

Design Advisory Committee

Notice of Meeting

1 June 2017

4.00pm

Committee Room 1

Ninth Floor

Council House

27 St Georges Terrace, Perth



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of minutes – 4 May 2017
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports
 - 6.1 - 30 (Lot 50) Elder Street, Perth - Proposed Sculptural Tower Structure Providing Various Uses and Facilities and Including a Variable Content Third Party Sign
 - 6.2 - 80 (Lots 28, 123, 900 and 901) Stirling Street, Perth – Refurbishment Works and a Four Level Addition to the Existing Building to Accommodate Student Housing ('Special Residential') Throughout, A Hostel ('Special Residential') At The Ground And First Floor Level And A Range Of Commercial Uses At The Ground Floor Level
- 7 Motions of which Previous Notice has been given
- 8 General Business
 - 8.1 - Responses to General Business from a Previous Meeting
 - 8.2 - New General Business
- 9 Items for consideration at a future meeting
- Outstanding Reports:
- 10 Closure

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

25 May 2017

This meeting is not open to members of the public

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)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	
Andy Sharp	Stuart Pullybank
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; and
- The Council's decision in regard to each application.

Agenda **30 (Lot 50) Elder Street, Perth - Proposed Sculptural Tower**
Item 6.1 **Structure Providing Various Uses and Facilities and Including a**
Variable Content Third Party Sign

Recommendation:

That the Design Advisory Committee considers the design for the proposed sculptural tower structure incorporating various uses and facilities inclusive of a variable content third party sign at 30 (Lot 50) Elder Street, Perth and provides advice on:

- 1. the appropriateness of the architectural design and the general aesthetic quality of the development including the proposed materials and finishes;*
- 2. the variation to the maximum height requirements of the Parliament House Precinct Policy and the impact this may have on the streetscape;*
- 3. the proposed setbacks to Elder Street and the southern and eastern boundaries of the site;*
- 4. the location of the sign in relation to its orientation towards Elder Street and potentially the Mitchell Freeway southbound; and*
- 5. the departure from the provisions and intent of the Signs Policy.*

FILE REFERENCE:	2017/5160
SUBURB/LOCATION:	30 Elder Street, Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	15 May 2017
ATTACHMENT/S:	Attachment 8.1A – Location Plan Attachment 8.1B – Perspectives
3D MODEL PRESENTATION:	N/A
LANDOWNER:	Electricity Networks Corp
APPLICANT:	Matzin Capital Pty Ltd
ZONING:	(MRS Zone) Central City Area zone (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$1 million

Legislation / Strategic Plan / Policy:

Legislation	<i>Planning and Development Act 2005</i> <i>Metropolitan Region Scheme</i> <i>City Planning Scheme No. 2</i>
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Policy

Policy No and Name: 4.6 – Signs Policy
Parliament House Precinct Policy (PHPP)

Purpose and Background:

The subject site is 126m² fronting Elder Street and abutting the Mitchell Freeway. The site is occupied by an at-grade Western Power substation to the rear of the site, with the remainder of the site vacant (paved). The site is located within the Inner area of the Parliament House Precinct Policy and as such a dual approval by the City and the Western Australian Planning Commission is required for any development on the site.

Details:

Details of the proposed development are as follows:

Basement Level	This level contains an existing Western Power substation, which is to be retained onsite.
Ground Level	This level contains a Western Power substation to the southern end of the site, with a new 'deck' area proposed on the remainder of the site to the site boundaries to Elder and Hay Streets. This area will incorporate a bicycle rack area, public drinking fountain and stairs to access the first level.
First Level	This level contains a deck area that extends the entire width of the site from the southern boundary to 5.5m from the northern boundary on Hay Street. The portion of the deck to the rear incorporates the sculptural glazed tower structure. The deck area will be used as a café. The northern elevation of this level houses an LED variable content sign measuring 7.5m in height and 4.5m in width, which spans the first and second levels.
Second Level	This level contains a mezzanine space to be used in conjunction with the café and the upper portion of the proposed LED sign.
Third Level	This level contains a 'lookout' deck to be used by tourists.

The applicant has advised that the site is proposed to function as a public meeting space, that will incorporate:

- An Electric bike hire facility and/or Segway station;
- A café on a raised deck;
- LED advertising signage;
- Wifi-hub;
- Public fountain;
- Bicycle repair kiosk;
- Art and light installation;
- Meeting Point for Tour Groups; and
- Tourist information.

Local Perth Tourist (walking tours) group 'Two Feet and a Heartbeat' propose to utilise the space as a meeting point for the commencement of tours from the city. These tours will

focus mainly on King's Park, Parliament Precinct, plus West Perth and the Western City Edge. The Tour Group will base its presence from the Elder Street Lookout. It is envisaged that the 'Two Feet and a Heartbeat' company will occupy the building twice a day and will run talks on the mezzanine inside the tower. A cafe is provided to the first floor deck level. An internal stair will also lead to a viewing platform at the top, where a panorama view is offered.

The applicant has advised that given the steep hills of Malcolm Street, Mount Street and Hay Street within the area, electric bikes and/or Segway's will assist with tourist accessing these parts of the City. Provisions for this (plus regular bicycle maintenance and racks) are provided beneath the deck. A public water fountain is also provided.

The tower structure on the site will house a sign spanning the first and second levels of the building measuring 7.5m in height by 4.5m in width. The sign content is proposed to be static, with a dwell time of 45 seconds, with an instantaneous transition. No movement, flashing, coloured or pulsating lights are proposed. Tourist information for Perth is proposed to be displayed on the LED digital screen, which will also display third party advertising at other times.

The applicant had advised that this sign will be LED with the ability to display advertising content at variable luminance levels. The applicant has advised that the luminance of the display can be programmed to operate at different levels required for different times of the day and night, as specified in the Main Roads WA Guidelines.

Compliance with Planning Scheme:

Land Use

The site is located within the City Centre use area of Citiplace Precinct (P5) of the City Planning Scheme No. 2. The precinct aims to provide a wide range of general and specialised retail uses as well as a mix of other uses such as entertainment, commercial, medical, service industry, residential and minor office. Uses at street or pedestrian level will mainly be shops, restaurants, taverns and other uses, that have attractive shop fronts and provide activity, interest and direct customer service. Other uses will be established above or below street level and major pedestrian levels.

A cafe falls within the 'Dining' use group of the City Planning Scheme No. 2, which is a preferred ('P') use within the Precinct. The remainder of the building would be considered a 'tourism hub' which would fall within a 'community and cultural' use group which is a contemplated ('C') use. It is considered that the proposed development satisfies the Statement of Intent for the Citiplace Precinct and would contribute to the vibrancy of the area.

Development Requirements

The City's Building Heights and Street Building Heights Plans refer to the Parliament House Precinct Policy MRS Clause 32 Area.

Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio:	1.09:1 (138.1m ²)	Base Plot Ratio 5:1 (630m ²)

Development Standard	Proposed	Permitted / Required
Maximum Building Height:	25.5 metres (49.64m AHD)	20.6 metres (43.5 AHD)
Setbacks:		
<u>Elder Street:</u>	Nil.	No setback identified in policy, setbacks to be considered on a case by case basis.
<u>Hay Street:</u>	Nil to the lower level deck and 5.5m to the upper deck and between 16.9m to 18m to viewing tower.	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 up to 100 metres.
<u>Rear (South):</u>	Nil to existing transformer, nil to deck, 0.7m to 2m to viewing tower.	No setback identified in policy, setbacks to be considered on a case by case basis.
<u>Side (East):</u>	Nil to existing transformer, nil to deck and stairwell, 0.8m to 1.3m to viewing tower.	No setback identified in policy, setbacks to be considered on a case by case basis.

Signs Policy 4.6

The City Planning Scheme No. 2 Policy 4.6 – Signs (the policy) sets out the City’s requirements for the erection and management of signs on or adjacent to buildings within the City. The policy defines different types of signs; place specific requirements to ensure signs are consistent with the desired character for the relevant Precinct and provide guidelines for their acceptable design and location.

The proposed sign will fall within the following definitions of the current Signs Policy 4.6:

“Third Party Advertising Content means sign content that advertises businesses, products, goods or services not located or available at the premises where the sign content is displayed”

“Wall Sign means a sign that is fixed flat or parallel to, or painted upon, the surface of a wall of a building (including a glass wall or a decorative or screen material fixed flat or parallel to the wall), but not to a roof top plant room setback from the main elevation of the building or to an architectural feature at the top of the building. It includes cabinets fixed to walls to display an advertisement.”

“Variable Content means static sign content that changes automatically by electronic or programmable methods on a specified time cycle. Where displaying variable content, a small

sign is one that has a sign face with an area of 2m² or less and a large sign is one that has a sign face with an area of greater than 2m².”

The City's Signs Policy states that a large variable content sign and third party advertising shall only be considered where the sign is facing or in a public space within the Entertainment Area, the Retail Core Area or The Terraces Area. These signs may only be considered in these areas where the viewing area is designed and intended for pedestrians to linger for an extended period of time, and the sign is oriented for viewing within the public space and not from adjacent streets.

In addition to the above, a variable content sign on a large sign facing or in a public space shall only be considered for development approval where the local government is satisfied that the sign:

- is compatible with the desired character of the public space;
- will enhance the visual quality of the public space; and
- will make a positive contribution to the public space and its activation, particularly at night.

The subject site is not located within an area identified under the policy and the sign is not oriented towards or located within a public space. The sign is specifically directed for attention of motorists heading south on Elder Street and should the existing trees be removed from the road reserve will also be in view of traffic heading south on the Mitchell Freeway.

Parliament House Precinct Policy

The Parliament House Precinct Policy was adopted in 1983 with the Western Australian Planning Commission, with the policy setting out requirements to maintain views to and from Parliament House and to control the appearance of the Precinct. The Policy outlines specific restrictions of the material used and signage permitted within the precinct.

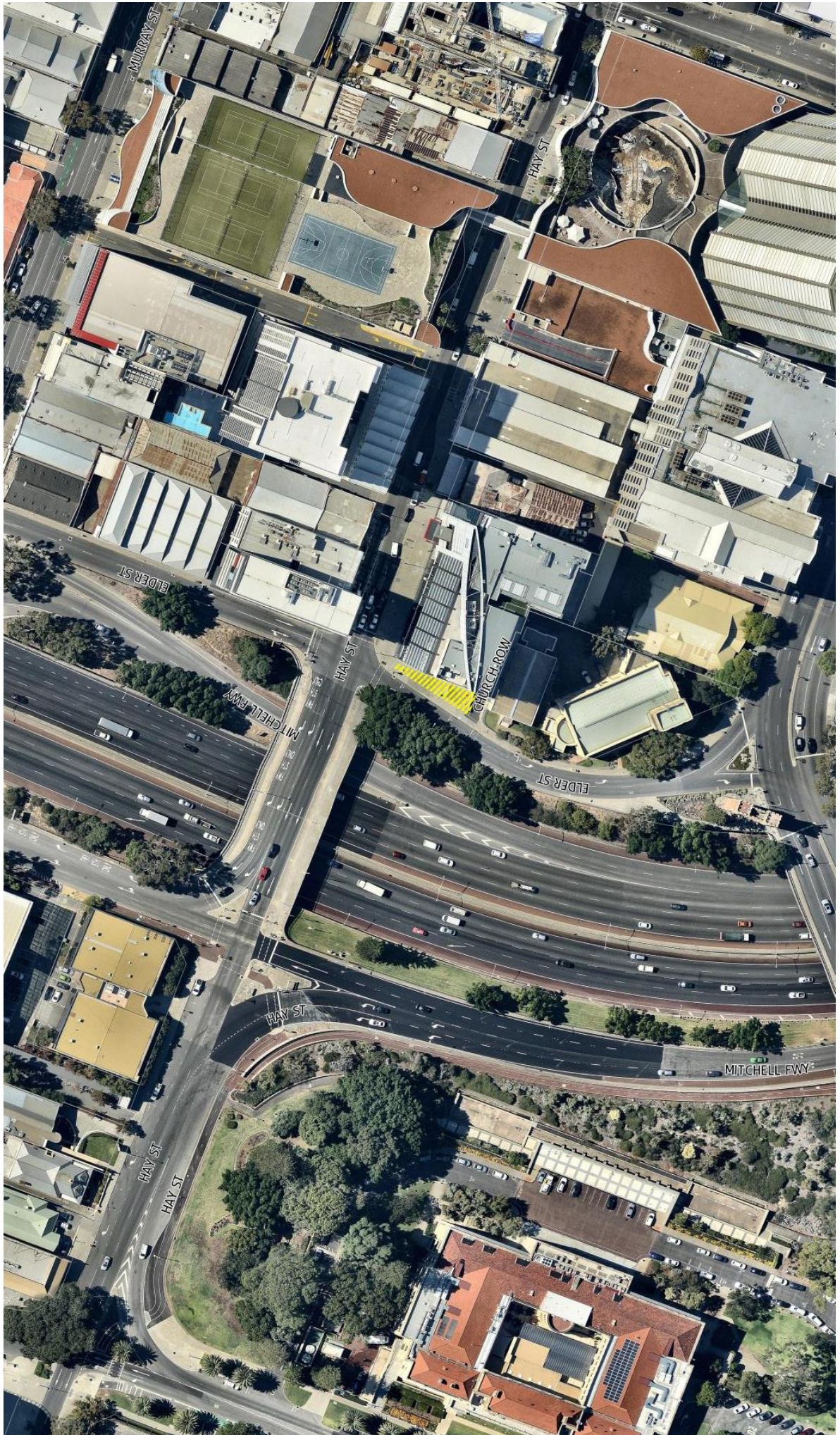
The policy states that there shall be a presumption against the use of illuminated signs visible from Parliament Hill. The sign is oriented away from the Parliament building and will not be visible from this angle.

In addition to this, the use of metal oxide coated glasses or the use of large areas of highly reflective (including all glasses) materials is discouraged in the Inner Precinct. Noting that the viewing tower is constructed of glass it is considered that this is contrary to the requirements of the policy.

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.



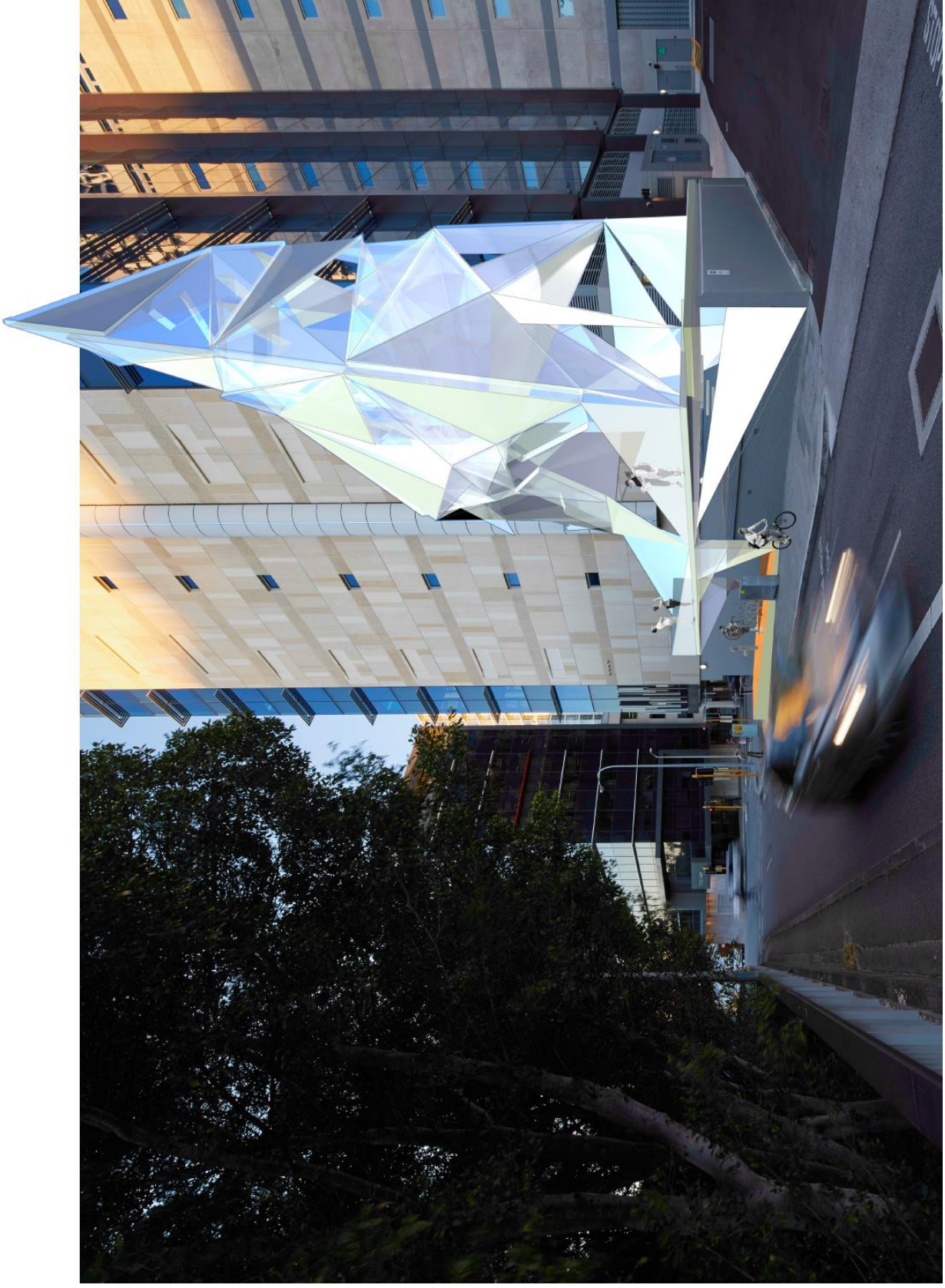
2017/5160 – 30 (LOT 50) ELDER STREET, PERTH - PROPOSED SCULPTURAL TOWER STRUCTURE PROVIDING VARIOUS USES AND FACILITIES AND INCLUDING A VARIABLE CONTENT THIRD PARTY SIGN



2017/5160 – 30 (LOT 50) ELDER STREET, PERTH - PROPOSED VIEWING TOWER, TOURISM HUB AND VARIABLE CONTENT THIRD PARTY SIGN AT (MAP)



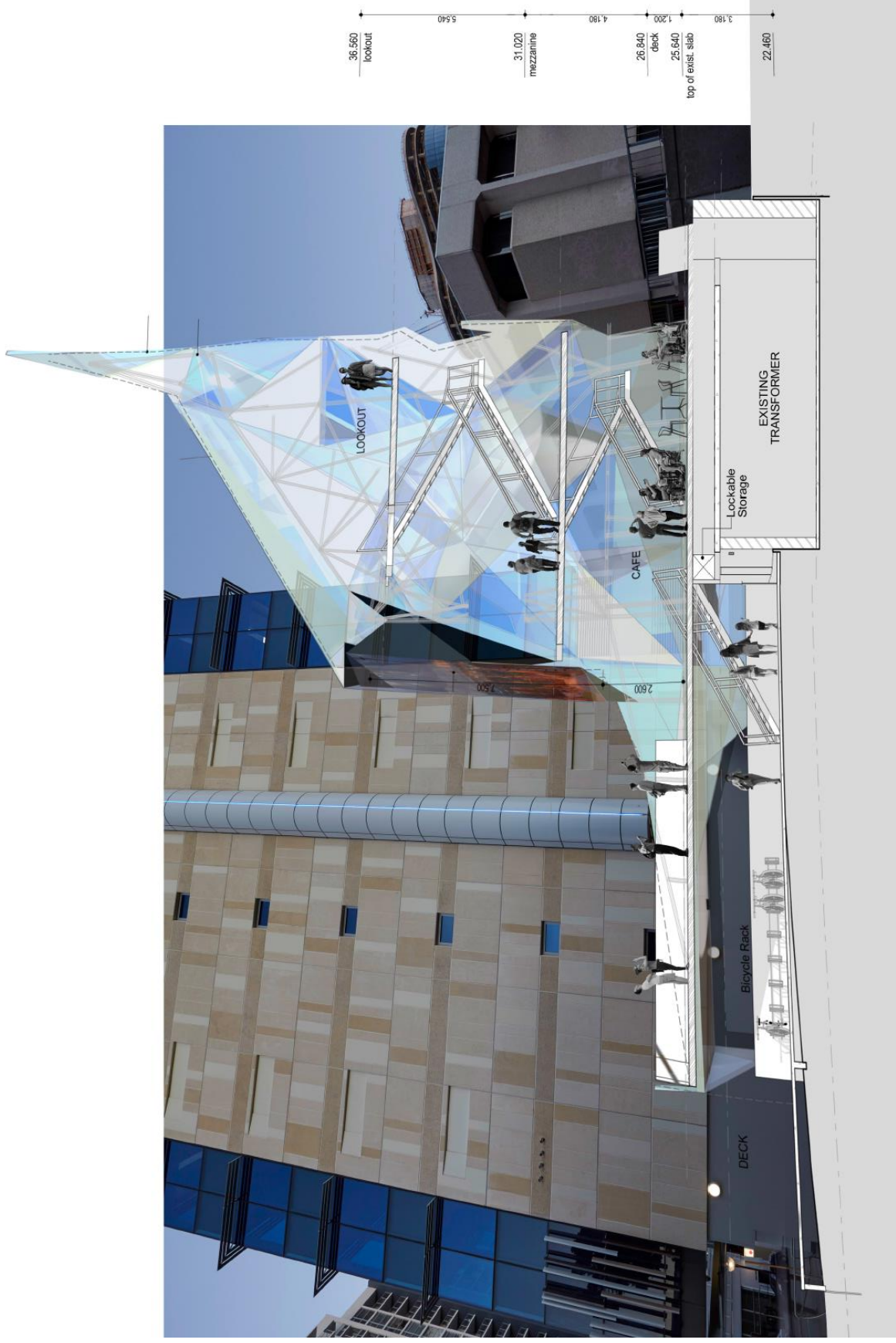
2017/5160 – 30 (LOT 50) ELDER STREET, PERTH - PROPOSED VIEWING TOWER, TOURISM HUB AND VARIABLE CONTENT THIRD PARTY SIGN AT (MAP)



2017/5160 – 30 (LOT 50) ELDER STREET, PERTH - PROPOSED VIEWING TOWER, TOURISM HUB AND VARIABLE CONTENT THIRD PARTY SIGN AT (MAP)



2017/5160 – 30 (LOT 50) ELDER STREET, PERTH - PROPOSED VIEWING TOWER, TOURISM HUB AND VARIABLE CONTENT THIRD PARTY SIGN AT (MAP)



2017/5160 – 30 (LOT 50) ELDER STREET, PERTH - PROPOSED VIEWING TOWER, TOURISM HUB AND VARIABLE CONTENT THIRD PARTY SIGN AT (MAP)

Agenda Item 6.2 **80 (Lots 28, 123, 900 and 901) Stirling Street, Perth – Refurbishment Works and a Four Level Addition to the Existing Building to Accommodate Student Housing (‘Special Residential’) Throughout, A Hostel (‘Special Residential’) At The Ground And First Floor Level And A Range Of Commercial Uses At The Ground Floor Level**

Recommendation:

That the Design Advisory Committee considers the design of the refurbishment works and a four level addition to the existing building to accommodate student housing throughout, a hostel at the ground and first floor level and a range of commercial uses at the ground floor level and provides advice on:

- 1. the general design and aesthetic quality of the development, including the proposed external materials and finishes;*
- 2. the internal dimensions and the design of the development’s communal spaces;*
- 3. the internal layout and design of the accommodation rooms and units, in particular the ‘Campus 4’ units and ‘Hostel 4 Bed’ units, noting the restricted space for privacy, convenience and general wellbeing;*
- 4. the impact of the proposed development on local amenity and on the existing facilities in the area, noting a population density of approximately 1650 students and young people within the complex;*
- 5. the design and quality of the proposed landscaping works to the existing pedestrian linkage between Stirling and Pier Streets; and*
- 6. the number of bicycle parking bays and provision for private storage space in relation to the number of students and backpackers.*

FILE REFERENCE:	2017/5145
SUBURB/LOCATION:	80 (Lots 28, 123, 900 and 901) Stirling Street, Perth
REPORTING UNIT:	Development /Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	25 May 2017
ATTACHMENT/S:	Attachment 8.2A – Location Plan Attachment 8.2B - Perspectives

3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	The Trust Company (RE Services) Ltd
APPLICANT:	TPG and Place Match
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Stirling Precinct 3 (P3) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$55 million

Purpose and Background:

The subject site is located on the eastern side of Stirling Street and comprises of four separate lots with a total site area of 6,081m². The site contains an eight-level commercial building, formerly occupied by Telstra, which is proposed to be retained and refurbished as part of the development.

Details:

Approval is sought to refurbish the existing 8-level vacant office building and to construct an additional four levels above to cater for student accommodation including 461 units with 1,376 beds and associated communal facilities throughout, a hostel including 84 units with 278 beds and a range of commercial tenancies including retail, dining, entertainment, business services, healthcare, mixed-commercial and recreation and leisure uses at the ground floor level.

The development proposes a range of hostel and student accommodation unit/room types as detailed below:

Hostel Unit Types

- Hostel 4 bed unit with four bunk beds and one shared bathroom (Type A – 20m² and Type B – 17m²);
- Hostel 4 bed accessible unit with four bunk beds and one shared accessible bathroom (27m²);
- Hostel 4 bed deluxe unit with one bunk bed, one double bed and one shared bathroom (24m²);
- Hostel twin unit with two single beds and one shared bathroom (18m²);
- Hostel queen room with one queen bed and one bathroom (12m²); and
- Hostel twin accessible room with two single beds and one shared accessible bathroom (19m²).

Student Accommodation Unit Types

- Studio unit containing a single bed, bathroom, desk and kitchenette (16m²);
- Accessible Studio unit containing a single bed, accessible bathroom, desk and kitchenette (29m²);
- Twodio unit containing two single beds and a divider, desks, storage cupboards, bathroom and kitchenette (32m²);
- Campus 4 unit containing four single beds, four desks, bathroom and kitchenette (32m²);
- Cluster 3 unit containing three beds in individual rooms, two shared bathrooms and a communal living area (57m²);
- Cluster 6 unit containing six beds in individual rooms, three shared bathrooms and storage space (100m²); and

- Cluster 7 unit containing seven beds in individual rooms, three shared bathrooms and a communal living area (124m²).

Details of the proposed development are as follows:

Ground Floor Level	This level contains nine commercial tenancies of 110m ² to 299m ² for a range of uses including retail, dining, entertainment, business services, mixed-commercial, healthcare and recreation and leisure. The main entrance into the student accommodation and reception/lobby space will be provided off the northern pedestrian link through the site with the entrance and lobby to the hostel from Stirling Street. This level will also contain 16 commercial tenant car parking bays including one universal access bay and three loading bays located along the southern side of the building and two bike storage facilities. Bin storage rooms, a fire pump room, a fire tank room, potable water room and male and female toilet facilities will also be provided at this level.
First Floor Level	This level contains 61 hostel units including 41 'Hostel 4 Bed' units, 13 'Hostel 4 bed Deluxe' units, two 'Hostel Queen' units, two 'Hostel Twin' units, two 'Hostel 4 Bed Accessible' units and one 'Hostel Twin Accessible' unit. The internal space will include the hostel reception and communal bar, laundry, storage/back of house room and male and female toilet and shower facilities.
Second Floor Level	This level contains 23 hostel units including two 'Hostel Twin Accessible' units and 21 'Hostel Twin' units located in a separate space along the southern side of the building. The remainder of the level will contain 24 student accommodation units including 22 'Campus 4' units and two 'Cluster 7' units. The internal space of this level will contain communal facilities including a fitness studio, weight/equipment studio, male and female toilet and shower facilities and a kitchen/dining area.
Third Floor Level	This level contains 42 student accommodation units including 15 'Studio' units, two 'Accessible Studio' units, 21 'Campus 4' units, two 'Cluster 3' units and two 'Cluster 7' units. The internal space will contain communal facilities including a photo studio, art room, three music rooms, rehearsal space, back of house room and a kitchen/dining area.
Fourth Floor Level	This level contains 42 student accommodation units including 15 'Studio', two 'Accessible Studio' units, 21 'Campus 4' units, two 'Cluster 3' units and two 'Cluster 7' units. The internal space will contain communal facilities including a gaming room, computer room, vending lounge, theatre and a kitchen/dining area.
Fifth Floor Level	This level contains 41 student accommodation units including 15 'Studio' units, two 'Accessible Studio' units, 22 'Campus 4' units, one 'Cluster 6' unit and one 'Cluster 7' unit. The internal space will contain communal facilities including a library, lounge, three meeting rooms, a town hall and a kitchen/dining area.
Sixth Floor Level	This level contains 41 student accommodation units including 15 'Studio' units, two 'Accessible Studio' units, 22 'Campus 4' units, one 'Cluster 7' unit and one 'Cluster 6' unit. The internal space will contain communal facilities including a club room, lounge area, laundry and a kitchen/dining area.

Seventh Floor Level	This level contains 44 student accommodation units including 15 'Studio' units, two 'Accessible Studio' units, 25 'Campus 4' units and two 'Cluster 7' units. The internal space will contain communal facilities including back of house management offices, vending lounge and a shared kitchen/dining area.
Eighth Floor Level	This level contains 60 student accommodation units including 19 'Studio' units, three 'Accessible Studio' units and 38 'Campus 4' units. Two external courtyard areas and a communal kitchen and dining area will also be provided at this level.
Ninth to Tenth Floor Level	This level contains 60 student accommodation units including 19 'Studio' units, three 'Accessible Studio' units and 38 'Campus 4' units. The internal space will contain a shared kitchen and dining area.
Eleventh Floor Level	This level contains 46 student accommodation units including 12 'Studio' units, two 'Accessible Studio' units and 32 'Campus 4' units. The internal space will contain a communal kitchen and dining area. The roof terrace and communal barbeque area is also provided at this level.

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 close proximity to retail and entertainment areas. Stirling Streets will consolidate as a secondary office area for the city centre, with residential uses and visitor accommodation also encouraged throughout the precinct. Offices and commercial uses such as showrooms, shops and educational activities, which add life and interest to the street, are appropriate along Stirling Street.

The student housing and hostel proposal falls under the definition of a lodging house which is a 'Special Residential' use under CPS2. A 'Special Residential' use is a preferred ('P') use in the Stirling Precinct however is prohibited where it fronts the street at the pedestrian level unless it provides for pedestrian interest and activity. The application is also proposing a range of potential commercial activities at the ground floor level including 'Retail-General', 'Retail-Local', 'Recreation and Leisure', 'Healthcare 1', 'Mixed-Commercial', 'Entertainment' and 'Dining' which are contemplated ('C') uses and 'Business Services' which is a preferred ('P') use in the Stirling Precinct under CPS2.

Development Requirements

Development in the Stirling Precinct will have a nil street setback and be of a low scale along the street frontage with any additional building height being setback from all lot boundaries. New developments 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.

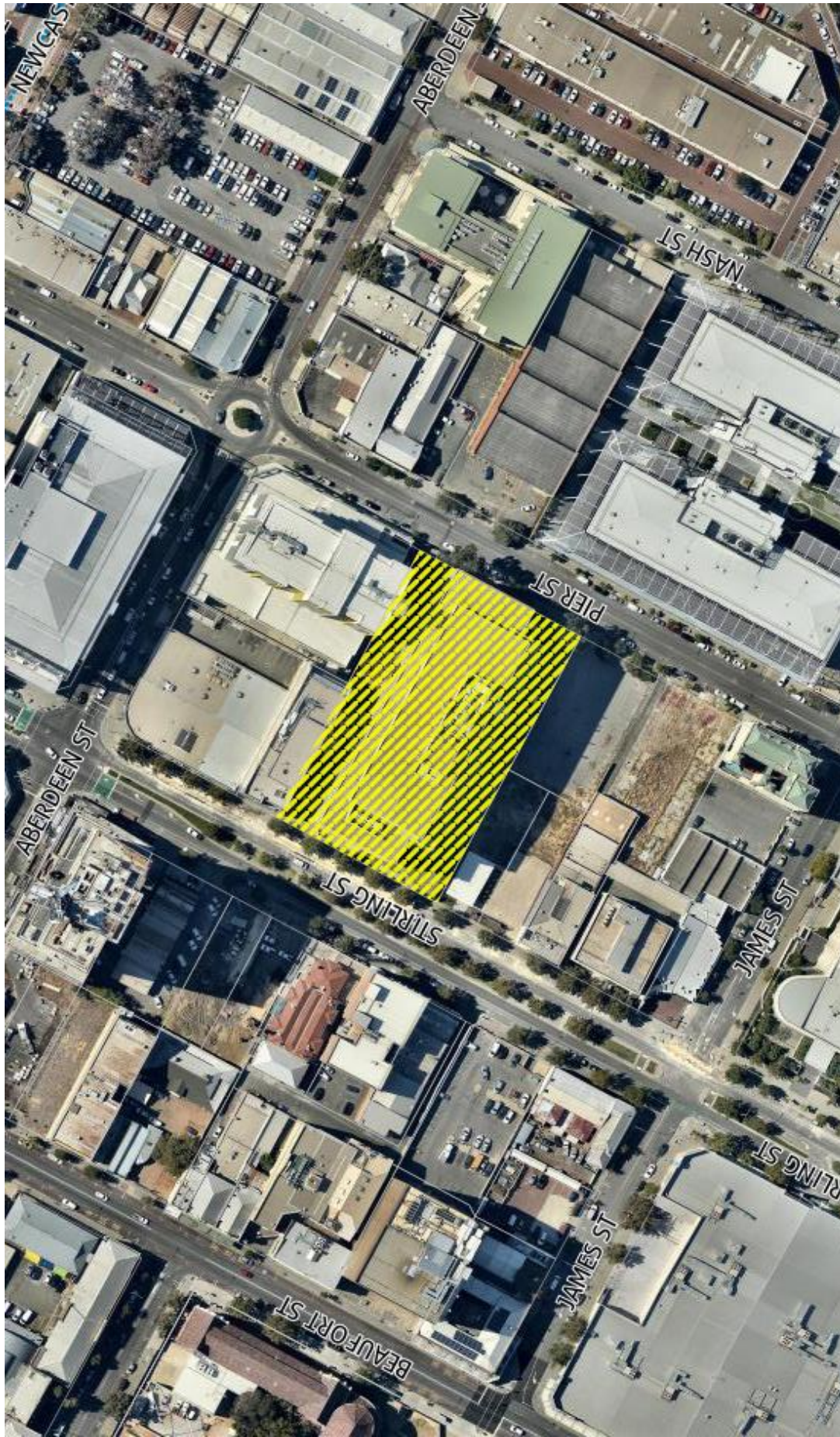
Development Standard	Proposed	Required/Permitted
Maximum Plot Ratio:	3.14:1 (19,078m ²)	4:1 (24,324m ²)
Building Height: <u>Stirling Street</u> <u>Pier Street</u>	Building setback 4.2 metres from Stirling street with minor encroachment into the 5 metre setback from level 5 and above. Total height of building 45.9 metres Building setback 4 metres from Pier Street with minor encroachments into the 5 metre setback from level 5 and above. Total height of building 45.9 metres	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 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</u> Lower Building Level Upper Building Level <u>Side - South</u> Lower Building Level Upper Building Level	12 metres 11.8 metres – 12 metres 1 metre (car entry wall with no openings) - 13 metres 13 metres - 14.3 metres	Nil (no openings) 4 metres (with openings) 4 metres (up to 65 metres) Nil (no openings) 4 metres (with openings) 4 metres (up to 65 metres)
Car Parking: <u>Commercial tenant</u> <u>Loading</u>	16 bays including one universal access bay 3 bays	122 bays (maximum) Nil
Bicycle Parking: - Bicycle Bays	211 bays (180 student housing bays, 28 hostel bays and 3 commercial bays)	185 bays (based on 1 bay per 3 units and per 500m ² commercial floorspace)

Development Standard	Proposed	Required/Permitted
- End of Journey Facilities	2 male and 2 female shower and change facilities and 3 lockers	Nil shower and change facilities, 3 lockers (for the non-residential uses)

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.



17/5145; 80 (LOTS 28, 123, 900 AND 901) STIRLING STREET, PERTH



**2017/5145; 80 (LOTS 28, 123, 900 AND 901)
STIRLING STREET, PERTH**



**2017/5145; 80 (LOTS 28, 123, 900 AND 901)
STIRLING STREET, PERTH**