



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, 21 April 2016 at 4.00pm.**

Yours faithfully

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**

14 April 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

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

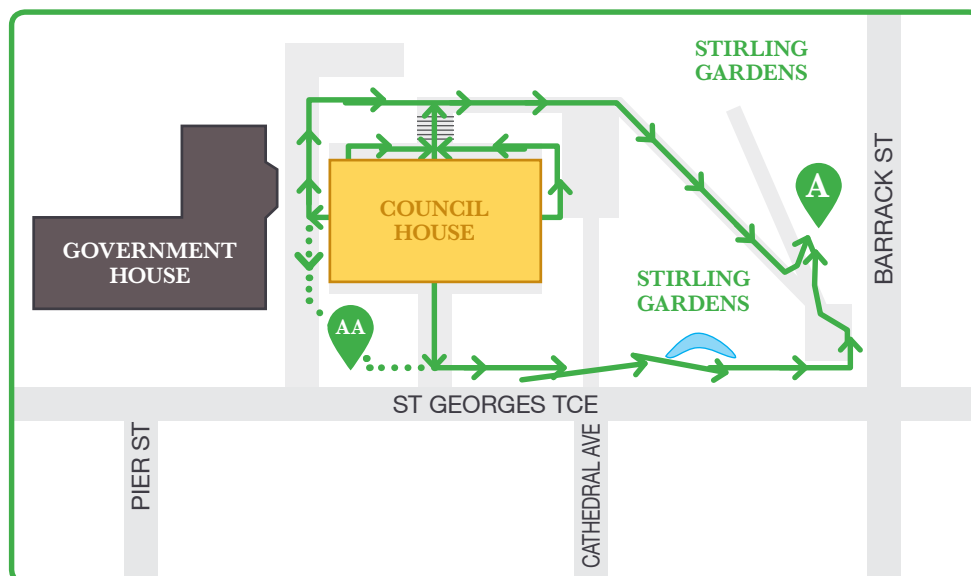
whoop whoop whoop

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

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
21 APRIL 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 31 March 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**

INDEX OF REPORTS

| Item | Description | Page |
|-------------|---|-------------|
| 1 | 286 (LOT 3) HAY STREET, EAST PERTH – DEMOLITION OF EXISTING TWO STOREY BUILDING AND CONSTRUCTION OF AN 18 – LEVEL HOTEL (‘SPECIAL RESIDENTIAL’) DEVELOPMENT INCLUDING 180 HOTEL ROOMS | 1 |
| 2 | 39 (LOTS 4 AND 551), 41 (LOT 1) AND 47 – 55 (LOTS 1 AND 2) MILLIGAN STREET AND 469 (LOT 2) AND 471 (LOTS 66 AND 550) MURRAY STREET, PERTH – PROPOSED MIXED-USE DEVELOPMENT COMPRISING A 52 LEVEL RESIDENTIAL BUILDING CONTAINING 359 MULTIPLE DWELLINGS, A 37 LEVEL HOTEL BUILDING CONTAINING 406 HOTEL ROOMS AND ASSOCIATED DINING AND RETAILS USES AND A TOTAL OF 272 CAR PARKING BAYS – BONUS PLOT RATIO | 5 |

ITEM NO: 1

286 (LOT 3) HAY STREET, EAST PERTH – DEMOLITION OF EXISTING TWO STOREY BUILDING AND CONSTRUCTION OF AN 18 – LEVEL HOTEL (‘SPECIAL RESIDENTIAL’) DEVELOPMENT INCLUDING 180 HOTEL ROOMS

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design for the proposed 18 – level hotel development containing 180 hotel rooms at 286 (Lot 3) Hay Street, East Perth and provides advice on:

- 1. the general design of the development and in particular the the proposed encroachments into the building height plane;***
- 2. the proposed variations to the side and rear setback requirements and their impact on adjoining properties and the adjacent laneway;***
- 3. the proposed use, design and setback on the ground floor level noting the scheme requirement for shops, showrooms and restaurants to front Hay Street and all new development to have a nil street setback;***
- 4. the absence of any bicycle parking.***

BACKGROUND:

| | |
|--------------------------|---|
| SUBURB/LOCATION: | 286 (Lot 3) Hay Street, East Perth |
| FILE REFERENCE: | 2016/5083 |
| REPORTING UNIT: | Development Approvals |
| RESPONSIBLE DIRECTORATE: | City Planning and Development |
| DATE: | 12 April 2016 |
| MAP / SCHEDULE: | Schedule 1 – Map and coloured perspective for 286 Hay Street, East Perth |
| 3D MODEL PRESENTATION: | A 3D Model for this application will be available at the Committee meeting. |

LANDOWNER: Little Fish Weston Street Pty Ltd
APPLICANT: TPG Town Planning, Urban Design and Heritage
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Goderich (P14)
(City Planning Scheme Use Area) Town Centre
APPROXIMATE COST: \$25 million

SITE HISTORY:

The 731m² subject site is located on the northern side of Hay Street in East Perth. The site is currently occupied by a two storey commercial building with an at grade open car park to the rear of the site. The site has access from Hay Street and the adjoining right of way to the rear of the site.

DETAILS:

Approval is sought to demolish the existing two storey commercial building on the site and construct an 18 level hotel building consisting of 180 hotel rooms and associated facilities.

Details of the proposed development are as follows:

| | |
|-----------------------------------|--|
| Ground Floor Level | This level includes the hotel lobby, reception and bar area, the Managers office and luggage room, back of house facilities, end of trip facilities for hotel staff, bathroom facilities, bin store, fire pump rooms, water tank, substation and a loading zone with access off the right of way adjoining the rear of the site. |
| First to Third Floor Level | These levels include 14 one bedroom hotel rooms ranging in size from 20m ² to 34m ² . |
| Level Four | This level contains 11 one bedroom hotel rooms ranging in size from 20m ² to 22m ² , the communal gym and a landscaped room terrace. |
| Level Five | This level contains 11 one bedroom hotel rooms ranging in size from 20m ² to 22m ² . |
| Levels Six to Ten | These levels contain 12 one bedroom hotel rooms ranging in size from 20m ² to 22m ² . |
| Levels Eleven to Seventeen | These levels contain 8 one bedroom hotel rooms ranging in size from 20m ² to 22m ² . |

The building is to be constructed using a modular method consisting of precast concrete panels with high quality glazing and feature natural stone and aluminium cladding. An awning is proposed over the Hay Street footpath to provide pedestrian shelter and an extensive use of glazing at the ground floor lobby level has been designed to encourage activation and passive surveillance of the street.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the Town Centre Use Area of the Goderich Precinct 14 of City Planning Scheme No. 2 (CPS2). The Goderich Precinct will be further developed as a residential neighbourhood accommodating a wide range of residential and employment opportunities serviced by activities which support these uses. The town centre on Hay Street will be further consolidated as a node of shopping, commercial and community facilities, serving the needs of residents, visitors and workers in this and adjoining precincts.

'Special Residential' is a preferred ('P') use within the Town Centre use area of the Goderich Precinct. It is considered that the proposed hotel use complies with the Statement of Intent of the Precinct.

Development Requirements

Within the Town Centre use area, generally only shops, showrooms and restaurants will be permitted to front Hay Street, although a range of residential and commercial uses will be permitted on upper levels, or to the rear. Residential and visitor accommodation in this area of the Precinct are encouraged.

New development along the shopping 'strip' in Hay Street will have a nil street setback and be of a low scale along the street frontage and incorporate a shop front design with pedestrian weather protection over the footpath. Additional building height will be setback from all lot boundaries. Building heights shall be tailored to provide for adequate levels of sunlight penetration into the street. Development shall also have regard to the existing development and complement historic buildings.

The proposal's compliance with the CPS2 and Goderich Design Policy development requirements is summarised below:

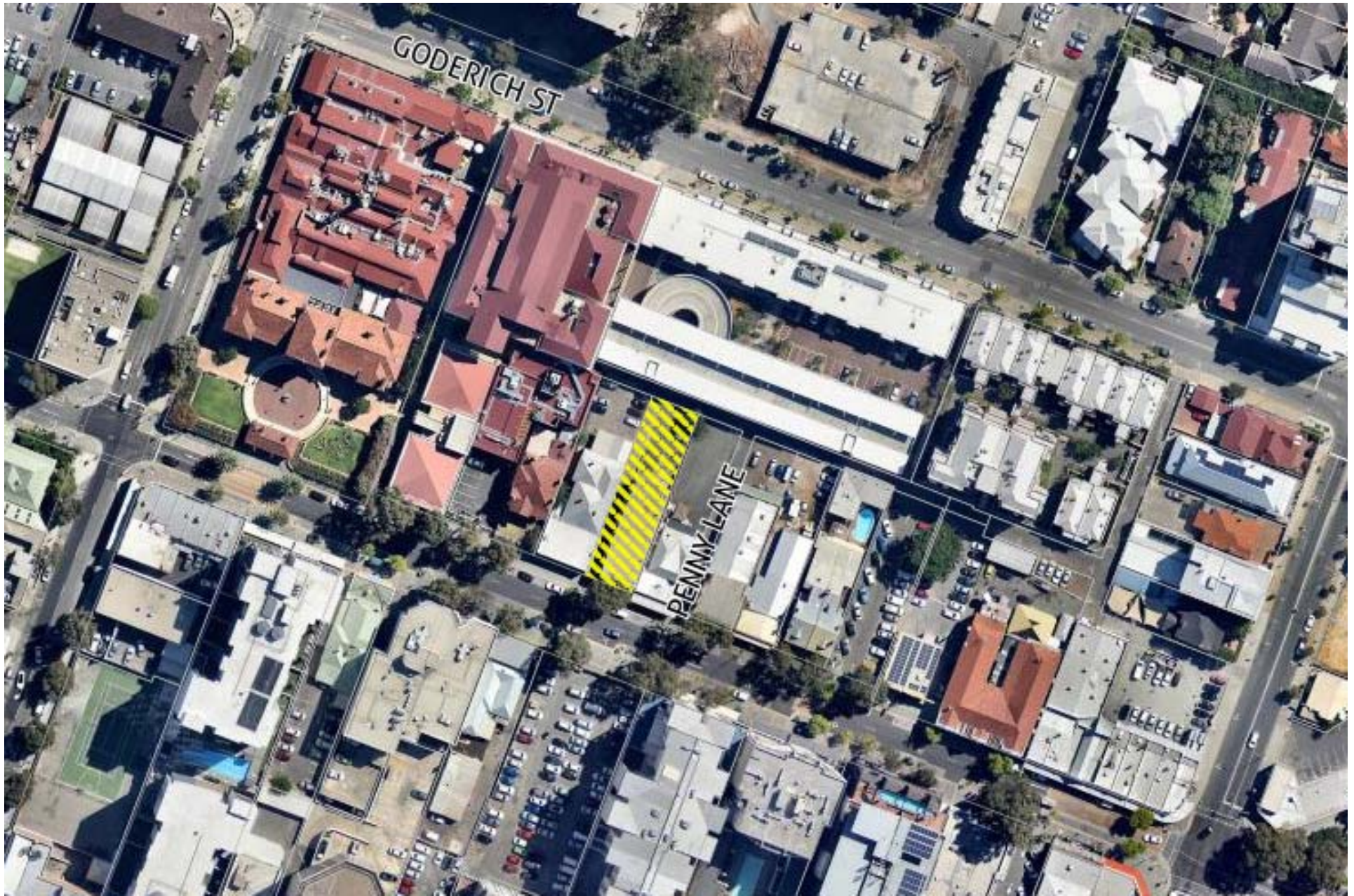
| Development Standard | Proposed | Permitted / Required |
|--|------------------------------|------------------------------|
| Maximum Plot Ratio | 4.0:1 (2,924m ²) | 4.0:1 (2,924m ²) |
| Maximum Street Building Height: | | |
| <u>Hay Street</u> | 13.6 metres | 14 metres |

| Development Standard | Proposed | Permitted / Required |
|---------------------------------|---|---|
| Maximum Building Height: | 58.4 metres with various encroachments within the 45 degree height plane | Additional height above the street building height within a 45 degree angled height plane measured from Hay Street |
| Setbacks: | | |
| <u>Front (Hay Street)</u> | Nil up to 14 metres, encroaches into height plane from levels 6 to 17 | Nil up to a height of 14 metres Additional height above the street building height within a 45 degree angled height plane measured from Hay Street |
| <u>Side (east)</u> | Nil (no openings) 3 metres (with openings) | Nil (no openings) 4 metres (with openings) |
| <u>Side (west)</u> | Nil 2.9 metres to main building | Nil (no openings) 4 metres (with openings) |
| <u>Rear (laneway)</u> | Nil with openings | Nil (no openings) 4 metres (with openings) |
| Car Parking: | Nil | 11 bays (maximum) |
| Bicycle Parking: | | |
| Special Residential | Nil | 60 bays (minimum) |

Conclusion

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

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



2016/5083 286 (LOT 3) HAY STREET, EAST PERTH



2016/5083 286 (LOT 3) HAY STREET, EAST PERTH

ITEM NO: 2

39 (LOTS 4 AND 551), 41 (LOT 1) AND 47 – 55 (LOTS 1 AND 2) MILLIGAN STREET AND 469 (LOT 2) AND 471 (LOTS 66 AND 550) MURRAY STREET, PERTH – PROPOSED MIXED-USE DEVELOPMENT COMPRISING A 52 LEVEL RESIDENTIAL BUILDING CONTAINING 359 MULTIPLE DWELLINGS, A 37 LEVEL HOTEL BUILDING CONTAINING 406 HOTEL ROOMS AND ASSOCIATED DINING AND RETAILS USES AND A TOTAL OF 272 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for the proposed mixed-use development comprising a 52 level residential building containing 359 multiple dwellings, a 37 level hotel building containing 406 hotel rooms and associated dining and retail uses and a total of 272 car parking bays at 39 (Lots 4 and 551), 41 (Lot 1) and 47 – 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray 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 residential use in accordance with Residential Design Policy 4.9, noting dwelling sizes are below those recommended under the City's Policy;**
- 1.2 for the awarding of 20% bonus plot ratio for the provision of a special residential use in accordance with Special Residential (Serviced and Short Term Accommodation) Policy 3.9; and**
- 1.3 for the awarding of a 10% bonus plot ratio for the conservation of the heritage listed Pearl Villa and Hostel Milligan in accordance with Heritage Policy 4.10;**

(Cont'd)

2. ***the general design of the:***
 - 2.1 ***proposed development and its presentation to the street and adjoining properties, particularly at the ground and podium levels; and***
 - 2.2 ***tower elements and their impact on the integrity of the heritage listed Pearl Villa and Hostel Milligan having regard to its positioning, scale and massing;***
3. ***the proposed variations to the maximum street building height and setback requirements for Milligan and Murray Streets and their impact on the streetscape and local amenity.***

BACKGROUND:

| | |
|--------------------------|---|
| SUBURB/LOCATION: | 39 – 55 Milligan Street and 469 – 471 Murray Street, Perth |
| FILE REFERENCE: | 2016/5095 |
| REPORTING UNIT: | Development Approvals |
| RESPONSIBLE DIRECTORATE: | Planning and Development |
| DATE: | 14 April 2016 |
| MAP / SCHEDULE: | Schedule 2 – Map and coloured perspectives for 39 – 55 Milligan Street and 469 – 471 Murray Street, Perth |
| 3D MODEL PRESENTATION: | A 3D Model for this application will be available at the Committee meeting. |
| LANDOWNER: | Fragrance WA – Perth (Milligan) Pty Ltd |
| APPLICANT: | TPG Town Planning, Urban Design and Heritage |
| ZONING: | (MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre |
| APPROXIMATE COST: | \$200 million |

SITE HISTORY:

The subject site is located on the south western corner of the Milligan and Murray Street intersection and consists of eight lots totalling 3,560m². The significant buildings on site include the two storey, Regency Victoria style (1887) 'Pearl Villa', set back from Murray and Milligan Street frontage and concealed by the Inter-War Art-Deco (1930's) addition being 'Hostel Milligan'. These buildings are listed on the City Planning Scheme No. 2 (CPS2) Register of Cultural Heritage Significance. The remaining four buildings on the site are single or two storey commercial buildings of diverse styles spanning the 20th century.

An application for construction of a mixed-use development comprising two main buildings was approved by the City of Perth Local Development Assessment Panel on 11 July 2013. The application proposed the:

- retention, conservation and adaptation of the Pearl Villa;
- retention, partial demolition and adaptation of the Hostel Milligan;
- demolition of all other structures on the site;
- the construction of a 15 level office building integrating the Pearl Villa and Hostel Milligan (Stage 1); and
- Construction of a 13 level hotel building fronting Murray Street (Stage 2).

A maximum plot ratio of 7.0:1.0 inclusive of 40% bonus plot ratio was approved on the basis of 20% plot ratio bonus for provision of a new special residential use and 20% bonus plot ratio for the retention and upgrade of the heritage listed Pearl Villa and Milligan Hostel buildings. The approval subsequently lapsed and the development did not proceed.

DETAILS:

Approval is sought for the demolition of all of the existing buildings on site, with the exception of the Pearl Villa and Hostel, and the façade of the former Hertz Building at 41 Milligan Street, and the construction of a mixed use development comprising a 52 level residential building, 37 level hotel building and 272 car parking bays.

The applicant advises that *'the containment of the residential and hotel land uses within separate tower elements ensures an appropriate level of amenity and security for permanent residents, with separate pedestrian access points, lifts and stairs provided for each of the residential, hotel and commercial components of the proposed development. Separate car parking and vehicle access points are also provided for the proposed hotel and residential land uses'*.

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

| Residential Tower | |
|--------------------------|---|
| Ground Floor Level | One restaurant tenancy and one shop/café tenancy fronting Murray Street Grand entrance hall and apartment lobby Separate office and residential lift lobbies Separate goods lift Management office and mail room Vehicular crossover to Murray Street Vehicle loading area Off-street residential porte-cochere and drop-off bay 18 residential stores Separate residential and commercial bin stores Utilities and services infrastructure |

| Residential Tower | |
|--------------------------|---|
| Mezzanine Floor Level | 18 residential stores |
| First Floor Level | Four double-level, one-bedroom adaptable dwellings / offices, across the first and second floor levels fronting Murray Street 18 resident car parking bays Two hired car bays Two motorcycle bays Six resident bike bays 21 residential stores |
| Second Floor Level | Upper levels of apartments across the first and second floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays Nine resident bike bays; and Eight residential stores. |
| Third Floor Level | Four double-level, one-bedroom adaptable dwellings / offices, across the first and second floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays 20 resident bike bays Five residential stores |
| Fourth Floor Level | Upper levels of apartments across the third and fourth floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays 20 resident bike bays Five residential stores |
| Fifth Floor Level | Four double-level, one-bedroom adaptable dwellings / offices, across the first and second floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays 20 resident bike bays Five residential stores |
| Sixth Floor Level | Upper levels of apartments across the third and fourth floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays 20 resident bike bays Five residential stores |
| Seventh Floor Level | Communal landscaped podium deck 37 resident car parking bays Two motorcycle bays |

| Residential Tower | |
|---|--|
| | 20 resident bike bays Five residential stores |
| Eighth Floor Level | 187 residential stores |
| Ninth Floor Level | 87 residential stores Utilities and services infrastructure |
| Tenth Floor Level | Communal residential facilities, including: <ul style="list-style-type: none"> • Heated swimming pool and pool deck • Spa and plunge pool • Steam room and sauna • Gymnasium • Function room • Landscaped deck • Male and female change room facilities |
| Eleventh Floor Level | Void over communal facilities level |
| Twelfth to Fourteenth Levels | Four one-bedroom apartments Four two-bedroom apartments One three-bedroom apartment Communal 'zen' garden/void |
| Fifteenth Floor Level | Four one-bedroom apartments Three two-bedroom apartments One three-bedroom apartment Communal library and reading area Communal 'zen' garden |
| Sixteenth to Thirty First Floor Levels | Four one-bedroom apartments Four two-bedroom apartments One three-bedroom apartment Communal 'zen' garden/void |
| Thirty Second to Forty Second Floor Level | Five one-bedroom apartments Four two-bedroom apartments One three-bedroom apartment |
| Forty Third to Forty Eighth Floor Level | One one-bedroom apartment Six two-bedroom apartments One three-bedroom apartment |
| Forty Ninth Floor Level | One one-bedroom apartment Four two-bedroom apartments Two three-bedroom apartments (lower levels) One three-bedroom apartment |

| Residential Tower | |
|--------------------------|---|
| Fiftieth Floor Level | Two three-bedroom apartments (upper levels) Two three-bedroom apartments (lower levels) Communal residential facilities, including: <ul style="list-style-type: none"> • Outdoor cinema • Function room • Garden lounge |
| Fifty First Floor Level | Upper level of two three-bedroom apartments Residents activity suite and terrace Utilities and services infrastructure |
| Fifty Second Floor Level | Residents sky lounge and barbecue deck Games hall and children's play area Utilities and services infrastructure |
| Roof Level | Roof mounted solar panels |
| Basement Floor Level Two | 27 car parking bays, including two tandem bays Five motorcycle bays 10 bicycle bays |
| Basement Floor Level | 20 car parking bays, including two universal access bays Four motorcycle bays 14 bicycle bays Utilities and services infrastructure |
| Ground Floor Level | One hotel restaurant / bar tenancy and one shop tenancy fronting Milligan Street and Murray Street Heritage forecourt located within the existing Hostel Milligan buildings Hotel entrance hall and grand lobby Hotel reception and concierge facilities Hotel office, laundry and rest room facilities Hotel luggage room Vehicular crossover to Milligan Street Vehicle loading area Off-street hotel drop-off bay Separate hotel and restaurant bin stores Utilities and services infrastructure |
| First Floor Level | Guest breakfast room and lounge Restaurant dining area Hotel back-of-house facilities Utilities and services infrastructure |
| Second Floor Level | Two conference / function rooms Two meeting rooms Outdoor cocktail terrace |

| Residential Tower | |
|-------------------------------------|---|
| | Hotel back-of-house facilities Male and female bathroom facilities |
| Third Floor Level | Day spa and treatment rooms Hotel gymnasium Outdoor yoga and recreation terrace Male and female change room facilities Utilities and services infrastructure |
| Fourth Floor Level | 14 hotel rooms Utilities and services infrastructure |
| Fifth to Thirty Second Floor Levels | 14 hotel rooms Utilities and services infrastructure |
| Thirty Third Floor Level | Utilities and services infrastructure Communal hotel facilities, including: <ul style="list-style-type: none"> • Heated swimming pool and pool deck; • Landscaped terrace and bar area; and • Male and female bathroom facilities |

The proposed development will provide a total of 359 long term residential apartments in the following range of unit types:

- 12 one bedroom and one bathroom adaptable office / apartments;
- 142 one bedroom and one bathroom apartments
- 89 two bedroom and two bathroom apartments;
- 74 two bedroom plus study and two bathroom apartments;
- 38 three bedroom and two bathroom apartments; and
- 4 three bedroom and three bathroom apartments.

With regards to short term accommodation, the hotel will provide a total of 406 rooms ranging in size from 22m² to 28m², including 58 'dual-key' units and 16 universally accessible units.

The applicant advises that the *'the proposed development will provide a high quality, architecturally designed built form, incorporating a diverse range of high quality materials and finishes to produce a striking, contemporary façade design. The development has been carefully designed so as to showcase the sites unique heritage value, whilst providing a high quality architectural outcome for this prominent development site. The proposal will affect the conservation and adaptation of the heritage listed Pearl Villa and Hostel, contributing to the historic character and ambiance of the city centre, as well as the ongoing use and enjoyment of the site's unique heritage. The development provides activation of the public realm through the provision of active ground floor commercial tenancies and glazed lobby spaces fronting both Murray Street and Milligan, promoting an open and interactive relationship with the surrounding public realm.'*

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the Citiplace Precinct (P5). The Citiplace Precinct will be enhanced as the retail focus of the State providing a range of retail and related services more extensive than elsewhere in the metropolitan region. The Precinct will offer a wide range of general and specialised retail uses as well as a mixture of other uses such as entertainment, commercial, medical, service industry, residential and minor office. Uses at street and pedestrian level will mainly be shops, restaurants (including cafes), taverns and other uses that have attractive shop fronts and provide for activity, interest and direct customer service.

The proposed uses including 'Dining', 'Entertainment', 'Retail' and 'Special Residential' uses which are classified as preferred 'P' uses in the City Centre area of the Citiplace Precinct (P5). The proposed 'Residential' and 'Office' uses are classified as contemplated 'C' uses and are considered to be consistent with the precinct statement of intent in contributing to the local day and night time economy in support of the aforementioned commercial uses.

Development Requirements

New development within the Citiplace Precinct will generally reflect the traditional height and scale of adjacent buildings and will allow sun penetration into the streets in winter. Building facades will incorporate interesting elements thereby contributing to a lively, colourful and stimulating environment. Shop fronts will be continuous, complementing traditional shop fronts and providing awnings and veranda's over footpaths.

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

| Development Standard | Proposed | Required / Permitted |
|-----------------------------|---|---|
| Maximum Plot Ratio: | 7.5:1 (26,700m²) inclusive of a plot ratio bonus of 50% (8,900m²) on the basis of: a 20% bonus for including residential development, a 20% bonus for including special residential development and a 10% bonus for the conservation of heritage buildings | Base Plot Ratio 5:1 (17,800m 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) Heritage Conservation (20% maximum) |

| Development Standard | Proposed | Required / Permitted |
|--|--|--|
| <p>Maximum Street Building Height:</p> <p><u>Murray Street</u></p> <p>Residential Tower</p> <p>Hotel Tower</p> <p><u>Milligan Street</u></p> <p>Hotel Tower</p> | <p>27.5 metres</p> <p>10.5 metres</p> <p>14.5 metres</p> | <p>14 metres</p> <p>14 metres</p> <p>21 metres</p> |
| <p>Maximum Building Height:</p> <p>Residential Tower</p> <p>Hotel Tower</p> | <p>179 metres</p> <p>121 metres</p> | <p>No prescribed limit</p> <p>No prescribed limit</p> |
| <p>Setbacks:</p> <p><u>Murray Street (north)</u></p> <p>Residential Tower</p> <p>Hotel Tower</p> <p><u>Milligan Street (east)</u></p> <p>Hotel Tower</p> | <p>Nil up to 27.5 metres in height then 3.7 metres (minor projection) to 9 metres up to a maximum height of 179 metres</p> <p>Nil up to 10.5 metres in height then 17.5 metres up to a maximum height of 121 metres</p> <p>Nil to 2 metres up to 14.5 metres in height then 5 metres up to a maximum height of 121 metres (exceeding the</p> | <p>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</p> <p>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</p> <p>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</p> |

| Development Standard | Proposed | Required / Permitted |
|-------------------------|---|---|
| | provision from 65 metres upwards) | development |
| <u>Side (south)</u> | | |
| - Lower Building Levels | | |
| Residential Tower | Nil up to 33 metres in height (exceeding the provision from 14 metres upwards) | Nil (no openings/balconies) |
| Hotel Tower | Nil up to 19 metres in height | Nil (no openings/balconies) |
| - Upper Building Levels | | |
| Residential Tower | 3 metres (architectural features) to 4 metres (main building) | 4 metres (up to 65m in height) 8 metres (over 65m in height) |
| Hotel Tower | 3 metres (balconies) to 4 metres (main building) | 4 metres (up to 65m in height) 8 metres (over 65m in height) |
| <u>Side (west)</u> | | |
| - Lower Building Levels | | |
| Residential Tower | Nil up to 33 metres in height (exceeding the provision from 14 metres upwards) | Nil (no openings/balconies) |
| Hotel Tower | Nil up to 19 metres in height | Nil (no openings/balconies) |
| - Upper Building Levels | | |
| Residential Tower | 3.5 metres (balconies) to 4 metres (main building) | 4 metres (up to 65m in height) 8 metres (over 65m in height) |
| Hotel Tower | 9.5 metres | 4 metres (up to 65m in height) 8 metres |

| Development Standard | Proposed | Required / Permitted (over 65m in height) |
|------------------------------|-----------------|--|
| Car Parking: | | |
| Residential | 225 bays | 538 bays (maximum) |
| Commercial Tenant | 47 bays | 53 bays (maximum) |
| Bicycle Parking: | | |
| Residential | 115 bays | 120 bays or can be located within residential stores (minimum dimension 2.2m and area of 5m ²) |
| Commercial (including Hotel) | 24 bays | 138 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; and
- 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

The residential building entry is clearly defined and visible from the street.

The proposed development provides a diversity of dwelling sizes, including 42.8% single bedroom dwellings, 45.5% two bedroom dwellings and 11.7% three bedroom dwellings.

Minimum dwelling sizes are as follows:

- 38.5m² for the one-bedroom dwellings;
- 67.8m² for the two-bedroom dwellings; and
- 90m² for the three-bedroom dwellings.

The above minimum dwelling sizes are below those recommended under the City's Policy of 50m² (one bedroom unit), 70m² (two bedroom unit) and 100m² (three bedroom unit). The applicant notes 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. The reduced apartment sizes contribute to the affordability of dwellings, whilst the dwelling designs maximise useable apartment space whilst minimising the need for corridors and other underutilised apartment floor space."*

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. 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. 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 acoustic report prepared in support of the proposal demonstrates that the proposed development complies with the relevant acoustic 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:

- in excess of the minimum 10m² requirement (minimum 12.5m²);
- directly accessible from a habitable room;
- receives adequate levels of natural light and ventilation ; and
- provides adequate weather protection, and is located and designed to maximise visual privacy between individual apartments and surrounding buildings.

Communal Open Space

High quality communal spaces for residents are provided at both the podium deck and roof levels of the proposed residential tower. These include a heated swimming pool and pool deck, gymnasium, spa room, function room, landscaped podium deck, and resident sky lounge and terrace. The communal facilities are accessed via the separate residential lift lobby and stairs, thereby ensuring that the communal facilities are secure and accessible for residents.

Landscaping

Given the development's nil street frontage setbacks, minimal 'in-ground' landscaping is proposed which is appropriate to its inner urban context. A mixture of soft and hard landscaping is provide within the various communal spaces and 'zen' gardens.

Element 5 – Efficient Resource Use and Provision of Daylight

Heating and Cooling

The proposed development has been designed to capitalise on access to northern solar access as far as is practicable, with the majority of balconies and major openings provided with access to northern daylight at various periods throughout the day.

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 through the provisions of major openings to all habitable rooms.

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.

Greywater Use

Feasibility of greywater reuse and recycling will be considered at 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 the residential tower, and separate secure bicycle parking provided throughout the podium levels.

Element 7 – Servicing

Stores

Each dwelling is provided with a secure, accessible storage area, with a minimum internal area of 4m².

Mailboxes

A residential mail room is provided at the ground floor level, with access directly of the apartment lobby space. This ensures that the mail facilities are provided in a consolidated area that is easily accessible via the building entrances.

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

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.

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. A dedicated hotel lobby and lifts is provided at the ground floor level ensuring secure access for patrons that is appropriately separated from surrounding residential access points. Guest room sizes range in size between 22m² to 28m² 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 20% for the provision of a special residential use.

Bonus Plot Ratio for Heritage Conservation

Developments which conserve heritage listed places may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Heritage Bonus Plot Ratio Plan contained within CPS2.

The application is seeking the award of 10% bonus plot ratio for the conservation of the heritage listed Pearl Villa and Hostel Milligan. 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:

- *'The existing Hostel Milligan buildings are recognised as being of cultural heritage value by virtue of their listing on the City of Perth's Register of Places of Cultural Heritage Significance;*
- *The proposed development will ensure the ongoing protection and conservation of the heritage listed buildings within an appropriate setting, as discussed in detail in the associated Heritage Impact Statement;*
- *The conservation of the heritage listed buildings has been undertaken in accordance with the Conservation Plan applicable to the place, as discussed in detail in the associated Heritage Impact Statement;*
- *The proposed use of the space will perpetuate historic retail and hospitality uses, and will enable greater access and patronage from the general public;*
- *The proposed new development, landscaping and urban design treatments have been carefully considered and sensitively introduced to respect and respond to the cultural heritage values of the place, as discussed in the associated Heritage Impact Statement;*
- *The place will be the subject of appropriate interpretation to complement the proposed development and to provide the local and wider community with a deeper and more comprehensive understanding of the place. Interpretation will transmit the history and significance of the place as documented in the relevant Conservation Plan (2013);*
- *The key heritage benefit of the current proposal is the way in which it reveals Pearl Villa by removing portions of the 1930 addition, and meticulous reconstructing the front façade and entrance from Murray Street. This will allow visitors and passers by to better understand and appreciate the original, and most significant, building on the site;*
- *The proposal incorporates the facade of the former Hertz Building located at No. 41 Milligan Street. Although this building is not subject to any statutory protection, the proponent recognises that this component makes a valuable contribution to the historic character of the area and creates an opportunity to enhance the redevelopment of the site through its retention.'*

Noting the above, the proposal is considered to generally satisfy the Policy requirements in order to be awarded bonus plot ratio of 10% for the conservation of a heritage listed place.

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



16/5095; 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH



16/5095 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH



16/5095 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH



16/5095 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH



16/5095 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH



16/5095 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH