



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, 12 May 2016 at 4.00pm.**

Yours faithfully

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

5 May 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
12 MAY 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 21 April 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

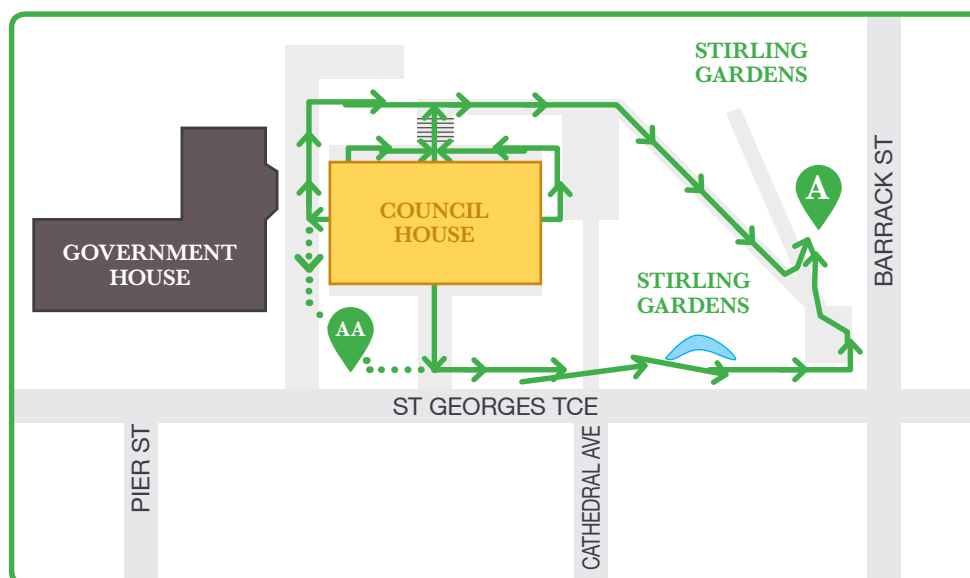
whoop whoop whoop

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

INDEX OF REPORTS

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| 2 | 9 (LOT 155) TULLY ROAD, EAST PERTH – NINE LEVEL RESIDENTIAL DEVELOPMENT CONTAINING 79 MULTIPLE DWELLINGS AND 91 CAR PARKING BAYS | 10 |

ITEM NO: 1

89-91 (LOT 427) AND 95 (LOT 428) STIRLING STREET, PERTH – DEMOLITION OF THE TWO EXISTING SINGLE STOREY COMMERCIAL BUILDINGS AND CONSTRUCTION OF A 22-LEVEL STUDENT HOUSING DEVELOPMENT CONTAINING 543 BEDS IN 183 UNITS, ONE COMMERCIAL TENANCY AT THE GROUND FLOOR LEVEL AND 28 CAR PARKING BAYS - BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee reconsiders the design and the awarding of bonus plot ratio for a proposed 22-level student housing development containing 543 beds in 183 units, one commercial tenancy at the ground floor level and 28 car parking bays and the additional information provided by the applicant in response to the previous Committee comments and provides advice on:

- 1. the suitability of the accommodation and facilities for its proposed purpose and its compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 20% bonus plot ratio for the provision of a special residential use;*
- 2. the internal layout and design of the accommodation rooms and apartments, noting the additional information provided in relation to the twin studio apartments; and*
- 3. the overall design and aesthetic quality of the development including the proposed materials and finishes, the dimensions and design of the circulation spaces and common areas, the location of mechanical plant and the provision of storage facilities.*

BACKGROUND:

| | |
|--------------------------|--|
| SUBURB/LOCATION: | 89-91(Lot 427) and 95 (Lot 428) Stirling Street, Perth |
| FILE REFERENCE: | 2016/5047 |
| REPORTING UNIT: | Development Approvals |
| RESPONSIBLE DIRECTORATE: | Planning and Development |
| DATE: | 29 April 2016 |
| MAP / SCHEDULE: | Schedule 1 – Map and colour perspective Schedule 2 – Design Precedent Report Schedule 3 – Plan (Typical Accessible Room) Schedule 4 – Twodio Ensuite Cluster Schedule 5 – Materials and Finishes Schedule Schedule 6 – Plan (HVRF Spatial) Schedule 7 – Plan (Typical Studio Storage) Schedule 8 – Waste Collection Summary |
| 3D MODEL PRESENTATION: | A 3D Model for this application will be available at the Committee meeting. |
| LANDOWNER: | Centex Pty Ltd |
| APPLICANT: | Stirling Capital Pty Ltd and Urbis Pty Ltd |
| ZONING: | (MRS Zone) Central City Area (City Planning Scheme Precinct) Stirling Precinct 3 (City Planning Scheme Use Area) City Centre |
| APPROXIMATE COST: | \$21.5 million |

The subject site is located to the north west of Stirling Street, comprising of two separate lots with a total site area of 1,523m². The site contains two commercial buildings which are proposed for demolition. The building at 95 Stirling Street was included on the City's 2000 Municipal Heritage Inventory as a place of aesthetic significance as an example of an early cottage during the nineteenth century. The place however does not have formal listing under City Planning Scheme No. 2. The applicant was approached to consider the potential listing and integration of the heritage building into the redevelopment of the site however this was not considered a feasible option.

The application was presented to the Design Advisory Committee (DAC) at its meeting held on 31 March 2016 where the DAC advised that it:

- “1. supports in principle the awarding of bonus plot ratio for the provision of a special residential (student accommodation) use in this location but considers that insufficient information has been provided to enable the Committee to assess the suitability of the accommodation and facilities for its proposed purpose;*
- 2. supports the proposed built form and massing, including the extent of variations to the street, side and rear upper building level setbacks;*
- 3. supports the diversity of accommodation choices being proposed but considers that the layout of the accommodation rooms will require further refinement to*

meet specific operator requirements and notes that the accessible rooms are non-compliant and that sleeping areas relying on borrowed light do not meet the City's design requirements;

- 4. considers that the design and aesthetic quality of the development is unresolved and requests additional information to address the following:-*
 - 4.1 build quality including details of materials and finishes;*
 - 4.2 location and design of plant, including details of how development will be air conditioned;*
 - 4.3 review of the dimensions and design of circulation spaces and common areas, noting these should be adequate to cater for both occupants and their guests;*
 - 4.4 the provision of storage facilities for occupants;*
 - 4.5 evidence that experienced operators/managers of student accommodation have had meaningful input into the design and location of rooms and facilities within the development.*
- 5. encourages the applicant to investigate the potential to create a pedestrian link through the site to connect with the approved hotel development at the rear in order to complete a strategic mid-block pedestrian route through this section of the Stirling Precinct."*

DETAILS:

Approval is sought to demolish the two existing commercial buildings on the site and to construct a 22-level student housing development containing 543 beds in 183 units, one commercial tenancy at the ground floor level and 28 car parking bays at the subject site. The development will provide a mixture of accommodation types with individual bedroom sizes ranging from 11m² to 18m².

The proposed student accommodation is intended to be available on long term leases of approximately 50 weeks allowing for accommodation during the full academic calendar as well as breaks. Units may also be hired out on a short term basis for visiting academics, students or sporting teams. The development will also provide communal facilities for recreation and study.

Details of the proposed development are as follows:

| | |
|---------------------------|--|
| Ground Floor Level | This level will contain one commercial tenancy earmarked as a café or small bar. It will also contain the main entrance, reception and lift lobby for the student accommodation. The vehicle entrance to the building will be provided at this level from Stirling Street with three car parking bays, one universal access bay, 124 bicycle parking bays as well as back of house facilities including a bin storage area, transformer and switch room, pump room and tank rooms. |
|---------------------------|--|

| | |
|--|--|
| First Floor Level | This level will contain an office space fronting onto Stirling Street (80m ²), a mezzanine space over the ground floor commercial tenancy (63m ²), 24 car parking bays, 174 bicycle parking bays and 13 scooter bays. |
| Second Floor Level | This level will contain communal facilities including a gymnasium (113m ²), a 15 metre lap pool, outdoor common space, function area, common area, group study areas, library, laundry, male and female change facilities. |
| Third to Twenty First Floor Level | Each level will contain six accommodation types including one 6 bedroom unit with a shared kitchen/dining area, lounge, and two bathrooms (118m ²), one 5 bedroom apartment with a shared kitchen/dining area, lounge and two bathrooms (108m ²), one 5 bedroom unit with a shared kitchen/dining area and lounge and five ensuite bathrooms (118m ²), two units with 2 bedrooms and 1 shared bathroom (25m ²), seven 1 bedroom units each with its own ensuite (18m ²), and one 1 bedroom universal access unit with an ambulant bathroom facility (27m ²). Each level will also contain a shared space with two meeting rooms, bin storage facility and cleaning store room. |
| Twenty Second Floor Level | This level will contain one 5 bedroom unit with a shared kitchen/dining area, lounge and 5 ensuite bathrooms (118m ²) and six 1 bedroom units each with an ensuite bathroom (18m ²). A communal area including a rooftop outdoor cinema, bar and outdoor kitchen will also be provided at this level. |
| Roof Level | This level will contain a fully enclosed mechanical plant room. |

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 student housing proposal has been defined by the applicant as a lodging house which falls within the 'Special Residential' use under CPS2. The definition of lodging house has the same meaning given to it in the Health Act 1912:

"lodging-house means any building or structure, permanent, or otherwise, and any part thereof, in which provision is made for lodging or boarding more than 6 persons, exclusive of the family of the keeper thereof, for hire or reward; but the term does not include:

- (a) premises licenced under a publican's general licence, limited hotel licence, or wayside-house licence, granted under the Licensing Act 1911; or*
- (b) residential accommodation for students in non-government school within the meaning of the School Education Act 1999; or*

(c) *any building comprising residential flats.*”

A ‘Special Residential’ use is a preferred (‘P’) in the Stirling Precinct however it is prohibited where it fronts the street at pedestrian level unless it provides pedestrian interest and activity. The application proposes a commercial tenancy at the ground floor level with a mezzanine above which is earmarked for ‘Retail (General)’, ‘Dining’ (café) or ‘Entertainment (small bar) purposes which are contemplated (‘C’) uses in this location.

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 / Permitted |
|----------------------------|---|--|
| Maximum Plot Ratio: | 4.75:1 (7,230m²) 18.75% bonus plot ratio for a special residential use | 4:1 (6,092m ²) Maximum 20% bonus for a special residential use providing a total plot ratio of (7,310m ²) |
| Building Height: | Street building height of 8.93 metres with a 5 metre to 7.5 metre setback up to a height of 77.48 with encroachments into the 10 metre setback from 65 metres (level 20) and above | Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this with no prescribed maximum height limit |
| Setbacks: | | |
| <u>Side (North-East)</u> | | |
| Lower Building level | Nil - 4 metres | Nil (no openings) 4 metres (with openings) |
| Upper Building Level | 4 metres (up to 65 metres) 4 metres to 12 metres (over 65 metres) | 4 metres (up to 65 metres) 8 metres (over 65 metres) |
| <u>Side (South-West)</u> | | |

| Development Standard | Proposed | Required / Permitted |
|-------------------------------|---|--|
| Lower Building Level | Nil - 4 metres | Nil (no openings) 4 metres (with openings) |
| Upper Building Level | 4 metres | 4 metres (up to 65 metres) |
| 4 metres – 12.4 metres | | 8 metres (over 65 metres) |
| <u>Rear</u> | | |
| Lower Building Level | Nil – 6.4 metres | Nil (no openings) 4 metres (with openings) |
| Upper Building Level | 4 metres (up to 65 metres) | 4 metres (up to 65 metres) |
| | 4 metres to 14.9 metres (over 65 metres) | 8 metres (over 65 metres) |
| Car Parking: | 28 bays including one universal access bay | 30 bays (maximum) |
| Bicycle Parking: | 298 bays | 63 bays (minimum) |

COMMENTS:

Bonus Plot Ratio

Under City Planning Scheme No. 2, developments proposing additional plot ratio above that are specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of the City Planning Scheme No. 2 and detailed within the revised Bonus Plot Ratio Policy. These bonus categories are:

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

Bonus Plot Ratio for Special Residential Use

Developments which incorporate a 'Special Residential' use may be awarded bonus plot ratio of up to 20% or up to 40% in the case of a high quality hotel. The application is seeking 20% bonus plot ratio for the provision of a 'Special Residential' (lodging house) use.

The 20% bonus plot ratio for student accommodation was supported in principle by the DAC. Some concern however was raised in terms of the lack of information provided for the Committee to assess and determine the suitability of the accommodation and facilities for its proposed purpose. In response to these concerns the applicant has provided examples of other student accommodation developments with similar internal layouts and designs in Perth, Melbourne and Sydney as well as overseas. These examples are to demonstrate that the proposed mix of unit types, shared facilities and dense composition of units is a contemporary model, which has been endorsed by other education providers (Refer to Schedule 2).

In addition the applicant has confirmed that the developers, Stirling Capital, have delivered over 3,000 student accommodation units and have an in depth understanding of the needs and current trends of this specialised market. The applicant also considers the proposal and its accommodation and facilities are appropriate for its proposed purpose on the following basis:

- *“The location is close to a wide range of educational institutions, and has ready access to all other major institutions via public transport.*
- *A wide variety of unit types are available to potential tenants, ranging from studios to 6 bed clusters.*
- *The building will have on-site personnel to ensure the facility is being properly managed and maintained at all times.*
- *All rooms have personal studying spaces.*
- *The development has a hierarchy of communal spaces, with all levels having shared learning/tutorial spaces.*
- *All shared units have common living spaces to promote interaction between residents.*
- *The entirety of level 2 is allocated to common spaces for recreation and learning. Additional recreational common areas are provided on level 22.”*

Design, Materials and Finishes

At the previous DAC meeting there were several concerns raised regarding the design and aesthetic quality of the development with further information being sought in relation to proposed building materials and finishes, the design and location of plant, the dimensions and design of the circulation spaces and common areas and the provision of storage facilities. There were also concerns raised regarding the design of the accessible rooms and its compliance with the relevant standards as well as the design of rooms which rely on borrowed light.

With respect the design of the accessible rooms, the applicant has confirmed that the units have been modified to comply with the relevant Access to Premises, Building Code of Australia and other relevant standards and guidelines (Refer to Schedule 3).

With respect to the concerns raised regarding borrowed light, the applicant has confirmed that the twin studio apartments will have a separator between the bedrooms which will be not be higher than 1350mm above the floor level. This will provide some privacy between the bedrooms however will not be a significant impediment in terms of achieving light access (Refer to Schedule 4). The development will also be provided with multiple and extensive areas for recreation and study to encourage residents to spend time outside of their units in the common areas.

The applicant has provided a materials and finishes schedule confirming that the external façade will be predominately constructed of precast concrete, coloured with oxides (Refer to Schedule 5).

With respect to the location and design of the building's mechanical plant, including details of how the development will be air conditioned, the applicant has confirmed that the plant will be located in enclosed areas on the ground floor level and level 2 with a fully enclosed plant room at the roof level. Detailed plans have been provided by the applicant demonstrating the location of the air conditioning condensers and the incorporation of an air conditioning system into the design (Refer to Schedule 6).

In terms of storage facilities the applicant has provided a plan outlining the typical storage space available to its residents (Refer to Schedule 7). All bedrooms will have built in storage suitable for occupants staying up to 52 weeks however there will be limited bulky storage available to the residents. A total of 298 bicycle bays will be available at the ground and first floor level.

With respect to the dimensions and design of the circulation spaces the applicant advises that these spaces have been designed to comply with the Australian Standards with any minor discrepancies being rectified at the detailed design stage. The applicant has also provided examples of student housing developments demonstrating that the designs of the common areas are consistent with other contemporary student housing developments in Australia and internationally (Refer to Schedule 2).

Pedestrian Link and Waste Management

The applicant was encouraged to investigate the potential to create a pedestrian link through the site to connect with the approved hotel development at the rear and complete a potential strategic mid-block pedestrian route through this section of the Stirling Precinct.

The applicant has confirmed that the developer is currently in discussions with the applicant of the hotel development on Beaufort Street however it is not likely that an agreement will be reached or settled prior to the expected time of determination of the current application.

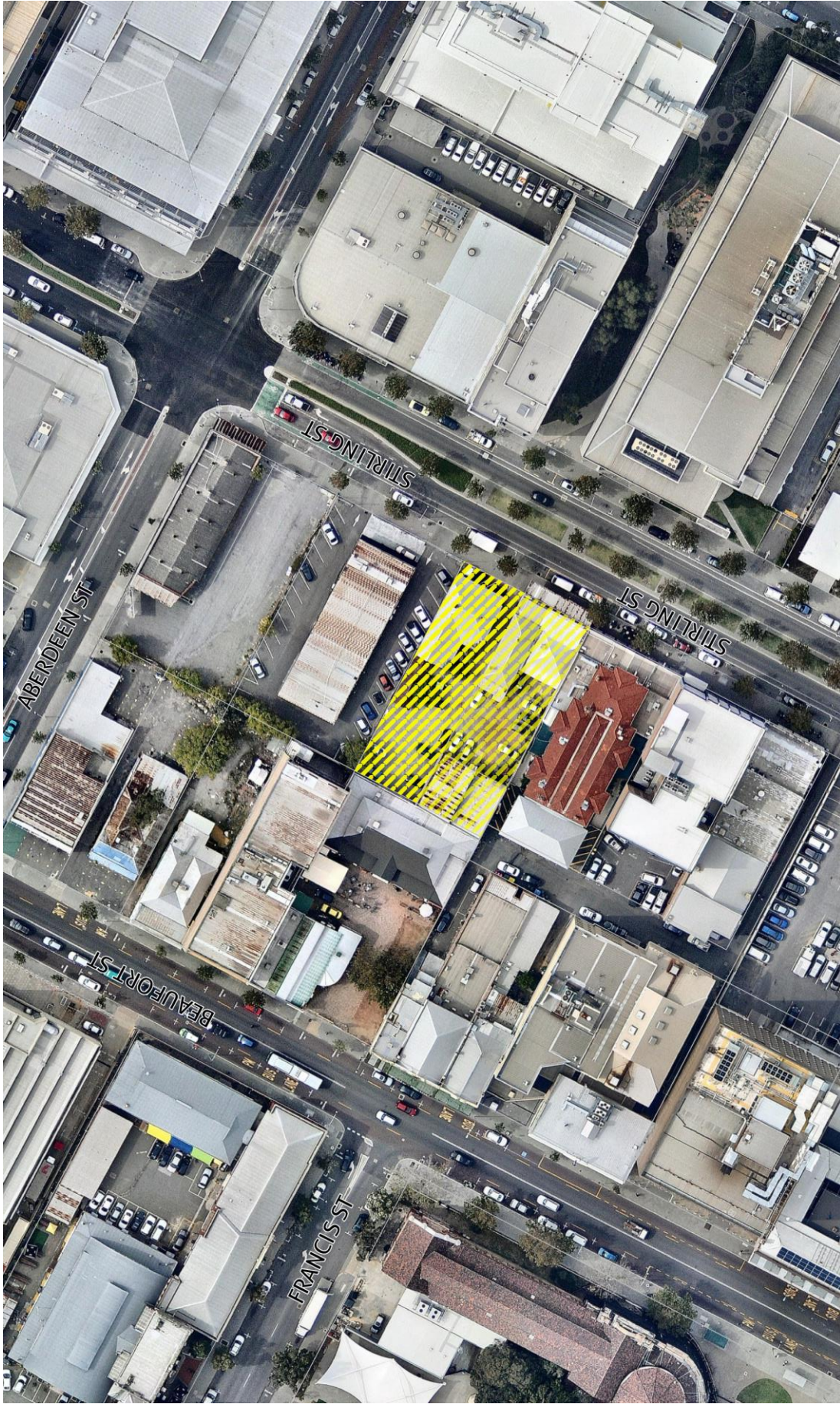
The applicant was also requested to consider alternative options for waste collection to avoid bins being located on the verge for the City's collection from Stirling Street. The preference of the City is for collection from the right of way at the rear of the property. The applicant has however indicated several limitations to accessing the bin storage room from the rear of the property including the difference in levels

between ground level and the right of way whereby there is a 1.5 metre level difference (Refer to Schedule 8).

Conclusion

The Design Advisory Committee is requested to consider the additional information provided by the applicant and provide comments on the following:

1. the suitability of the accommodation and facilities for its proposed purpose and its compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 20% bonus plot ratio for the provision of a special residential use;
2. the internal layout and design of the accommodation rooms and apartments, noting the additional information provided in relation to the twin studio apartments; and
3. the overall design and aesthetic quality of the development including the proposed materials and finishes, the dimensions and design of the circulation spaces and common areas, the location of mechanical plant and the provision of storage facilities.



16/5047; 89-91 AND 95 (LOTS 427 AND 428) STIRLING STREET, PERTH



**2016/5047; 89-91 AND 95 (LOTS 427 AND 428)
STIRLING STREET, PERTH**



DESIGN PRECEDENT REPORT

STUDENT HOUSING
89-95 STIRLING ST, PERTH WA

JUNE 2015
MCDONALD JONES ARCHITECTS

THIS PRECEDENT REPORT REPRESENTS THE BASIS BEHIND THE DESIGN OF A 23 STOREY STUDENT ACCOMMODATION BUILDING WITHIN THE PERTH CBD, BORDERING THE CULTURAL CENTRE OF NORTHBRIDGE.

WITH GROWING DEMAND FOR STUDENT ACCOMMODATION IN PERTH, THIS PROJECT EXPANDS OPTIONS FOR BOTH LOCAL & INTERNATIONAL STUDENTS SEEKING QUALITY ACCOMMODATION. IT WILL ALSO TAKE THE PRESSURE OFF STUDENTS LOOKING FOR RESIDENTIAL HOUSES IN THE SUBURBS.

THE PROPOSAL PROVIDES FOR A TOTAL OF 543 BEDS ALONG WITH SPACES SUCH AS COMMUNAL FACILITIES, SOCIAL HUBS & OUTDOOR COMMON SPACES FOR AN OUTSTANDING STUDENT EXPERIENCE.

THE PROJECT AIMS TO ACHIEVE EXCELLENT QUALITY DESIGN OF A CONTEMPORARY NATURE, BOTH IN TERMS OF THE ARCHITECTURE AND THE INTERNAL ENVIRONMENTS. IT WILL HAVE TO MEET EXCELLENT NATIONAL & INTERNATIONAL STANDARDS: CONTEMPORARY STUDIOS WITH ENSUITE BATHROOMS, STUDY ROOMS, GAMES ROOM, ROOFTOP TERRACES, 24/7 SECURITY.

THE PROPOSAL FOR 89-95 STIRLING ST IS SEEKING TO INTRODUCE A NEW WAY OF URBAN LIVING FOR TERTIARY STUDENTS BY INTEGRATING THEM DIRECTLY INTO THE CITY. THE YOUNG VIBRANT PROPOSAL WILL COMPLIMENT AND INSPIRE STUDENT LIFE AND PROVIDE AN ELEGANT ADDITION TO THE CITY AS A WHOLE AS WELL AS THIS DEVELOPING STIRLING ST PRECINCT.



Date 2014
The University of Western Australia
GFA20,235m² Beds 250

AJ+C's design for student accommodation at the University of Western Australia's Crawley Campus provides 250 self-catered apartments and associated residents' facilities.

QUALITY ACCOMODATIONS

The St Catherine's College student housing design features five new buildings comprising **200 studios and 50 larger units for academics**. Thirteen apartments are fully accessible, and all feature kitchenettes and bathrooms. There is also a three-bedroom apartment for the head of school.

CAMPUS INTEGRATION

Acknowledging the campus' **focus on landscape and views**, the design team has minimised the new buildings' heights at four storeys each. These connect with existing buildings via **transparent walkways and glazed bridges**, and all five buildings feature **setbacks and roof gardens**. Facilities include common rooms, a lap pool, tutorial rooms, private music rooms and breakout spaces.

ECOLOGICALLY SUSTAINABLE DESIGN

Environmental initiatives include climate-sensitive building design, energy and water-efficient fixtures and fittings, rainwater harvesting and effective water management systems, solar panels, natural lighting and ventilation, orientation, efficient lighting control



TYPICAL STUDIO ROOM

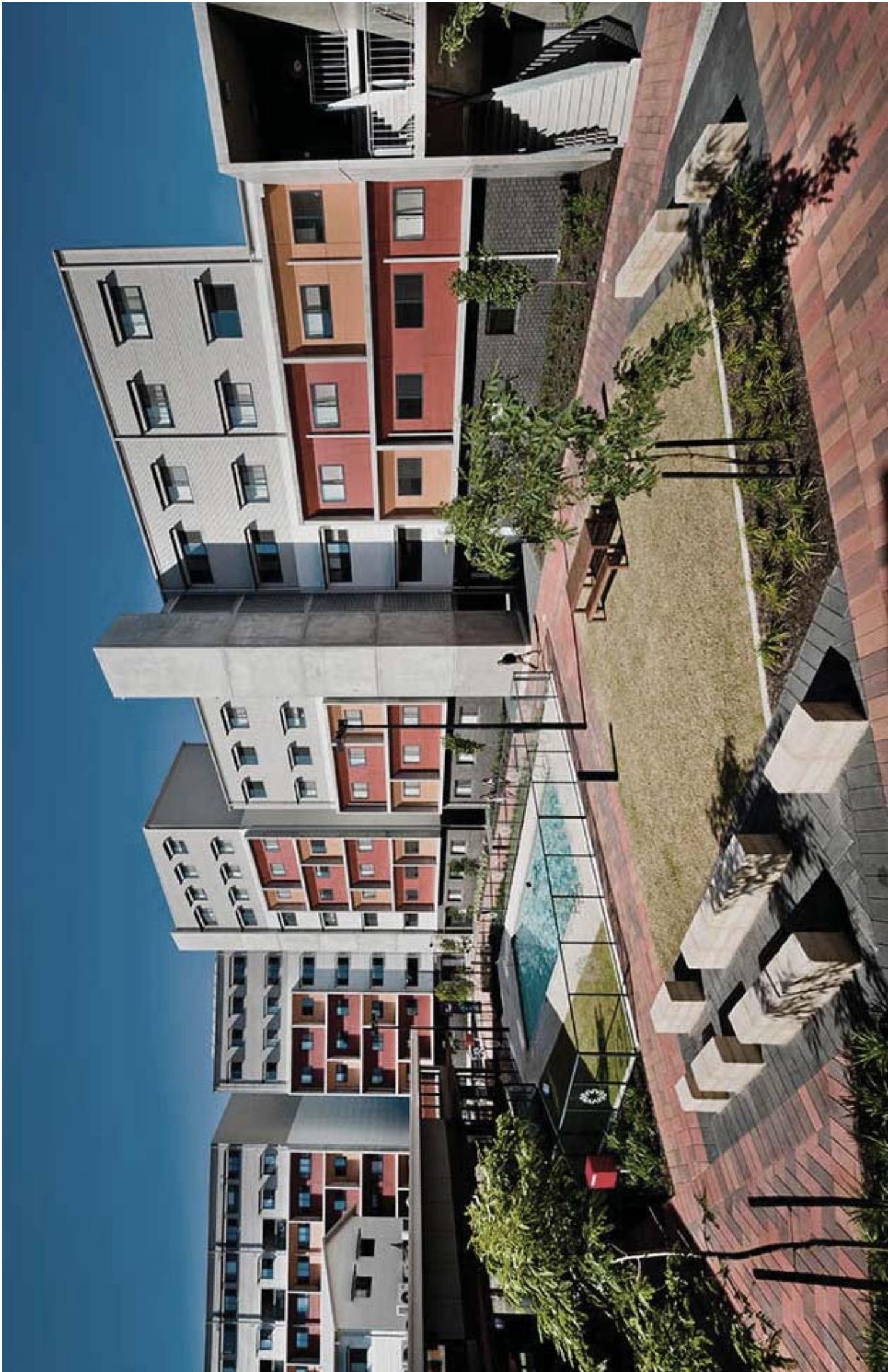
- King single bed
- Mattress & mattress protector
- Air-conditioning
- Full size fridge/Freezer
- Microwave
- Stovetop
- Built in wardrobe & cupboards
- Telephone



RESIDENTS FACILITIES & SERVICES PROVIDED

- Secure entry
- Own key for independent access
- Fully furnished
- Awaits your personal touches
- Wireless internet and Ethernet connected
- All utilities included
- Green Rebate for meeting energy targets
- Range of rooms
- Classic shared facilities
- Studio with en-suite & kitchenette
- Undergraduate
- Graduate
- Single sex
- Co-ed
- Fully catered or self-catered
- Classic fan or air-conditioned
- Professionally cleaned once a week





Date2010 **Cost** A\$25 million
GFA9020 m² **Beds** 355

A FRESH APPROACH

The design for Edith Cowan University (ECU) Village reflects significant shifts in student housing. The Mt Lawley development, previously a car park, features 523 student beds in studios and 4-, 5- and 6-bedroom apartments. Buildings are to be handed back in new condition after a 45-year concession, so the fitout was completed with **durability** in mind.

CREATING COMMUNITY

Central to AJ+C's competition-winning design is the creation of a **student community**. The village's buildings focus around a **protected courtyard**, complemented by landscaped surrounds. There is a student recreation pavilion, pool and barbeque area, and internal spaces encourage **social interaction and group study**.

ESD AT ECU

Environmentally sustainable features include gas-boosted solar hot water, insulation, reverse veneer construction, sun-shading and dual orientation. Placing three-storey buildings in the north and seven-storey buildings in the south maximises solar access and walls and floors contribute to thermal mass.



ECU JOONDALUP

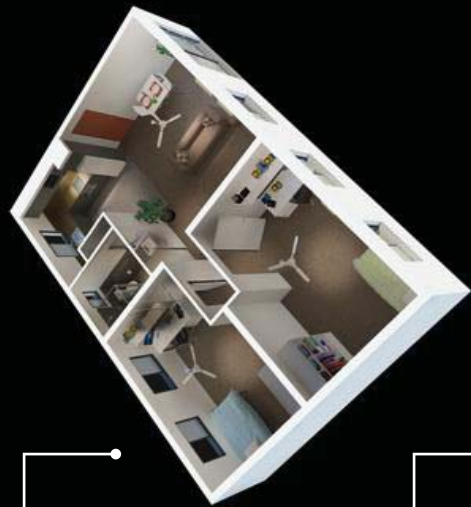
Date 2014
Campus Living Villages

- 6 storey building on the edge of ECU in Joondalup
- **Addition 127 beds** to the existing student village of 150 beds
- “Vibrant, modern nature”
- 82 NRAS studio bedrooms make up the bulk of the rooms, the majority of these face east towards the bush and lake across the road and there are 11 multi-bed units on the western side.
- **Common areas** such as pool, deck, kitchen and recreation room are located in the northern end, with two double height common spaces in the ‘tower’ above.

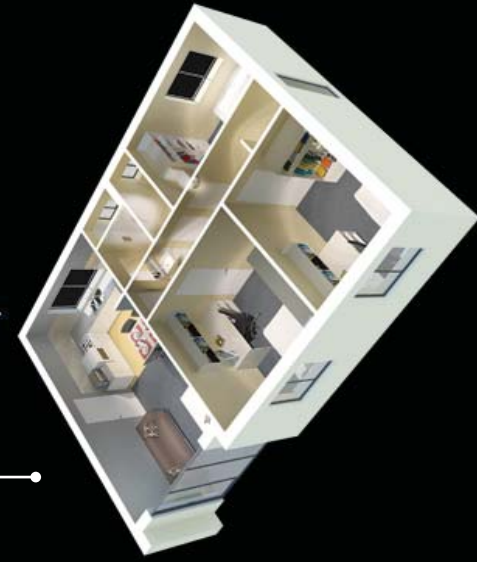
STUDIO APARTMENT (NRAS)



2 BEDROOM APARTMENT



3 BEDROOM CLUSTER



4 BEDROOM CLUSTER



5 BEDROOM CLUSTER



6 BEDROOM CLUSTER





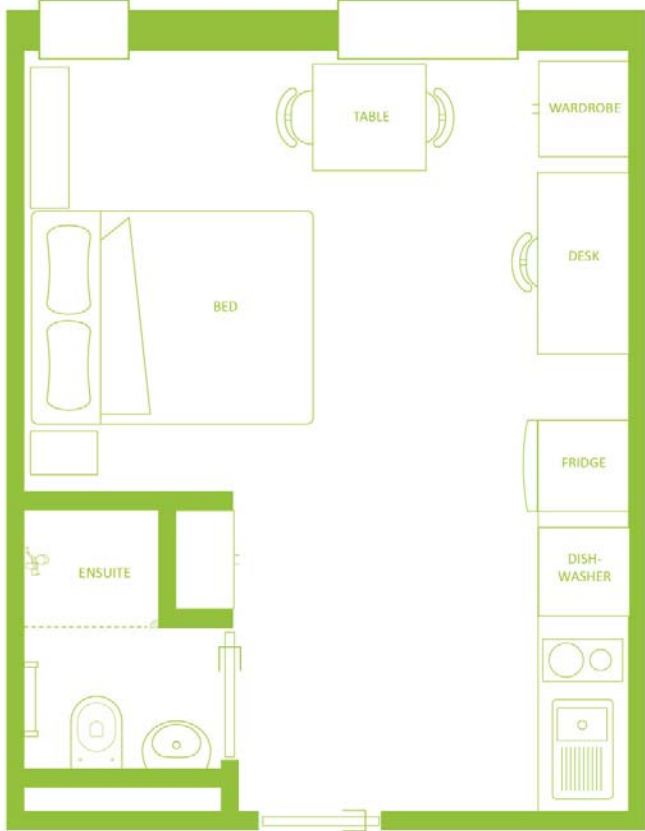
Client Urbanest
Location Melbourne CBD
Completed 2015

Centrally located, 312 La Trobe St takes, advantage of its **narrow footprint** and **rich heritage context**, acting as meeting point between an 1871 Gothic Revival Church and an early 90's glass high-rise.

Urbanest La Trobe provides a diverse range of student living options; ranging from **self-contained studio units** to **communal living pods** with shared kitchen and entertainment facilities. Students are able to come together in the rooftop terrace, gym and study rooms.

The design ensures urban views to the church were unobstructed by the **24 storey** tower, the ground levels of the building were set back – thus **creating a public forecourt**. Drawing inspiration from noted Modernist architect Mies van der Rohe, the public forecourt provides an **outdoor gathering space** for students and the church congregation alike.





LARGE STUDIO



TWO PERSON APARTMENT



THREE PERSON APARTMENT

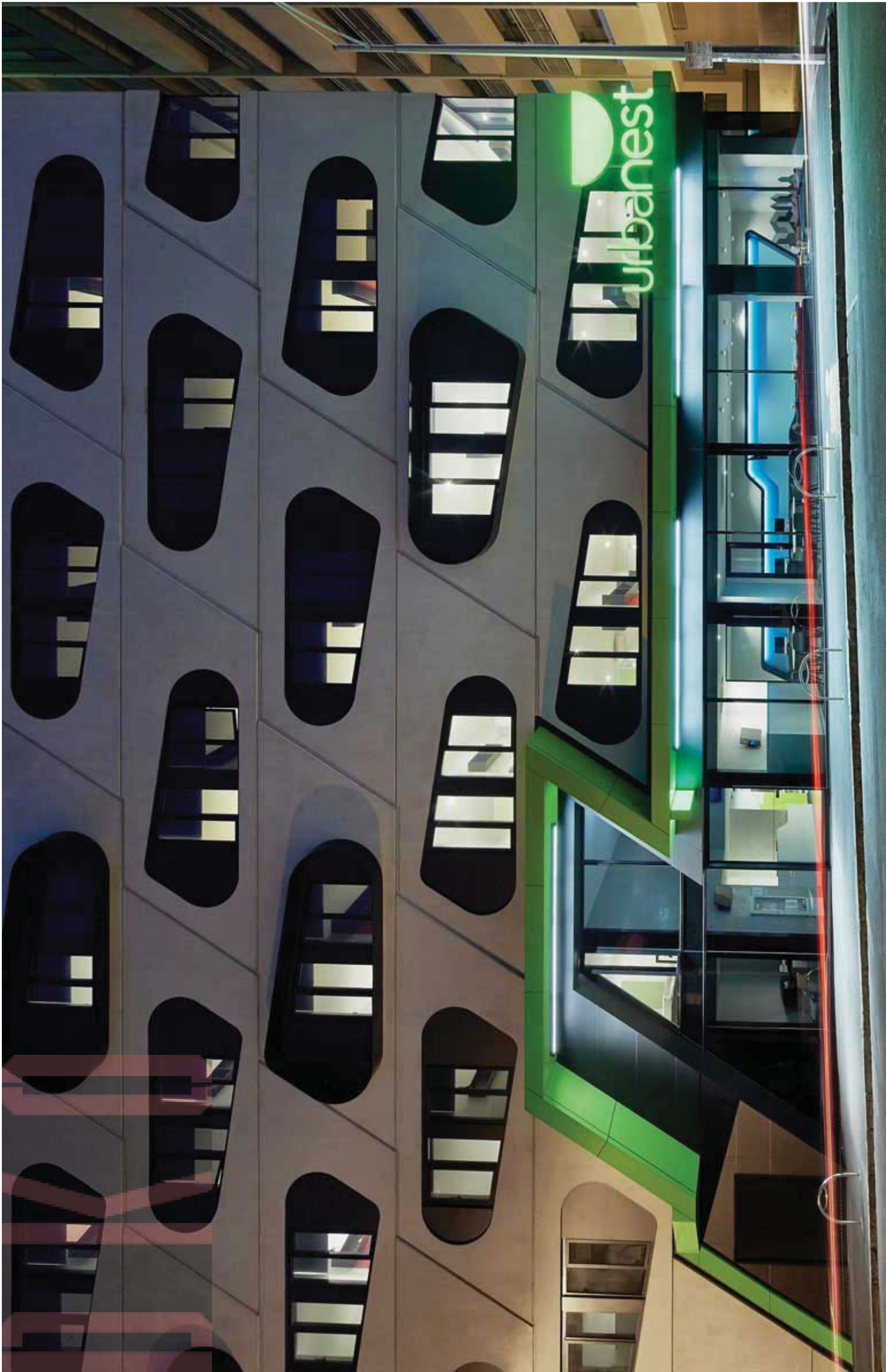


FOUR PERSON APARTMENT



EIGHT PERSON APARTMENT





Client Urbanest
Location Carlton, Melbourne
Completed 2013
Dwellings 188 student beds

Urbanest being the client group have many established buildings all over the world and this being their first project in Melbourne, the architects (DKO) wanted to create an identifiable building which encompasses their branding and the architectural design.

The external façade of the building is a striking composition of light and dark materials along with angular shapes and ovals. We were able to carry these interesting elements of the external façade into our interior design of the **public spaces**.

Focussing on the detailing throughout to achieve this correlation from the use of patterned Bolon Flooring to the joinery unit comprising of the **Imac zone desk and bench seating** for the students. Working closely with a lighting designer to help highlight these features and coordinate the linear exterior with the interior.

By creating **communal spaces** where the students are able to interact with one another while using the facilities provided by Urbanest, the need for extra requirements in their rooms was limited and in turn helped save on energy. **Shared facilities** through the building from kitchenettes to bathrooms in rooms, through to study rooms and tv rooms. The **bathrooms pods** were constructed off site and placed into position on site. This meant that there was **reduced wastage** and proved to be a very time efficient process.

We had to really consider the finishes and furnishings which we used on the interior as they needed to be **durable** enough to maintain the daily use from students and to avoid replacement in the future.

The use of Bolon woven textile was an integral part of our design process due to its **high durability, sustainable credentials and ease of cleaning** in comparison to carpet which in turn reduces maintenance and saves on money. As the architecture and interior design uses lighting to highlight the details and design, we worked closely with the lighting designer to model the energy and lighting levels and used **LED lighting** throughout.

TYPICAL APARTMENT

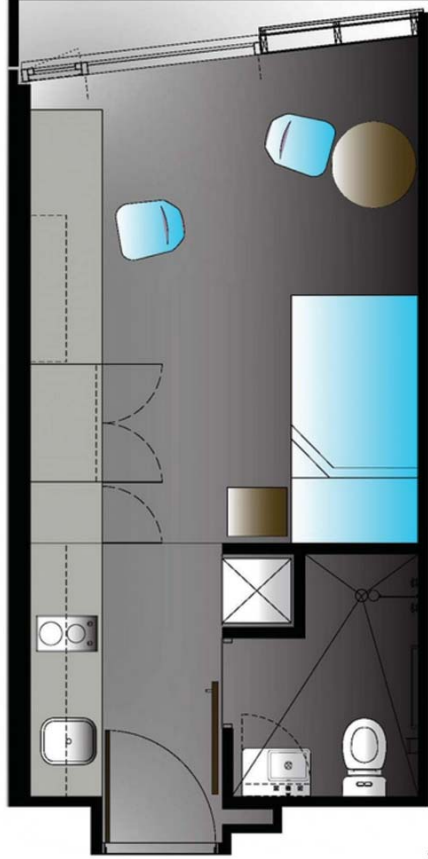




Monash University Student Housing
Clayton, Melbourne, VIC
Completed 2011 Beds 600

Comprises two 5 storey buildings, each containing 300 student studios, flanking a **central, common courtyard**. Fundamental to the project was the need to **create a community** whilst supporting the individual; therefore, the courtyard is the meeting point and entry to each building. It refers to traditional college accommodation where students interact from private spaces to the common. **Shared spaces and vertical circulation** are located at the centre of each building encouraging the interaction. The main communal spaces are double storey volumes playing an important role in connecting all levels and defining the architectural composition. Each wing of the building has a cohort of 30 studios per level. Studios contain a kitchenette, ensuite and living/sleeping space. The **20m2 studio module** was refined to create a **sense of spaciousness**, incorporating extensive operable floor to ceiling windows and exposed ceilings 2.7 metres in height, with services contained at central risers.

This project has achieved a **5 star Green Star** As Designed rating and is in the process of assessment for an As Built 5 Star rating. It has been identified as the new benchmark for the National and State Government for Affordable Housing.

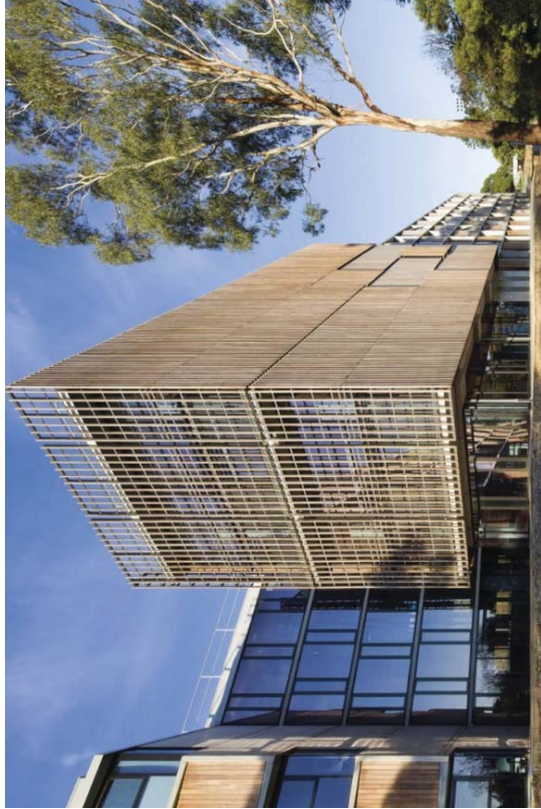


STUDIO MODULE

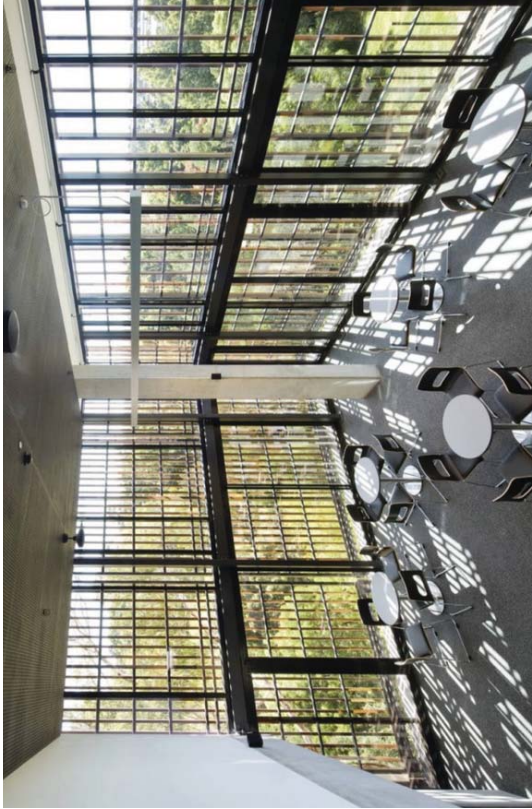
AWARDS

- 2012 RIBA International Award
- 2012 RAIA Victoria Residential Architecture- Multiple Housing Award

CENTRAL COURTYARD



DINING HALL





Vita Student
Architecture - Residential
Part of the £500m First Street Development
September 2014

Beds 279



Vita Student is the **UK's No.1 student property brand** – the first of its kind dedicated to designing, developing and delivering the highest quality, purpose built student residences in the UK. Recognising the shift in the higher education market, Vita Student and its award-winning team have successfully created exceptional self-contained student properties complete with first class facilities, unlike anything that has existed before. The rooms are sold to buy-to-let investors providing hassle-free, fully-managed property investment with assured returns.

Designed by the Manchester office of 5plus Architects the 10 storey building will form part of the £500m First Street development, future location for 'Home', the city's new arts venue. Vita Student provides 279 luxury student residences in Manchester city centre.

The building is aimed at the growing number of international and post graduate students who appreciate exceptional service, amenity and accommodation. It includes a **500m² student hub** offering a reception, lounge, games area, gym, movie room and group study space.

The building is designed to **maximise efficiency** on the bedroom floors to allow **generous communal spaces** with great visual connection to the public realm proposed at First Street. Twenty eight self-contained units are provided on each floor, arranged along a **central corridor**. A fire engineered approach has led to a single central core.

The units each have a **centrally positioned bathroom and kitchen unit** which separates the sleeping living areas. The Vita Student brand delivers a luxury finish with porcelain tiling, integrated appliances, lacquered cabinetry, Corian surfacing, as well as broadband and flat screen TV.

The building's appearance incorporates the geometry of the Vita Student logo and the introduction of a diagonal element to the cladding which allows the repetitive bedroom module to be disguised.

External brise soleil amplify aspects of the diagonal grid and work as subtle external signage.

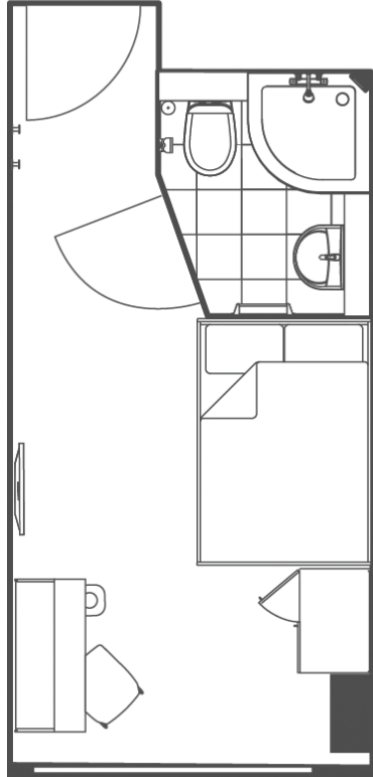
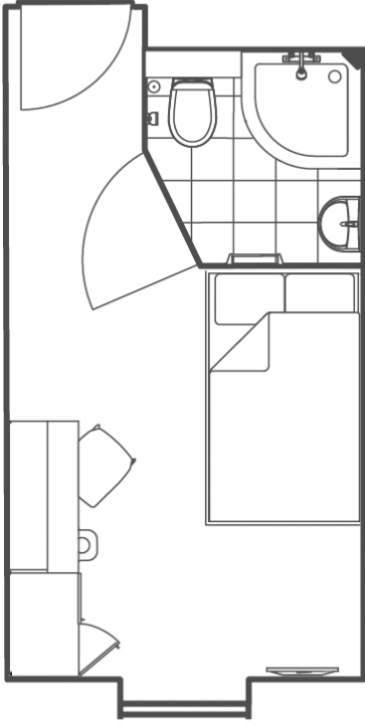
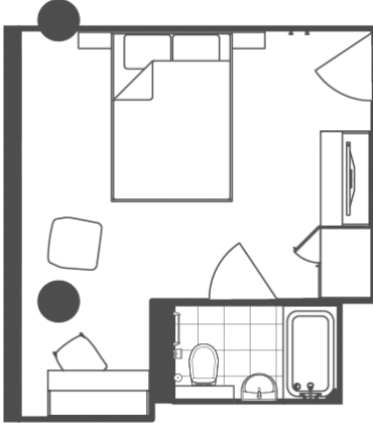
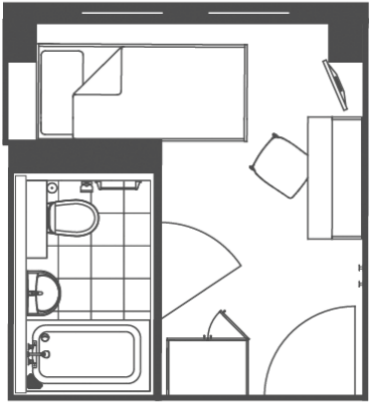
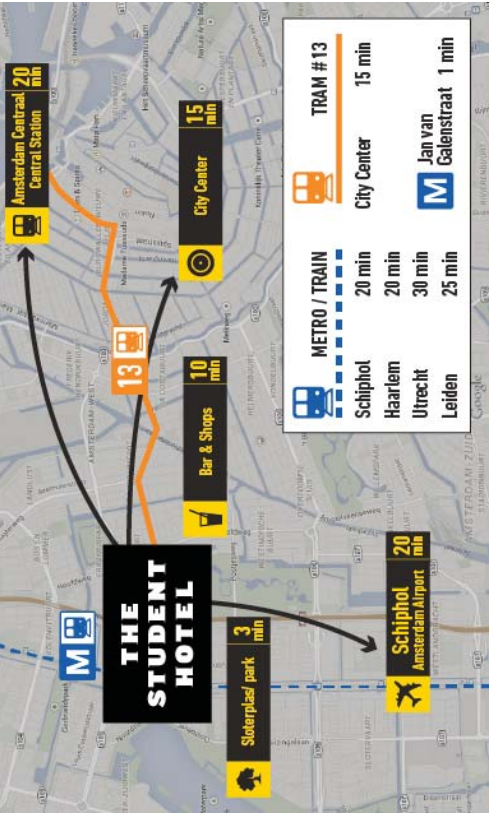
Variations in the texture and finish of the **rain screen cladding** provide variance across the façade and the incorporation of some elements of metallic panel provide a sense of movement.



The Student Hotel has a student hotel accommodation in Amsterdam with **700 student rooms**. Two vacant office buildings situated along the Jan van Galenstraat were acquired for the purpose. The site is also bordered by the metro line running above ground where a new building was erected, with the intention to screen the campus from the noise caused by the metro. A strong mutual spatial relationship arises through creating an **intimate enclosed space**, through stepping the varying heights of the new building and through local lowering of the ground level for the existing buildings.

This **public outdoor space** is also defined by the new situation at ground level. A space is created that all three buildings open onto, along with access for a number of parking spaces and logistical facilities. With its varying heights the new building reflects the two existing buildings.

Through the enclosing effect of the new building an **urban atmosphere** is created on the campus, and space will be created for a number of **social facilities**, such as a café, a fitness center and a reading room. The facades of the former office buildings have been cleaned and adapted to their new roles with respect for the existing architecture. The bricks in the facade of the new building are a traditional Dutch building product and ensure a **warm tone** between the buildings.





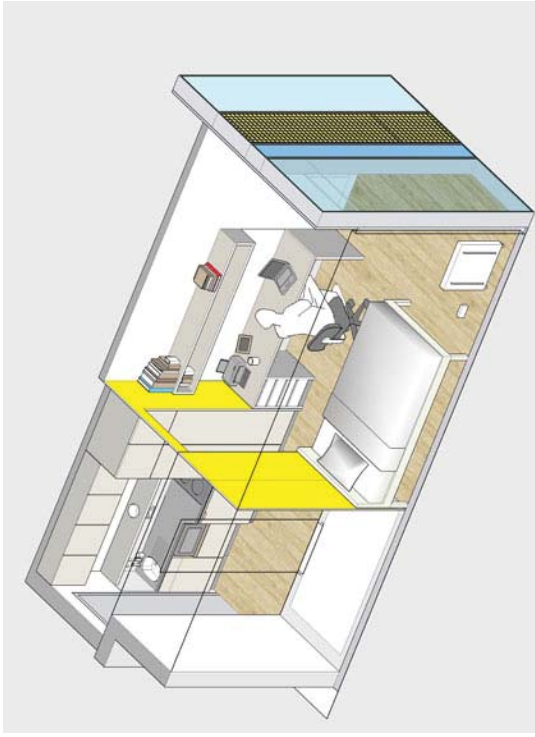
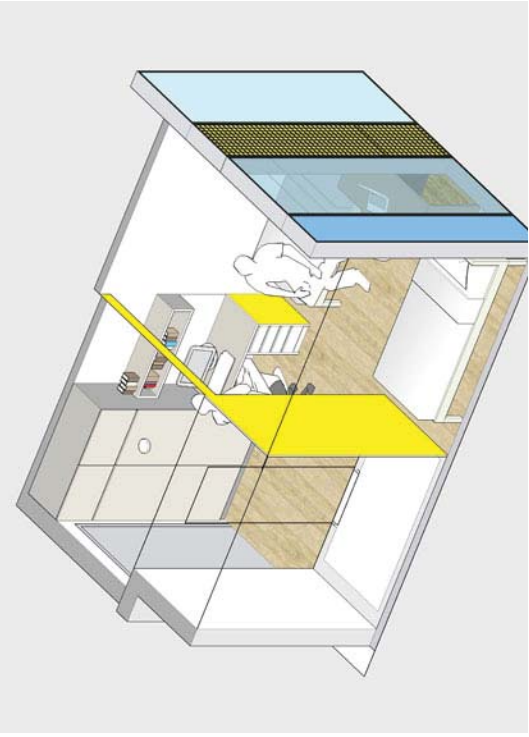
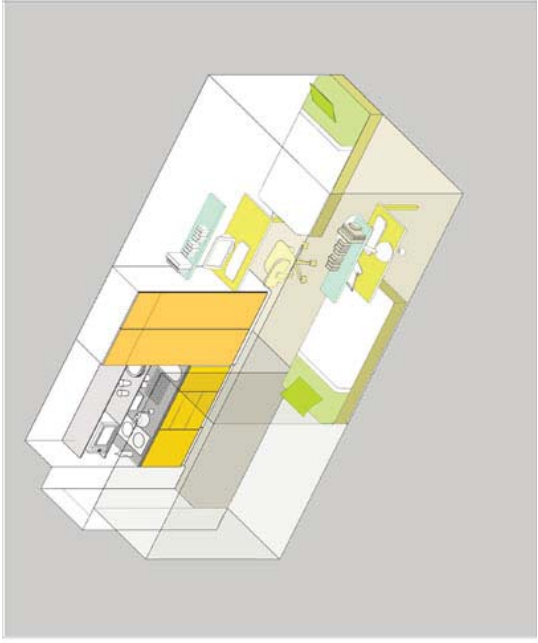
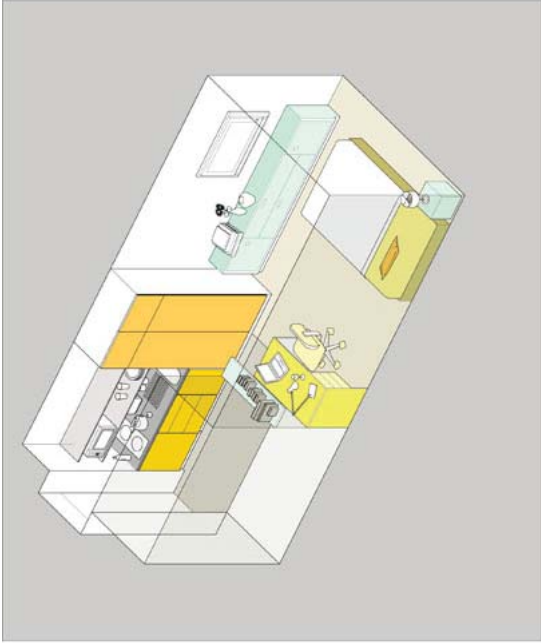
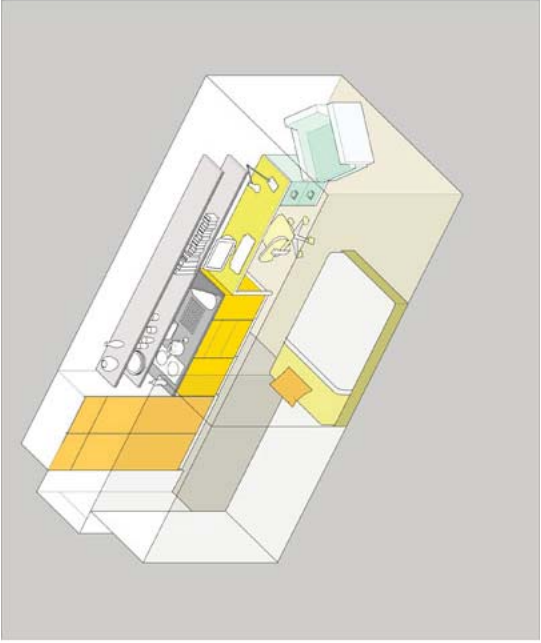
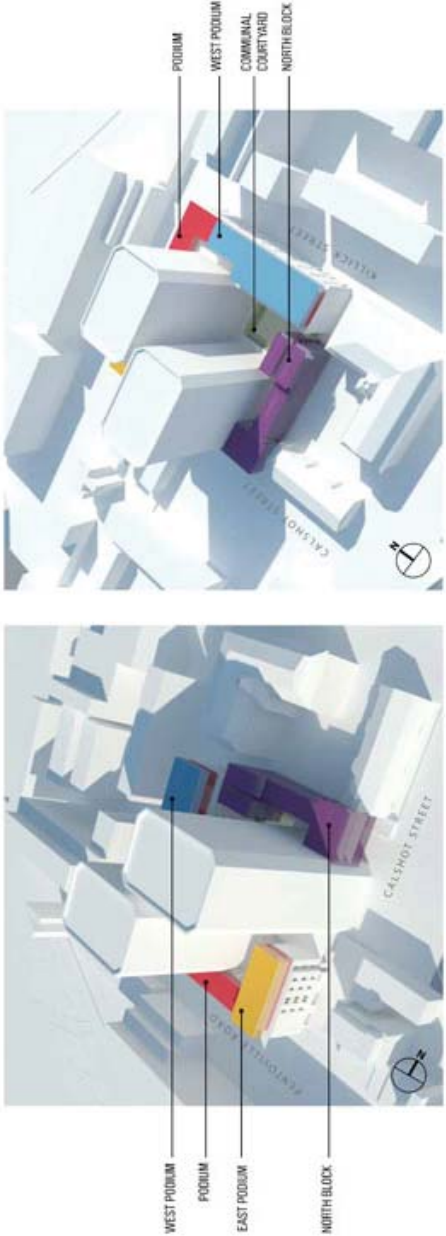
Project Details
Completion: 2007
Cost: £37 Million
Client: First Base Ltd & The Blackstone Group

KX200 is a redevelopment of a pair of disused 14 storey office towers on Pentonville Road in the London Borough of Islington. The nwe building provides **840 student flats** with shared amenity areas and additional market and social housing.

Two redundant office towers – stripped back to their frame – have been set into a new five-storey podium which responds to the scale and character of the surrounding streets.

The lightweight filigree pattern of perforated steel and glass of the towers' façades complementarily counters the super-scaled concrete cladding components of the podium.

The 'Nido' concept provides private 'halls' accommodation to university students studying in central London. The scheme sets a new standard for student rooms and the **616 studios** and **199 twin rooms** have quality, designed interiors, free internet connection and floor-to-ceiling windows behind a safety screen.



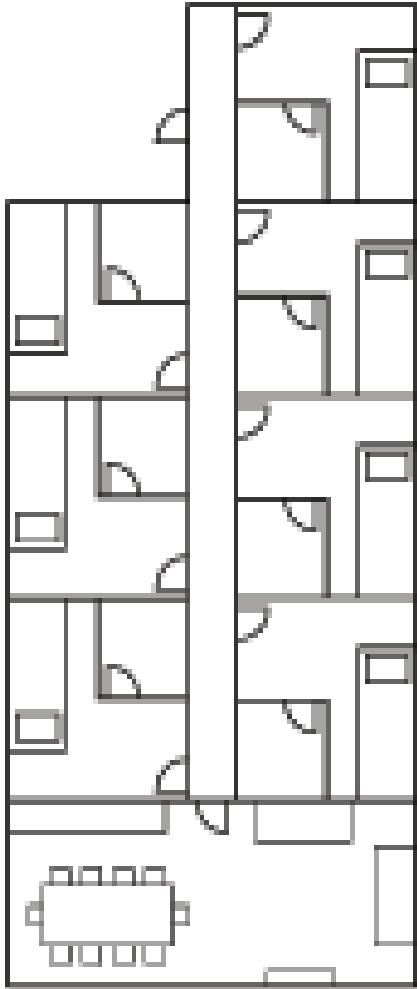


Independent Student Living West Hampstead is a brand new purpose built, student accommodation facility in London that is designed to accommodate **347 students** in a comfortable, convenient and **vibrant lifestyle**.

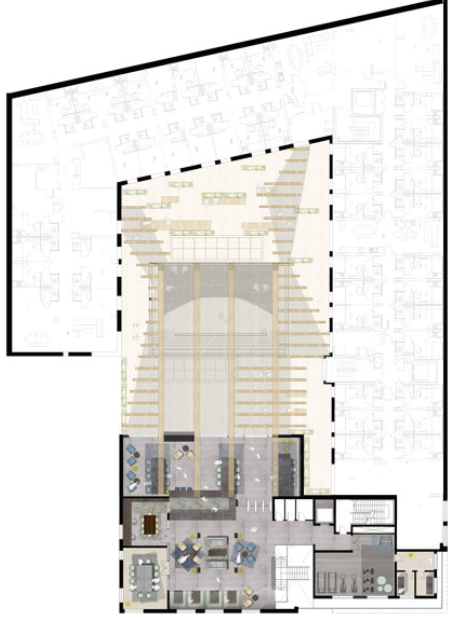
The building comprises **39 cluster flats** of between 5 and 8 ensuite bedrooms each with a very large **shared kitchen/ lounge** providing homes for 289 students. These self contained cluster flats feature **spacious and student friendly** living areas, probably the best of any other student accommodation in London.

In addition to these cluster flats, there are **58 ensuite studios** including a number of DDA rooms which can be adapted for DDA requirements. The studios feature their own kitchen, living and study areas, ideal for students who prefer a quieter and more **independent lifestyle**.

The building also includes a **large common room** for students to enjoy with a variety of seating areas, wide screen TV, wifi, games and screening rooms, as well as an equipped fitness room. On sunny afternoons, the students are able to enjoy the **large courtyard** encompassed by the property with **landscaped gardens** and great seating areas.



ENSUITE APARTMENT

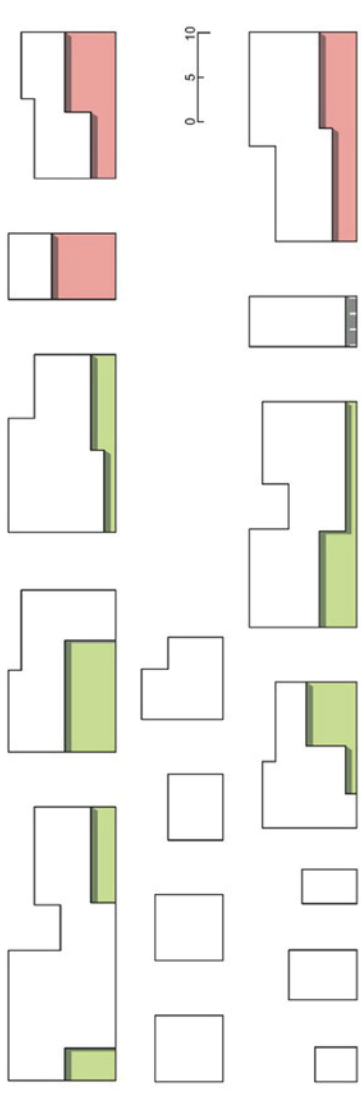
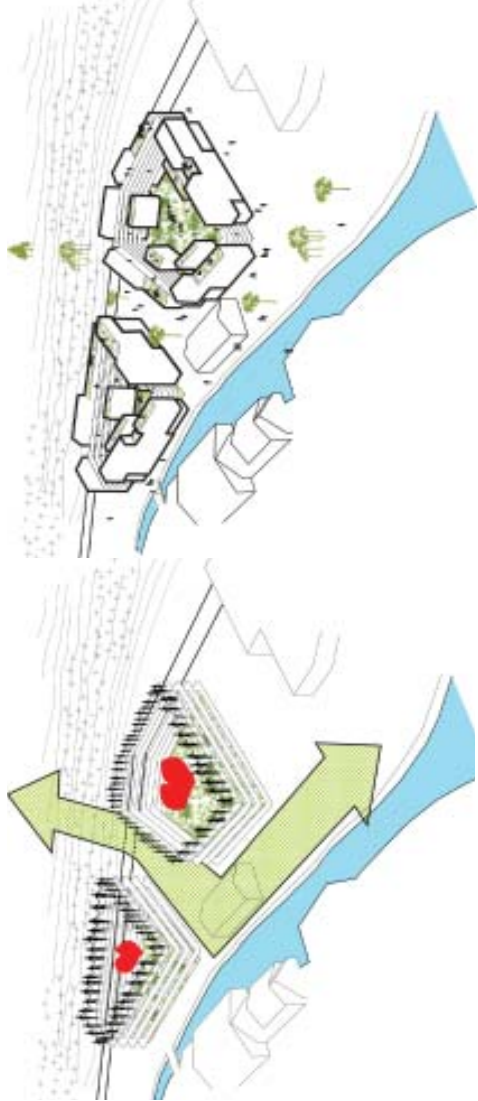




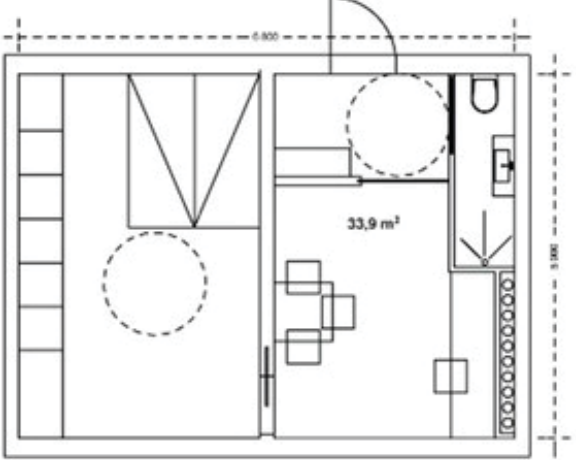
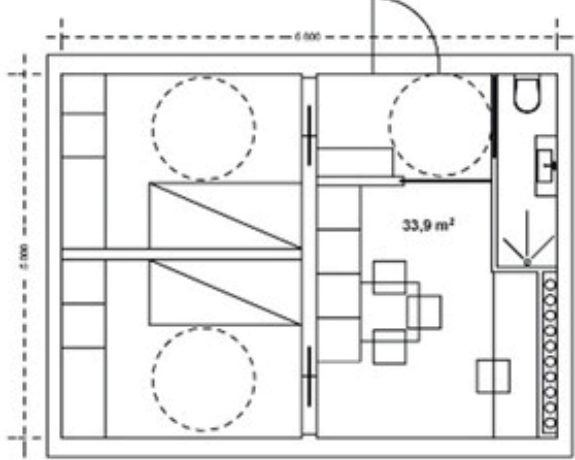
Project Details
Completion: 2013
Cost: -
Client: SIB (Studentsamskipnaden i Bergen)

The Grønneviksøren student housing is located in a transformation area at the outskirts of the Bergen city core. To ensure the projects overall ambition of a clear and open connection to the surroundings, the housing structure is divided in two separate blocks (quarters) consisting of **16 different buildings**. The blocks allow free passage to green courtyards that give both the residence and the public a place to linger. Grønneviksøren student housing offers **704 small housing units** to an affordable rent. The units are prefabricated modules, all shipped from the factory to the site. Today approximately **730 students reside** within single, double, collective and family units

The 16 buildings have a varying height from 4 to 8 floors and are shaped individually by conducting a careful mix of two different module sizes (depths). By using different window sizes and different façade panels and colors, it **breaks up the monotony of a modular building system** and gives it a lively layer. The result is far from what one might expect from a modular project of this size. Working both with and against the module principal has been crucial to eliminate the risk of creating monotone and characterless architecture.

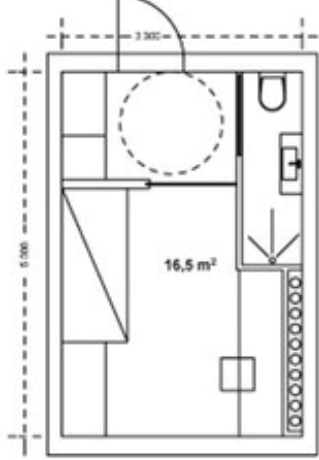


DOBBEL - 2HE - 34m²



PAR - 2HE - 34m²

SINGEL - 1HE - 16,5m²



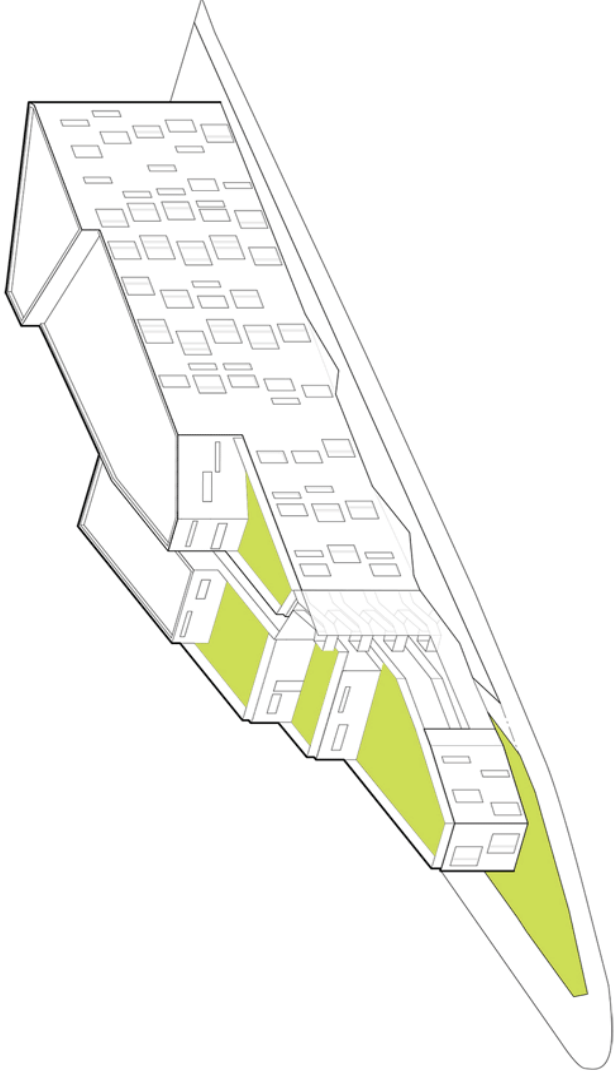


Encompassing **5,100 square meters**, the complex was designed to house students and faculty, the building contains **31 residential units**, along with a fitness centre, yoga studio, business centre and lounges.

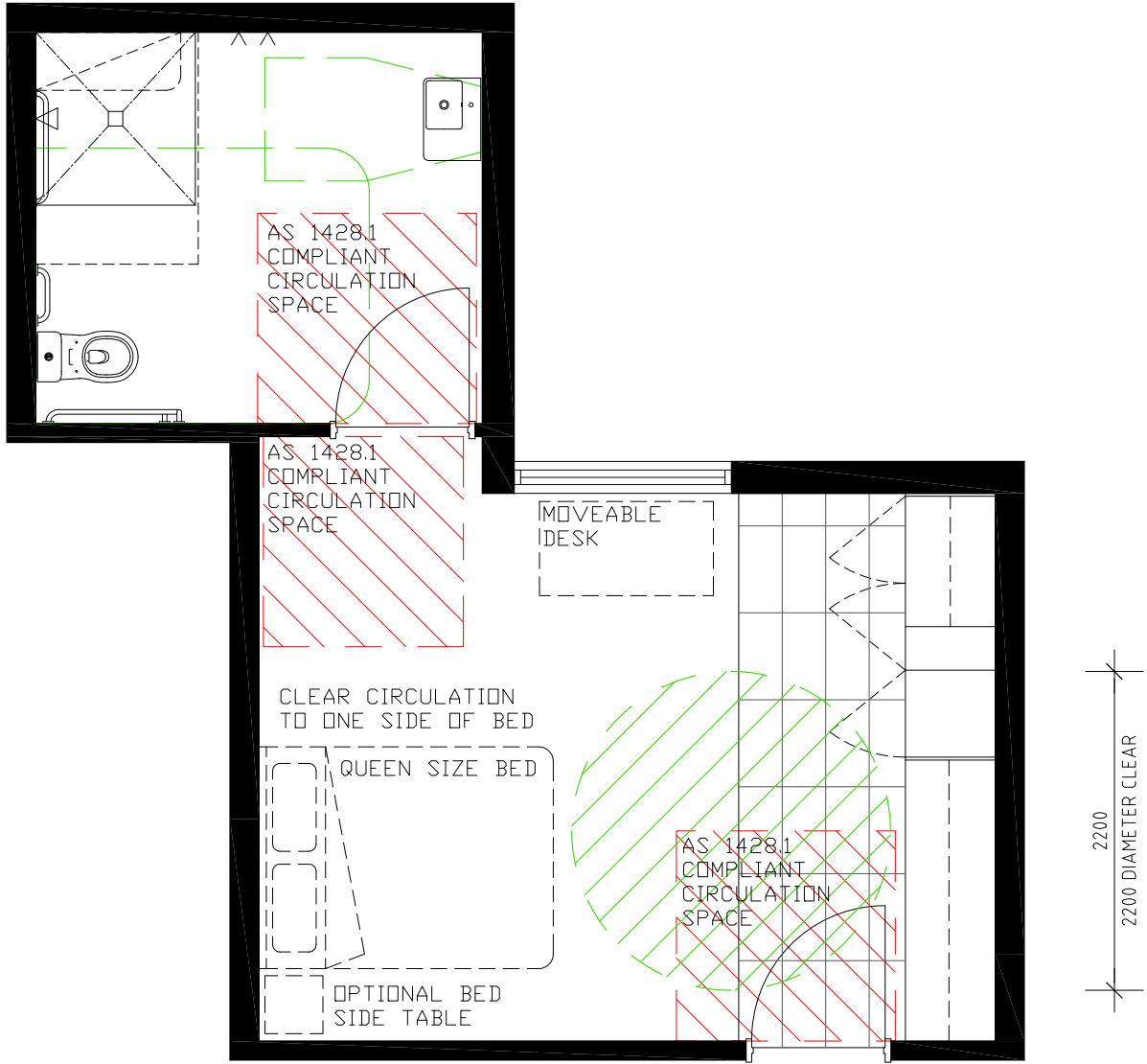
The development sits opposite Richard Neutra's famed Strathmore Apartments, which opened in 1937. The city designated the eight-unit, Modernist style complex a Historic-Cultural Monument in the 1980s

LOHA set out to design a building that “**pays homage to its preeminent neighbour while providing the community with much-needed housing and gathering spaces**” .

Following conversations with the client and community activists, LOHA developed a scheme that responds to the considerations of the established neighbourhood, the client's extensive program requirements, and the unique, wedge-shaped site,” said the firm.

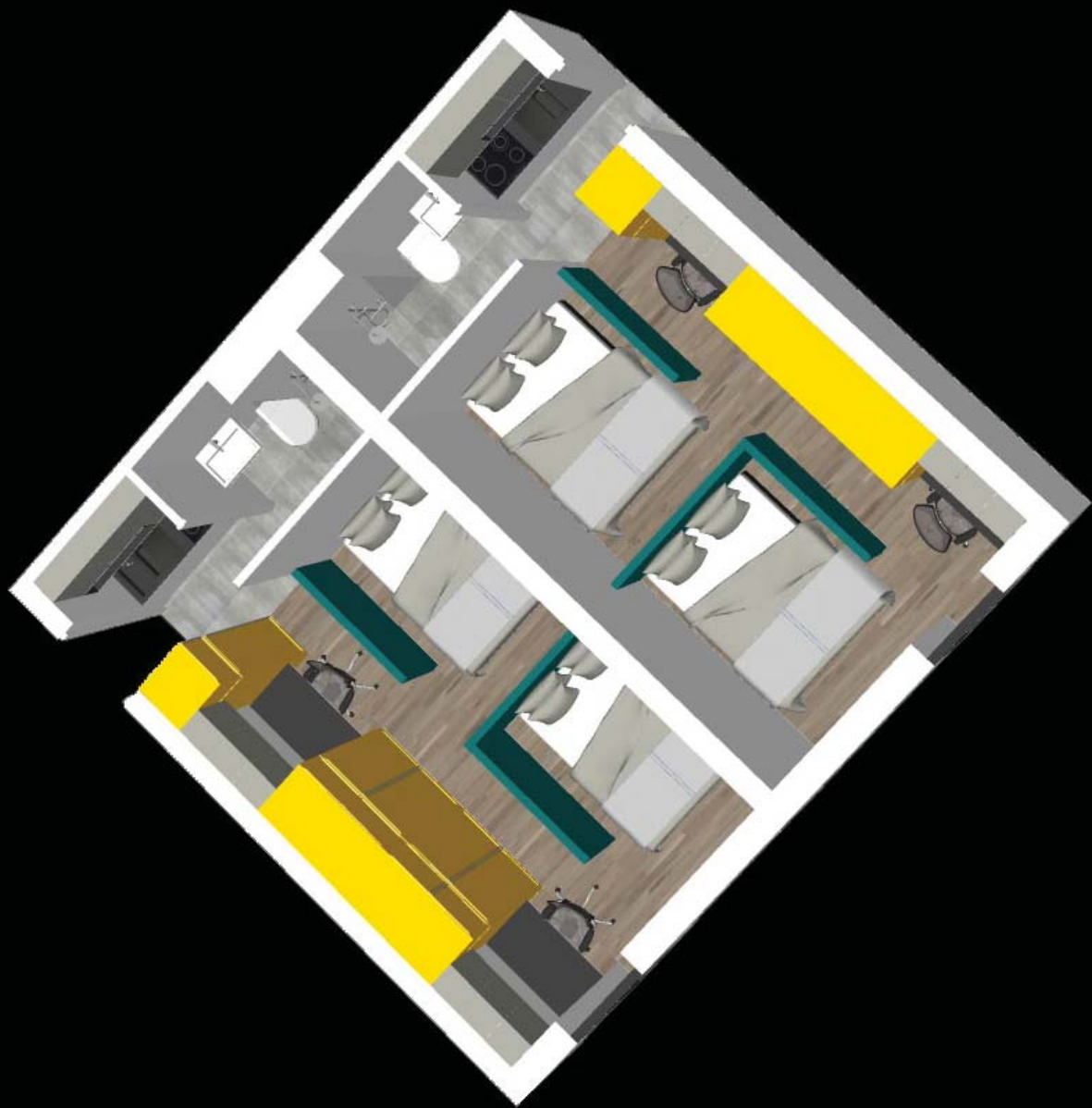


SCHEDULE 3



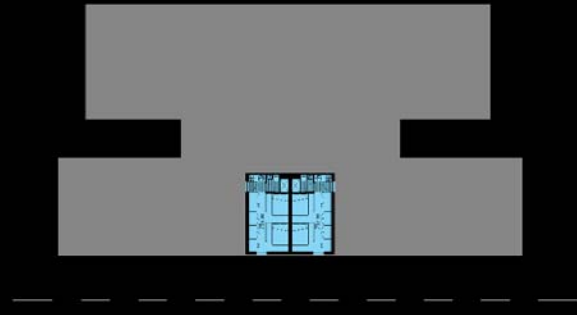
TYPICAL ACCESS ROOM

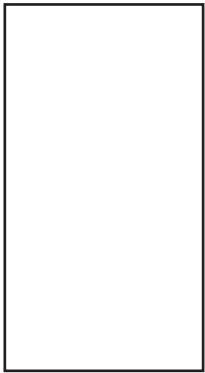
BCA 2016 COMPLIANCE
SCALE 1:50



SCHEDULE 4

TWIN STUDIO
38 apartments
76 beds
25 m² each





WHITE COLOUR PAINT FINISH TO IN SITU CONCRETE, EXTERIOR GRADE LOW SHEEN



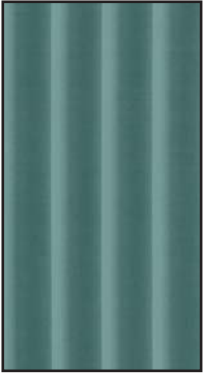
COLORED PRECAST CONCRETE
WHITE CEMENT & QUARTZ AGGREGATE



COLOURED PRECAST CONCRETE
CHARCOAL OXIDE



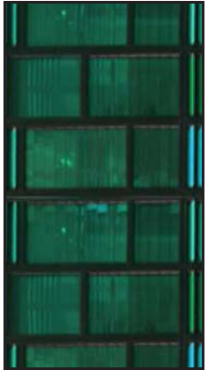
CORRUGATED PRECAST CONCRETE
FEATURE OXIDE COLOUR 1



CORRUGATED PRECAST CONCRETE
FEATURE OXIDE COLOUR 2



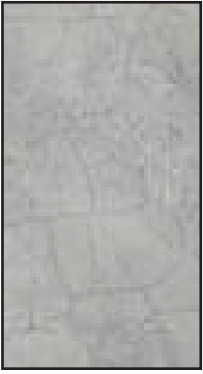
CORRUGATED PRECAST CONCRETE
FEATURE OXIDE WHITE



POWDERCOATED ALUMINIUM AWS OR SIMILAR CHARCOAL COLOURED COMMERCIAL GLAZING EXTRUSION. COLOURED VITRA PANEL & GLAZING



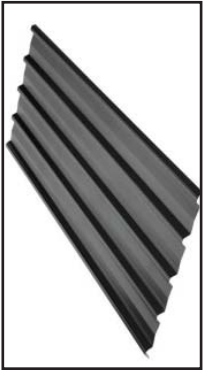
NEWTECHWOOD OR SIMILAR RECONSTITUTED UV STABILISED BATTEN CLADDING SCREENING



DADO CEMENT RENDER



WHITE POWDERCOATED PERFORATED SCREENS



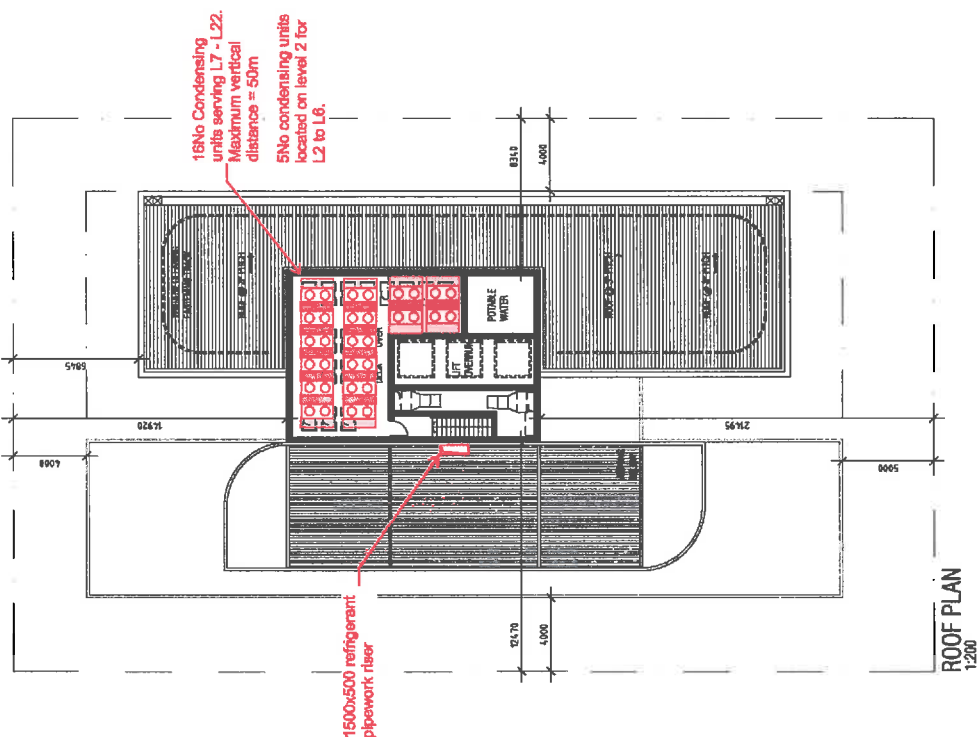
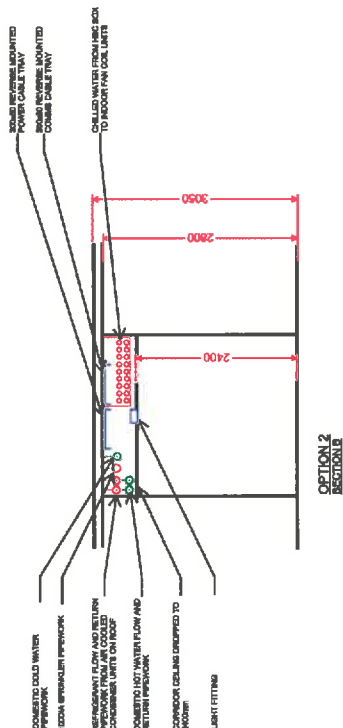
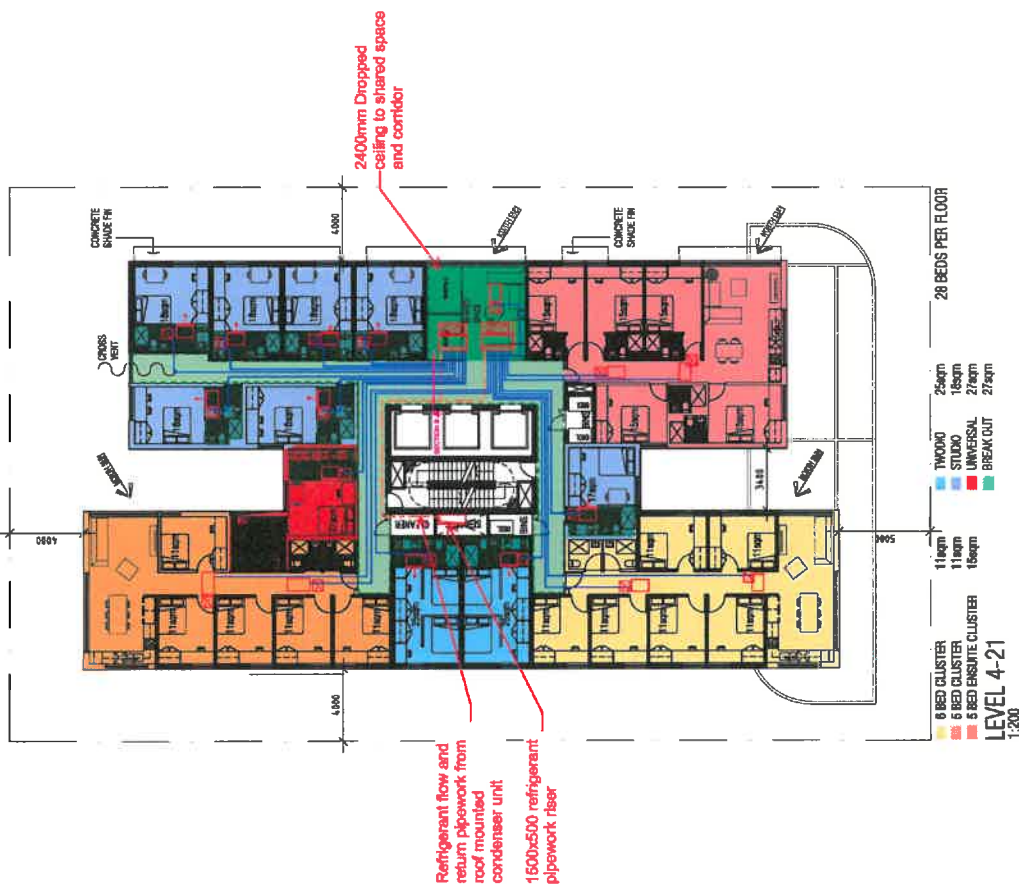
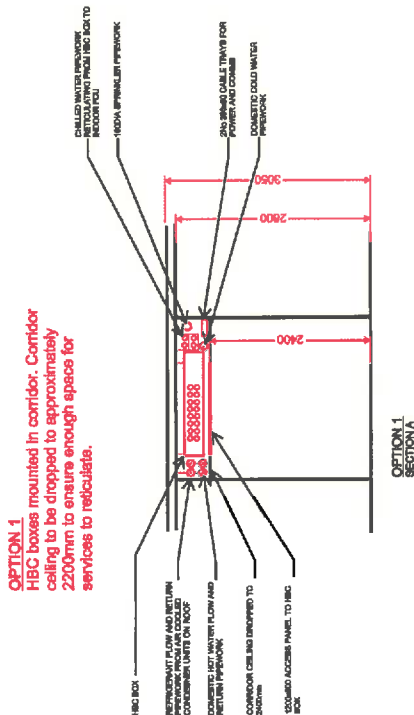
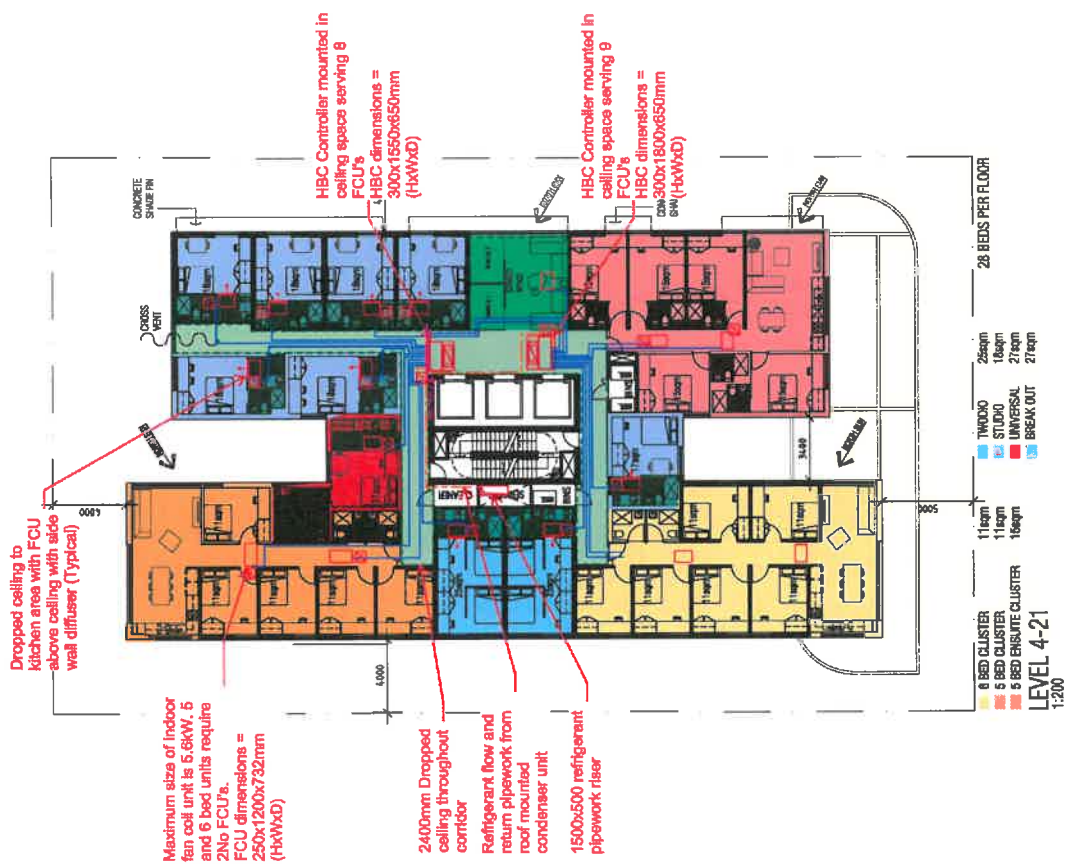
COLORBOND METAL ROOF SHEETING



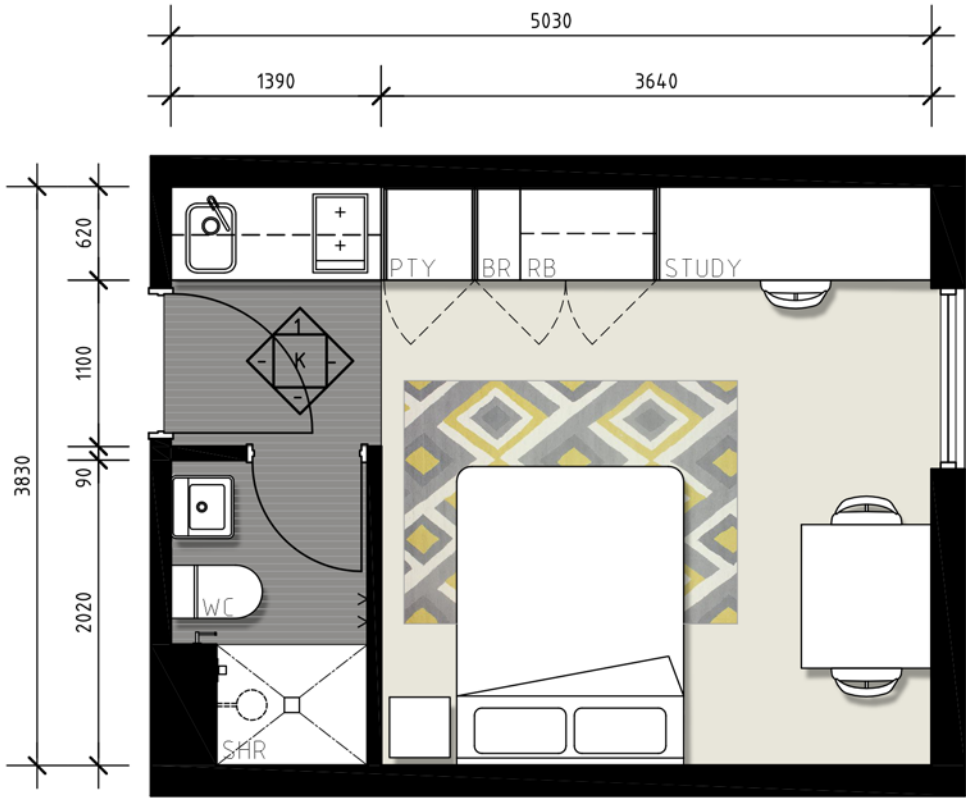
SUPERIOR BALUSTRADE
SEMI FRAMELESS GLASS BALUSTRADE (SG1)

SCHEDULE 6

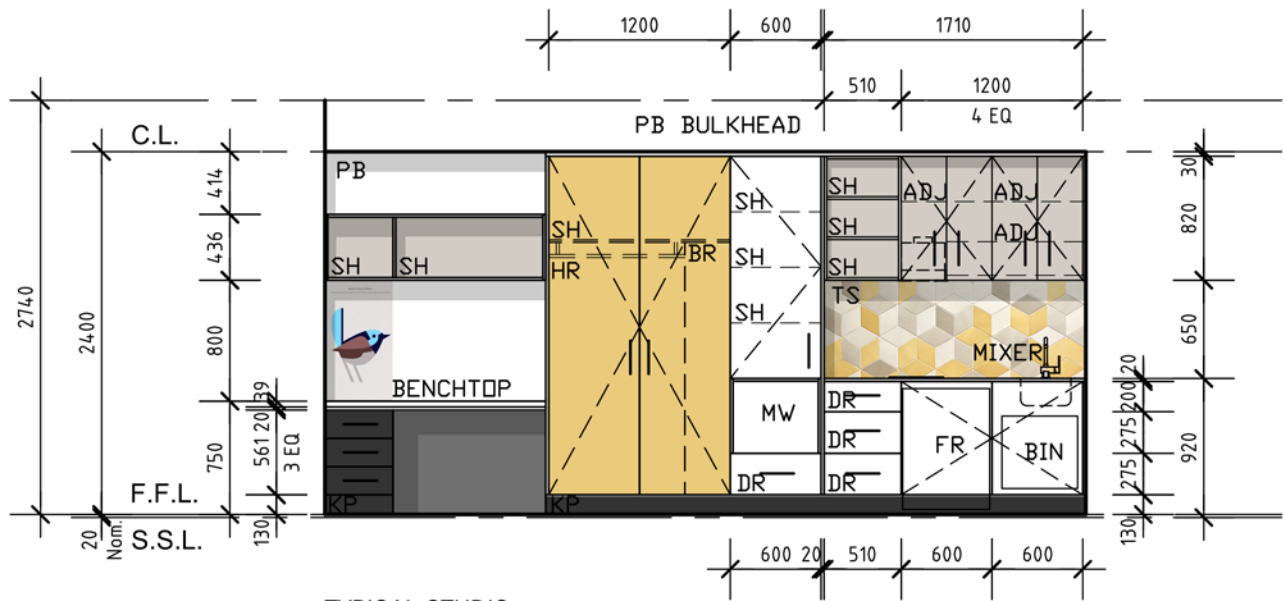
SCHEDULE 6



SCHEDULE 7



TYPICAL STUDIO
FLOOR PLAN
SCALE 1:50



TYPICAL STUDIO
ELEVATION K1
SCALE 1:50

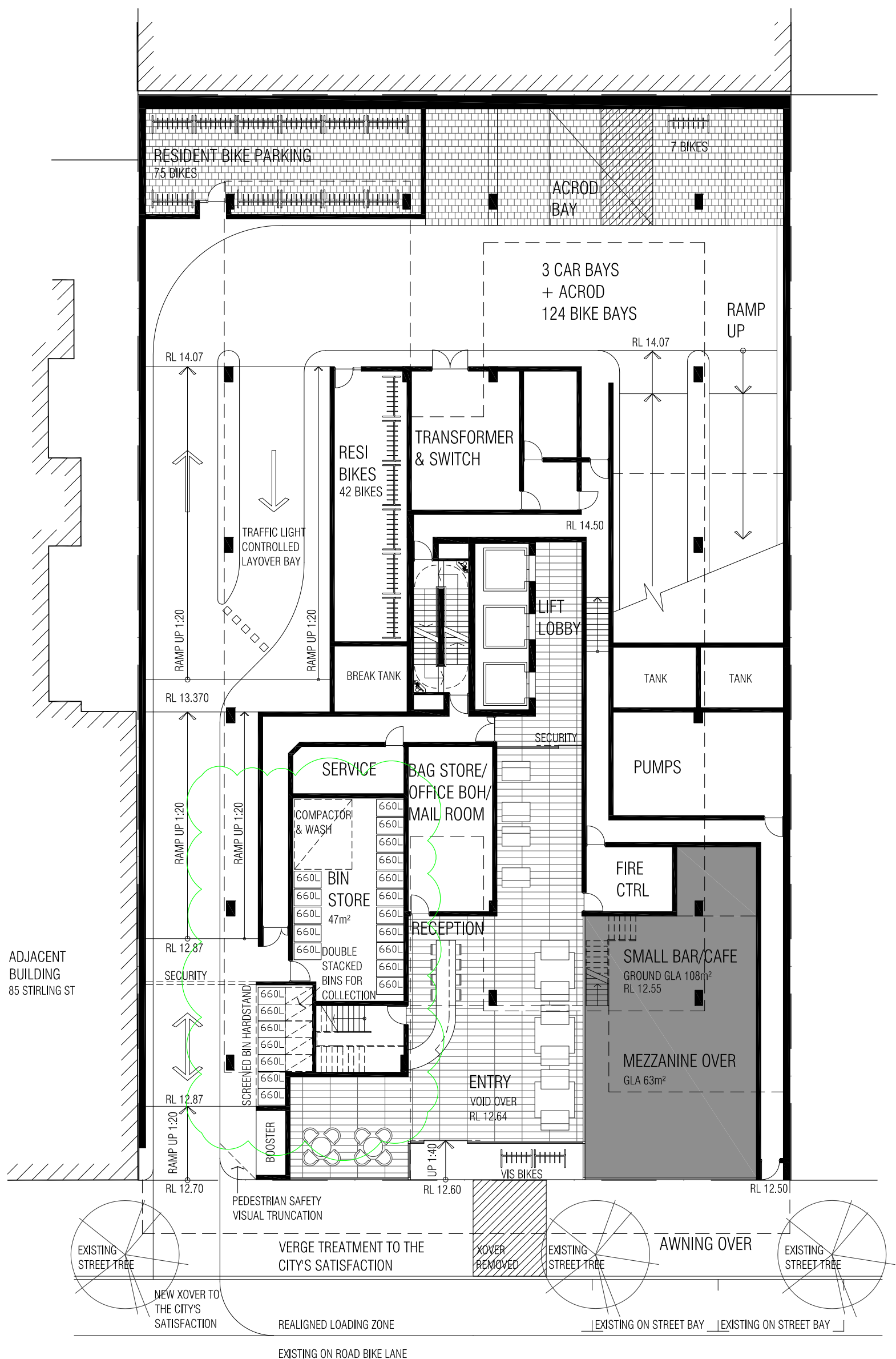
89-95 STIRLING STREET – WASTE COLLECTION – DA 2016/5047

The information provided below is a summary of the options available to the above proposal above regarding the collection of waste. This follows a number of meetings with the City, most recently on 19 April 2016.

SUMMARY

- The City has separately requested that the applicant investigate the possibility of a pedestrian connection between Stirling Street and Beaufort Street. The applicant agrees that this provides for a positive planning outcome and has commenced discussions with the adjoining landowner to the rear. However, this opportunity conflicts with some of the waste collection options that have been suggested.
- **Option 7 is the preferred option by the applicant and has been included in the application. It is considered to be the most practical solution and meets the City's requirements.**
- The applicant has an interest in seeking an improved solution which, for example, does not necessitate bins being located on the verge. Unfortunately, the timeframes to investigate and resolve other options extend beyond the limits of the DA approval process and the land that is currently under our control. The applicant therefore requests that:
 - The approval is granted for the proposed option, which has been modified and improved from that at the time of lodgement; and
 - We continue to liaise with the City and adjoining land owners to include alternate options for the collection of waste at the appropriate time.

| OPTION | REQUIREMENTS | COMMENT |
|--|---|--|
| 1. FORWARD GEAR ENTRY AND EXIT FROM STIRLING STREET. | <ul style="list-style-type: none"> ▪ Significant clear area at ground floor to allow truck to turn around. | <ul style="list-style-type: none"> ▪ The column locations, services and vehicular ramp to access upper floors preclude sufficient clearance. Sites with wider dimensions could incorporate a turning area; however, space is limited in this case due to the width of the subject lots. ▪ It is uncommon and not feasible to accommodate a turning truck within a building accommodation the use proposed. |
| 2. FORWARD GEAR ENTRY FROM ROW AND EXIT TO STIRLING STREET. | <ul style="list-style-type: none"> ▪ To allow a truck to enter the site from the ROW: <ul style="list-style-type: none"> - A clear width of 3 metres; and - 3.8m of minimum head clearance. | <ul style="list-style-type: none"> ▪ Once retaining walls and curbing have been allowed for, a clear width of only 1.82m is possible. ▪ For this reason alone, a truck cannot access the site from the ROW. ▪ To allow for sufficient head clearance, the entire building would need to be lifted by 2.5m, adding significant cost and a re-design. |
| 3. FORWARD GEAR ENTRY FROM ROW ACROSS A PORTION OF 85 STIRLING STREET. | <ul style="list-style-type: none"> ▪ In addition to the issues raised in point 2, a portion of 85 Stirling Street must be acquired. | <ul style="list-style-type: none"> ▪ Aside from uncertainty, this requires a significant amount of time to be resolved and cannot be achieved within the current DA approval timeframes. |
| 4. COLLECTION FROM REAR VIA ROW. | <ul style="list-style-type: none"> ▪ Bin store: <ul style="list-style-type: none"> - A bin store elevated above the current ground floor FFL to meet the ROW RL. ▪ Vehicle access: <ul style="list-style-type: none"> - Clearance for a truck to execute a three-point turn to reverse to the subject site. | <ul style="list-style-type: none"> ▪ Bin Store: <ul style="list-style-type: none"> - Constructing a bin store that matches the ROW will elevate it 1.5m above the ground floor FFL. The weight of the 660L bins will make them impossible to manually push up the ramps into the store. - The Water Corporate easement prevents the construction of permanent structures (such as the bin store) in that location. ▪ Vehicle access: <ul style="list-style-type: none"> - Although trucks currently execute the three point turn via a private car park, the applicant has no certainty that this will be permitted in future, particularly with increased collections. - The facility would then need to allow for an additional future bin store at Stirling Street. This negatively impacts on the design and increases cost. ▪ Pedestrian access between Stirling Street and Beaufort Street <ul style="list-style-type: none"> - Importantly, this option prevents any possibility of a pedestrian connection between Beaufort and Stirling Streets. |
| 5. COMBINED ONE-WAY ACCESS AND COLLECTION FROM BEAUFORT STREET THROUGH TO STIRLING STREET. | <ul style="list-style-type: none"> ▪ Consultation and agreement with the adjoining landowner. ▪ The development on the adjoining property must be complete prior to occupation of our proposal. | <ul style="list-style-type: none"> ▪ The applicant will attempt to work with the adjoining landowner to include this option. However, the time required to resolve the agreement extend beyond the timeframes of the DA approval process. As discussed, Stirling Capital is already directly engaging with the other applicant's architects. ▪ In addition, there is no security that the adjoining site will be complete at the required time and an alternative solution will still be required. |
| 6. REVERSE TRUCK INTO PROPERTY FROM STIRLING STREET. | <ul style="list-style-type: none"> ▪ Vehicles, operated by the CoP to drive in a reverse gear. | <ul style="list-style-type: none"> ▪ The City of Perth has advised that this option is not permitted under any scenario due to safety risks. |
| 7. VERGE COLLECTION FROM STIRLING STREET PREFERRED OPTION | <ul style="list-style-type: none"> ▪ A bin store located a suitable distance from the kerb. ▪ The vehicle will be required to stop on Stirling Street (or the loading area), a single lane road, while bins are emptied. | <ul style="list-style-type: none"> ▪ The current proposal shows this option. Although it is not a perfect solution, in that bins are located on the street and the truck is required to stop on Stirling Street (or the loading area), it is the only suitable option that the project can accommodate at this point in time. ▪ The amended ground floor plan sees an increased bin hardstand capacity from 7 bins to 12. This initiative is combined with a rubbish compactor within the bin store which will reduce our general rubbish from 26 bins down to 13. This will result in a reduced number of total bins from 45 down to 32 with a reduced number needing to be collected. ▪ An increased collection frequency will assist further if the City is willing to consider more than 3 services per week. ▪ 24/7 onsite staff can ensure the hardstand remains topped up with bins delivered from the adjacent bin store. |



ITEM NO: 2

9 (LOT 155) TULLY ROAD, EAST PERTH – NINE LEVEL RESIDENTIAL DEVELOPMENT CONTAINING 79 MULTIPLE DWELLINGS AND 91 CAR PARKING BAYS

RECOMMENDATION:

(APPROVAL)

That the Design Advisory Committee considers the design of the proposed nine level residential development containing 79 multiple dwellings and 91 car parking bays at 9 (Lot 155) Tully Road, East Perth and provides advice on:

- 1. the proposed building height and setbacks and the impact on the streetscape and surrounding, existing and future development;***
- 2. the proposal's relevance and compliance with the architectural character of the Belvidere Design Guidelines;***
- 3. the proposed variation in minimum sizes for the one, two and three bedroom apartments;***
- 4. the screening to and location of the natural ventilated car park to the Tully Road frontage; and***
- 5. the general design and aesthetic quality of the development.***

BACKGROUND:

| | |
|--------------------------|---|
| SUBURB/LOCATION: | 9 Tully Road, East Perth |
| FILE REFERENCE: | 2016/5114 |
| REPORTING UNIT: | Development Approvals |
| RESPONSIBLE DIRECTORATE: | Planning and Development |
| DATE: | 29 April 2016 |
| MAP / SCHEDULE: | Schedule 9 - Map and coloured perspectives |
| 3D MODEL PRESENTATION: | A 3D Model for this application will be available at the Committee meeting. |

LANDOWNER:

L & K (WA) Investments Pty Ltd

APPLICANT: Doepel Marsh Architects and Planners
ZONING: (MRS Zone) Urban
(Local Planning Scheme 26 Precinct) East Parade
(EP 7)
APPROXIMATE COST: \$18.7 million

SITE HISTORY:

The 2,032m² subject site is located on the northern side of Tully Street in East Perth. The site is currently vacant and was previously set aside for a Western Power substation however was considered surplus to their needs in a recent review and hence was sold. The site has access from Tully Street and backs onto East Parade and the railway reserve and Graham Farmer Freeway.

DETAILS:

Approval is sought to construct a nine level residential building consisting of 23 one bedroom, 50 two bedroom and 6 three bedroom dwellings and associated facilities.

Details of the proposed development are as follows:

| | |
|--------------------------------------|--|
| Ground Floor Level | This level includes the residential lobby, gym, bin store, 29 residential stores, 8 visitor bicycle racks, 40 residential car parking bays and 2 visitor bays. |
| First Floor Level | This level includes 50 residential car parking bays, 14 residential bicycle racks and 50 residential stores. |
| Second Floor Level | This level contains seven two bedroom apartments, three one bedroom apartments, a central courtyard and a common 'club house' room. |
| Third and Fourth Floor Levels | These levels contain seven two bedroom apartments and five one bedroom apartments per floor. |
| Fifth Floor Level | This level contains eight two bedroom apartments and four one bedroom apartments. |
| Sixth to Eight Floor Levels | These levels contain two three bedroom apartments, seven two bedroom apartments and two one bedroom apartments per floor. |

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the East Perth Precinct No. 15 (P15) under the City Planning Scheme No. 2 and is subject to Local Planning Scheme No. 26 being the East Perth Normalised Area. The subject property falls within the East Parade (EP 7) Precinct under the Local Planning Scheme No 26 and is subject to the Belvidere Area design guidelines. The precinct will provide a mix of commercial and residential uses, with a particular emphasis on improving the streetscape quality and built form

along the edges of East Parade and the Graham Farmer Freeway. The Precinct will provide a distinctive entry point into the Project Area from the north.

A 'Residential' use is a preferred ('P') use within the East Parade Precinct of LPS 26.

Development Requirements

There are no development standards applicable to the proposed residential development on the site (with the exception of plot ratio and land use permissibility) with the design guidelines only setting out standards in relation to the development of Western Power infrastructure. The proposal's compliance with the following development standards is summarised below:

| Development Standard | Proposed | Required / Permitted |
|--|---|---|
| Maximum Plot Ratio: | 2.0 : 1.0 (4064m ²) | 2.0 : 1.0 (4,064m ²) |
| Building Height: | 28.7 metres (30.7 metres including plant) | No standards applicable |
| Setbacks: Front (Tully Road): Side (East): Side (West): Rear (North): | Nil to 1.6 metres. 1.5 – 7.8 metres 0.2 – 8.4 metres Nil to 3.9 metres | No standards applicable |
| Car Parking: | 91 residential bays | 79 bays (minimum) 158 bays (maximum) |
| Landscaping: | 10.33% (210m ²) | No standards applicable |

The proposed development provides a diversity of dwelling sizes, including 29% single bedroom dwellings.

Minimum dwelling sizes are as follows:

- 49m² for the one-bedroom dwellings.
- 61m² for the two-bedroom dwellings; and
- 93m² for the three-bedroom dwellings.

The above minimum dwelling sizes are below those recommended under the City's Residential Design Policy which stipulates a minimum 50m², 70m² and 100m² for one, two and three bedrooms apartments respectfully. The applicant has not provided any justification on the proposed variations.

The design guidelines for the Belvidere Area outlines that generally the required design solution will include the following:

- “1. strong and clear expression of building forms.*
- 2. articulation of buildings into separate elements which express distinct forms, provide an interplay of light and shade and establish variety within the development. The design form of each building should be cognisant of the form, scale and the design elements of any existing neighbours and aim at achieving a common design thread which, whilst facilitating individual expression, contributes to a consistency of the streetscape.*
- 3. clearly defined roof forms.*
- 4. expressed structural elements with finely detailed lightweight steel or timber preferred as an aesthetic over mass reinforced concrete.*
- 5. consistent detailing aimed at reducing the perceived visual bulk of building mass and enhancing the identity of individual buildings through the use of materials, structural elements, colour, texture, elements of the built form such as awnings, canopies, verandahs, sun screens, balconies and the building form itself.*
- 6. consistency of window opening proportions and size.*
- 7. controlled use of a rich palette of colours and materials including red brick, rendered/painted masonry, light framing with profiled steel sheet cladding, timber boards/panels etc. The inclusion of some red face brickwork will be required to commercial and mixed use developments as a reference recognising the significant heritage contribution to the 'East Perth Vernacular' made by various warehouse/commercial buildings and specifically exemplified by the old Boans warehouse.*
- 8. particular design emphasis to corner sites. These sites tend to play a special role in defining the quality of the adjoining public spaces, often becoming landmarks which assist people's understanding of the local environment. Consideration should be given to the use of feature elements to give prominence to corner buildings and in some instances the opportunity is provided for extra building height to be introduced. These instances are illustrated in the relevant building envelope diagrams.*
- 9. design which complements neighbouring buildings through the sensitive use of form, materials, details etc.*
- 10. avoidance of a design approach which makes a superficial stylistic reference to historical design periods.”*

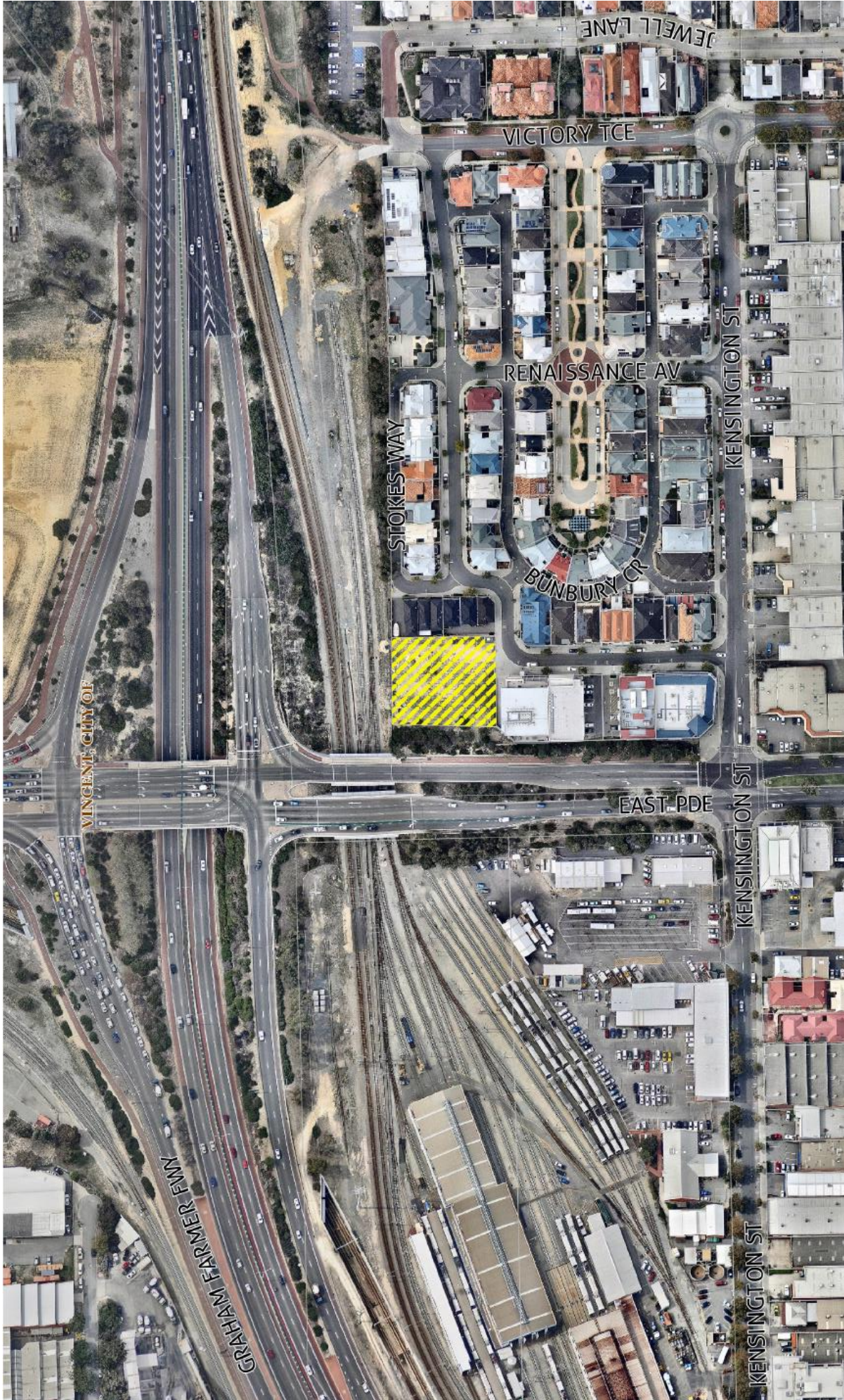
The applicant has argued that the development would act as a 'bookend' to the development to the east at 41-47 Tully Road which has a height of seven storeys, is setback 3 metres from the streets with a nil setback to the sides and rear.

Conclusion

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

1. the proposed building height and setbacks and the impact on the streetscape and surrounding, existing and future development;
2. the proposal's relevance and compliance with the architectural character of the Belvidere Design Guidelines;
3. the proposed variation in minimum sizes for the one, two and three bedroom apartments;
4. the screening to and location of the natural ventilated car park to the Tully Road frontage; and
5. the general design and aesthetic quality of the development.

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



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