

Design Advisory Committee

**Notice of Meeting
8 March 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 – 8 February 2018
- 4** Correspondence
- 5** Disclosure of Members' interests
- 6** Reports
 - 6.1 62 (Lots 3, 4 And 5) Colin Street and 1209 (Lot 100) Hay Street, West Perth – Proposed 17 Level Residential Development Containing 60 Multiple Dwellings and 74 Car Parking Bays – Transfer of Plot Ratio
 - 6.2 46 (Lot 2) Wickham Street, East Perth – Proposed Six Level Residential Development Containing Eight Multiple Dwellings and Eight Car Parking Bays
- 7** Briefings and Deputations
 - 7.1 Overview by the City's planning staff and City Architect (10 minutes)
 - 7.2 Welcome and Introductions (3 minutes)
 - 7.3 Applicant's presentation (10 minutes)
 - 7.4 Committee's questions and clarifications (10 minutes)
- 8** Committee discussion and Confirmation of advice/recommendations (12 minutes)
- 9** Motions of which Previous Notice has been given
- 10** General Business
 - 10.1 Responses to General Business from a Previous Meeting
 - 10.2 New General Business
- 11** Items for consideration at a future meeting
Outstanding Reports:
- 12** Closure

A handwritten signature in black ink, appearing to read 'Annaliese Battista', enclosed within a thin black rectangular border.

**ANNALIESE BATTISTA
ACTING CHIEF EXECUTIVE OFFICER**

1 March 2018

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	
Vacant	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** **62 (Lots 3, 4 And 5) Colin Street and 1209 (Lot 100) Hay Street,
West Perth – Proposed 17 Level Residential Development
Containing 60 Multiple Dwellings and 74 Car Parking Bays –
Transfer of Plot Ratio**

Recommendation:

*That the Design Advisory Committee **CONSIDERS** the design of the 17 level residential development containing 60 multiple dwellings and 74 car parking bays at 62 (Lots 3, 4 and 5) Colin Street and 1209 (Lot 100) Hay Street, West Perth and provides advice on:*

- 1. the general design and aesthetic quality of the development, including:
 - 1.1 its presentation to the street, particularly the ground floor interface including the fire booster; and*
 - 1.2 the proposed external materials and finishes;**
- 2. the proposed variations to the maximum street building height and maximum building height requirements of the City Planning Scheme No. 2 and Building Heights and Setbacks Policy (4.4) and their impact on the Colin Street streetscape and surrounding properties;*
- 3. the proposed variation to the side setback requirements of the Building Heights and Setbacks Policy (4.4) for the lower building levels on the southern boundary and its impact on the adjacent property and the intended character of the locality;*
- 4. the proposed variation to the side setback requirements of the Building Heights and Setbacks Policy (4.4) for the lower building levels on the northern boundary and its impact on the adjacent property; and*
- 5. the proposed landscaping treatments.*

FILE REFERENCE:	2018/5047
SUBURB/LOCATION:	62 Colin Street and 1209 Hay Street, West Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	28 February 2018
ATTACHMENT/S:	Attachment 6.1A – Location Plan Attachment 6.1B – Perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Wythenshawe Pty Ltd, Elohpool Pty Ltd and Silverleaf Investments Pty Ltd
APPLICANT:	TPG+Place Match

ZONING: (MRS Zone) Urban
(City Planning Scheme Precinct) West Perth (P10)
(City Planning Scheme Use Area) Town Centre

APPROXIMATE COST: \$25m

Background:

The subject sites, being 62 Colin Street and a portion of 1209 Hay Street, West Perth comprise a total area of 1,331m² and have a 25 metre frontage to Colin Street. A subdivision application is currently under consideration by the Western Australian Planning Commission (WAPC) in order to consolidate the subject lots and create the proposed development site. The site currently contains a four level building that is currently vacant and was previously used for office purposes. The site is bordered by a two storey mixed use building to the north, an eight storey residential building to the east (currently under construction) and a two storey commercial building to the south.

Details:

Approval is sought for the demolition of all buildings and structures on the site(s) and to construct a 17 level residential development containing 60 multiple dwellings and 74 car parking bays.

The proposed development will provide the following range of unit types:

- 12 one bedroom and one bathroom apartments;
- 36 two bedroom and two bathroom apartments;
- 10 three bedroom and two bathroom apartments; and
- 2 three bedroom and three bathroom apartments.

Details of the proposed development are as follows:

Basement Floor Level Two	This level contains 31 car parking bays (including five tandem bays), vehicle circulation areas and ramp with vehicular access/egress to the basement floor level, 17 residential store rooms, store room, fire exit stairwells, lifts and lift lobby.
Basement Floor Level	This level contains 29 car parking bays (including five tandem bays), vehicle circulation areas and ramp with vehicular access/egress to the basement and ground floor levels, 11 residential store rooms, water pump and tank, fire exit stairwells, lifts and lift lobby.
Ground Floor Level	This level contains 14 car parking bays with the internal driveway accessed via Colin Street and ramp with vehicular access/egress to the basement levels, four residential store rooms, residential lobby, mail room, meeting room, bin store, electrical substation, fire pumps and tanks, store room, communications room, landscaping, fire exit stairwells and lifts.
First Floor Level	This level contains three 2-bedroom/2-bathroom apartments (84m ² to 96m ²) with terraces (12m ² to 72m ²), three 1-bedroom/1-bathroom apartments (64m ² to 74m ²) with terraces (12m ² to 36m ²), six residential stores, air conditioning plant room, passageway, landscaping, fire exit stairwells, lifts and lift lobby.

Second and Third Floor Levels	These levels each contain three 2-bedroom/2-bathroom apartments (84m ² to 96m ²) with balconies (4.5m ² to 60m ²), three 1-bedroom/1-bathroom apartments (4.5m ² to 18.5m ²) with terraces (12m ² to 36m ²), six residential stores, air conditioning plant room, passageway, landscaping, fire exit stairwells, lifts and lift lobby.
Fourth Floor Level	This level contains one 3-bedroom/2-bathroom apartment (114m ²) with a balcony (24m ²) and three 2-bedroom/2-bathroom apartments (84m ² to 95m ²) with terraces (33m ² to 60m ²), one residential store, air conditioning plant room, passageway, landscaping, fire exit stairwells, lifts and lift lobby.
Fifth to Thirteenth Floor Levels	These levels each contain one 3-bedroom/2-bathroom apartment (112m ²) with a balcony (26m ²) and three 2-bedroom/2-bathroom apartments (84m ² to 94m ²) with balconies (24m ²), one residential store, air conditioning plant room, passageway, fire exit stairwells, lifts and lift lobby.
Fourteenth Floor Level	This level contains two 3-bedroom/3-bathroom apartments (146m ² and 166m ²) with balconies (74m ² and 86m ²), air conditioning plant room, passageway, landscaping, fire exit stairwells, lifts and lift lobby.

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

- *“The ground plane is mostly transparent glazing to provide an active urban edge, with the podium levels primarily featuring face brickwork referencing the local historic context. This grounds the development and creates residential presence.*
- *The tower is differentiated from the podium by use of lighter materials and increased articulation. This includes a composition of smooth, sandblasted and ribbed precast coloured concrete wall panels punctuated by vertical window boxes.*
- *The choice of contemporary materials and glazing defines the developments high-quality. The proposed materials palette for the development is detailed as follows:*
 - *Brick walls to ground floor and podium levels;*
 - *Concrete – mix of coloured, smooth, sandblasted and ribbed precast panels;*
 - *Shopfront style glazing to ground level, curtain walling with solid metal and shadow box spandrel panels as ‘breaks’ between podium and tower, deep metal window reveals to podium and window boxes for shading and façade articulation;*
 - *Balcony timber soffits to podium and penthouse levels;*
 - *Expressed slab edge treatments;*
 - *Perforated Anodized Aluminium folding and sliding screens; and*
 - *Mix of metal and glass balustrades.”*

Compliance with Planning Scheme:

Land Use

The subject site is located within the 'Town Centre' use area of the West Perth Precinct (P10) under the City Planning Scheme No. 2 (CPS2). The area shall be consolidated as a node of shopping and small-scale commercial facilities, primarily serving the needs of residents and workers in the adjoining office, residential and commercial areas.

'Residential' is a contemplated 'C' use in the Town Centre use area, however it is not permitted 'X' where it fronts the street at pedestrian level. It is considered that the proposed residential use is consistent with the intent of the Precinct and will be compatible with the surrounding land uses, noting no apartments are included at the ground floor level fronting Colin Street.

Development Requirements

Building design within the Residential/Commercial use area will focus on residential character. Contemporary, innovative designs will be encouraged, however, development is to be sympathetic to original inner city housing and commercial buildings. Development will be of a low scale along the street frontage with additional building height setback from all lot boundaries.

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

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio:	3.6 (4,791m²) inclusive of 20% transfer plot ratio (798m²)	Base Plot Ratio 3:1 (3,993m ²) Maximum Bonus Plot Ratio of 20% consisting of a combination of any of the below: Special Residential Development or Heritage Conservation Maximum 20% Transfer Plot Ratio
Maximum street (podium) building height:	14.3 metres	14 metres
Maximum Building Height:	48.2 metres	45 metres
Setbacks: <u>Front (Colin Street)</u> - Lower Building Levels - Upper Building Levels	2 metres up to 14.3 metres 5 metre setback up to	Nil required up to 14 metres 5 metre setback up to 45

Development Standard	Proposed	Permitted/Required
	48.2 metre building height	metres
<u>Side (north)</u>		
- Lower Building Levels	Nil with no openings Nil (Level 1 terraces)	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels	3.7 metres (minor architectural features) 4 metres (main building)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
<u>Side (south)</u>		
- Lower Building Levels	Nil (with no openings) Nil to 1.7 metres (balconies)	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels	3.7 metres (minor architectural features) 4 metres (main building)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
<u>Rear (east)</u>		
- Lower Building Levels	Nil (no openings) to 4 metres (balconies)	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels	4 metres (balconies)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
Car Parking:	74 bays	60 bays (minimum) 120 bays (maximum)
Bicycle Parking:	14 bays (contained within residential stores of adequate area and dimensions)	20 bays (minimum) or can be located within residential stores (minimum dimension 2.2 metres and area of 5m ²)

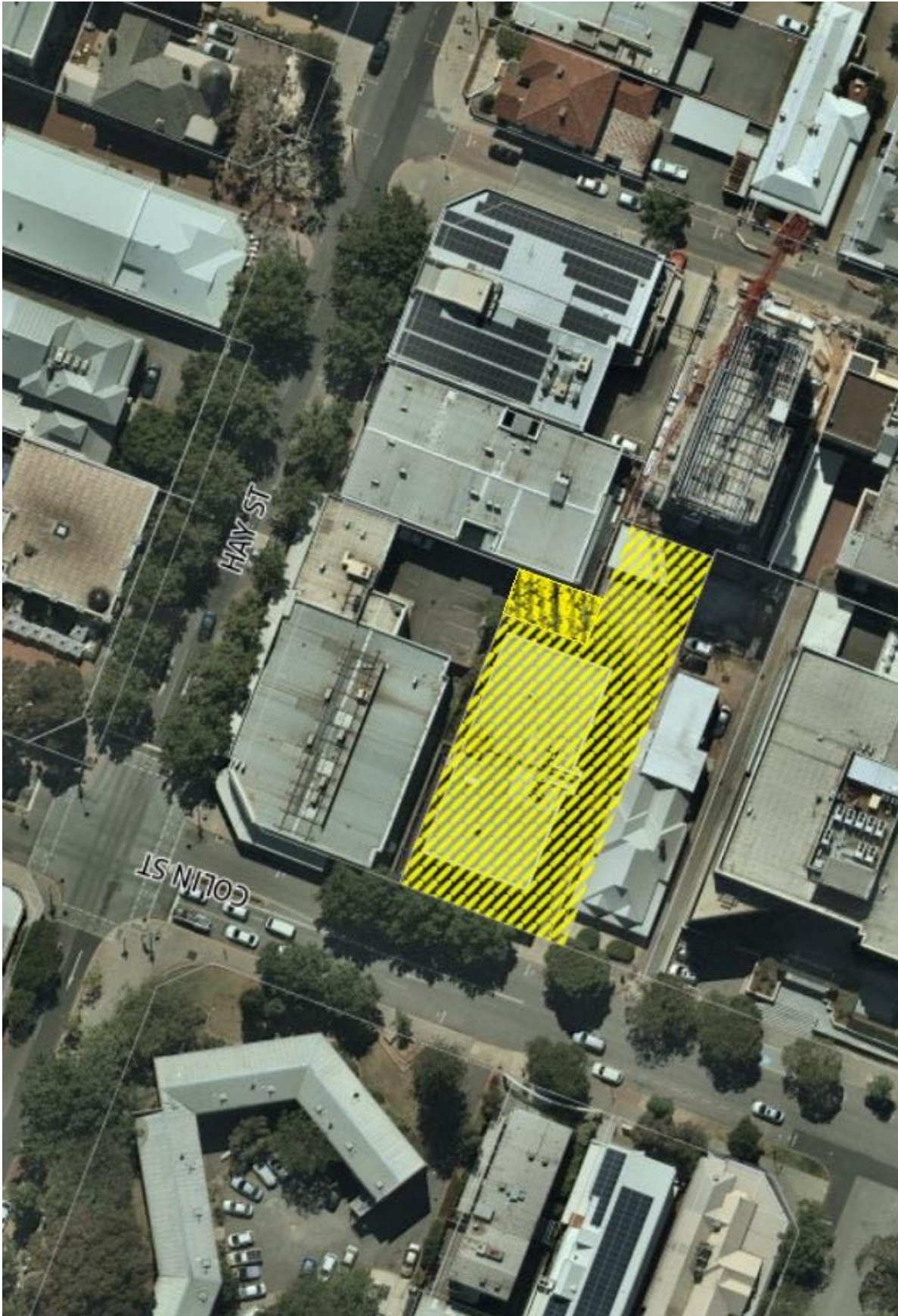
Transfer of Plot Ratio

In accordance with clause 30(5) of CPS2, the application is also proposing a transfer of plot ratio of 798m² (or 20%) from 360 (Lot 123) Murray Street, Perth which is listed in the City's Register of Transferred Plot Ratio as a donor 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.



2018/5047 – 62 (LOTS 3, 4 AND 5) COLIN STREET AND 1209 (LOT 100) HAY STREET,
WEST PERTH



**2018/5047 – 62 (LOTS 3, 4 AND 5) COLIN STREET AND 1209 (LOT 100) HAY STREET,
WEST PERTH (PERSPECTIVES)**



**2018/5047 – 62 (LOTS 3, 4 AND 5) COLIN STREET AND 1209 (LOT 100) HAY STREET,
WEST PERTH (PERSPECTIVES)**



**2018/5047 – 62 (LOTS 3, 4 AND 5) COLIN STREET AND 1209 (LOT 100) HAY STREET,
WEST PERTH (PERSPECTIVES)**

Agenda **46 (Lot 2) Wickham Street, East Perth – Proposed Six Level**
Item 6.2 **Residential Development Containing Eight Multiple Dwellings**
 and Eight Car Parking Bays

Recommendation:

*That the Design Advisory Committee **CONSIDERS** the design of the proposed six level residential development containing eight multiple dwellings and eight car parking bays at 46 (Lot 2) Wickham Street, East Perth and provides advice on:*

- 1. the proposed variations to the maximum street building height, maximum building height and front setback requirements of the Goderich Design Policy (6.3) and their impact on the Wickham Street streetscape;*
- 2. the proposed side and rear setback variations and their impact on adjacent properties and the intended character of the locality; and*
- 3. the general design and aesthetic quality of the development, in particular:*
 - 3.1 its presentation to the street;*
 - 3.2 the proposed boundary wall finishes;*
 - 3.3 the unscreened undercroft car parking area; and*
 - 3.4 the proposed landscaping treatments.*

FILE REFERENCE:	2018/5036
SUBURB/LOCATION:	46 Wickham Street, East Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	28 February 2018
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B – Perspective
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Cafone Investments Pty Ltd
APPLICANT:	JCM Construction (WA) Pty Ltd
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) Goderich (P14) (City Planning Scheme Use Area) Residential/Commercial
APPROXIMATE COST:	\$1.6m

Background:

The 304m² subject site has a 10 metre frontage and is located on the northern side of Wickham Street, approximately 100 metres east of the intersection of Wickham Street and Bennett Street in East Perth. The site was most recently used as a car parking area for an adjacent commercial building however it is now vacant and unoccupied.

Details:

Approval is sought to construct a six level residential development containing eight multiple dwellings and eight car parking bays.

Details of the proposed development are as follows:

Basement Floor Level	This level contains eight store rooms, corridor, car stacker pits fire exit stairwell, lift and lift lobby.
Ground Floor Level	This level contains eight car parking bays (accessed via four two-car stackers), vehicle circulation area and driveway, entry lobby area electrical plant room, bin store, landscaping, fire exit stairwell and lift.
First to Fourth Floor Levels	These levels each contain two two-bedroom/one-bathroom apartments (72m ² and 88m ²) with balconies (10m ² and 14m ²), fire exit stairwell, lift and lift lobby.

Compliance with Planning Scheme:

Land Use

The subject site is located within the 'Residential/Commercial' use area of the Goderich Precinct (P14) under the City Planning Scheme No. 2 (CPS2). This area will accommodate a greater proportion of residential uses, strengthening the Precinct as a residential neighbourhood. 'Residential' is a preferred 'P' use in the Residential/Commercial use area, however it is a contemplated 'C' use where it fronts the street at pedestrian level. It is considered that the proposed residential use is consistent with the intent of the Precinct and will be compatible with the surrounding land uses.

Development Requirements

Building design within the Residential/Commercial use area will focus on residential character. Contemporary, innovative designs will be encouraged, however, development is to be sympathetic to original inner city housing and commercial buildings. Development will be of a low scale along the street frontage with additional building height setback from all lot boundaries.

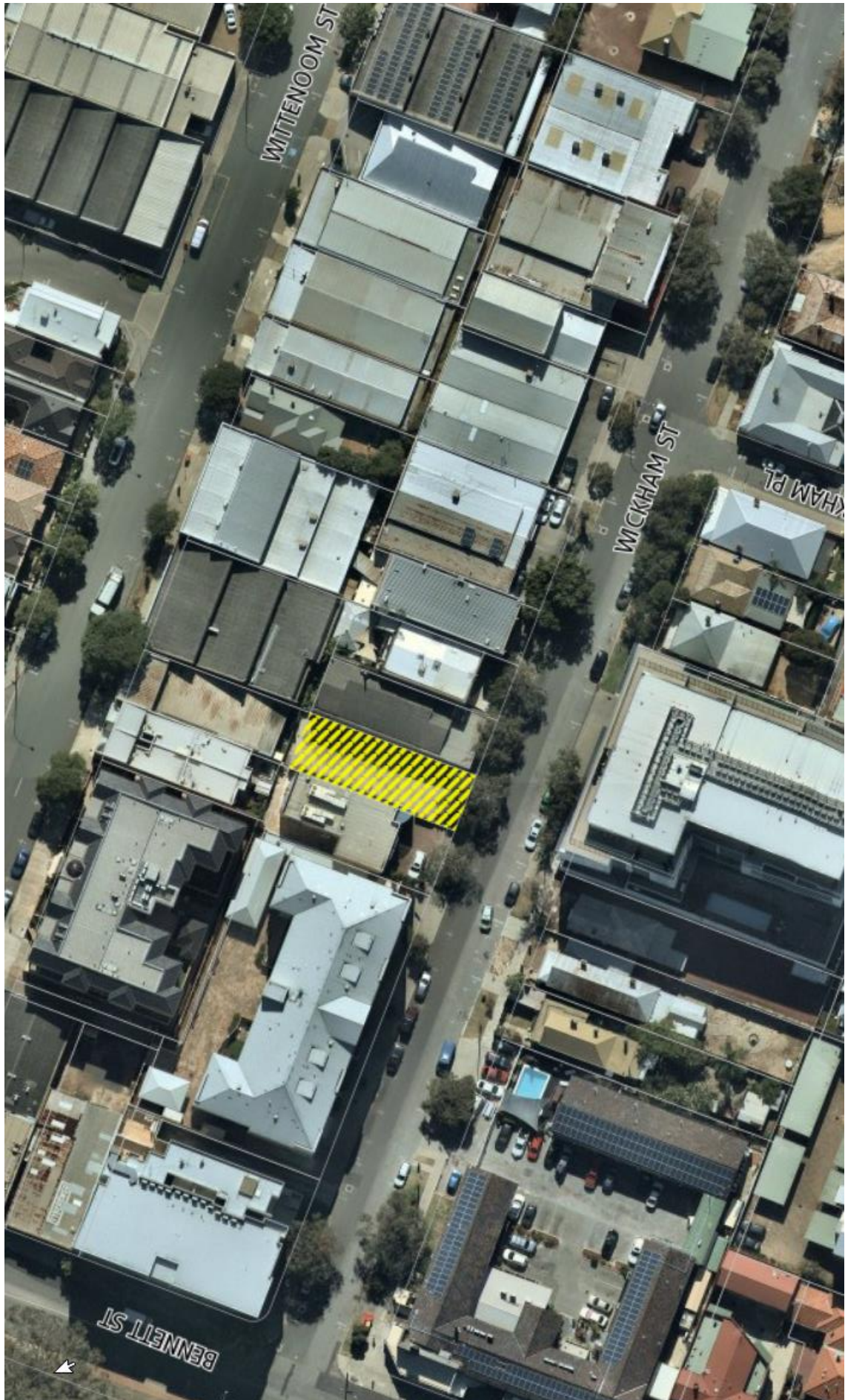
The proposal's compliance with the relevant CPS2 and Goderich Design Policy development requirements is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	2.17:1 (660m ²)	3.0:1.0 (912m ²)
Maximum Street Building Height:	15.6 metres	29 metres or 14 metres where development includes side setback variations
Maximum Building Height:	15.6 metres	No prescribed limit or 14 metres where development includes side setback variations
Setbacks:		
Wickham Street	3.7 metres (balconies, planters and awning) to 4.5 metres (main building)	4.5 metres
Side (east)	Nil (no openings) to 1.67 metres (windows)	3 metres (no openings) 4 metres (with openings)
Side (west)	Nil (No openings) to 1.5 metres (windows)	3 metres (no openings) 4 metres (with openings)
Rear (north)	2 metres (balconies) to 3 metres (main building windows)	3 metres (no openings) 4 metres (with openings)
Car Parking:	8 bays	8 bays (minimum) 16 bays (maximum)
Bicycle Parking:	8 bays (contained within residential stores of adequate area and dimensions)	3 bays (minimum) or can be located within residential stores (minimum dimension 2.2m and area of 5m ²)
Landscaping:	17% of the site (53m²)	25% of the site (76m ²)

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.



2018/5036 – 46 (LOT 2) WICKHAM STREET, EAST PERTH



2018/5036 – 46 (LOT 2) WICKHAM STREET, EAST PERTH (PERSPECTIVE)