

Design Advisory Committee

Notice of Meeting

27 July 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 – 1 June 2017
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports
 - 6.1 - 2 (Lot 17) Park Road, Crawley – Proposed Expansion Of St Catherine's College Including The Addition Of 53 Student Accommodation Units, Refurbished Student Learning Centre, Associated Facilities And Undercroft Car Parking Area
 - 6.2 - 108 (Lots 58, 59, 60, F9 and F10) St Georges Terrace, Perth – Request for Minor Plot Ratio Bonus to Change the Use of Office Lobby to Café Dining Area
- 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

20 July 2017

This meeting is not open to members of the public

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 Item 6.1 **2 (Lot 17) Park Road, Crawley – Proposed Expansion of St Catherine's College Including the Addition of 53 Student Accommodation Units, Refurbished Student Learning Centre, Associated Facilities and Undercroft Car Parking Area**

Recommendation:

That the Design Advisory Committee considers the design for the proposed expansion of St Catherine's College including the addition of 53 student accommodation units, refurbished student learning centre, associated facilities and undercroft car parking area at 2 (Lot 17) Park Road, Crawley and provides advice on the general aesthetic quality of the development including the proposed materials and finishes, presentation to the street and integration with existing development on and adjacent to the site.

FILE REFERENCE:	2017/5267
SUBURB/LOCATION:	2 Park Road, Crawley
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	20 July 2017
ATTACHMENT/S:	Attachment 6.1A – Location Plan Attachment 6.1B - Perspective
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	St Catherines College Inc
APPLICANT:	Urbis Pty Ltd
ZONING:	(Metropolitan Region Scheme) Urban, Primary Regional Roads (City of Subiaco Town Planning Scheme No. 4) Local Reserve for Public Purposes - University
APPROXIMATE COST:	\$10 million

Purpose and Background:

The subject site is 20,218m² in area and is located on the north-west corner of Stirling Highway and Winthrop Avenue intersection within the suburb of Crawley and is occupied by St Catherine's College. The site is bound by Park Road to the north, Winthrop Avenue to the east, Stirling Highway to the south and Trinity College to the east.

The site is currently used for student accommodation purposes, with accommodation provided across eight buildings. The majority the existing accommodation comprises of single bedrooms with shared communal facilities. The site has provided student accommodation since the 1950s, with significant additions being undertaken in 2014. The recent expansion comprised an additional 250 beds within five buildings located within the northern portion of the site fronting Park Road. A new administrative area was also

constructed and numerous communal areas and courtyards. The southern portion of the site fronting Stirling Highway contains the original campus buildings.

The most recent approvals granted by the Metropolitan West Joint Development Assessment Panel are summarised as follows:

- Expansion of student accommodation (252 student beds and ancillary facilities) approved on 15 November 2011;
- Amendments to approved expansion (236 student beds and ancillary facilities, 24 car parking bays) approved on 1 May 2012;
- Amendments to approved expansion (reinstatement of 14 student beds and minor alterations) approved on 21 January 2013; and
- Amendments to approved expansion (provision of 33 car parking bays within the Stirling Highway frontage) approved on 5 September 2014.

Details:

Approval is sought for an additional student accommodation facility and an ancillary Indigenous learning centre within the north-western portion of the College site. The key elements of the proposal are outlined as follows:

- demolition of existing facilities, including:
 - Boiler room and Indigenous room fronting Park Road;
 - Student common room, bike store, laundry and music rooms;
 - 53 at-grade, open-air car parking spaces, accessible from Park Road;
 - Lightweight covered walkway; and
 - Portion of the ground floor of the Prescott building.
- construction of a new custom-designed four storey (including undercroft parking area) student accommodation building comprising 53 units (56 beds), including a variety of units with shared laundry facilities, communal and quiet spaces and ablution facilities;
- refurbishment and expansion of the existing Prescott building to provide a student learning facility and other study spaces;
- provision of private landscaped courtyard areas and a rooftop garden and 'shade house';
- improvements to existing accommodation buildings to achieve integration with the new facility, including improvements to way-findings across the site;
- vehicular access to the carpark from Park Road via an existing crossover within the north-western portion of the sites frontage; and
- undercroft car parking area at ground level comprising 54 car parking bays (40 spaces covered, 14 uncovered) and 12 bicycle parking bays.

With regards to design of the proposal, the application advises:

'The scale and massing of the proposed buildings has been designed having regard for the height and scale of existing accommodation buildings on the site to the east and undertaken in a manner which respects the adjacent residential area. This is achieved by varying the street setback and through presenting only the narrowest portions of the buildings to the street to ensure the development is read along the street as a series of buildings, as opposed to a single, large building mass.'

The proposed buildings are contemporary and innovative in nature utilising high quality materials and incorporating a variety of surface treatments. The design of the development and in particular the student accommodation facility has been informed by extensive consultation with current Indigenous students at the College who emphasised the need for a configuration which supported greater interaction between year groups (more like a family home) with strong peer support.

The overall architectural theming includes a strong vertical sculptural façade with simple materiality, broken up by finer grain materials and pockets of greenery. The materiality references the moorish-style architecture evident at UWA and includes stone and concrete textures with brick elements to provide continuity with adjoining buildings in a contemporary manner.

The use of a steel mesh lightweight façade will provide natural ventilation and light penetration and establishes a visual connection between internal and external areas, delivering an active yet sensitive façade to Park Road. The materials and colours have been carefully selected to enhance articulation and reduce the perception of visual bulk to the street.

The design of the new buildings respects the current design ethos which is for the buildings to be connected by a number of landscaped areas to create pockets of intimacy and strong connections with the adjoining University.

A key feature of the design is the architectural banksia-shaped 'Bridie' feature which connects the accommodation building with the Prescott building and is a focus for the development. The structure is permeable with a metal steel frame and interlocking wire, and accommodates a ground level forum, outdoor learning areas and a rooftop ceremony area.'

Compliance with Planning Scheme:

Land Use

The expanded use of the site for student accommodation and associated facilities is consistent with the purpose and intent for which the land is reserved ('Public Purposes - University') under the City of Subiaco Town Planning Scheme No.4 (TPS4).

Development Requirements

As the site is reserved 'Public Purpose – University' under TPS4, there are no specific development standards or requirements applicable in this case. However, the most recent expansions of the College have been notionally assessed in accordance with the TPS4 'Additional Use No. 21' (AU21) provisions and design requirements which relate to a 'University Accommodation Facility'.

Whilst it is noted that the Additional Use provisions were prepared and adopted in relation to a specific area within the City of Subiaco (Caporn Street, Crawley), it was agreed with the City of Subiaco at the time, that the provisions were generally consistent with the Scheme reserve and is the most relevant design standard to review the previous expansion of the site.

It is noted that the site context in this case is markedly different to the AU21 area however in the interests of consistency with previous approvals for the site, the current proposal's general compliance (or otherwise) with the AU21 requirements are summarised below.

Item	Requirement	Proposal	Compliance
Maximum Plot Ratio:	0.85:1 (17,185m ²) Existing – 0.83:1 (16,873m ²) Proposed additions- 0.15:1 (2,942m ²)	0.98:1 (34,529m²)	Variation sought
Maximum Building Height:	12.8 metres and 11.8 metre (wall height) where development is set back 20 metres or more from a street or property boundary 9.9 metres and 8.9 metres (wall height) where development is set back less than 20 metres from a street 7.0 metres and 6.0 metres (wall height) where development is set back less than 10 metres from a property boundary	13.2 metres (setback 10.3 metres from Park Road)	Variation sought
Setbacks:			
Front (Park Road)	4 metres (minimum) 6 metres (average)	7 to 10.3 metres	Complies
Side (West)	4 metres	7 metres	Complies
Car Parking:	6 bays (minimum) 12 bays (maximum) based on 1 (minimum) to 2 (maximum) bays per 10 beds	1 additional bay	Variation sought

Conclusion

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

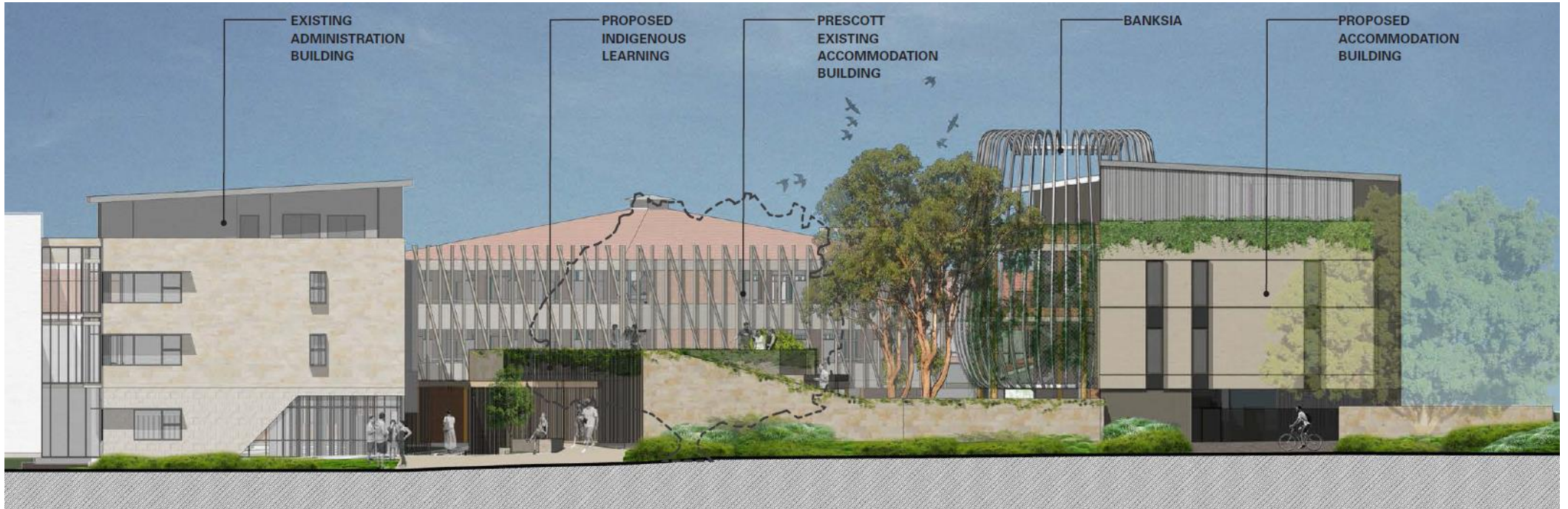
A verbal presentation will be given to the Committee in regard to this application.



2017/5267 – ST CATHERINE'S COLLEGE - 2 (LOT 17) PARK ROAD, CRAWLEY



2017/5267 – ST CATHERINE'S COLLEGE - 2 (LOT 17) PARK ROAD, CRAWLEY (PERSPECTIVES)



2017/5267 – ST CATHERINE'S COLLEGE - 2 (LOT 17) PARK ROAD, CRAWLEY (PERSPECTIVES)

Agenda Item 6.2 **108 (Lots 58, 59, 60, F9 and F10) St Georges Terrace, Perth – Request for Minor Plot Ratio Bonus to Change the Use of Office Lobby to Café Dining Area**

Recommendation:

That the Design Advisory Committee considers the awarding of a minor plot ratio bonus of 0.4% or 97m² of plot ratio for the change of use of a portion of the office tower lobby area to café dining area at 108 (Lot 58, 59, 60, F9 and F10) St Georges Terrace, Perth.

FILE REFERENCE:	2017/5188
SUBURB/LOCATION:	108 St Georges Terrace, Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	18 July 2017
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B – Floor plan
3D MODEL PRESENTATION:	No
LANDOWNER:	Brookfield Funds Management Ltd and 108 Landowner Pty Ltd
APPLICANT:	PTS Town Planning Pty Ltd
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) St Georges (P6) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	Nil

Background:

The 3,895m² site is located on the corner of St Georges Terrace and William Street in Perth and is occupied by the State Heritage listed former Palace Hotel and the South 32 office tower. The existing development has an approved plot ratio of 8.84:1 or 34,432m² which represents a 49% bonus plot ratio for the site. Bonus plot ratio for the existing development was granted for the provision of public facilities on private land and for the conservation of a heritage place, with a further 6400m² of plot ratio being transferred from a heritage site.

The City, under delegated authority approved the change of use of a ground floor tenancy within the former Palace Hotel from an 'Office' use to 'Dining' (café) use on 27 February 2017.

Details:

Approval is sought to change the use of 97m² of the office lobby for a seated dining area associated with the adjacent café. The seating area will be located within the lobby area directly adjacent to the former Palace Hotel with all tables and chairs being removable and no permanent fixtures being installed.

Compliance with Planning Scheme:

Land Use

The subject 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.

A cafe falls within the 'Dining' use group of the City Planning Scheme No. 2, which is a preferred ('P') use in the city centre use area of the St Georges Precinct. It is considered that the proposed café seating area satisfies the Statement of Intent for the St Georges Precinct.

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

Development Standard	Proposed	Required
Maximum Plot Ratio:	8.86:1.0 (34,529m²) representing a total of 49.4% bonus plot ratio for the site.	6.0:1 (23,100m ²)

Comments:

Bonus Plot Ratio:

The application is seeking an additional 0.4% or 97m² of plot ratio be granted to change the use a portion of the existing office lobby for a café dining area. In accordance with Clause 28(6) of CPS 2, where an existing building has been developed pursuant to a development approval granted prior to the gazettal date of CPS 2 –

- (a) with a floor area which exceeds the current maximum plot ratio specified for the lot on which the building is located by at least 20%; and*
- (b) which is unable to receive a transfer of unused plot ratio under clause 30 because of the operation of subclause (3);*

the local government may permit by the grant of development approval a minor bonus plot ratio-

- (i) *for development above street level where such a bonus is sought as part of the refurbishment and / or upgrading of the existing building and the bonus does not result in an increase to the bulk, height or scale of the building.”*

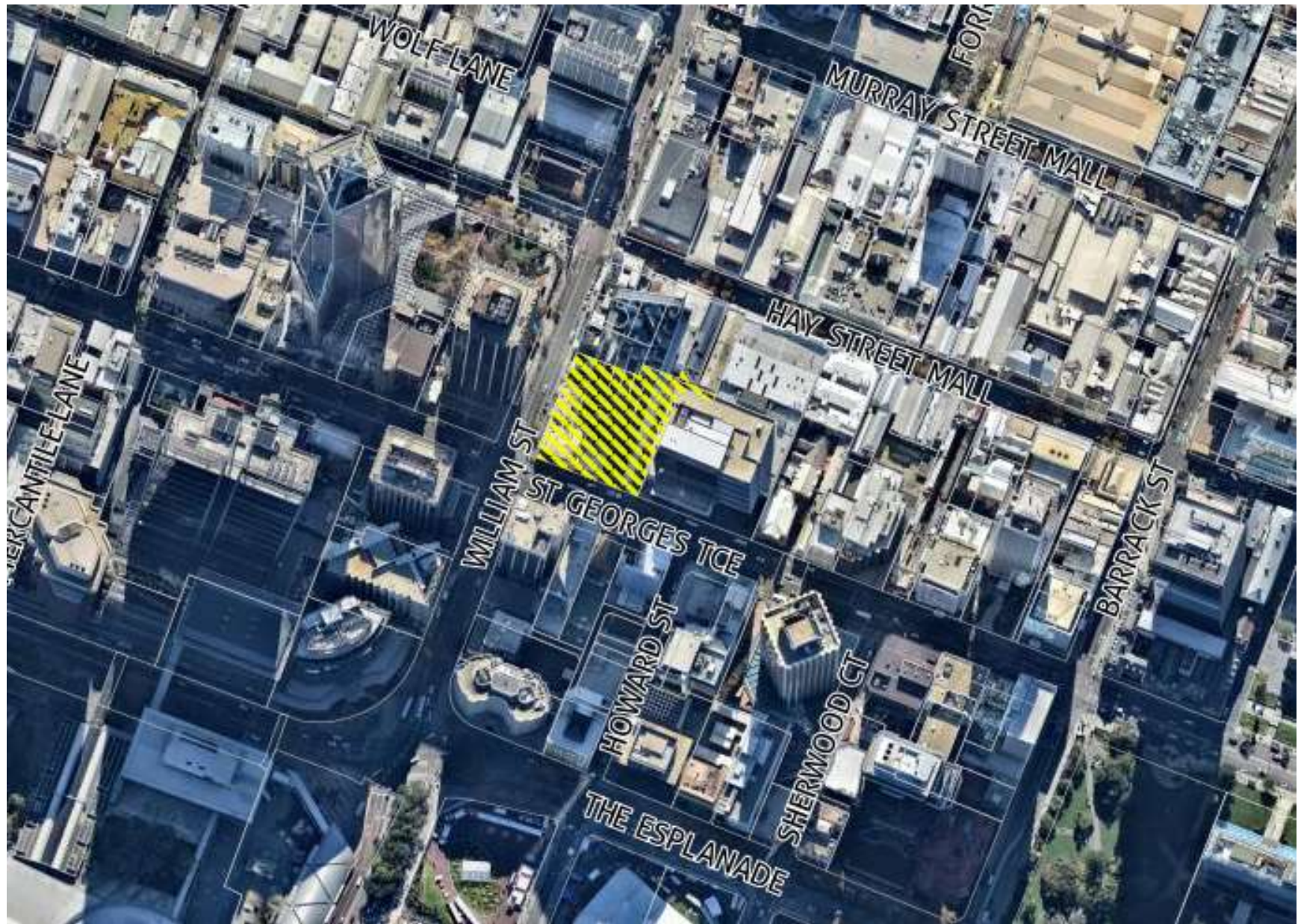
The existing development exceeds the maximum plot ratio by over 20% with the site not eligible for transfer of plot ratio given the previous 20% already transferred to the site. The proposed minor increase in plot ratio is due to the change of use of the ground floor tenancy from office to dining (café) use. The proposed change of use to a seated dining area will not involve any modifications to the existing building with all seating and tables being internal to the building whilst also being removable. The café dining area will provide further public activation of the internal lobby area adjacent to the heritage listed Palace Hotel which is supported and should be encouraged.

The proposed change of use to a café dining area is considered consistent with Clause 28(6) of CPS 2 and the City's Bonus Plot Ratio Policy.

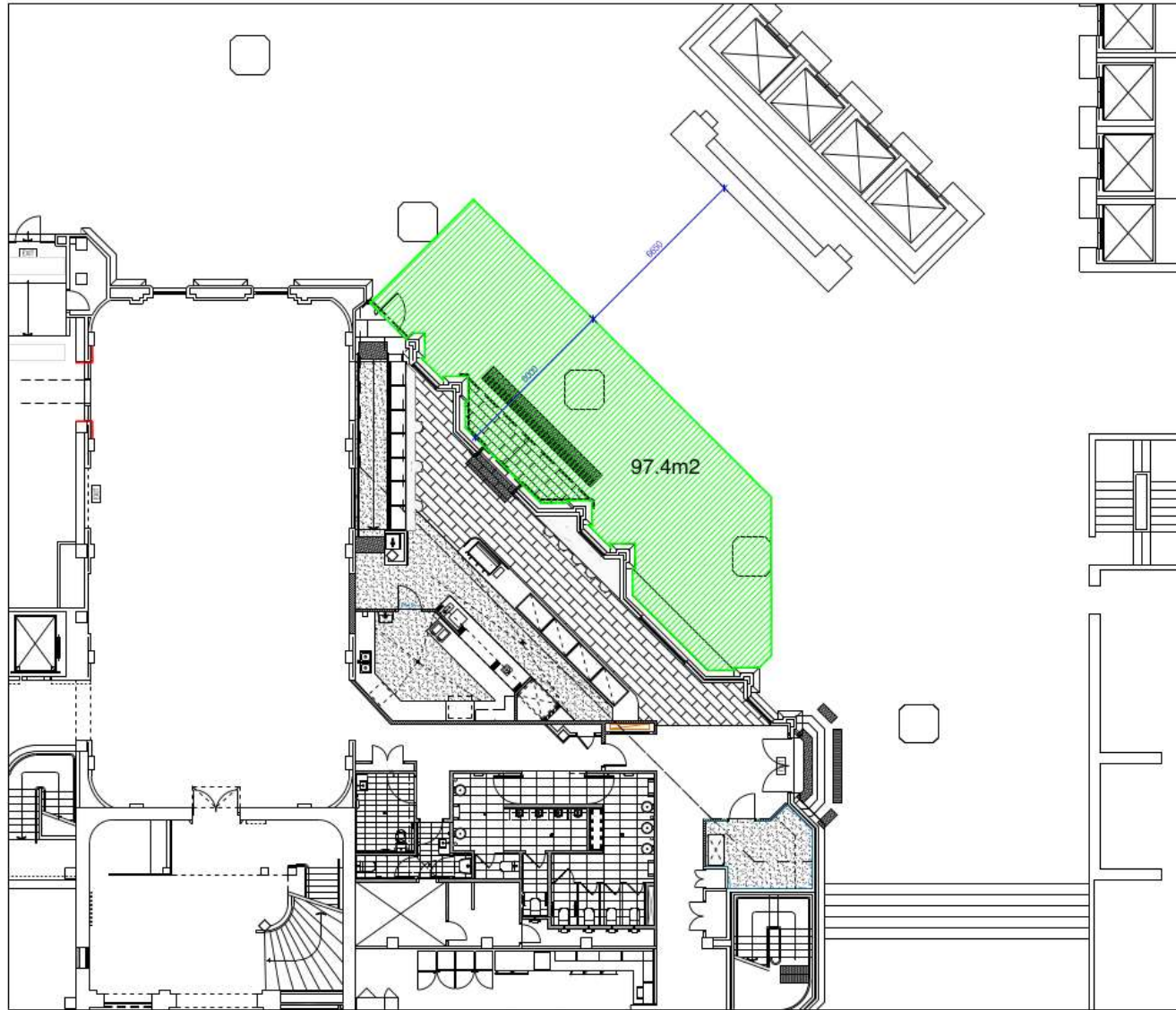
Conclusion

The Design Advisory Committee is requested to comment on the awarding of minor bonus plot ratio as detailed in the recommendation section of this report.

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



2017/5188 - 108 ST GEORGES TERRACE, PERTH



State Description Date
 A - ISSUED FOR INFORMATION 03.05.2017

Notes & Legend
 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.

Project
 The Palace Cafe

Client
 Brookfield

Team
**WOODS
 BAGOT**

© Woods Bagot

Project number	160449	Size check	25mm
Checked	DC	Sheet size	A2
Approved	JL	Scale	1:100

Sheet title
 TENANCY LEASE LINE
 LOBBY SEATING

Sheet number
A1000

Reason
 A

Title
 ISSUED FOR INFORMATION

ATTACHMENT 6.2B

2017/5188 - 108 ST GEORGES TERRACE, PERTH