



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, 28 January 2016 at 4.00pm.**

Yours faithfully

MARTIN MILEHAM
ACTING CHIEF EXECUTIVE OFFICER

21 January 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
28 JANUARY 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 19 November 2015**
- 4. Correspondence**
- 5. Disclosure of Members' Interests**
- 6. Reports**
- 7. Motions of which Previous Notice has been Given**
- 8. General Business**
 - 8.1 Responses to General Business from a Previous Meeting**
Nil
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

EVACUATION ALARM/PROCEDURES

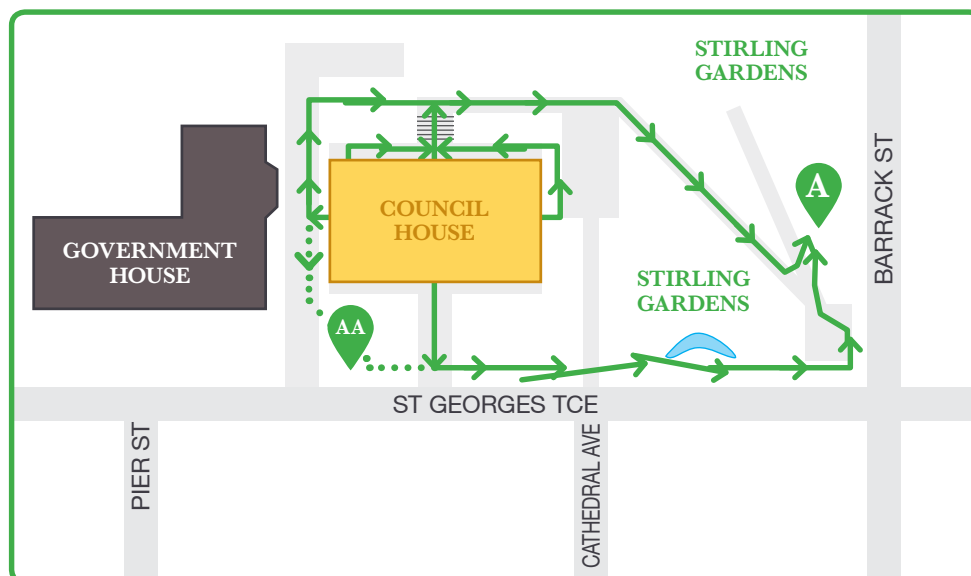
whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**



EVACUATION ASSEMBLY AREA



Assembly Area

Alternate Assembly Area

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ITEM NO: 1

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

RECOMMENDATION:

(CONSIDERATION)

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

- 1. compliance with the City's Bonus Plot Ratio Policy 4.5.1:**
 - 1.1 for the awarding of 20% bonus plot ratio for the provision of a public facility;**
 - 1.2 for the awarding of 20% bonus plot ratio for the provision of a residential use in accordance with Residential Design Policy 4.9 noting the predominant dwelling and balcony sizes proposed; and**
 - 1.3 for the awarding of 10% bonus plot ratio for the provision of a special residential use in accordance with Special Residential (Serviced and Short Term Accommodation) Policy 3.9;**

- 2. the general design of the:**
 - 2.1 residential towers with particular attention to the podium levels and internal corridor amenity;**
 - 2.2 hotel building with particular attention to the ground floor level presentation to the street;**
 - 2.3 food and beverage building with particular attention to its orientation; and**

2.4 public plazas and associated public thoroughfare spaces with particular attention to the overall interrelationship between the private and public realms; and

3. the proposed street building height and front setback variations to Roe and James Street and their impact on the streetscape and surrounding properties.

BACKGROUND:

SUBURB/LOCATION: 30 (Lot 100) Beaufort Street, Perth
FILE REFERENCE: 2015/5513
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 21 January 2016
MAP / SCHEDULE: Schedule 1 - Map and coloured perspectives for 30 Beaufort Street, Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

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

SITE HISTORY:

The subject site is located directly north of the railway line as it emerges from the Perth Railway Station and is bound by Beaufort Street to the west, James Street to the north, Stirling Street to the east and Roe Street to the south. It comprises one Lot with a total area of 9,579m². Currently there is a single storey retail building with undercroft public car parking which covers the whole of the site known as the Northbridge Centre and also previously known as the Myer 'Megamart' site.

An application for construction of a mixed-use development comprising three main buildings was approved by the City of Perth Local Development Assessment Panel on 21 November 2013. The application proposed the demolition of the existing commercial building onsite and the development of three basement levels accommodating 404 car parking bays, while above ground there were two office buildings of 15 and 19 levels and a 27 level tower containing 144 residential dwellings and 88 serviced apartments. A maximum plot ratio of 6.0:1.0 inclusive of 50% bonus plot ratio was approved on the basis of 20% plot ratio bonus for including a new residential use; 20% bonus plot ratio for including public facilities (public plaza

and a business incubator); and 10% plot ratio bonus for including a Special Residential use.

The Council at its meeting held on **28 October 2014** approved the adoption of Amendment No. 30 to City Planning Scheme No. 2, which creates a Special Control Area over the site enabling plot ratio and car parking to be calculated and distributed across the whole of the site regardless of any future subdivision of the lot whereby each building may be contained on a separate freehold lot to assist in the financing and tenure management of the development. The Amendment was gazetted on 12 June 2015.

DETAILS:

Approval is sought to demolish the existing building and all related structures on site, to construct a mixed-use development comprising four buildings that address the edges of the site and provide a central plaza and associated thoroughfares.

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

Stage 1

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

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

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

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

The tower provides an extensive suite of high quality communal facilities for residents at both Level 5 and Level 61, including a gymnasium with separate weights, yoga and cardio rooms, pool and spa area, sauna and steam rooms, cinema room, private dining / media rooms, outdoor shared dining and lounge area with associated kitchen and BBQ facilities, a sky lounge event space with associated kitchen and bar facilities, and active landscaped outdoor spaces at the podium roof level.

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

Stage 2

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

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

The ground floor plane of the Beaufort Tower contributes to the activation of the surrounding public plaza through the provision of a large food and beverage tenancy fronting the plaza with extensive outdoor seating areas. The grand residential entry lobby addresses both Roe Street and Beaufort Street at the ground floor level, promoting an active and open relationship with the surrounding public roads.

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

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

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

Stage 3

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

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

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

Stirling Tower - Residential	
Basement Floor Level	122 car parking bays 132 residential stores (including 110 over bonnet cages) 110 bicycle parking spaces Utilities and services infrastructure
Lower Ground Floor	85 car parking bays

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

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

Hotel Tower – Special Residential	
Basement Floor Level	19 car parking bays Utilities and services infrastructure
Lower Ground Level	Hotel lobby and lounge One 50m2 retail tenancy 8 car parking bays Hotel bin store Utilities and services infrastructure
Ground Floor Level	Hotel lobby and lounge Hotel food and beverage tenancy with alfresco dining area
Mezzanine Level	Void over Ground Floor
First to Tenth Floor Levels	14 one-bedroom hotel rooms Services and storage area
Pavilion Building – Dining/Entertainment	
Ground Floor Level	2 dining tenancies and storage
First Floor Level	Dining tenancy

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

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

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

COMPLIANCE WITH PLANNING SCHEME:

Land Use

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

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

Development Requirements

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

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

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

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

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

Bonus Plot Ratio:

The site is eligible for 50% maximum bonus plot ratio which may be comprised of:

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

The applicant is seeking a total of 50% bonus plot ratio, comprised of 30% bonus plot ratio for a high quality hotel and 20% bonus plot ratio for a residential use. This is based on the application complying with the requirements specified under clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.5.1.

Bonus Plot Ratio for Residential

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

Element 1 – Streetscape Interface and Dwelling Mix

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

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

Minimum dwelling sizes are as follows:

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

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

Element 2 – Privacy and Security

Privacy

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

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

Surveillance

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

behaviour. Building entrances are clearly defined and visible from the street and adjacent buildings.

Lighting

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

Element 3 – Noise

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

Element 4 – Open Space

Private Open Space

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

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

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

Communal Open Space

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

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

Landscaping

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

Element 5 – Efficient Resource Use and Provision of Daylight

Heating and Cooling

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

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

Ventilation

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

Stormwater

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

Clothes Drying

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

Borrowed Light

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

Light Wells

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

Relationship to adjoining buildings

The built form of the proposal provides for appropriate building-to-building separation, allowing for natural light, ventilation and outlook between buildings, and maximising sunlight penetration into streets and public spaces as far as is practicable.

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

Greywater Use

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

Sustainable Development

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

Element 6 – Access and Parking

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

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

Element 7 – Servicing

Stores

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

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

Mailboxes

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

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

Bonus Plot Ratio for Public Facilities

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

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

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

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

'Business/Creative Industries

- *The space will be offered to support and develop the creative industries sector within the City of Perth, in accordance with the aims and objectives of the City's Community Vision, which states that the City is committed to fostering new businesses with an emphasis on knowledge-based enterprises, including arts and culture;*
- *The site is strategically located for the provision of a creative industries space, being located opposite the Perth Cultural Centre and in close proximity to the West Australian Music Association, emerging boutique shops and businesses along William Street, and the Perth Central Institute of Technology;*
- *The incubator space will be a versatile facility that is of sufficient size to ensure access to a range of spaces and facilities, as required by future tenants;*
- *The incubator space is provided with a dedicated lobby at the ground floor level of the Stirling Tower, which allows the incubator facility to directly engage with passing pedestrian traffic, thereby increasing the exposure of the facility to the public realm;*
- *The provision of a collaborative space for creative thinkers and designers will foster Perth's own unique identity, promoting the ongoing development of the City as a cultural place for all to enjoy;*
- *As part of the commitment to help set up and facilitate the incubator a fit-out is to be provided for the future tenant;*
- *The space for the incubator will be provided for a minimum 10-year period, which is considered appropriate given its intended use and the expected change/ advancement in the industry;*
- *The proposed incubator space will make a significant contribution to the establishment and ongoing operation of a dynamic social enterprise that will contribute positively to the development of the City, and provide a collaborative space for the development of the creative industries sector Perth;*
- *The facility will result in the provision of a public good that will benefit the population of the city and the community as a whole; and*
- *The nature of the facility is such that it would be unlikely to be included as an integral part of a development in the event that bonus plot ratio was not on offer.'*

'Public Plaza

- *The proposed public plaza is strategically located in an area that has a significant public need for such a space, noting that the surrounding area is largely devoid of high quality public spaces, with the exception of those available in the adjacent Perth Cultural Centre;*
- *The proposed public spaces will be of an outstanding design quality that will provide an attractive and inviting space for the public to congregate and enjoy;*
- *The proposed public plaza will be freely available and accessible to the public throughout the year;*
- *The public space provides sufficient area to allow for usable, comfortable and varied spaces;*

- *The proposed public plaza will be available to the public during the day and night, and is framed by a number of active ground floor commercial tenancies, offering a range of food and beverage options that encourage activation of the surrounding public realm;*
- *The space is appropriately defined by the edge of the built structures proposed, with the active ground floor commercial tenancies promoting passive surveillance of the public realm, whilst contributing to the provision of an interesting and attractive ground floor plane;*
- *The positioning of the proposed tower elements will ensure that the proposed public spaces are provided with moderate to high levels of natural sunlight access in the middle of the day between August and April each year;*
- *The proposed public plaza has been carefully designed to promote a sense of individual character and identity for each portion of the proposed space through the use of varying hard and soft landscaping materials, and will introduce increased colour and vitality to the space and the locality generally;*
- *The space is provided with adequate weather protection to provide shelter from the elements and enable year round use and enjoyment of the space;*
- *Extensive hard and soft landscaping is to be provided, along with both formal and informal seating areas (including alfresco dining areas), so as to provide adequate spaces for people to sit, relax and enjoy the ground level public areas;*
- *Public art is to be provided within the proposed public plaza areas, in order to provide visual attractions that draw people into the space, and to reflect the sites proximity to the Perth Cultural Centre;*
- *The proposed development will provide for an appropriate level of commercial activity surrounding the public space, with the provision of numerous food and beverage tenancies promoting an open and active relationship with the public plaza, maximising opportunities for passive surveillance throughout the day and providing an appropriately defined building edge;*
- *The proposed development includes a number of outdoor alfresco dining areas, which will enhance activation of the existing public plaza, as well as providing for an increase in passive surveillance of the street and public spaces. The alfresco dining areas compliment the surrounding public realm, and are not so prevalent as to dominate the public space;*
- *The space has been designed to ensure the safety and security of users, with passive surveillance provided to the public plaza area through the provision of retail / dining tenancies at the ground floor level of each of the proposed buildings;*
- *The landscape design has been carefully considered so as to avoid entrapment areas, with appropriate lighting to be provided to ensure increased safety and security after dark;*
- *The proposed public spaces are generally suitable for sitting and standing activities throughout the year, noting measures proposed to mitigate against potential wind impacts;*
- *The proposed public plaza has been designed to allow for universal access through the site; and*
- *The proposed public plaza enhances city life at the street level by encouraging pedestrians to walk through the site, and utilise and appreciate the active ground level uses and spaces.'*

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

Bonus Plot Ratio for Special Residential

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

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

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

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

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

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

Conclusion

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

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



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



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



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



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

ITEM NO: 2

77 (LOT 50) ST GEORGES TERRACE, PERTH – ADDITIONS TO AND REFURBISHMENT OF EXISTING BUILDING, UPGRADE TO EXISTING PLAZA PEDESTRIAN LINK AND NEW PEDESTRIAN LINK TO SHERWOOD COURT – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the revised design and the awarding of bonus plot ratio for the proposed additions to and refurbishment of the existing building, upgrade to the existing plaza and pedestrian link and a new pedestrian link to Sherwood Court at Allendale Square, 77 (Lot 50) St Georges Terrace, Perth and provides advice on:

- 1. the awarding of 5.4% bonus plot ratio for the proposed provision of public facilities (Public Plaza and Pedestrian Link refurbishment and additions) having regard to the essential criteria and performance requirements identified under the Bonus Plot Ratio Policy;*
- 2. the revised canopy design and extension of the proposed canopy; and*
- 3. the general design and aesthetic quality of the development.*

BACKGROUND:

SUBURB/LOCATION:	77 St Georges Terrace, Perth
FILE REFERENCE:	2015/5484
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	20 January 2016
MAP / SCHEDULE:	Schedule 2 - Map and coloured perspectives for 77 St Georges Terrace, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Mirvac Capital Pty Ltd
APPLICANT: TPG Town Planning, Urban Design and Heritage
ZONING: (MRS Zone) Central City Area Zone
(City Planning Scheme Precinct) St Georges (P6)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$14.5 million

SITE HISTORY:

The site is 4,057m² in size and currently occupied by Allendale Square, a 31 level office building. The site has frontage to St Georges Terrace and Sherwood Court and has vehicle access via Sherwood Court.

The original approval for the current development of the site was issued in 1973. The City's records indicate the approval incorporated 17.6% bonus plot ratio for provision of the public plaza and the overall amenity of the building. The total plot ratio area approved as part of this development was 23,869.58m², equating to a plot ratio of 5.88:1.

The allowable plot ratio on the site at the time of the development was 5.0:1.0. Amendment 25 to the City's City Planning Scheme No 2 increased the plot ratio on the subject site to 6.0:1.0. Since the original development, three refurbishments and numerous internal fitouts have been undertaken on the site with the site now being calculated to have a plot ratio floor area of 24,916.4m², representing a plot ratio of 6.14:1. This has likely occurred through the change in definition of 'floor area of a building' in CPS2, considered to contribute to plot ratio since the development approval in 1973.

The City has no record of the original development approval or assessment documentation however further correspondence on file regarding the development indicates that there may have been the exclusion of the place of worship and conference facilities from the original plot ratio calculation. This would account for an additional 341.6m² plot ratio floor area for the conference facilities and 406.2m² plot ratio floor area for the place of worship being a total 747.8m² additional plot ratio floor area. The discrepancy in the approved and current plot ratio on the site is lowered to 299.02m².

This application was originally considered by the Design Advisory Committee (DAC) at its meeting held on 22 January 2015. Revised plans to address the DAC's concerns were presented to the DAC meeting held on 21 May 2015 when it was resolved that the Committee:

- “2. supports the awarding of 5.37% bonus plot ratio for the proposed provision of public facilities (Public Plaza and Pedestrian Link refurbishment and additions) having regard for the essential criteria and performance requirements identified under the Bonus Plot Ratio Policy 4.6.1;*
- 3. supports the revised design of the canopy and the proposed food and beverage tenancies at the plaza level, noting that issues relating to quality of materials;*

scale of the new tenancies; location of services; drainage; maintenance and construction have been satisfactorily detailed and resolved;

4. *considers that the open style awnings for the new food and beverage outlets on the plaza level should be redesigned to provide pedestrian shelter from both rain and sun to improve the amenity and use of the area."*

At its meeting held on 18 June 2015 the City of Perth Local Development Assessment Panel conditionally approved the proposed development subject to the total plot ratio being restricted to 6.32:1.0 incorporating 5.37% bonus plot ratio for the provision of public facilities (DA-2014/5555).

DETAILS:

Approval is sought to amend the existing approval for the additions to and refurbishment of the existing Allendale Square building, upgrade to the existing plaza pedestrian link and new pedestrian link to Sherwood Court including the granting of bonus plot ratio for upgrading and extending Public Facilities on private land.

The current application is seeking amendments to the approved design including the following key components:

- the modification of the design of Tenancy 2 increasing the size from 67m² to 96m², adding to the approved plot ratio of the development;
- the removal of the existing glass canopy to the rear of the property and extension of the approved new canopy to the rear of the property in a modified design.
- the provision of awnings to the proposed plaza tenancies, new arcade entry and adjacent tenancy shopfronts along Sherwood Court as far as practicable, to address conditions of the previous approval;
- the provision of an unobstructed pedestrian movement area of 2.5 metres in width within the proposed arcade pedestrian link to Sherwood Court to address a condition of the previous approval;

The approved main glass canopy has been partially redesigned and also increased in extent with the removal of the existing canopy to the rear and extension of the proposed canopy in its place. The structural design approach has not changed significantly with the proposal still utilising a slender steel portal frame structure to the same grid and orientation to the northern portion of the plaza. The secondary steel purlins that were previously proposed to suspend the glass from have now been replaced with tensile steel cables running in an east west direction. The canopy will still connect to the tower and use the existing plate connections to fix to the existing tower.

The floor plan of the proposed Tenancy 2 (eastern tenancy) on the corner of St Georges Terrace and Sherwood Court is proposed to be 'squared off'. The previous approval needed to allow for the retention of an existing licensed area that necessitated the tenancy to be a 'L' shape. The leasing arrangements have now been altered to allow the tenancy footprint to be rationalised, improving the usability of the tenancy and the surrounding licensed/alfresco area.

The plaza landscaping has been further developed and refined, utilising different paving textures and including inlaid flush strip lighting, as well as seating and gathering spaces bounded by planter boxes.

An awning has been added to the arcade entry and adjacent tenancies and arcade entry on Sherwood Court in response to a condition of the original planning approval. The shopfronts to this entry have also been redesigned with operable bifold windows for greater street interaction.

The awnings to Plaza Tenancies 1 and 2 have been modified from the open style sun shading awning to glass fixed with spider fixings as proposed to the canopy above. The width and extent of the awnings remain the same however they now provide additional weather protection being waterproof. The gutter and down pipe detail is such that all the stormwater from the awnings are contained and dealt with within the site boundary. The glass to the awnings will also provide a degree of sun protection utilising a digital print pattern that is set within the interlayer of the laminated glass. The pattern is consistent with that used on the main high level glass canopy above.

A condition of the original planning approval required an awning to be provided to the new arcade entry and adjacent to the tenancy shopfronts along Sherwood Court. The amended application proposes an awning for the full extent of the adjacent tenant shopfronts. The material of the awning will relate to the tower and new glass canopy. Due to the footpath being quite narrow and allowing for required awning setbacks, the awning width is restricted to a maximum of 1.6m. Drainage for the canopy will be dealt with within the site boundary.

The plan has been revised to provide for a minimum 2.5m width to the arcade circulation areas which allows for unrestricted pedestrian flows. This now complies with the condition imposed on the planning approval.

The applicant has advised that the lighting design of the internal lobby and Plaza, landscaping, plaza tenancies and glass canopy has been considered in great detail with the input from a specialist lighting design consultant. It is proposed that there will be feature suspended lighting and also illuminated sculptures suspended from the canopy structure, feature lighting to the canopy columns as well as lighting inlaid in the plaza paving. In addition to this detailed design guidelines for the Tenancy fitouts will require tenants to create well designed fitouts including appropriate quality lighting to add to and maintain the vibrancy of the plaza.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The site is located within the City Centre use area of St Georges Precinct (P6) of the City Planning Scheme No. 2. The St Georges Precinct will continue to function as the State's principal centre for business, finance, commerce and administration. While offices will form the major activity, the Precinct will also accommodate a range of commercial and educational uses, including banks, travel agencies, educational

establishments, art galleries and convenient facilities for the work force, such as restaurants, lunch bars, kiosks and local shops, particularly at street or pedestrian level, to create more diversity and interest.

Restaurants fall within the 'Dining' use group of the City Planning Scheme No. 2, which is a preferred ('P') use whilst shops fall within the 'Retail (General)' use group which is a contemplated ('C') use. It is considered that the proposed development satisfies the Statement of Intent for the St Georges Precinct and would contribute to the convenient facilities available to the workforce and pedestrians in the immediate locality.

Development Requirements

The City Planning Scheme No. 2 Statement of Intent envisages the continuation of large scale development in this Precinct reflecting its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State's business heart. Building designs will contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street.

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

Development Standard	Proposed	Required
Maximum Plot Ratio:	6.32:1.0 (25,657m²) representing a 5.4% bonus of 1,315m²	6.0:1 (24,342m ²) Maximum Bonus Plot Ratio of 50% with public facilities a maximum of 20%
Building height:		
St Georges Tce (Northern Elevation)	9.55 metres to new canopy, 5.7metres to tenancy one and 7.2m to rear lift of tenancy. 5 metres to tenancy two with no change to existing overall building height	21 metre street building height
Sherwood Court (Eastern Elevation)	13.5 to 15.5 metres to new canopy, 6.9 metres to tenancy 2 with no change to existing overall building height	

Development Standard	Proposed	Required
Setbacks		
Front (St Georges Tce)	0.3 metres to tenancy one, 0.8 metres to tenancy two and 1.8 to 2.2 metres to canopy.	Nil (Permitted)
Side (Eastern Elevation)	0.5 metres to tenancy two and 0.2m to canopy.	Nil (Permitted)

COMMENTS:

Bonus Plot Ratio:

The proposed development has 25,657m² of plot ratio floor area which exceeds the maximum plot ratio for the site by 1,315m², representing 5.4% bonus plot ratio.

Under City Planning Scheme No. 2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of City Planning Scheme No. 2 and detailed within the Bonus Plot Ratio Policy. A maximum bonus of 50% is applicable to this site and can be made up of:

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

The current approval awarded the development 5.37% bonus plot ratio for the upgrade of the public plaza and existing pedestrian link and for providing a new pedestrian link to Sherwood Court in accordance with clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.5.1. The applicant is now seeking a minor increase in plot ratio floor area to account for modifications to Tenancy 2, proposing a total of 5.4% bonus plot ratio (1,315m² bonus plot ratio floor area) for additional improvements to the public plaza on the site.

Bonus Plot Ratio for Public Facilities

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

The applicant has provided the following information to demonstrate that the proposed public plaza will meet the applicable Essential Criteria and Performance Requirements and are worthy of a total of 5.4% bonus plot ratio.

“Public Spaces

Essential Criteria

The space must be strategically located where there is an identified or anticipated public need for such a facility.

The location and nature of facilities provided has been previously assessed as warranting a plot ratio bonus as part of the original approval. The existing pedestrian facilities play an important role in facilitating pedestrian movement within the City, particularly in terms of the north-south connection between St Georges Terrace and The Esplanade. The proposed works will enhance existing facilities and contribute further to the legibility of the pedestrian environment;

The space must be freely available and accessible to the public for the majority of the year.

The pedestrian facilities and public space (plaza) are available for the use and enjoyment of the public.

The space must be of an outstanding design quality and attractive and inviting to the public.

The proposal will enhance and made functional throughout the year by the proposed semi-transparent canopy, which will provide protection from inclement weather. Through the use of the canopy and the plaza objective of the landscape design is to create an inviting forecourt space which improves the relationship between the high rise office building and the surrounding public realm.

Pedestrian Facilities

Essential Criteria

The facility must be strategically located where there is an identified or anticipated public need for such a facility.

The location and nature of facilities provided has been previously assessed as warranting a plot ratio bonus as part of the original approval. The existing pedestrian facilities play an important role in facilitating pedestrian movement within the City, particularly in terms of the north-south connection between St Georges Terrace and The Esplanade. The proposed works will enhance existing facilities and contribute further to the legibility of the pedestrian environment;

The facility must improve the level of connectivity within the city without having an adverse impact upon the existing street network by unnecessarily duplicating preferred routes.

The proposal will improve the level of connectivity within the city and will not have any adverse impact upon the existing street network or result in any duplication of preferred routes;

The facility must be freely available for public use for the majority of the year.

The pedestrian facilities and public space (plaza) are available for the use and enjoyment of the public, and are being enhanced and made functional throughout the year by the proposed transparent canopy, which will provide protection from inclement weather.

The facility must be easily and universally accessible and safe, convenient and comfortable to use.

The proposal will contribute to improved accessibility through the site and result in improvements to the pedestrian environment in terms of the safety, convenience and enjoyment of pedestrian facilities and public spaces.”

The applicant has also has stated the plaza upgrade addresses the following performance criteria of the policy:

- *“incorporate increased ground level activity, providing opportunities for increased passive surveillance;*
- *Provide additional seating and weather protection, as well as landscaping upgrades, which will enhance public enjoyment of the site;*
- *Increase the quality and permeability of the pedestrian environment, including the north south connection between St Georges Terrace and The Esplanade;*
- *Provide for universal access and contribute to a safe and enjoyable pedestrian experience; and*
- *Contribute to the ongoing maintenance of pedestrian facilities to ensure a high standard of environmental design.”*

Section 4.1 of the policy states that *“Public facilities previously granted bonus plot ratio will not be retrospectively awarded bonus plot ratio. Bonus plot ratio may only be granted where these are upgraded or enhanced and the upgrade or enhancement meets the relevant essential criteria and performance requirements and is considered to be worthy of a bonus.”* In this instance, it is also noted that the base plot ratio of the site has since been increased from 5.0:1.0 to 6.0:1.0.

Conclusion

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

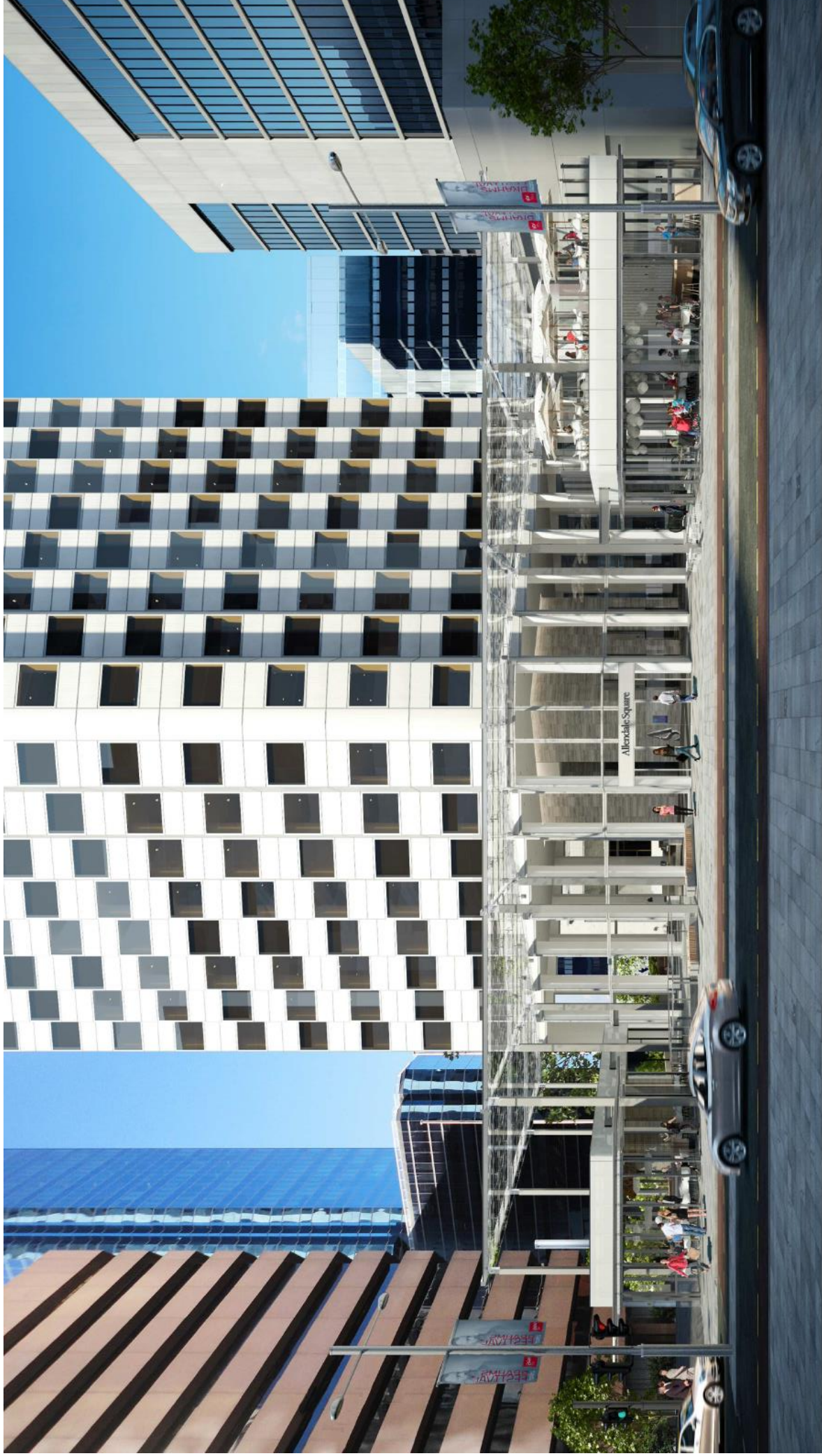
1. the awarding of 5.4% bonus plot ratio for the proposed provision of public facilities (Public Plaza and Pedestrian Link refurbishment and additions) having regard to the essential criteria and performance requirements identified under the Bonus Plot Ratio Policy;
2. the revised canopy design and extension of the proposed canopy; and
3. the general design and aesthetic quality of the development.

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

SCHEDULE 2



2015/5484 - 77 (LOT 50) ST GEORGES TERRACE, PERTH



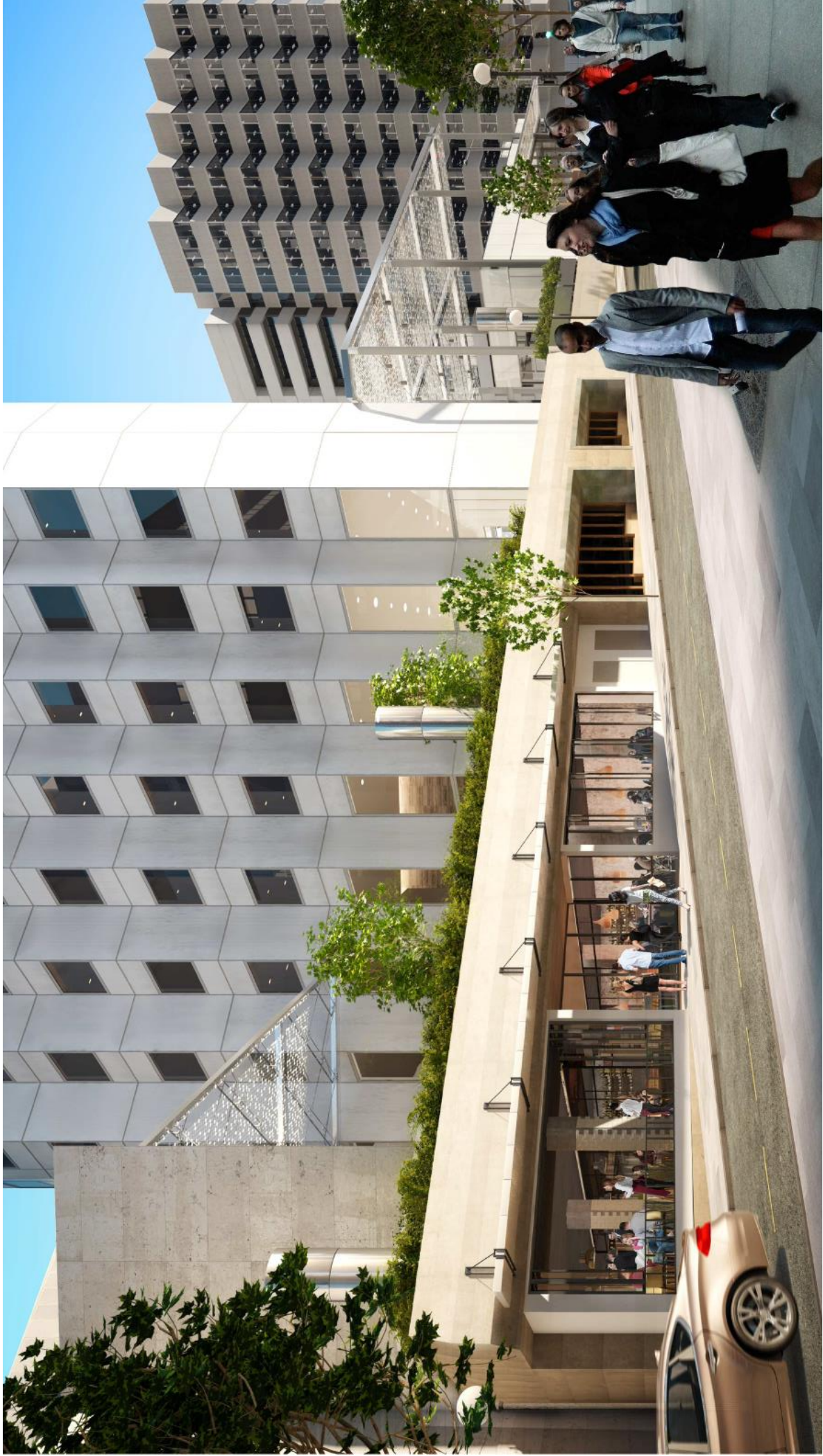
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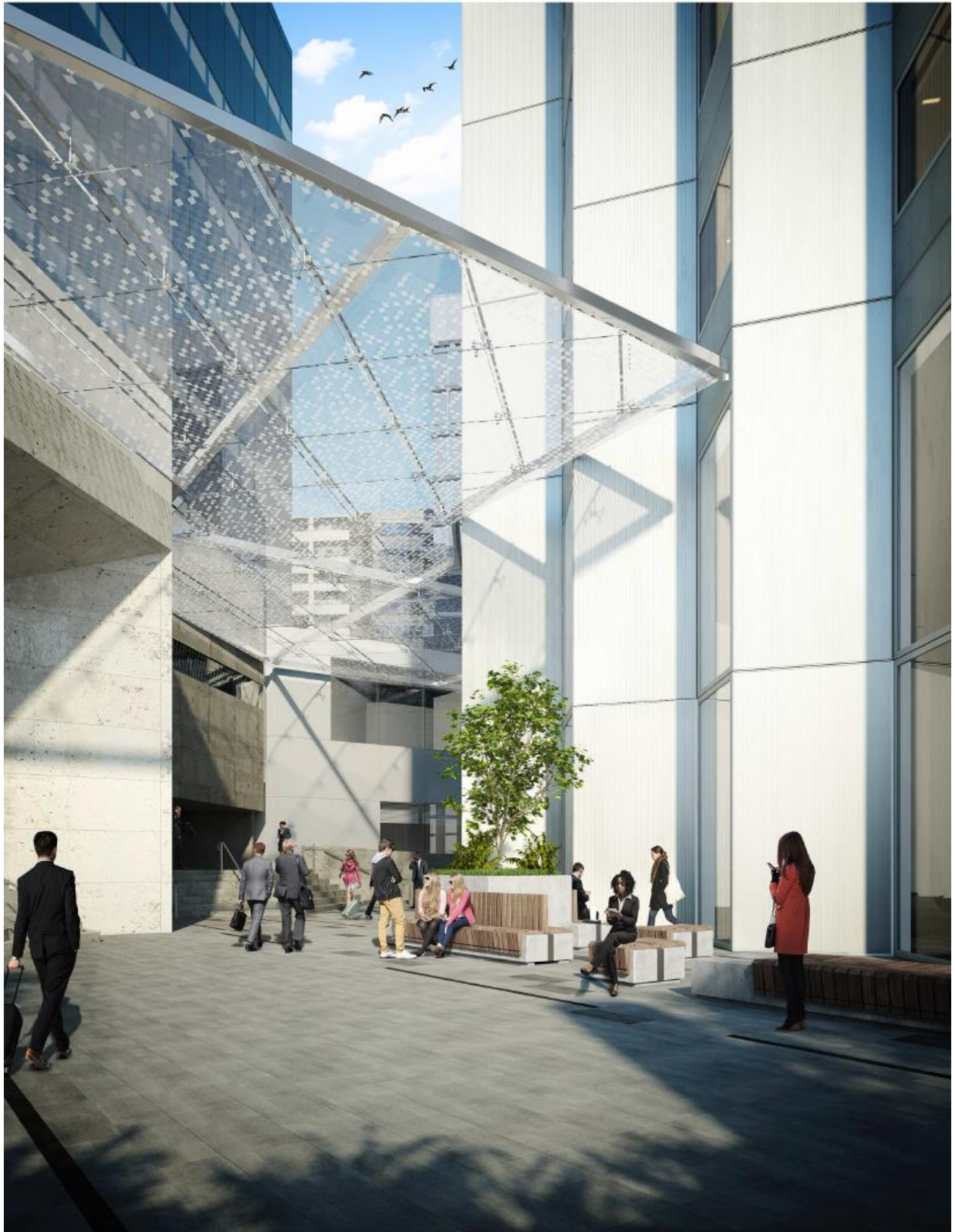
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