Ratio 4:1 (38,316m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Public Facility (20% maximum)
Maximum street (podium) building height:		
<u>James Street</u>		
Hotel	37 metres	14 metres
Pavilion	12 metres	14 metres
<u>Stirling Street</u>		
Stirling Tower	12 metres	21 metres
Hotel	N/A	21 metres
<u>Beaufort Street</u>		
Beaufort Tower	N/A	21 metres

Development Standard	Proposed	Required
Pavilion	N/A	21 metres
<u>Roe Street</u>		
Stirling Tower	201 metres	21 metres
Beaufort Tower	Nil	21 metres
Maximum building height:		
<u>Stirling Tower</u>	201 metres	No prescribed limit
<u>Beaufort Tower</u>	171 metres	No prescribed limit
<u>Hotel</u>	37 metres	No prescribed limit
<u>Pavilion</u>	12 metres	No prescribed limit
Setbacks:		
<u>James Street</u>		
Hotel	Nil up to a maximum height of 37 metres	Nil up to height of 14 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development
Pavilion	1 metre up to a maximum height of 12 metres	
<u>Stirling Street</u>		
Hotel	5.6 metres up to a maximum height of 37 metres	Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development
Stirling Tower	Nil to 5 metres up to 21 metres in height then 5.2 metres (upper podium) to 13 metres (tower) up to a maximum height of 201 metres	
<u>Beaufort Street</u>		
Beaufort Tower	10 to 13.3 metres up to a maximum height of	Nil up to height of 21 metres with a 5 metre

Development Standard	Proposed	Required
Pavilion	171 metres	setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development
<u>Roe Street</u>	9.1 metres up to a maximum height of 12 metres	
Beaufort Tower	2.5 to 6.1 metres up to a maximum height of 201 metres	Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development
Stirling Tower	Nil up to a maximum height of 201 metres	
Car Parking:		
<u>Residential</u>	966 bays	1066 bays (minimum) 2132 bays (maximum)
<u>Commercial Tenant</u>	27 bays	239 bays (maximum)
Bicycle Parking:		
Residential	1011 bays	356 bays or can be located within residential stores (minimum dimension 2.2m and area of 5m ²)
Commercial	20 bays	18 bays (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 50% bonus plot ratio, comprised of 30% bonus plot ratio for a high quality hotel and 20% bonus plot ratio for a residential use. 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 4.5.1.

Bonus Plot Ratio for Residential

Developments which incorporate a residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the residential use in a mixed-use development to form part of the base plot ratio, the bonus plot ratio floor area must be used for the residential use. The applicant has provided a detailed report indicating compliance with the City's Residential Design Policy 4.9, a summary of which is provided as follows:-

Element 1 – Streetscape Interface and Dwelling Mix

Building entrances are clearly defined and visible from the street and surrounding buildings, with separate entry lobbies provided for the residential component of each of the proposed buildings.

The proposed development provides a diversity of dwelling sizes, including 26% single bedroom dwellings.

Minimum dwelling sizes are as follows:

- 46m² for the one-bedroom dwellings.
- 58m² for the two-bedroom dwellings; and
- 89m² for the three-bedroom dwellings.

The above minimum dwelling sizes are below those recommended under the City's Policy. The applicant asserts that *"the proposed dwelling sizes are appropriate on the basis that they will introduce increased diversity into the Perth residential market, and that the plans provided demonstrate that a logical and efficient dwelling layout can be achieved utilising the minimum dwelling sizes specified above."*

In addition, the applicant advises that the revised plans now increased the overall compliance with the City's Policy minimum dwelling sizes to 54% of apartments in comparison to the original rate of 20%.

Element 2 – Privacy and Security

Privacy

The proposed development has been designed to ensure an appropriate level of visual privacy to all dwellings and private open space areas, with the proposed tower elements being setback from each other in accordance with the side and rear setback requirements of the City's Building Height and Setbacks Policy.

In addition, the placement and design of major openings and outdoor living areas ensures that there will be no visual privacy (cone of vision) incursions within the individual tower elements.

Surveillance

The proposed development has been designed with major openings and outdoor habitable spaces fronting surrounding streets and the proposed public plaza areas at the ground floor plane. This will serve to ensure sufficient passive surveillance of the public realm, and will result in improvements to both actual and perceived safety in the locality, whilst reducing the potential for opportunistic crime and anti-social behaviour. Building entrances are clearly defined and visible from the street and adjacent buildings.

Lighting

Appropriate lighting will be provided in accordance with Australian Standards and the principles of Crime Prevention through Environmental Design (CPTED), with further details to be provided at the Working Drawings stage.

Element 3 – Noise

The site is located adjacent to an established entertainment venue and public railway service line. The acoustic report prepared in support of the proposal demonstrates that the proposed development complies with the relevant acoustics standards and requirements. Noise mitigation strategies have been identified and full acoustic assessments will be undertaken at detailed design stage.

Element 4 – Open Space

Private Open Space

Each dwelling is provided with an outdoor living areas that is directly accessible from a habitable room, receives adequate levels of natural light and ventilation, provides adequate weather protection, and is located and designed to maximise visual privacy between individual apartments and surrounding buildings.

All two and three bedroom apartments are provided with a 10m² outdoor living area, however the 1 bedroom dwellings are provided with an 8m² outdoor living area.

Many of the upper level dwellings are to be provided with winter gardens (with operable sliding windows) in lieu of traditional balconies, in order to provide for more comfortable and useable spaces for residents.

Communal Open Space

High quality open and internal communal space areas and facilities are provided for both the Beaufort Tower and the Stirling Tower, including pool and spa areas, gymnasiums, dining, lounge and barbecue areas, sauna and steam rooms, cinemas, meeting rooms, billiards rooms, yoga rooms and communal kitchen areas.

The communal facilities are accessed via the central lift lobby and stairs for each of the proposed buildings, thereby ensuring that the communal facilities are secure and accessible for residents.

Landscaping

The proposed development provides extensive landscaping at the ground floor level, incorporating both hard and soft landscaping features. It is noted that these will be publically accessible areas and not for the exclusive use of the residents.

Element 5 – Efficient Resource Use and Provision of Daylight

Heating and Cooling

The proposed development has been designed to capitalise on access to northern sunlight, with balconies and major openings provided to the northern façades wherever possible.

The development will not adversely impact any existing solar hot water systems on adjoining properties.

Ventilation

The proposed development provides operable windows and natural cross ventilation where appropriate.

Stormwater

Opportunities for stormwater redistribution on site will be investigated at the detailed design stage.

Clothes Drying

The design of residential dwellings provides place for an internal dryer. The design of the balcony will enable residents to open and close their balconies as per their required needs, however no external clothes drying facilities are provided.

Borrowed Light

Direct natural light is provided to all living, dining and sleeping areas within the proposed development.

Light Wells

The layout of the buildings do not require the provision of light wells.

Relationship to adjoining buildings

The built form of the proposal provides for appropriate building-to-building separation, allowing for natural light, ventilation and outlook between buildings, and maximising

sunlight penetration into streets and public spaces as far as is practicable.

As the site occupies an entire street block, and does not maintain any side or rear boundaries to adjoining properties, the side and rear setback requirements under the City's Policy are not relevant to the proposal.

Greywater Use

Feasibility of greywater reuse and recycling will be considered at a further stage of development.

Sustainable Development

The proposed development promotes sustainable design principles through design strategies that maximise sunlight access to apartments and promotes natural ventilation. The development proposal also seeks to reduce dependency on private vehicle transport, given proximity to rail and bus services and to the city centre.

Element 6 – Access and Parking

The proposed development is provided with secure, convenient and accessible vehicle and bicycle parking, with direct access to car parking areas provided via the central lift lobby and stairs within each individual tower element.

The application seeks approval for a 100 bay shortfall in residential car parking, as assessed against the requirements under the City's Parking Policy (5.1). The shortfall is sought on the basis that the site has excellent access to existing public transport services, and is therefore suitable for the provision of a transit oriented development that seeks to reduce dependency on private vehicle transport.

Element 7 – Servicing

Stores

Each dwelling is provided with a secure, accessible storage area, noting that residential storage requirements are to be satisfied primarily through the provision of over bonnet storage cages (with a height of 1.5 metres).

Residential stores and above bonnet storage cages are located throughout the basement and above ground car parking areas and are directly associated with individual resident car parking bays.

Mailboxes

Mailboxes are provided within each of the proposed residential buildings at the mezzanine level. This ensures that mail facilities are provided with adequate weather protection and lighting, and are easily accessible for residents.

Noting the above, the proposal is considered to generally satisfy the Policy requirements in order to be awarded a bonus plot ratio of 20% for the provision of a residential use.

Bonus Plot Ratio for Public Facilities

Developments which incorporate a Special Residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on Public Facilities Bonus Plot Ratio Plan contained within CPS2. The facilities and/or amenities provided must result in the provision of a “public good” which will 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 nature of the facility must be such that it would be unlikely to be included as an integral part of a development in the event that bonus plot ratio was not on offer and that it is fulfilling an identified or demonstrated strategic need.

The application is seeking the maximum award of 20% bonus plot ratio for the provision of the following public facilities:

- Extensive public plaza areas at the ground floor level; and
- A Business/Creative Industries Incubator across two 265m² tenancies at the first floor level of the Stirling Tower.

The applicant has provided the following information and justification for the facilities to satisfy the applicable requirements of the City’s Bonus Plot Ratio Policy 4.5.1:

‘Business/Creative Industries

- *The space will be offered to support and develop the creative industries sector within the City of Perth, in accordance with the aims and objectives of 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 site is strategically located for the provision of a creative industries space, being located opposite the Perth Cultural Centre and in close proximity to the West Australian Music Association, emerging boutique shops and businesses along William Street, and the Perth Central Institute of Technology;*
- *The incubator space will be a versatile facility that is of sufficient size to ensure access to a range of spaces and facilities, as required by future tenants;*
- *The incubator space is provided with a dedicated lobby at the ground floor level of the Stirling Tower, which allows the incubator facility to directly engage with passing pedestrian traffic, thereby increasing the exposure of the facility to the public realm;*
- *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;*
- *As part of the commitment to help set up and facilitate the incubator a fit-out is to be provided for the future tenant;*
- *The space for the incubator will be provided for a minimum 10-year period, which is considered appropriate given its intended use and the expected change/ advancement in the industry;*
- *The proposed incubator space will make a significant contribution to the establishment and ongoing operation of a dynamic social enterprise that will*

contribute positively to the development of the City, and provide a collaborative space for the development of the creative industries sector Perth;

- *The facility will result in the provision of a public good that will benefit the population of the city and the community as a whole; and*
- *The nature of the facility is such that it would be unlikely to be included as an integral part of a development in the event that bonus plot ratio was not on offer.'*

'Public Plaza

- *The proposed public plaza is strategically located in an area that has a significant public need for such a space, noting that the surrounding area is largely devoid of high quality public spaces, with the exception of those available in the adjacent Perth Cultural Centre;*
- *The proposed public spaces will be of an outstanding design quality that will provide an attractive and inviting space for the public to congregate and enjoy;*
- *The proposed public plaza will be freely available and accessible to the public throughout the year;*
- *The public space provides sufficient area to allow for usable, comfortable and varied spaces;*
- *The proposed public plaza will be available to the public during the day and night, and is framed by a number of active ground floor commercial tenancies, offering a range of food and beverage options that encourage activation of the surrounding public realm;*
- *The space is appropriately defined by the edge of the built structures proposed, with the active ground floor commercial tenancies promoting passive surveillance of the public realm, whilst contributing to the provision of an interesting and attractive ground floor plane;*
- *The positioning of the proposed tower elements will ensure that the proposed public spaces are provided with moderate to high levels of natural sunlight access in the middle of the day between August and April each year;*
- *The proposed public plaza has been carefully designed to promote a sense of individual character and identity for each portion of the proposed space through the use of varying hard and soft landscaping materials, and will introduce increased colour and vitality to the space and the locality generally;*
- *The space is provided with adequate weather protection to provide shelter from the elements and enable year round use and enjoyment of the space;*
- *Extensive hard and soft landscaping is to be provided, along with both formal and informal seating areas (including alfresco dining areas), so as to provide adequate spaces for people to sit, relax and enjoy the ground level public areas;*
- *Public art is to be provided within the proposed public plaza areas, in order to provide visual attractions that draw people into the space, and to reflect the sites proximity to the Perth Cultural Centre;*
- *The proposed development will provide for an appropriate level of commercial activity surrounding the public space, with the provision of numerous food and beverage tenancies promoting an open and active relationship with the public plaza, maximising opportunities for passive surveillance throughout the day and providing an appropriately defined building edge;*

- *The proposed development includes a number of outdoor alfresco dining areas, which will enhance activation of the existing public plaza, as well as providing for an increase in passive surveillance of the street and public spaces. The alfresco dining areas compliment the surrounding public realm, and are not so prevalent as to dominate the public space;*
- *The space has been designed to ensure the safety and security of users, with passive surveillance provided to the public plaza area through the provision of retail / dining tenancies at the ground floor level of each of the proposed buildings;*
- *The landscape design has been carefully considered so as to avoid entrapment areas, with appropriate lighting to be provided to ensure increased safety and security after dark;*
- *The proposed public spaces are generally suitable for sitting and standing activities throughout the year, noting measures proposed to mitigate against potential wind impacts;*
- *The proposed public plaza has been designed to allow for universal access through the site; and*
- *The proposed public plaza enhances city life at the street level by encouraging pedestrians to walk through the site, and utilise and appreciate the active ground level uses and spaces.'*

Noting the above, the proposal is considered to generally satisfy the Policy requirements in order to be awarded bonus plot ratio of 20% for the provision of public facilities.

Bonus Plot Ratio for Special Residential

Developments which incorporate a Special Residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Special Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the special residential use in a mixed use development to form part of the base plot ratio, the bonus floor area must be used for the special residential use. A 10% bonus is sought in lieu of 20% in order to comply with the City's Maximum Bonus Plot Ratio Plan, and given that the plot ratio floor area of the special residential component is only equivalent to a 10% bonus (3,920m²).

Under Section 7.1 Design Criteria of the City's Bonus Plot Ratio Policy 4.5.1 a special residential use must be designed in accordance with the provisions of the CPS2 Special Residential (Serviced and Short Term Accommodation) Policy 3.9. In addition, hotels seeking bonus plot ratio must provide the following basic facilities and amenities:

- a lobby/reception area;
- back of house/administration facilities, including housekeeping areas to enable a fully serviced hotel to function, staff ablution/locker facilities, office space and storage areas; and
- bathrooms within guest rooms which incorporate at a minimum a basin, shower and toilet. Laundry facilities shall not be provided within hotel guest rooms.

In support of the request for 20% bonus plot ratio for the hotel the applicant has indicated:

'A reception desk is provided within the ground floor lobby and lounge. The reception area will be attended by staff at all times during check-in / check-out periods. Full back of house amenities will be provided and confirmed at the detailed design stage noting an operator has not yet been secured. A dedicated hotel lobby and lifts is provided at the ground floor level of the Hotel Tower, ensuring secure access for patrons that is appropriately separated from surrounding residential access points. Guest room sizes are 35m² including bathrooms (with shower, basin and toilet) and excluding any kitchenette or laundry facilities.'

Noting the above, the proposal satisfies the Policy requirements in order to be awarded bonus plot ratio of 10% for the provision of a special residential use.

Conclusion

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

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

SCHEDULE 2



15/5513; 30 (LOT 100) BEAUFORT STREET, PERTH



2015/5513 - 30 (LOT 100) BEAUFORT STREET, PERTH



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