

# Design Advisory Committee

Notice of Meeting  
3 May 2018  
10am

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 – 5 April 2018
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports
  - 6.1 39 (Lots 4 And 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Mixed-Use Development Comprising a 28 Level Office and Residential Building Containing 19 Multiple Dwellings, a 36 Level Hotel Building Containing 406 Hotel Rooms and Associated Dining and Retail Uses and a Total of 100 Tenant and 137 Public Car Parking Bays – Bonus Plot Ratio
  - 6.2 674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth - Refurbishment of and Additions to Carillon City
- 7 Motions of which Previous Notice has been given
- 8 General Business
  - 8.1 Responses to General Business from a Previous Meeting
    - DAC Attendance

Governance are currently determining the appropriateness of Commissioners attending DAC meetings as observers.
    - Disclosures of Interest

Training on disclosures can be provided at future DAC meeting.
  - 8.2 New General Business
- 9 Items for consideration at a future meeting

Outstanding Reports: Nil
- 10 Closure



**ROBERT MIANICH**  
**A/CHIEF EXECUTIVE OFFICER**

26 April 2018

**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](mailto:governance@cityofperth.wa.gov.au)

## DESIGN ADVISORY COMMITTEE

**Established:** 17 February 2004

<b>Members:</b>	<b>Deputy:</b>
David Karotkin (Presiding Member)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	
Anthony Brookfield	Stuart Pullybank
State Government Architect or Nominee	N/A
Director Planning and Development	City Architect

**Quorum:** Four

**Terms Expire:** October 2019

**Review:** Every two years

### **Role:**

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of clause 66A of the Supplemental Provisions to the Deemed Provisions (refer Schedule A of the City Planning Scheme No. 2, as gazetted on 24 February 2017).

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and 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 that are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

### Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.

- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

Bonus plot ratio will not be awarded “as of right”. Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within Perth as a capital city.

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

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

Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will be requested to provide advice on the extent of bonus plot ratio which is warranted.

In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high quality hotel as identified in the Bonus Plot Ratio Policy.

Reference should be made to the Bonus Plot Ratio Policy for full 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, the Deemed Provisions 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**      **39 (Lots 4 And 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Mixed-Use Development Comprising a 28 Level Office and Residential Building Containing 19 Multiple Dwellings, a 36 Level Hotel Building Containing 406 Hotel Rooms and Associated Dining and Retail Uses and a Total of 100 Tenant and 137 Public Car Parking Bays – Bonus Plot Ratio**

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**Recommendation:**

*That the Design Advisory Committee **CONSIDERS** the design and the awarding of bonus plot ratio for the mixed-use development comprising a 28 level office and residential building containing 19 multiple dwellings, a 36 level hotel building containing 406 hotel rooms and associated dining and retail uses and a total of 100 tenant and 137 public car parking bays at 39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth and **PROVIDES ADVICE** on:*

- 1. compliance with the City’s Bonus Plot Ratio Policy 4.5.1:**
  - 1.1 for the awarding of 20% bonus plot ratio for the provision of a special residential use in accordance with Special Residential (Serviced and Short Term Accommodation) Policy 3.9;**
  - 1.2 for the awarding of a 20% bonus plot ratio for the conservation of the heritage listed Pearl Villa and Hostel Milligan in accordance with Heritage Policy 4.10.; and**
  - 1.3 for the awarding of 10% bonus plot ratio for the provision of a residential use in accordance with Residential Design Policy 4.9, noting the provision of undersized balconies for some units and common lobby for office and upper level/penthouse apartments.**
  
- 2. the general design and aesthetic quality of the development, including:**
  - 2.1 its presentation to the street, particularly the ground and podium levels;**
  - 2.2 the revised office/residential tower element and its impact on the hotel tower and adjacent heritage buildings; and**
  - 2.3 the width, scale and design of the car park entrances;**
  
- 3. proposed variations to the maximum street building height and setback requirements of the City Planning Scheme No. 2 and Building Heights and Setbacks Policy (4.4) and their impact on the streetscape and local amenity; and**
  
- 4. the proposed landscaping treatments.**

FILE REFERENCE: 2018/5078  
 SUBURB/LOCATION: 39-55 Milligan Street and 469-471 Murray Street, Perth  
 REPORTING UNIT: Development Approvals  
 RESPONSIBLE DIRECTORATE: Planning and Development  
 DATE: 23 April 2018  
 ATTACHMENT/S: Attachment A – Location Plan  
 Attachment B – Perspectives

3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Fragrance WA Perth (Milligan) Pty Ltd  
 APPLICANT: TPG+Place Match  
 ZONING: (MRS Zone) Central City Area  
 (City Planning Scheme Precinct) Citiplace (P5)  
 (City Planning Scheme Use Area) City Centre  
 APPROXIMATE COST: \$180m

### **Background:**

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

An application for construction of a mixed-use development comprising two main buildings was conditionally approved by the City of Perth Local Development Assessment Panel (LDAP) on 11 July 2013. The application proposed the retention, conservation and adaptation of the heritage buildings on the site, the demolition of all other structures on the site and the construction of a 15 level office building and 13 level hotel building. The approval, which included 40% bonus plot ratio on the basis of 20% plot ratio bonus for provision of a new special residential use and 20% bonus plot ratio for heritage conservation, subsequently lapsed and the development did not proceed.

A subsequent application for the partial demolition of existing buildings and the construction of a mixed-use development comprising a 52 level residential building containing 359 multiple dwellings, a 37 level hotel building containing 406 hotel rooms and associated dining and retails uses and a total of 272 car parking bays was conditionally approved by the LDAP on 23 June 2016. The approval included the award of the maximum 50% plot ratio bonus available to the site comprising:

- a 20% bonus for the provision of new residential land uses;
- a 20% bonus for the provision of new special residential (hotel) land uses; and
- a 10% bonus for the conservation of a place of cultural heritage significance.

Whilst the approval remains valid (expiring 23 June 2018), the subject application seeks to modify the existing approval by replacing the previously approved 52 level residential building with a 28 level mixed use office/residential building, removing the basement levels and minor alterations to the hotel tower component.

### **Details:**

Approval is sought for the demolition of all of the existing buildings on site, with the exception of the heritage listed Pearl Villa, portions of the Hostel Milligan, and the façade of the former Hertz Building at 41 Milligan Street, and for the construction of a mixed-use comprising a 28 level office and residential building, a 36 level hotel building and a total of 237 car parking bays.

The proposed office/residential building will provide:

- a total of 19 long term residential apartments in the following range of unit types:
  - nine one-bedroom plus office and two-bathroom apartments;
  - two three-bedroom and two-bathroom apartments;
  - four three-bedroom and three-bathroom apartments; and
  - four four-bedroom and four-bathroom apartments.
- approximately 10,000m<sup>2</sup> of office floorspace across 14 levels; and
- a total of 237 car parking bays consisting of:
  - 137 public fee paying bays;
  - 71 commercial tenant bays; and
  - 29 residential bays.

The proposed hotel will provide a total of 406 rooms ranging in size from 22m<sup>2</sup> to 28m<sup>2</sup>, including 58 'dual-key' units and 16 universally accessible units. The hotel also includes the adaptive reuse of the existing heritage listed buildings within the podium for lobby, dining and bar purposes. The design of hotel is generally consistent with the existing 2016 approval except for modifications including the deletion of basement levels, reconfiguration of ground floor utilities and servicing infrastructure including the driveway area and treatment of the retained heritage building.

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

<b>Office/Residential Tower</b>	
Ground Floor Level	<ul style="list-style-type: none"> <li>• Office tower lobby, accessed via Murray Street;</li> <li>• Separate pedestrian entry and lobby space for the podium level residential units;</li> <li>• New vehicle crossover to Murray Street and associated vehicle circulation areas;</li> <li>• Dedicated porte cochere drop-off facility;</li> <li>• Bin storage area, with an associated loading bay to facilitate waste collection; and</li> <li>• Utilities and services infrastructure.</li> </ul>
First Floor Level	<ul style="list-style-type: none"> <li>• Three double-level, one-bedroom apartments, across the first and second floor levels fronting Murray Street;</li> <li>• 28 secure bicycle parking spaces for the hotel component;</li> <li>• 19 public car parking bays; and</li> <li>• Storage/plant areas.</li> </ul>

Second Floor Level	<ul style="list-style-type: none"> <li>• Upper levels of apartments across the first and second floor levels fronting Murray Street;</li> <li>• 28 public bicycle parking spaces; and</li> <li>• 37 public car parking bays.</li> </ul>
Third Floor Level	<ul style="list-style-type: none"> <li>• Three double-level, one-bedroom apartments, across the third and fourth floor levels fronting Murray Street;</li> <li>• 28 public bicycle parking spaces; and</li> <li>• 37 public car parking bays.</li> </ul>
Fourth Floor Level	<ul style="list-style-type: none"> <li>• Upper levels of apartments across the third and fourth floor levels fronting Murray Street;</li> <li>• 28 public bicycle parking spaces; and</li> <li>• 37 public car parking bays.</li> </ul>
Fifth Floor Level	<ul style="list-style-type: none"> <li>• Three double-level, one-bedroom apartments, across the fifth and sixth floor levels fronting Murray Street;</li> <li>• 28 public bicycle parking spaces;</li> <li>• 26 tenant car parking bays; and</li> <li>• 7 public car parking bays.</li> </ul>
Sixth Floor Level	<ul style="list-style-type: none"> <li>• Upper levels of apartments across the fifth and sixth floor levels fronting Murray Street;</li> <li>• 37 tenant car parking bays; and</li> <li>• Five tenant motorcycle bays.</li> </ul>
Seventh Floor Level	<ul style="list-style-type: none"> <li>• 37 tenant car parking bays;</li> <li>• Eight residential bicycle parking spaces;</li> <li>• 19 residential stores; and</li> <li>• Communal roof terrace for the podium level residential units.</li> </ul>
Eighth Floor Level	<ul style="list-style-type: none"> <li>• Utilities and services infrastructure; and</li> <li>• Deep soil zones for Level 9 landscaped areas.</li> </ul>
Ninth Floor Level	<ul style="list-style-type: none"> <li>• Outdoor swimming pool and pool deck;</li> <li>• Gymnasium;</li> <li>• Two communal meeting rooms;</li> <li>• Outdoor landscaped terrace and running track; and</li> <li>• Male and female change room facilities.</li> </ul>
Tenth to Twenty First Floor Levels	<ul style="list-style-type: none"> <li>• Four office tenancies; and</li> <li>• Male and female bathroom facilities.</li> </ul>
Twenty Second Floor Level	<ul style="list-style-type: none"> <li>• Four office tenancies;</li> <li>• Landscaped terrace; and</li> <li>• Male and female bathroom facilities.</li> </ul>
Twenty Third Floor Level	<ul style="list-style-type: none"> <li>• Four office tenancies; and</li> <li>• Male and female bathroom facilities.</li> </ul>
Twenty Fourth Floor Level	<ul style="list-style-type: none"> <li>• Four three-bedroom apartments and balconies.</li> </ul>
Twenty Fifth Floor Levels	<ul style="list-style-type: none"> <li>• Two three-bedroom apartments and balconies; and</li> <li>• Lower levels of two four-bedroom penthouses and balconies.</li> </ul>
Twenty Sixth Floor Level	<ul style="list-style-type: none"> <li>• Lower and upper levels of four four-bedroom penthouses and balconies.</li> </ul>
Twenty Seventh Floor Level	<ul style="list-style-type: none"> <li>• Upper levels of two four-bedroom penthouses and terraces.</li> </ul>

<b>Hotel Tower</b>	
Ground Floor Level	<ul style="list-style-type: none"> <li>• Restaurant and bar, centred around the retained Pearl Villa and Hostel, at the intersection of Murray Street and Milligan Street;</li> <li>• One retail tenancy fronting Milligan Street;</li> <li>• Hotel grand entry lobby, accessed via Milligan Street;</li> <li>• Hotel reception and concierge facilities;</li> <li>• Hotel back-of-house facilities;</li> <li>• New vehicle crossover to Milligan Street and associated vehicle circulation areas;</li> <li>• Dedicated drop-off/pick-up parking;</li> <li>• Separate hotel and restaurant bin stores, with an associated loading bay to facilitate waste collection;</li> <li>• Male and female bathroom facilities; and</li> <li>• Utilities and services infrastructure.</li> </ul>
First Floor Level	<ul style="list-style-type: none"> <li>• Restaurant dining area, contained within the Pearl Villa and Hostel buildings;</li> <li>• Guest breakfast room and lounge;</li> <li>• Hotel back-of-house facilities, including end-of-trip facilities for staff;</li> <li>• Male and female bathroom facilities; and</li> <li>• Utilities and services infrastructure.</li> </ul>
Second Floor Level	<ul style="list-style-type: none"> <li>• Two conference / function rooms;</li> <li>• Two meeting rooms;</li> <li>• Outdoor cocktail terrace;</li> <li>• Hotel back-of-house facilities; and</li> <li>• Male and female bathroom facilities.</li> </ul>
Third Floor Level	<ul style="list-style-type: none"> <li>• Day spa and treatment rooms;</li> <li>• Hotel gymnasium and associated outdoor recreation terrace;</li> <li>• Male and female change room facilities; and</li> <li>• Utilities and services infrastructure.</li> </ul>
Fourth Floor Level	<ul style="list-style-type: none"> <li>• 14 hotel rooms;</li> <li>• Associated back-of-house facilities and services infrastructure; and</li> <li>• Landscaped roof areas.</li> </ul>
Fifth to Thirty Second Floor Levels	<ul style="list-style-type: none"> <li>• 14 hotel rooms; and</li> <li>• Associated back-of-house facilities and services infrastructure.</li> </ul>
Thirty Third Floor Level	<ul style="list-style-type: none"> <li>• Communal sauna and steam rooms;</li> <li>• Male and female change room facilities;</li> <li>• First aid room; and</li> <li>• Utilities and services infrastructure.</li> </ul>
Thirty Forth Floor Level	<ul style="list-style-type: none"> <li>• Heated swimming pool and pool deck;</li> <li>• Covered roof terrace and bar area; and</li> <li>• Utilities and services infrastructure.</li> </ul>

The applicant advises the following with respect to the revised design, materials and palette selection for the development:

- *“The proposed development will provide a high quality, architecturally designed built form, incorporating a diverse range of high quality materials and finishes to produce a striking, contemporary façade design. The development responds sympathetically to the challenge in balancing a separation between the heritage buildings with the desire to offer a continuation of the urban fabric in the immediate vicinity. The development has been carefully designed so as to showcase the site’s unique heritage value, whilst providing a high quality architectural outcome for this prominent corner site.*
- *The original concept has been revised to be more sympathetic with a more simplified approach to the roof portion between the Pearl Villa and Hostel Façade being considered. The roof structure has now been appreciably simplified and this has been achieved largely by way of relocating most of primary support structure to the top side of the roof’s glazing.*
- *In reviewing the design for the glazed box section, there are fundamental detailing and practical issues to be duly considered in respect to a north orientation (the introduction of appreciable solar gain), structural support for the glazing, weathering of interfaces and the functionality of operable doors at ground level. With this comes the inevitable need to introduce structure and elements which in turn unavoidably breaks up the glazing. Therefore, taking the above into account, we have addressed these inevitabilities in an honest manner by expressing the structure and extending this theme to incorporate a secondary perforated mesh screen.*
- *The revised proposal for a predominant office use in lieu of the former residential use has witnessed a complete review of the site and its relationship with not only the adjoining hotel site but also how it associates with its broader context. Whilst some of the design solutions utilised for the former residential tower are retained (namely the residential activation of the podium and the car parking module), the opportunity to review the public interface of the building was afforded in light of the new highly accessible office use.”*

### **Compliance with Planning Scheme:**

#### **Land Use**

The subject site is located in the City Centre Use Area of the Citiplace Precinct (P5) under City Planning Scheme No. 2 (CPS2). The Citiplace Precinct will be enhanced as the retail focus of the State providing a range of retail and related services more extensive than elsewhere in the metropolitan region. The Precinct will offer a wide range of general and specialised retail uses as well as a mixture of other uses such as entertainment, commercial, medical, service industry, residential and minor office. Uses at street and pedestrian level will mainly be shops, restaurants (including cafes), taverns and other uses that have attractive shop fronts and provide for activity, interest and direct customer service.

The proposed uses including 'Dining', 'Entertainment', 'Retail' and 'Special Residential' uses which are classified as preferred 'P' uses in the City Centre area of the Citiplace Precinct (P5). The proposed 'Residential' and 'Office' uses are classified as contemplated 'C' uses and are considered to be consistent with the precinct statement of intent in contributing to the local day and night time economy in support of the aforementioned commercial uses. The public car parking component is an 'Unlisted Use' and subject to the provisions of Clause 34 of CPS2 and requires advertising and an absolute majority decision as part of any approval.

### Development Requirements

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

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

Development Standard	Proposed	Permitted/Required
<b>Maximum Plot Ratio:</b>	<b>7.5:1 (26,700m<sup>2</sup>) inclusive of a plot ratio bonus of 50% (8,900m<sup>2</sup>) on the basis of: a 20% bonus for including special residential development, a 20% bonus for the conservation of heritage buildings and a 10% bonus for including residential development</b>	Base Plot Ratio 5:1 (17,800m <sup>2</sup> )  Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Heritage Conservation (20% maximum)
<b>Maximum street (podium) building height:</b>		
<u>Murray Street</u>		
Office/Residential Tower	<b>27.5 metres</b>	14 metres
Hotel Tower	11 metres	14 metres
<u>Milligan Street</u>		
Hotel Tower	14.5 metres	21 metres
<b>Maximum Building Height:</b>		
Office/Residential Tower	106 metres	No prescribed limit

Development Standard	Proposed	Permitted/Required
Hotel Tower	121 metres	No prescribed limit
<b>Setbacks:</b>		
<u>Murray Street (north)</u>		
Office/Residential Tower	<b>Nil up to 27.5 metres in height then 2 metres (level eight minor projection) to 9 metres up to a maximum height of 106 metres</b>	Nil up to height of 14 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development
Hotel Tower	Nil up to 11 metres in height then 17.5 metres up to a maximum height of 121 metres	Nil up to height of 14 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development
<u>Milligan Street (east)</u>		
Hotel Tower	Nil to 2 metres up to 14.5 metres in height then <b>5 metres up to a maximum height of 121 metres (exceeding the provision from 65 metres upwards)</b>	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
<u>Side (south)</u>		
- Lower Building Levels		
Office/Residential Tower	Nil up to <b>30.5 metres in height (exceeding the provision from 14 metres upwards)</b>	Nil (no openings/balconies)
Hotel Tower	Nil up to 19 metres	Nil (no openings/balconies)
- Upper Building Levels		
Residential Tower	3.6 metres (architectural features) to 4 metres (main building) <b>up to a maximum height of 106 metres (exceeding the provision from 65</b>	3 metres (office use) to 4 metres (residential use) up to 65m in height 6 metres (office use) to 8 metres (residential use) over 65m in height

Development Standard	Proposed	Permitted/Required
<p>Hotel Tower</p> <p><u>Side (west)</u></p> <p>- Lower Building Levels</p> <p>Residential Tower</p> <p>Hotel Tower</p> <p>- Upper Building Levels</p> <p>Residential Tower</p> <p>Hotel Tower</p>	<p><b>metres upwards)</b></p> <p>4 metres (main building) <b>up to a maximum height of 121 metres (exceeding the provision from 65 metres upwards)</b></p> <p>Nil up to <b>30.5 metres in height (exceeding the provision from 14 metres upwards)</b></p> <p>Nil up to 19 metres</p> <p>3.2 metres (architectural features) to 3.6 metres (main building - office <b>and residential) up to a maximum height of 106 metres (exceeding the provision from 65 metres upwards)</b></p> <p>8.7 metres</p>	<p>4 metres (hotel use) up to 65m in height 8 metres (hotel use) over 65m in height</p> <p>Nil (no openings/balconies)</p> <p>Nil (no openings/balconies)</p> <p>3 metres (office use) to 4 metres (residential use) up to 65m in height 6 metres (office use) to 8 metres (residential use) over 65m in height</p> <p>4 metres (hotel use) up to 65m in height 8 metres (hotel use) over 65m in height</p>
<b>Car Parking:</b>		
Residential	29 bays	29 bays (maximum)
Commercial Tenant	71 bays	71 bays (maximum)
Public	137	N/A
Scooter/Motorcycle	5	N/A
<b>Bicycle Parking:</b>		
Residential	8 bays	6 bays (minimum) or can be located within residential stores (minimum dimension

Development Standard	Proposed	Permitted/Required
Commercial (Office/Hotel/Dining)	56 bays	2.2 metres and area of 5m <sup>2</sup> )  158 bays

### Bonus Plot Ratio

In accordance with the provisions of City Planning Scheme No. 2 (CPS2), 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, provision of specific facilities on private land and conservation of heritage places).
- 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 application is seeking a total of 50% bonus plot ratio, comprised of 20% bonus plot ratio for a new special residential use, 20% bonus plot ratio for conservation of heritage places and 10% bonus plot ratio for a new 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 as follows.

### 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 hotel ('Special Residential') use.

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

- *'The proposed hotel provides the following basic facilities and amenities:*
  - o *a dedicated hotel grand entry lobby and reception area at the ground floor;*
  - o *appropriate back of house and administration facilities, including housekeeping areas, staff ablution / locker facilities, office spaces and storage areas; and*
  - o *bathroom facilities within hotel guest rooms that incorporate, at a minimum, a basin, shower and toilet, whilst laundry facilities are not provided within individual hotel guest rooms;*
- *The proposed hotel provides a range of shared facilities for hotel guests, including a gymnasium with an associated outdoor recreation terrace, a heated swimming pool and pool deck, a guest breakfast area and lounge, and a rooftop bar; and*
- *A commercial restaurant and bar area is also provided at the ground floor, along with conference / function facilities at Level 2, and a commercial day spa at the Level 3. The provision of a range of shared facilities and amenities will contribute to an excellent standard of amenity for hotel guests.'*

Noting the above, it is considered that the proposal generally satisfies the Policy requirements to be awarded bonus plot ratio of 20% for the provision of a 'Special Residential' use.

## Bonus Plot Ratio for Heritage Conservation

Developments which conserve heritage listed places may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Heritage Bonus Plot Ratio Plan contained within CPS2. The application is seeking the award of 20% bonus plot ratio for the conservation, maintenance and enhancement of the heritage listed buildings on the site. The applicant has provided the following information and justification to satisfy the applicable requirements of the City's Bonus Plot Ratio Policy 4.5.1:

### Essential Criteria:

- *Pearl Villa and the 1930's Hostel Addition is recognised as a place of cultural heritage significance on the City of Perth's Register of Places of Cultural Heritage Significance and therefore it is eligible for a plot ratio bonus based on the 'conservation of heritage places.'; and*
- *The proposed development will ensure the protection and conservation of the cultural significance and integrity of the place within an appropriate setting. Specifically, the main heritage benefit will be the way in which it reveals, conserves and in-part reconstructs Pearl Villa, an element which has been hidden from view, with restricted access since the 1930's. To achieve this, portions of the 1930 Hostel Addition will be removed along Murray Street to enable the front façade and upper level verandah of Pearl Villa to be reconstructed. Between Pearl Villa and behind the façade of the 1930s Hostel Addition seating and landscaping will be provided in order to reinstate a sense of the original 'outdoor' setting of Pearl Villa. This work will allow visitors and passers-by to better connect with, understand and appreciate the original, and most significant, building on the site.*

### Performance Requirements:

- *The proposed development has been undertaken in accordance with the Conservation Plan (2013), and aligns with City Planning Scheme No. 2 Policy 4.10: Heritage;*
- *The development seeks to retain as much as possible of the significant cultural heritage fabric of the place. Some internal fabric will be removed to facilitate the new use. However, care has been taken to retain important features to perpetuate an understanding of the design and functionality of the original internal spaces. For example, where walls will be removed bulkheads, wall nibs, cornices and skirtings will be retained; and differing floor treatments will be employed. It is to be noted that this proposal seeks to retain a greater proportion of internal walls than previous development approvals;*
- *The proposed uses of Pearl Villa and the 1930s Hostel Addition (restaurant and bar) are considered to generally continue the broad hospitality use types that currently exist and have existed historically. These uses will enable greater access and patronage from the general public;*
- *The place will be the subject of appropriate interpretation to complement the proposed development and to provide the local and wider community with a deeper and more comprehensive understanding of the place; and*
- *With an awareness of the considerable increase in intensity of development on the site, the interaction between new development and the historic built form has been considered. The new hotel tower, while being of a considerably greater scale than the heritage buildings, will have glazing in the lobby space to the south of the heritage building to provide a visual outlook onto the south elevation of Pearl Villa. This will ensure 360 degrees of observation around the Pearl Villa, which reflects its original visual presence in the site.'*

Noting the above, the proposal is considered to generally satisfy the Policy requirements in order to be awarded bonus plot ratio for heritage conservation. The extent of the awarding, noting the maximum 20% is being sought, therefore requires detailed consideration by the Committee.

### **Bonus Plot Ratio for Residential Use**

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 application is seeking 9.7% bonus plot ratio for the provision of a '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

##### *Streetscape Interface*

Building entries are clearly defined and visible from the street.

The podium level residential units are to be accessed via a separate lobby and lift adjacent the proposed Murray Street vehicle crossover, whilst the upper level penthouses will be access via the main office lobby and lifts, with appropriate access restrictions to be implemented to ensure security and privacy for residents.

The use of the main office lobby and lifts is considered appropriate having regard to the small number of penthouse units proposed.

##### *Dwelling Mix*

The proposed development provides a mix of one-bedroom, three-bedroom and four-bedroom apartments with minimum dwelling sizes are as follows:

- 60m<sup>2</sup> for the one-bedroom podium level dwellings;
- 140m<sup>2</sup> for the three-bedroom dwellings and
- 227m<sup>2</sup> for the four-bedroom penthouse dwellings.

The above minimum dwelling sizes are above those recommended under the City's Policy of 50m<sup>2</sup> (one bedroom apartments) and 100m<sup>2</sup> (three bedroom and above apartments). The limited diversity is considered acceptable noting the small number of residential units proposed.

## 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, having regard to the nature of surrounding development, through the provision of setbacks to all major openings and outdoor habitable spaces.

The placement and design of major openings and outdoor living areas also ensures that there will be no visual privacy (cone of vision) incursions within the individual tower elements proposed as part of this development application.

### *Surveillance*

The proposed development has been designed with major openings and outdoor habitable spaces fronting surrounding streets. This will serve to ensure sufficient passive surveillance of the public realm, and will result in improvements to both actual and perceived safety in the locality. Building entrances are clearly defined and visible from the street and adjacent buildings.

### *Lighting*

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

## Element 3 – Noise

The preliminary acoustic report prepared in support of the proposal demonstrates that the proposed development can comply with the relevant acoustic standards and requirements. Noise mitigation strategies have been identified and full acoustic assessments will be undertaken at detailed design stage.

## Element 4 – Open Space

### *Private Open Space*

Each dwelling is provided with an outdoor living areas that is:

- directly accessible from a habitable room;
- receives adequate levels of natural light and ventilation ; and
- provides adequate weather protection, and is located and designed to maximise visual privacy between individual apartments and surrounding buildings.

All of the upper level units are provided with multiple balconies/terraces, with combined areas well in excess of the minimum 10m<sup>2</sup> requirements, and at least one individual balcony that exceeds the minimum 10m<sup>2</sup>. Five of the podium level residential units are also provided with 10m<sup>2</sup> of balcony area however, the four remaining podium level residential units are provided with balconies of between 7m<sup>2</sup> to 9m<sup>2</sup> which do not meet the Policy's recommended 10m<sup>2</sup> minimum area. In addition, none of the podium level residential unit balconies are provided with a minimum 2 metre useable dimension as recommended by the Policy.

The applicant has provided the following justification in relation to the variations as follows:

- *'the variations are considered acceptable on the basis that the outdoor living areas provided are commensurate with the size of the dwellings proposed, and are of adequate dimensions to ensure functional and useable spaces. The balcony sizes proposed are broadly consistent with the draft Design WA Apartment Design Policy, which recognises that balconies smaller than 10m<sup>2</sup> are appropriate for single bedroom dwellings, such as the proposed podium level residential units; and*
- *it is also noted that the balcony areas are located directly adjacent the main living space, so that they can be readily used in conjunction with, and present as an extension of the main living areas. A large communal roof terrace is also proposed at Level 7, for the exclusive use of the podium level residential units, which would assist in offsetting any perceived loss of amenity as a result of the reduced balcony sizes.'*

#### *Communal Open Space*

The communal facilities provided will have controlled access via the lift and stair cores provided, thereby ensuring that the communal facilities are secure and accessible for residents.

The terrace at Level 7 of the proposed mixed-use tower will be accessible to the podium level residential units only, whilst the penthouse units will have access to the suite of communal facilities proposed at Level 9 of the proposed mixed use tower, which will also be made available to office tenants.

#### *Landscaping*

Minimal 'in-ground' landscaping is proposed which is appropriate to the development's inner urban context however a mix of soft and hard landscaping is provided within the various communal spaces.

### Element 5 – Efficient Resource Use and Provision of Daylight

#### *Heating and Cooling*

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

### *Ventilation*

The proposed development provides operable windows and incorporates natural cross ventilation to all penthouse units. Natural light and ventilation is also proposed to all common residential corridors.

### *Stormwater*

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

### *Clothes Drying*

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

### *Borrowed Light*

Direct natural light is provided to all living, dining and sleeping areas through the provisions of major openings to all habitable rooms. Some of the study/office spaces within the podium level residential units are reliant on borrowed light.

Natural light is also provided to all common corridors for the residential component of 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.

### *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.

### Element 6 – Access and Parking

The proposed development is provided with secure, convenient and accessible vehicle and bicycle parking within the podium levels of the proposed mixed-use tower, with direct access to car parking areas via the lifts and stairs provided.

## Element 7 – Servicing

### *Stores*

Each dwelling is provided with a secure, accessible storage area, with a minimum internal area of 4m<sup>2</sup>.

### *Mailboxes*

Collection and delivery of residential mail will be handled through the concierge facility at the ground floor of the proposed mixed-use tower. This will ensure that mail delivery is consolidated for all multiple dwellings proposed, in an area that is readily accessible, secure, weather protected and adequately lit.

Noting the above, the proposal considered to generally satisfy the Policy requirements to be awarded maximum bonus plot ratio of 10% for the provision of a residential use. However, variations are proposed in relation to the Policy's recommended minimum balcony sizes and dimensions, use of borrowed light for offices/studies and separate access being provided for residential dwellings. The Committee is therefore requested to consider whether these variations have any implications for the awarding of bonus plot ratio.

### **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.

ATTACHMENT 6.1A



2018/5078 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH



**2018/5078 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH**



2018/5078 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH



2018/5078 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH



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2018/5078 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH



2018/5078 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH

**Agenda**                    **674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth -**  
**Item 6.2**                    **Refurbishment of and Additions to Carillon City**

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**Recommendation:**

*That the Design Advisory Committee **CONSIDERS** the design for the proposed refurbishment of and additions to the Carillon City at 674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth and **PROVIDES ADVICE** on:*

- 1. the general aesthetic quality of the development including the proposed materials and finishes;*
- 2. variations to the upper building setbacks to the eastern and western side boundaries;*
- 3. the general design of the reconfigured arcades, noting the proposed variations to the City's requirements for minimum pedestrian walkway widths; and*
- 4. the scale, massing, and grain of the façades in relation to the surrounding buildings noting the proximity to several heritage buildings.*

FILE REFERENCE:	DAP-2018/5074
SUBURB/LOCATION:	674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth & Subterranean Lot 929
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	28 March 2018
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B – Perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Dexus Wholesale Property Limited, City of Perth
APPLICANT:	Urbis Pty Ltd
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$60.7m

## **Purpose and Background:**

The item was considered at the Design Advisory Committee meeting held on the 5 April 2018 requesting advice on the items listed in the recommendation of this report. Due to a potential conflict of interest a quorum could not be reached and therefore a formal meeting could not be held. Concluding the close of the meeting an informal presentation was made by the applicant and discussion ensued by the Committee members. The members present from the Design Advisory Committee provided the following informal advice:

- “1. commends the proposed improvements to pedestrian circulation, dwell spaces and way-finding within the development;*
- 2. notes that the reconfigured tenancy layout should be designed and serviced to provide adaptability and retail diversity to cater for changing retail trends and leasing strategies, with further consideration being given to providing opportunities for greater activation of the mall frontages, particularly at night time;*
- 3. considers that the proposed Murray Street Mall façade is an appropriate design solution, given the dimension of the Mall, the development’s presentation to Forrest Place and the design of other recently approved refurbishments of key retail facilities in the area, but considers that the Level 3 terrace fronting the Mall should be designed to ensure that it provides an active frontage to the development, enabling passive surveillance and clear views between the terrace and the public realm;*
- 4. acknowledges that the Hay Street Mall façade can afford to present as a modern intervention within the streetscape but considers that the scale and form of the proposed façade does not fit the character of the Mall. The visual scale of the ‘curtain’ and the interface of the facade with the adjacent buildings should be reviewed to provide a transitional element between the solidity of the buildings next door and the proposed façade design;*
- 5. notes that the plant and building services should be integrated with the design of the building and be screened from view and that details of the location and design of the plant needs to be submitted;*
- 6. considers that the design and location of the awnings should be reviewed to ensure effective levels of pedestrian shelter, particularly in regard to shading, are provided along both Mall frontages;*
- 7. notes the use of metal ‘curtains’ as a design feature to the facades and questions the robustness and adaptability of this design approach and material pallet;*
- 8. requests the submission of details regarding the incorporation of the existing carillon bells into the arcade refurbishment;*
- 9. suggests that consideration be given to designing the roof to enable activation of portions of the roof space to cater for current and future uses and any subsequent development stages on the site.”*

The proposed development is located over three lots (100, 101 and 929) with Lot 100 and 101 owned by Dexus and Lot 929 owned by the City and subleased to Dexus. Incidental works, structures and demolition will affect two lots to the north and south of the site which under the care and control of the City being Forrest Place (Lot 978) and Hay Street Mall (Lot 929). The total area of the subject lots owned by Dexus comprises of a total area of 5,725m<sup>2</sup>. The subject site has frontage to the Murray Street Mall and Hay Street Mall.

Carillon City was previously two separate arcades, being Carillon Arcade (western portion) and City Arcade (eastern portion). City Arcade originally opened in 1970 and Carillon Arcade opened in 1982. In 1998 the then proprietors of Carillon Arcade, Multiplex and Hawaiian Property Group, purchased City Arcade. Both properties were subsequently integrated and refurbished in the following years, becoming Carillon City.

In 2013 and 2014 western portions of the site fronting Murray Street Mall were partially demolished/reconstructed to create a large two-level minor major tenancy (formerly occupied by Topshop and now occupied by Cotton On). The centre's name relates to the Carillon Bells, which are housed on-site in a carillon fronting the Hay Street Mall. The centre comprises four levels of retail, including a basement. An office tower of 15 levels sits above the centre fronting the Murray Street Mall. A fifth retail level, formerly occupied by a single cinema theatre is vacant.

Pedestrian access is currently available to the site via:

- the upper level walkways which connect Carillon City, via a bridge over Murray Street Mall (the Murray Street Mall overpass) to Perth train station via Forrest Chase.
- pedestrian entrances at street-level on the Murray Street Mall and Hay Street Mall
- Underground connecting to Trinity Arcade which connects to the level 1 (Murray Street Mall level).
- a pedestrian stairwell portal from the Hay Street Mall which connects to level 1 (Murray Street Mall level).

The subject site has four loading bays and two service bays available for contractors in the existing basement. Vehicle access to the subject site, for the purposes of waste management and loading, is via Murray Street Mall, with a ramp at the eastern edge of the property providing access to the basement level.

The applicant has advised that the existing pedestrian portal to and from the Hay Street Mall into the centre (in lot 929) will be redeveloped as an integrated part of Carillon City, however does not form part of this application. Any modifications or removal of the portal is dependent on resolving several service issues, as the portal accommodates exhaust infrastructure and performs a fire egress purpose as well as pedestrian access and egress.

### **Details:**

Approval is sought for the demolition of various components of the existing complex, including existing roof and awning structures. The application will involve the redevelopment of the existing four retail levels, and addition of a fifth level, including redesigned facades to both malls, the realignment of existing malls, and new vertical transport – as well as incidental service works and modifications to loading and waste facilities.

The application proposes to incorporate a cinemas/theatres within the new fifth retail level, including incidental retail and lounge areas, where food and beverages (packaged and/or freshly prepared), including liquor, may be served and/or purchased for consumption on-premises. The remainder of the modified tenancies re proposes to be used for a range of uses including Business Services, Dining, Entertainment (for small bar, tavern, amusement parlour, and betting agency only), Healthcare 1, Mixed Commercial (fast food outlet only), Retail (General), and Retail (Central).

Details of the proposed development are as follows:

<b>Basement</b>	<p>Works within this level will include the conversion and adjustment of the existing tenancy area and tenant storage area into retail areas to accommodate the lower level of two potential multi-level tenancies that front the Murray Street Mall, both with internal vertical transport. The existing servicing areas are proposed to be retained and renewed, with a new expanded loading and service area, with three loading bays, including minor expansion of basement to accommodate a larger bin store.</p> <p>A new end of trip facility will be provided to the basement incorporating 40 bicycle parking bays. All existing visitor parking bays are proposed to be removed.</p>
<b>First Floor (Murray Street Mall)</b>	<p>The existing arcades within the sites will be realigned to accommodate clearer, unobstructed pedestrian flows. The existing escalators will be relocated side-by-side in two locations for more legible navigation. A new façade will be incorporated to the entire Murray Street Mall frontage.</p>
<b>Second Floor (Hay Street Mall)</b>	<p>This site will be reconfigured to have a single point of entry from Hay Street Mall, with a consolidated single arcade through the level, bifurcated in part. The level will also incorporate new amenities (not currently available on this level) and a new façade to the entire Hay Street Mall frontage.</p>
<b>Level 3</b>	<p>This level will be modified to extend over the current Cotton On tenancy. The intent of this level is to focus on restaurant and casual dining activity as well as some retail surrounding a central void/vertical transportation area. This level will incorporate new bathroom amenities (not currently available on this level).</p>
<b>Level 4</b>	<p>This level will be modified to extend over the current Cotton On tenancy. This level will accommodate a nine-screen cinema complex, including associated admission, lounge and food and beverage sales area.</p>
<b>Office tower (15 levels)</b>	<p>The existing office tower is to remain, apart from level 4 which will be absorbed incorporated as part of the cinema complex.</p>

## **Compliance with Planning Scheme:**

### **Land Use**

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

The development application proposes new cinemas/ theatres ('Entertainment') to level 4 which is a preferred ('P') use in the City Centre use area of the Citiplace Precinct. The remainder of the development will accommodate range of uses including a Small Bar, Tavern, Amusement Parlour and Betting Agency ('Entertainment'), 'Dining', 'Business Services', 'Retail (General)' & 'Retail (Central)' which are all preferred uses within the precinct and a Fast Food Outlet ('Mixed Commercial') which is contemplated ('C') within the precinct. The proponent also proposes to accommodate 'Healthcare 1' which is a contemplated use, noting the use is not permitted for those tenancies fronting either mall at street level. The existing office tower (levels 5-15) will retained for Office use.

As noted above all the proposed land-uses within the development are either preferred or contemplated and are therefore considered to be appropriately located and consistent within the mixed-use nature of the wider development site.

### **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:

<b>Development Standard</b>	<b>Proposed</b>	<b>Permitted / Required</b>
Maximum Plot Ratio:		
674-678 (Lot 100) Hay Street Mall	4.55: 1.0 (11,863m <sup>2</sup> )	5.0: 1.0 (13,165m <sup>2</sup> )
680-692 (Lot 101) Hay Street Mall	2.44: 1.0 (7,682m <sup>2</sup> )	5.0: 1.0 (15, 455m <sup>2</sup> )
Overall	3.41:1 (19,545m <sup>2</sup> )	5.0: 1.0 (28,620m <sup>2</sup> )
Building Height		
- Hay Street Building Height	14 metres	14 metre street building height

Development Standard	Proposed	Permitted / Required
<ul style="list-style-type: none"> <li>- Murray Street Building Height</li> <li>- Maximum Building Height</li> </ul>	<p style="text-align: center;">11 - 14 metres</p> <p style="text-align: center;"><b>22.7 metres (excluding existing office tower which projects above the height plane)</b></p>	<p style="text-align: center;">14 metre building height</p> <p style="text-align: center;">Variable. Additional height above the Street Building Height within a 45° height plane measured from both the Hay and Murray Street Malls.</p>
<p>Setbacks:</p> <p>Hay Street Mall (South):</p> <ul style="list-style-type: none"> <li>- Lower Building Levels:</li> <li>- Upper Building Levels:</li> </ul> <p>Murray Street Mall (North)</p> <ul style="list-style-type: none"> <li>- Lower Building Levels:</li> <li>- Upper Building Levels:</li> </ul> <p>Side (East):</p> <ul style="list-style-type: none"> <li>- Lower Building Levels:</li> <li>- Upper Building Levels:</li> </ul> <p>Side (West):</p> <ul style="list-style-type: none"> <li>- Lower Building Levels:</li> <li>- Upper Building Levels:</li> </ul>	<p style="text-align: center;">Nil to 14 metres</p> <p style="text-align: center;">Complies</p> <p style="text-align: center;">Nil to 14 metres</p> <p style="text-align: center;">Complies</p> <p style="text-align: center;">Nil to 14 metres</p> <p style="text-align: center;"><b>Nil setback to a height ranging between 15.7 metres, 2 metres setback above to a height of 22.7 metres</b></p> <p style="text-align: center;">Nil to 14 metres</p> <p style="text-align: center;"><b>Nil setback to a height ranging between 15.7 – 22.7 metres</b></p>	<p style="text-align: center;">Nil to 14 metres</p> <p style="text-align: center;">Within 45 degree angled height plane</p> <p style="text-align: center;">Nil to 14 metres</p> <p style="text-align: center;">Within 45 degree angled height plane</p> <p style="text-align: center;">Nil to 14 metres</p> <p style="text-align: center;">3 metres (No Openings and/or Balconies)</p> <p style="text-align: center;">Nil to 14 metres</p> <p style="text-align: center;">3 metres (No Openings and/or Balconies)</p>

<b>Development Standard</b>	<b>Proposed</b>	<b>Permitted / Required</b>
Bicycle Parking:	40 bays	40 bays

### **Pedestrian Walkways**

Policy 4.8 of the CPS2 sets out the standards to be applied in regard to the minimum width of arcades and pedestrian walkways to facilitate the efficient flow of pedestrian movement throughout the City. The policy states that the minimum width for arcades and pedestrian walkways which form part of the primary pedestrian network shall be 5 metres. The minimum width for arcades and pedestrian walkways forming the secondary or minor parts of the pedestrian network shall be 4 metres where there are shops on both sides of the walkway and 3.5 metre for arcades with bifurcation.

It is considered the arcades to Levels 1 and 2 that link Hay and Murray Street Malls are part of the primary pedestrian networks within the City. The primary arcade widths to level 1 range between 4 metres to 5.1 metres, noting the arcade does bifurcate. A 2.5 metres walkway is also proposed adjacent to the food court space, however it is noted that this will largely only service food court patrons. The level 2 arcade width ranges between 3.5 metres and 3.9 metres, noting the arcade does bifurcate and only a portion of this arcade has shops on either side of the walkway.

The applicant has provided justification stating that the re-aligned arcades through the subject site are wider, more direct, and complemented by consolidated and clearer vertical transport options than the existing arcade. They have also stated that the widths are in line with the requirements for a secondary walkway with shops on either side, and in part compliant with what would be expected for a primary walkway.

### **Forrest Place and City Station Development Act 1985**

The *Forrest Place and City Station Development Act 1985* was created to facilitate, amongst other things, the Forrest Place public space, and some of the surrounding walkways, including those that connect into Carillon City via the Murray Street Mall overpass from Forrest Chase.

The Act is an agreement between the State Government, City of Perth, PTA, ISPT, PrimeWest, Australia Post and the owners of City Arcade and Carillon Arcade. The Development Plan Agreement (DPA) requires the centre arcades to be kept open from 6am until midnight (except on Good Friday and Christmas Day) so that pedestrian flow is not impeded. In addition to this the Act gives the City various rights to access parts of the subject site to maintain the Murray Street Mall overpass and supporting structures.

### **Control and Location of Amusement Parlours**

Policy 4.2 of the CPS2 sets out where within the City amusement parlours can be located and criteria to which they shall be assessed against. The policy states that no further amusement parlours will be permitted within the area bounded by Wellington, Barrack and William Streets and the south side of Hay Street Mall.

Where an amusement parlour is to be located the City shall ensure that activity shall not be detrimental to the amenity of, and out of character or harmony with the locality, by reason of its appearance, its environmental impact, its character or the likelihood of its generating behaviour offensive to others in the area. The applicant has advised that in the event such a use did eventuate, it would not be at street level at prime frontages, and therefore any restriction on that use at street level or similar would not be objected to.

### **Streetscape and Built Form**

The City's Policy 4.1 City Development Design Guidelines outlines built form principles and guidelines to be applied to development within the City. The policy states that new development should consider the scale, massing, and grain of surrounding buildings, and without seeking to copy or imitate existing structures, make a positive contribution to the streetscape.

In addition to this, new development should conserve and enhance the heritage of the city, and maintain/foster areas of individual and interesting character. Developments should also respect the setting of any surrounding properties of identified heritage and/or streetscape value in terms of building design and form. It is also noted that the City is in the process of declaring the Hay Street Mall area a Heritage Precinct, with the Carillon City Hay Street Mall façade abutting heritage buildings to the east, west and south of the site.

### **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.

ATTACHMENT 6.2A



2018/5074 - 674-678 & 680-692 (LOTS 100 & 101) HAY STREET MALL, PERTH



2018/5074 - 674-678 & 680-692 (LOTS 100 & 101) HAY STREET MALL, PERTH

ATTACHMENT 6.2B



2018/5074 - 674-678 & 680-692 (LOTS 100 & 101) HAY STREET MALL, PERTH