



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, 31 March 2016 at 4.00pm.**

Yours faithfully

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

23 March 2016

Committee Members:

Members:

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

Deputy:

Vacant

Vacant
Stuart Pullyblank
N/A
City Architect



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

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

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

Quorum: Four
Terms Expire: October 2017
Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of Clause 40 of the City Planning Scheme No. 2, which was gazetted on 9 January 2004.

The Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting a Plot Ratio Bonus in the Central Area and design issues on other applications referred to it for consideration.

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development which are seeking bonus plot ratio whether inside or outside the Central Area;
2. Applications for major developments within the city;
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application; and
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme No. 2.
This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.
- Bonus plot ratio will not be awarded “as of right” but must be earned.
- The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should benefit the population of the city and the community as a whole, enhance enjoyment of the city and contribute positively to the overall physical environment and ambience of the city.

The policy identifies the following list of facilities eligible for bonus plot ratio:

- Public spaces;
- Pedestrian links;
- Conservation of heritage places;
- Provision of specific facilities on private land;
- Residential Use: Maximum 20% bonus; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Note: Consequential amendment of the eligible category list has been included here resulting from the gazettal of Amendment No. 25 of the City Planning Scheme No. 2 (Plot Ratio and Bonus Plot Ratio) on 26 February 2013.

Reference should be made to the Bonus Plot Ratio Policy for details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2 and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee's recommendation of the proposal;
- The Council's decision in regard to each application.

This meeting is not open to members of the public

**DESIGN ADVISORY COMMITTEE
31 MARCH 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 10 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**

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

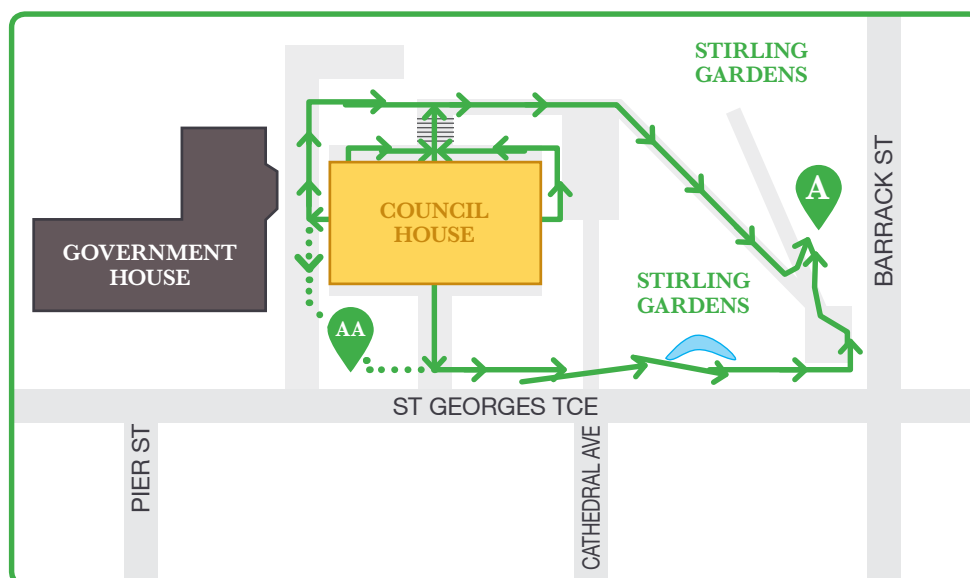
whoop whoop whoop

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



A Assembly Area

AA Alternate Assembly Area

INDEX OF REPORTS

Item	Description	Page
1	89-91 (LOT 427) AND 95 (LOT 428) STIRLING STREET, PERTH – DEMOLITION OF THE TWO EXISTING SINGLE STOREY COMMERCIAL BUILDINGS AND CONSTRUCTION OF A 22-LEVEL STUDENT HOUSING DEVELOPMENT CONTAINING 543 BEDS IN 183 UNITS, ONE COMMERCIAL TENANCY AT THE GROUND FLOOR LEVEL AND 28 CAR PARKING BAYS - BONUS PLOT RATIO	1
2	4 (LOT 70) WALKER AVENUE, WEST PERTH – REAR ADDITION TO THE EIGHTH FLOOR LEVEL OF A 9-LEVEL HOTEL DEVELOPMENT CONTAINING 126 HOTEL ROOMS AND ELEVEN CAR PARKING BAYS - TRANSFER OF PLOT RATIO	7

ITEM NO: 1

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

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for a proposed 22-level student housing development containing 543 beds in 183 units, one commercial tenancy at the ground floor level and 28 car parking bays and provides advice on:

- 1. the development's compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 20% bonus plot ratio for the provision of a special residential use;*
- 2. the proposed variations to the street, side and rear upper building level setback requirements and its impact on the streetscape; and*
- 3. the general design and aesthetic quality of the development.*

BACKGROUND:

SUBURB/LOCATION:	89-91(Lot 427) and 95 (Lot 428) Stirling Street, Perth
FILE REFERENCE:	2016/5047
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	9 March 2016
MAP / SCHEDULE:	Schedule 1 - Map and colour perspective for 89-91 Stirling Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Centex Pty Ltd
APPLICANT: Stirling Capital Pty Ltd and Urbis Pty Ltd
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Stirling Precinct 3
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$21.5 million

SITE HISTORY:

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

DETAILS:

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

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

Details of the proposed development are as follows:

Ground Floor Level	This level will contain one commercial tenancy earmarked as a café or small bar. It will also contain the main entrance, reception and lift lobby for the student accommodation. The vehicle entrance to the building will be provided at this level from Stirling Street with three car parking bays, one universal access bay, 124 bicycle parking bays as well as back of house facilities including a bin storage area, transformer and switch room, pump room and tank rooms.
First Floor Level	This level will contain an office space fronting onto Stirling Street (80m ²), a mezzanine space over the ground floor commercial tenancy (63m ²), 24 car parking bays, 174 bicycle parking bays and 13 scooter bays.

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

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use area of the Stirling Precinct 3 of City Planning Scheme No. 2 (CPS2). The Stirling Precinct will develop as an office, mixed commercial and residential area taking advantage of good access to public transport and the close proximity to retail and entertainment areas. The student housing proposal has been defined by the applicant as a lodging house which falls within the 'Special Residential' use under CPS2. The definition of lodging house has the same meaning given to it in the Health Act 1912:

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

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

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

Development Requirements

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

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

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

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

COMMENTS:

Bonus Plot Ratio

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

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

Bonus Plot Ratio for Special Residential Use

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

“While it is acknowledged that the City’s Bonus Plot Ratio Policy emphasises short term accommodation, the scheme does outline any preference of land uses in the Special Residential use group. Given that the scheme also allows for a 20% bonus for Residential uses on the site, it is clear that there is a mandate from the City to encourage both short term and long term/permanent residential use. This development will provide over 543 beds and provide short and long term accommodation to a range of local, interstate and international visitors. The purpose built facility will provide a positive living environment for residents, and hence Perth’s reputation as a destination for education. In that respect, the bonus sought aligns with the overarching objectives of the scheme.”

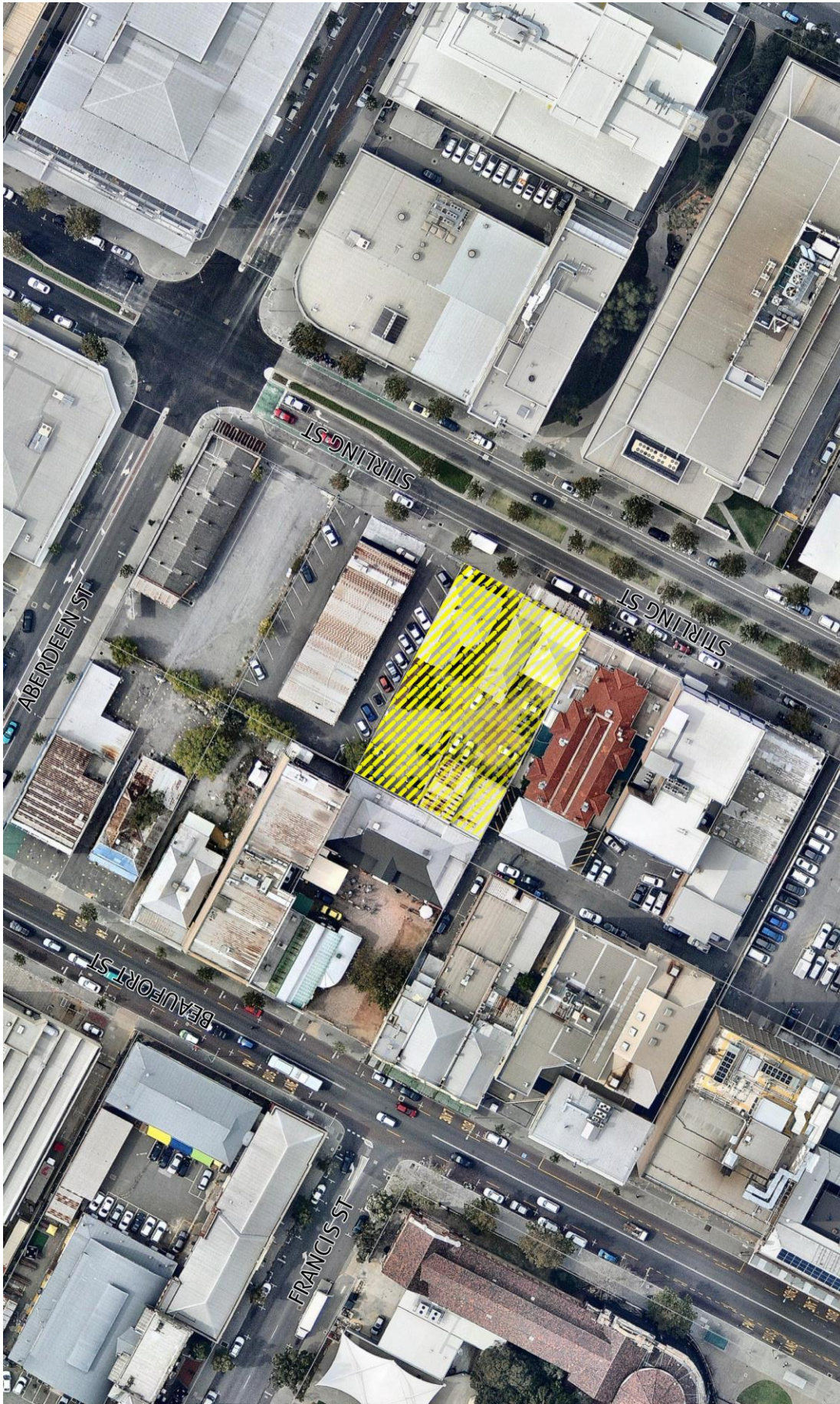
The development is considered to comply with the City’s Special Residential (Serviced and Short Term Accommodation) Policy 3.9 in terms of providing accessible rooms for people with disabilities, a separate reception area at the ground floor entrance and communal facilities.

Conclusion

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

- the development’s compliance with the City’s Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 20% bonus plot ratio for the provision of a special residential use;
- the proposed variations to the street, side and rear upper building level setback requirements and its impact on the streetscape; and
- the general design and aesthetic quality of the development.

SCHEDULE 1



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



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

ITEM NO: 2

4 (LOT 70) WALKER AVENUE, WEST PERTH – REAR ADDITION TO THE EIGHTH FLOOR LEVEL OF A 9-LEVEL HOTEL DEVELOPMENT CONTAINING 126 HOTEL ROOMS AND ELEVEN CAR PARKING BAYS - TRANSFER OF PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the proposed rear addition at the eighth floor level of a nine level hotel development containing 126 hotel rooms and eleven car parking bays at 4 (Lot 70) Walker Avenue, West Perth and provides advice on the variations to the rear and side setback requirements and its impact on the adjacent heritage property and on local amenity.

BACKGROUND:

SUBURB/LOCATION: 4 (Lot 70) Walker Avenue, West Perth
FILE REFERENCE: 2016/5021
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 8 March 2016
MAP / SCHEDULE: Schedule 2 - Map and colour perspective for 4 Walker Avenue, West Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Recipient Site: 4 Walker Avenue Investments
Donor Site: Kella Nominees Pty Ltd
APPLICANT: Rowe Group
ZONING: (MRS Zone) Urban Zone
(City Planning Scheme Precinct) West Perth
Precinct 10 (P10)
(City Planning Scheme Use Area)
Office/Residential
APPROXIMATE COST: \$900,000

SITE HISTORY:

The subject site is located on the eastern side of Walker Avenue with a total site area of 706m².

At its meeting held on 5 February 2015 the City of Perth's Local Development Assessment Panel approved the demolition of the existing single storey house and the construction of a nine level hotel development containing 120 hotel rooms and nine car parking bays.

On 27 May 2016 the City issued a permit to demolish the existing single storey dwelling and on 4 February 2016 the City issued a building permit to construct the nine level hotel development. The single storey dwelling has since been demolished and the hotel building is currently under construction.

DETAILS:

Approval is sought for a rear addition to the eighth floor level of approved hotel development. This will result in an additional half a floor level incorporating 6 hotel rooms or 126 rooms in total. In order to accommodate the new addition, the application proposes a transfer of plot ratio of 69m² from the former Old East Perth School 76 (Lot 5) Wittenoom Street, East Perth which is listed on the State Register of Heritage Places and on the City's Register of Transfer of Plot Ratio as a donor site. There are no other changes proposed as part of the application.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the Office/Residential Use Area of the West Perth Precinct 10 of City Planning Scheme No. 2 (CPS2). The West Perth Precinct will be developed as one of several residential quarters, accommodating a range of housing types along with support facilities, as well as providing a secondary business area adjacent to the city centre. It is envisaged that the West Perth Precinct will continue to develop as a living and working environment set in spacious landscaped surrounds, reflecting the original concept for this area of a garden office and residential district. The amenity, character and general environmental quality of the West Perth Precinct should be maintained and enhanced.

A hotel use falls within the 'Special Residential' use group which is a preferred ('P') use in the Office/Residential use area of the West Perth Precinct under CPS2. The proposed addition to the eighth floor level will contain hotel rooms and therefore is consistent with the statement of intent for the area.

Development Requirements

The proposal has been assessed against the City Planning Scheme requirements and the proposal's compliance with the following development standards is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	2.1:1 (1,481m²) inclusive of a transfer of 69m² (6.5%) plot ratio floor area	Base Plot Ratio 2.0:1 (1,412m ²) Maximum 20% transfer of plot ratio providing a total plot ratio of 2.4:1 (1,695m ²)
Building Height:	28 metres	29 metres (maximum)
Setbacks:		
Front (Walker Avenue)		
- Ground to first floor level	4.8 metres	4.5 metres (minimum)
- Second to eighth floor level	4.5 metres	4.5 metres (minimum)
Side (South)		
- Ground to first floor level	Nil – 1.26 metres	4 metres (minimum)
- Second to eighth floor level	Nil – 0.8 metres	4 metres (minimum)
Side (North)		
Ground to first floor level	Nil – 3 metres	4 metres (minimum)
- Second to eighth floor level	3 metres	4 metres (minimum)
Rear (West)		
- Ground to first floor level	Nil	3 metres (minimum)
- Second to eighth floor level	1 metre	3 metres (minimum)

Conclusion

The Design Advisory Committee is requested to comment on the variations to the rear and side setback requirements and its impact on the adjacent heritage property and on local amenity.

SCHEDULE 2



2016/5021; 4 (LOT 70) WALKER AVENUE, WEST PERTH

