



City of Perth

**Design Advisory Committee
Minutes**

**12 December 2019
3.00pm**

**Committee Room 1
Level 9
Council House**

APPROVED FOR RELEASE

**MURRAY JORGENSEN
CHIEF EXECUTIVE OFFICER**



City of Perth

**Design Advisory Committee
Minutes**

**12 December 2019
3.00pm**

**Committee Room 1
Level 9
Council House**

Minutes to be confirmed at the next Design Advisory Committee meeting.

**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

PRESIDING MEMBER'S SIGNATURE

DATE:-----

Minutes of the Design Advisory Committee meeting of the City of Perth held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 12 December 2019**.

Members in Attendance:

Mr Hobbs

Mr Kerr

Mr Pullyblank (Arrived 3.10pm)

Mr Howe

Mr Smith

Officers:

Mr Miragliotta General Manager Planning and Economic Development Alliance
(Arrived 3.10pm)

Ms Smith Alliance Manager Development Approvals

Mr Colalillo Senior Statutory Planner (Departed 5.13pm)

Ms Phillips Governance Officer

Guests and Deputations:

Mr Simpson PTS Town Planning

Mr Bollig Bollig Design Group

MR Jujnovich Client Representative

Mr TangSmith Woods Bagot

Mr Gaal Woods Bagot

1. Declaration of Opening

3.07pm The City Architect, Mr Smith declared the meeting open.

Item 6.1 Election of a Presiding Member**Election of Presiding Member**

The City Architect advised that in accordance with Section 5.12(1) of the *Local Government Act 1995*, the Committee members were required to elect a Presiding Member to the Design Advisory Committee.

Mr Hobbs and Mr Kerr nominated Mr Karotkin for the position of the Presiding Member.

Mr Karotkin accepted the nomination via correspondence.

There being only one member nominated, the City Architect declared that Mr Karotkin was elected Presiding Member of the Design Advisory Committee.

3:09pm The City Architect, Mr Smith, in accordance with Section 5.6 of the *Local Government Act 1995*, sought nominations for a member to preside over the meeting. Mr Kerr and Mr Smith nominated Mr Hobbs to preside over the meeting. There being no further nominations, Mr Hobbs accepted the nomination and assumed the Chair.

2. Apologies and Members on Leave of Absence

Mr Karotkin – Apology

Mr Melsom – Apology

Mr Warn – Apology

3. Confirmation of Minutes

Moved Mr Smith, seconded Mr Kerr

That the minutes of the Design Advisory Committee meeting held on 3 October 2019 be CONFIRMED as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Howe, Mr Kerr and Mr Smith

Against: Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Member/Officer	Item No. and Title	Nature/Extent of Interest
Mr Howe – Committee Member (CM 320707/19)	Item 6.4 – 707 (Lot 14) and 725 (Lot 101) Wellington Street, Perth, 482-484 (Lot 2) and 486-488 (Lot 1) Murray Street, Perth – Proposed Construction of a 26-Level Office Building, a 33-Level Residential Building and The Refurbishment of the Existing Hotel – Bonus Plot Ratio	Nature: Impartiality Interest – Element has had discussions regarding assisting the project architect with the public art component of the project. Extent: Insignificant.

Meeting Note: The Committee members discussed Mr Howes Disclosure and agreed he could stay for the item.

3.10pm Mr Miragliotta and Mr Pullyblank entered the meeting.

Presentation: **Agenda Item 6.2** – 19-23 (Lots 7, 130 And 131) Colin Street, West Perth - Proposed 11 Level Residential Development Containing 42 Multiple Dwellings and 77 Car Parking Bays

3.12pm The Senior Statutory Planner commenced the presentation and provided an overview of the proposed development application. Alliance Manager Development Approvals and Senior Statutory Planner then answered questions from the Design Advisory Committee.

3.17pm The presentation concluded.

Deputation: **Agenda Item 6.2** – 19-23 (Lots 7, 130 And 131) Colin Street, West Perth - Proposed 11 Level Residential Development Containing 42 Multiple Dwellings and 77 Car Parking Bays

3.18pm Mr Hobbs introduced the members of the deputation and Mr Bollig and Mr Simpson provided a comprehensive overview of the proposed development application. The deputation then answered questions from the Design Advisory Committee.

3.50pm The deputation concluded.

Presentation: **Agenda Item 6.3** – 30-34 (Lots 13, 15, 16, 314 And 315) Ord Street, West Perth - Proposed Five Level Mixed Use Development Containing Three Levels of Office, One Multiple Dwelling and 40 Basement Level Car Parking Bays

4.05pm The Senior Statutory Planner commenced the presentation and provided an overview of the proposed development application. Alliance Manager Development Approvals, City Architect and Senior Statutory Planner then answered questions from the Design Advisory Committee.

4.12pm The presentation concluded.

There was no deputations for the item.

Presentation: **Agenda Item 6.4** – 707 (Lot 14) and 725 (Lot 101) Wellington Street, Perth, 482-484 (Lot 2) and 486-488 (Lot 1) Murray Street, Perth – Proposed Construction of a 26-Level Office Building, a 33-Level Residential Building and The Refurbishment of the Existing Hotel – Bonus Plot Ratio

4.20pm The Alliance Manager Development Approvals commenced the presentation and provided an overview of the proposed development application and then answered questions from the Design Advisory Committee.

4.28pm The presentation concluded.

Deputation: **Agenda Item 6.4** – 707 (Lot 14) and 725 (Lot 101) Wellington Street, Perth, 482-484 (Lot 2) and 486-488 (Lot 1) Murray Street, Perth – Proposed Construction of a 26-Level Office Building, a 33-Level Residential Building and The Refurbishment of the Existing Hotel – Bonus Plot Ratio

4.30pm Mr Hobbs introduced the members of the deputation and Mr Gaal, Mr Simpson and Mr TangSmith provided a comprehensive overview of the proposed development application. The deputation then answered questions from the Design Advisory Committee.

4.37pm Mr Kerr departed the meeting.

4.38pm Mr Kerr returned to the meeting.

5.13pm The deputations concluded.

5.13pm Mr Colalillo departed the meeting and did not return.

6. Reports

Item 6.2 19-23 (Lots 7, 130 And 131) Colin Street, West Perth - Proposed 11 Level Residential Development Containing 42 Multiple Dwellings and 77 Car Parking Bays

FILE REFERENCE:	2019/5403
REPORTING OFFICER:	Roberto Colalillo, Senior Statutory Planner
REPORTING UNIT:	Development Approvals
RESPONSIBLE ALLIANCE	Planning and Economic Development
REPORT AUTHOR DISCLOSURE OF INTEREST:	Nile
DATE:	29 November 2019
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B – Perspectives Attachment 6.2C – Development Plans
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	19 Colin Street Pty Ltd and 21-23 Colin Street Pty Ltd
APPLICANT:	PTS Town Planning
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) West Perth (P10) (City Planning Scheme Area) Office/Residential
APPROXIMATE COST:	\$10 million

Purpose and Background:

Details:

Approval is sought for the demolition of all buildings and structures on the site to construct an 11 level residential development containing 42 multiple dwellings and 77 car parking bays.

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

- 24 two bedroom and two bathroom apartments;
- 18 three bedroom and two bathroom apartments.

Details of the proposed development are as follows:

Basement 2 Level	This level contains 43 car parking bays (21 single, four tandem and 18 stacker bays), vehicle circulation area and ramp with vehicular access/egress to the upper basement level, 12 residential store rooms, seven bicycle bays, fire exit stairwells, lift and lift lobby.
Basement 1 Level	This level contains 30 car parking bays (26 single and four tandem) with the internal driveway accessed/egressed via a ramp from/to the ground floor level, four residential store rooms, seven bicycle bays, residential lobby, bin store, landscaping, fire exit stairwells and lift.
Ground Floor Level	This level contains two 3-bedroom/2-bathroom apartments (115m ² to 117m ²) with terraces (60m ² to 89m ²), four car parking bays, two residential stores, residential communal library and associated amenities, residential lobby, bin store, landscaping, driveway accessed via the adjacent laneway with ramp to/from the basement level, water pumps and tanks, electrical transformer, fire exit stairwells and lifts.
Levels 1 to 8	These levels each contain two 3-bedroom/2-bathroom apartments (115m ² to 117m ²) with balconies (60m ² to 64m ²) and three 2-bedroom/2-bathroom apartments (88m ² to 94m ²) with balconies (25m ² to 36m ²), three residential stores, passageway, fire exit stairwells, lifts and lift lobby.
Roof Level	This level contains a roof top communal amenity area, screened air conditioning plant equipment, fire exit stairwell, lifts and lift over run.

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

“The buildings architectural character contributes to the high quality built form of the newer West Perth buildings. Materially the building incorporates high quality stone-like cladding, frameless glass balcony balustrading, full height glass doors and windows. The incorporation of the residential component as the sole use reinforces the area’s sense of place.

Functionally the design maximises access to natural daylight, views and cross ventilation. The materials and mechanical systems proposed for his building are of the highest quality selected to attract the high end apartment owner and maximise the buildings lifecycle efficiency.”

Compliance with Planning Scheme:

Land Use

The subject site is located within the ‘Office/Residential’ use area of the West Perth Precinct (P10) under the City Planning Scheme No. 2 (CPS2). This area will provide for a wide range of office and residential activities together with restaurants (including cafes) and other uses which serve the immediate needs of the workforce and residents and add to the area's vitality and attraction. The development of independent residential uses is strongly encouraged.

‘Residential’ is a preferred ‘P’ use in the Office/Residential use area. 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

Buildings within the Office/Residential use area shall be set in landscaped surrounds to create an open spacious character quite distinct from the continuous built edge of the primary office district in the city centre. Buildings shall be well set back from boundaries and evoke a sense of prestige, which should be further enhanced by permanent, in ground landscaping.

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

Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio:	2.4:1 (3,132m²) inclusive of 20% transfer plot ratio (522m²) from 55-59 Goderich Street, East Perth	Base Plot Ratio 2:1 (2,610m ²) Maximum 20% Bonus Plot Ratio for Heritage Conservation Maximum 20% Transfer Plot Ratio
Maximum Building Height:	31 metres (roof level pergola), 28 metres (main building)	29 metres

Setbacks:		
Front (Colin Street)	4.6 to 6 metres	4.5 metres
Side (north)	2.5 metres (balcony) to 4 metres (main building)	4 metres
Side (south)	1 metre (entry canopy), 2.2 metres (balcony), 4.6 metres (main building)	4 metres
Rear (west - laneway)	0.5 metres (balcony), 1.2 metres (main building)	3 metres
Car Parking:	77 bays (including 8 tandem bays)	42 bays (minimum) 84 bays (maximum)
Bicycle Parking:	14 bays	14 (minimum) or can be located within residential stores (minimum dimension 2.2 metres and area of 5m ²)
Landscaping:	19% of site (252m²)	25% of site (326m ²)

Transfer of Plot Ratio

In accordance with clause 30(5) of CPS2, the application is also proposing a transfer of plot ratio of 522m² (or 20%) from 55-59 (Lots 1-3) Goderich Street, East Perth which is listed in the City's Register of Transferred Plot Ratio as a donor site.

State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy 7.0 - Design of the Built Environment addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. It sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.

The applicant has provided their response to the design principles of the Policy, which is summarised below:

Design Principle

1. Context and character

Comments

- The proposed development builds upon the intent of the area to provide buildings within landscaped settings.

Design Principle

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

3. Built form and scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

4. Functionality and build quality

Comments

- While the proposed development is larger than surrounding developments, the built form positively responds to the built form planning framework and the future intent in the West Perth Precinct.
- The development introduces residential density into West Perth and provides dwellings with a high level of amenity.
- The building provides a built form that is memorable and builds upon its location in West Perth and located adjacent to a CAT bus stop in close proximity to Kings Park.
- The site is located on Colin Street, which has two significant street trees located in front of the site.
- The landscape areas are provided to the front, sides and rear of the site, responding to all boundary conditions.
- The front landscaping is built up from the street level to the ground level dwellings providing soft landscaping for the whole of the street setback, while also providing some privacy for the ground level occupants.
- A small dado wall is located along the street providing informal seating for passengers waiting for the CAT bus.
- The front landscape areas are provided with root growth areas into the basement to support larger vegetation.
- The proposed building is set in landscape surrounds as defined by the Precinct Plan.
- The development responds to both the frontage to Colin Street as well as the frontage to the rear right of way.
- The development is of a scale, which is consistent with the built form established for the Precinct.
- With the exception of the northern facing dwellings, the balconies are orientated to Colin Street and the rear, with the balconies wrapping around to provide access and amenity from the habitable rooms.
- The built form defines the public/private domain and contributes to the Colin Streetscape both in form and landscaping.
- The building is setback from Colin Street, as required, however, provides a landscaped setting and views both into and from the development.
- The design is functional to both the intent of the West Perth Precinct and the design of the dwellings.

Design Principle

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes

6. Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy

7. Legibility

Comments

- The dwellings are provided with a high level of amenity and large balcony areas.
- The design considers servicing with functional areas to the rear right of way for servicing and waste collection.
- Air conditioning is provided on the roof and screened from the communal area, thereby not visible from the public domain.
- The site is located in close proximity to the West Perth Town Centre to access services and Kings Park to access open space.
- The site is located at a CAT bus stop providing good transport access throughout the City.
- The dwellings have been designed with good solar access and natural ventilation reducing reliance on technology.
- The building will incorporate low flow water fittings, subterranean reticulation to garden areas, appropriate selection of plant species to minimize water demand.
- The building will incorporate photovoltaic panels as a power offset to a maximum capacity of 30KW. Construction waste will be monitored and where possible recycled e.g. plastic protection coverings. Where possible recycled materials shall be used and maximum selection of recyclable materials within the selections will occur.
- The proposed development is a residential development, which is encouraged by the Precinct Statement of Intent.
- The development provides a building in landscaped surrounds providing a high level of visual amenity to the site from Colin Street.
- The dwellings are provided with a high level of amenity through their size, access to light and good levels of cross ventilation.
- The dwellings are generally provided with balconies that have access to light, ventilation and are larger than required.
- The development provides amenities for the residents in the form of a ground level communal area that faces north as well as a roof top deck that provides a high level of amenity for the residents and visitors.
- The communal areas include solar access, protection from the weather and are of sufficient size to cater for the needs of the residents.
- The development provides a clear understanding that it is a residential development.

Design Principle

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

9. Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Comments

- The scale of the built form is consistent with the vision for West Perth and includes a landscaped setting, which is a key outcome in West Perth.
- The development through the front landscaping and setback provides a clear distinction between public and private areas.
- The internal design provides a clear entry from the street and establishes those areas within the development that are private to the occupants and those that are communal.
- While the development is setback from the street and provided in landscape surrounds, the entry to the site is clearly identifiable, safe and direct.
- The dwellings provide passive surveillance to both Colin Street and the rear right of way.
- The development being residential, provides additional residents within West Perth to support the West Perth Town Centre.
- The additional residents within West Perth will support the services located in West Perth while also providing activity after normal business hours.
- The development of larger dwellings encourages larger family units to locate to West Perth.
- The apartment building design has been approached to provide maximum integrated indoor and outdoor living for the owners/occupants. The building incorporates softening curves to the balconies with frameless glass balustrading creating a light ethereal response in contrast to the current trend of heavy box architecture.

Conclusion

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

Moved Mr Pullyblank, seconded Mr Howe

That the Design Advisory Committee, having reviewed the design of the proposed 11-level residential development containing 42 multiple dwellings and 77 car parking bays at 19-23 (Lots 7, 130 and 131) Colin Street, West Perth, considers that, while the application does represent a high-quality luxury apartment offering in the Office/Residential area of West Perth, a number of design issues should be further reviewed and the Committee ADVISES that:

- 1. the extent of the variations to the side and rear setbacks is not supported. The design should be amended to more closely comply with the required setbacks to achieve the desired separation between buildings and to maintain the character and amenity of the Office/Residential area, noting that the development site has a width in excess of 16m. This needs to be addressed so as to maintain the sense of building in landscape that is a key design requirement in this precinct;*
- 2. the landscaping should be rationalised with additional permanent, in-ground landscaping being provided in the increased setback areas, with any shortfall in the required landscaping being offset by incorporating landscaping into the design of the building to ensure the development reflects the original concept for this area of a garden office/residential district. We note the current landscape offer is 20% less than the required area;*
- 3. the entry to the development should be clearly visible from the street and should not obscure views of the landscaped side setback areas;*
- 4. the layout of the residents' library on the ground floor could be amended so that it has an improved visual connection with the entry lobby;*
- 5. access to the stores in Basement 2 should be reviewed to reduce the risk of damage to vehicles parked in bay number 23;*
- 6. the treatment of the blank portions of the rear façade should reflect the design of the front façade to provide improved visual amenity, noting that the development will be viewed from the adjacent residential apartments; and*
- 7. the design of the balustrades to the lower level apartments should be reviewed to provide greater privacy for the occupants.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Howe, Mr Kerr, Mr Pullyblank and Mr Smith

Against: Nil

Item 6.3 30-34 (Lots 13, 15, 16, 314 And 315) Ord Street, West Perth - Proposed Five Level Mixed Use Development Containing Three Levels of Office, One Multiple Dwelling and 40 Basement Level Car Parking Bays

FILE REFERENCE:	2019/5423
REPORTING OFFICER:	Roberto Colalillo, Senior Statutory Planner
REPORTING UNIT:	Development Approvals
RESPONSIBLE ALLIANCE:	Planning and Economic Development
REPORT AUTHOR DISCLOSURE OF INTEREST:	Nil
DATE:	29 November 2019
ATTACHMENT/S:	Attachment 6.3A – Location Plan Attachment 6.3B – Perspectives Attachment 6.3C – Development Plans
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	Jovita Holdings Pty Ltd and Rhodes House Pty Ltd
APPLICANT:	Cameron Chisholm Nicol
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) West Perth (P10) (City Planning Scheme Area) Office/Residential
APPROXIMATE COST:	\$11 million

Purpose and Background:

The subject sites, being 30 (Lots 15 and 16), 32 (Lot 315) and 34 (Lots 13 and 314) Ord Street, West Perth comprise a total area of 2,024m² and have a combined 41 metre frontage to Ord Street. No. 30 Ord Street currently contains a vacant three storey building previously used for office purposes, No. 32 Ord Street contains a vacant two storey building previously used for office purposes and No. 34 contains a single storey building currently operating as a medical practice. The sites are bordered by Ord Street to the south, a laneway to the north with low rise commercial buildings beyond and low rise commercial buildings to the east and west.

Details:

Approval is sought for the demolition of all buildings and structures on the site to construct a five level mixed use development containing three levels of office, one multiple dwelling and 40 basement level car parking bays (39 commercial tenant bays, one residential bay and one universal access bay).

The development is proposed to be constructed and finished using a mix of materials including marble cladding, perforated metal, glazing, aluminium framing and louvres and cement sheeting.

Details of the proposed development are as follows:

Basement Level	This level contains 40 car parking bays (38 commercial tenant, one residential tenant and one universal access bay), vehicle circulation area and ramp with vehicular access/egress to the rear laneway, one residential store rooms, 28 bicycle parking bays and end of trip facilities, electrical substation, water tanks and pump room, fuel tank room, communications room, fire exit stairwells, lifts and lift lobby.
Ground Floor Level	This level contains 538m ² of office floorspace, entry lobby, plant room, bin store, staff amenities, landscaping, fire exit stairwells, lifts and lift lobby.
Levels 1 and 2	These levels each contain 1048m ² and 1100m ² office floorspace respectively, staff amenities, fire exit stairwells, lifts and lift lobby.
Level 3	This level contains a three bedroom and two bathroom residential dwelling (381m ²) with three terraces (25m ² to 70m ²), office communal terrace area, staff amenities, plant room, fire exit stairwells, lifts and lift lobby.
Roof Level	This level contains screened plant equipment, solar PV panels, maintenance access stairs and lift over run.

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

“The building incorporates design cues and symbolism derived from the client’s rich company History. DFD Rhodes’ background in mining contracting in the Pilbara region is reflected in the distinctive red Pilbara marble cladding. The landscaped forecourt and curvilinear façade is derived from the planetary gearbox featured in the company’s ‘Rhodes Ridley’ Truck, which was once the state’s largest road train, and a key part of the company’s history.

The building presents a significant landscaped courtyard to the primary street frontage, which interacts with the curvilinear façade and encourages an ‘interactive front’ to the pedestrian interface. The design draws upon the rich architectural typology of the ‘West Perth office building’ and contributes to the character and context of the precinct through scale, materiality and landscaping.”

Compliance with Planning Scheme:

Land Use

The subject site is located within the ‘Office/Residential’ use area of the West Perth Precinct (P10) under the City Planning Scheme No. 2 (CPS2). This area will provide for a wide range of office and residential activities together with restaurants (including cafes) and other uses

which serve the immediate needs of the work force and residents and add to the area's vitality and attraction.

‘Office’ and ‘Residential’ are preferred ‘P’ uses in the Office/Residential use area. It is considered that the proposed uses are consistent with the intent of the Precinct and will be compatible with the surrounding land uses.

Development Requirements

Buildings within the Office/Residential use area shall be set in landscaped surrounds to create an open spacious character quite distinct from the continuous built edge of the primary office district in the city centre. Buildings shall be well set back from boundaries and evoke a sense of prestige, which should be further enhanced by permanent, in ground landscaping.

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

Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio:	1.5:1 (3,034m ²) comprised of 1.33:1 (2,691m ²) ‘Office’ floorspace and 0.17:1 (353m ²) ‘Residential’ floorspace	Base Plot Ratio 2:1 (4,048m ²) (maximum 1.33:1 (2,691m ²) for use groups other than Residential or Special Residential) Maximum 20% Bonus Plot Ratio for Heritage Conservation Maximum 20% Transfer Plot Ratio
Maximum Building Height:	21.5 metres	29 metres
Setbacks:		
Front (Ord Street)	4.5 to 8.5 metres	4.5 metres
Side (west)	3.7 metres (architectural fins) 4 metres (main building)	4 metres
Side (east)	3.6 metres (lift/services core) 4 metres (main building)	4 metres
Rear (laneway)	2.6 metres (architectural fins) 3 metres (main building)	3 metres

Development Standard	Proposed	Permitted / Required
Car Parking:		
Commercial (Office)	39 bays including one universal access bay	40 bays (maximum)
Residential	1 bays	1 bay (minimum) 2 bays (maximum)
Bicycle Parking:		
<u>Bicycle Bays</u>		
Commercial (Office)	27 bays	6 bays (minimum)
Residential	1 bay	1 bay (minimum) or can be located within residential stores (minimum dimension 2.2 metres and area of 5m ²)
Landscaping:	25% of site (513m ²)	25% of site 510(m ²)

State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy 7.0 - Design of the Built Environment addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. It sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.

The applicant has provided their response to the design principles of the Policy, which is summarised below: -

Design Principle

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable

Comments

- The building contributes to the long established ‘Four Storey Office Building’ archetype that is prevalent in the precinct.
- High quality materials and façade articulation reinforce the streetscape and accentuate the sense of place.
- The design incorporates water wise native species, contributing to the biodiversity of the precinct.
- Building and landscape features have been integrated at the ground plane.
- The landscaped forecourt provides pedestrian amenity to the streetscape.

Design Principle

system, within a broader ecological context.

3. Built form and scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes

6. Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy

7. Legibility

Good design results in buildings and places that are

Comments

- Landscaping is utilised to facilitate carpark screening at the rear laneway.
- The building has a scale that is consistent with the relevant planning policy and is both informed by and sympathetic to the surrounding built form scale.
- The building is envisaged as having a very long design life with numerous future proofing initiatives including:
 - access floors with mechanical ventilation throughout allowing improved air quality and serviceability;
 - freeform floor plates for flexibility and daylight access; and
 - 3 metre clear floor to floor heights for additional daylight penetration and improved spatial experience.
- The building is anticipated to achieve Property Council of Australia A Grade office status.
- The building will deliver a benchmark project incorporating key sustainability principles such as:
 - 5 Star Greenstar rating;
 - 130 kw Photovoltaic solar array contributing 39% of the building total energy consumption; and
 - Orientation optimised for passive solar control.
- The building includes open floor plates that can accommodate a variety of uses.
- The design incorporates an activated ground plane and landscaped forecourt allowing pedestrian seating and relaxation areas.
- It provides landscaping to all four elevations to improve the visual amenity for neighbours and public passers-by.
- The design provides a clear and legible entry point with a double volume and entry portico.
- Open floor plates allow the core to be a clear and legible location for escape, circulation and ablution facilities.

Design Principle

legible, with clear connections and easily identifiable elements to help people find their way around

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

9. Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Comments

- The carpark is clear and open with clear visual sightlines to the circulation core.
- Provides open planning, transitions and level thresholds to allow safe access
- High quality lighting will be provided, both natural and artificial, to facilitate safe movement and access.
- Fencing and security is provided to protect persons and property. This is carefully integrated into the landscape treatment, to both provide safety and maintain visual amenity.
- The landscaped streetscape and ‘pocket park’ forecourt encourage community interaction with the public and the buildings occupants, should they be enjoying the seating and shade provided simultaneously.
- Incorporates Pilbara Red marble cladding which will contribute to the aesthetic amenity of the streetscape and locality. This material is also a reference to the building owner’s deep connection to the Western Australian landscape.
- Perforated metal fins on the curved façade create a rhythm and help articulate the facades presentation to the street.
- The massing and composition of all four elevations presents a consistent palette of materials and geometric gestures creating an elegant well informed building response.

Conclusion

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

Moved Mr Howe, seconded Mr Kerr

That the Design Advisory Committee, having reviewed the design of the proposed five-level mixed-use development containing three levels of office, one multiple dwelling and 40 basement level car parking bays at 30-34 (Lots 13, 15, 16, 314 and 315) Ord Street, West Perth, generally SUPPORTS the design and aesthetic quality of the development, subject to the resolution of the following design matters:

- 1. confirmation that adequate toilets have been provided for the end of trip facilities;*
- 2. increased permanent in-ground soft landscaping being provided within the front setback area to reflect the original concept for this area of a garden office/residential district;*
- 3. clarification of the external materials to the lift core, noting its selection against the high-quality marble finish;*
- 4. further explanation of the rationale for the design of the brise-soleil, particularly on the northern façade;*
- 5. adequate separation between the staff common area and the private residential terrace on Level 3 to ensure the privacy and security of the residents; and*
- 6. screening of the roof plant as viewed from above.*

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Howe, Mr Kerr, Mr Pullyblank and Mr Smith

Against: Nil

Item 6.4 707 (Lot 14) and 725 (Lot 101) Wellington Street, Perth, 482-484 (Lot 2) and 486-488 (Lot 1) Murray Street, Perth – Proposed Construction of a 26-Level Office Building, a 33-Level Residential Building and The Refurbishment of the Existing Hotel – Bonus Plot Ratio

FILE REFERENCE:	2019/5462
REPORTING OFFICER:	Jasmine Hancock, Senior Statutory Planner
REPORTING UNIT:	Development Approvals
RESPONSIBLE ALLIANCE	Planning and Economic Development
REPORT AUTHOR DISCLOSURE OF INTEREST:	Nil
DATE:	4 December 2019
ATTACHMENT/S:	Attachment 6.3A – Location Plan Attachment 6.3B – Perspectives An FTP Link is provided to Committee members with the Development Plans
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	Claridges (Perth) Pty Ltd
APPLICANT:	PTS Town Planning
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace Precinct 5 (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$290 million

Background and Details:

The subject site comprises of five separate lots with a total area of 9,850m². The site contains the existing Four Points by Sheraton Hotel located at 707 Wellington Street, a vacant site located at 725 Wellington Street (previously occupied by 29 grouped dwellings which have since been demolished) and two low-scale commercial buildings located at 482-484 and 486-488 Murray Street which are proposed to be demolished.

The application proposes an integrated development with an active mid-block pedestrian link from Murray Street through to Wellington Street incorporating a public plaza fronting Wellington Street and providing access from the public car parks located on Murray Street and Elder Street through to the RAC Arena. The application is proposing to treat the separate lots as one site for the purposes of development and with the allocation of plot ratio being shared through the establishment of a Special Control Area.

The application is also seeking the award of 10% bonus plot ratio for the provision of public facilities. This includes the provision a public space (Wellington Street Plaza) as well as a child care centre and end of trip facilities which will be available for public use.

Specific details of the proposed development are as follows:

Hotel Refurbishment

- Upgrades to the external façade of the building;
- Extension of the restaurant to the west to create an outdoor dining area; and
- The provision of a small retail tenancy fronting the pedestrian link.

Public Plaza and Pedestrian Link

- Pedestrian access to the Elder Street car park and from Murray Street through to Wellington Street including: the installation of integrated pocket parks with built in timber seating; raised angular and rectangular planters; creeper planting; a green wall and a herringbone paving design.

Office Building

The office building will be located on the corner of Wellington Street and Elder Street opposite the RAC Arena. The massing and articulation of the office towers will be used to tie the development together. The office tower has been split into two bars with unique identities and slid vertically and horizontally to accentuate the slenderness of the elements. The continuity of massing language and common materiality links the office and residential towers together whilst being mindful of the differing functions between the two. Common materiality including the use of stone, brick, metal and glass across the site on all three buildings including the ground plane and podiums, links the built forms together and unifies the development across the site.

Basement 2	This level contains 58 commercial tenant car parking bays and two universal access bays, store rooms, stormwater retention tank, greywater treatment plant, transformer room, main switch room, sprinkler tank and pump and grease trap room.
Basement 1	This level contains 53 commercial tenant car parking bays and two universal access bays, store rooms, stormwater attenuation system and domestic water break tank and pumps and public and tenant end of trip facilities.
Ground	This level contains the main lobby entrance from Wellington Street, a retail tenancy located on the corner of Wellington and Elder Street (553m ²), food and beverage tenancies (864m ²) with an internal walkway between the plaza and pedestrian link and main lobby entrance. Back of house services including the bin storage area and loading dock are also located at this level accessed from the driveway off Elder Street.
Level 1	This level contains a co-working area on the corner of Wellington Street and Elder Street (1,000m ²), meeting rooms fronting Wellington Street in the north-east corner of the building (723m ²), store room, male and female toilet facilities and a balancing tank and pump room.
Level 2	This level contains a public child care centre (356m ²) and associated playground area, gymnasium and swimming pool and retail tenancy.
Level 3	This level contains the mechanical plant.

Levels 4 to 21	Each level contains office floor space (2,083m ²) as well as male and female toilet facilities.
Level 22	This level contains a function area (1,177m ²), outdoor terrace and male and female toilet facilities.
Roof Level	This level contains the mechanical plant

Residential Building

The residential building is located on Murray Street. The residential tower has also been split into two bars with unique identities and slid vertically and horizontally to accentuate the slenderness of the elements and to share a common language in terms of the proposed massing and materiality.

Lower Ground	This level contains the residential lobby accessed via the proposed plaza and pedestrian link, resident amenity meeting area (50m ²) and two retail tenancies (49m ² and 55m ²). Back of house services including the residential and commercial waste storage rooms, substation and transformer rooms, loading dock and building plant is also located at this level.
Ground	This level contains the podium apartments lobby accessed via Murray Street, two commercial tenancies located on the corner of Murray Street and the internal pedestrian link (52m ² and 86m ²) and the vehicle access into the building via Murray Street.
Level 1	This level contains two 1-bedroom apartments (64m ²) fronting Murray Street, 24 car parking bays, 22 residential store rooms and 16 bicycle racks.
Level 2	This level contains two 1-bedroom apartments (64m ²) fronting Murray Street, 32 car parking bays, 17 residential store rooms and 17 bicycle parking racks.
Level 3	This level contains two 1-bedroom apartments (64m ²) fronting Murray Street, 32 car parking bays, 19 residential store rooms and 16 bicycle parking racks.
Level 4	This level contains two 1-bedroom apartments (64m ²) fronting Murray Street, 32 car parking bays, 16 residential store rooms and 16 bicycle parking racks.
Level 5	This level contains 36 car parking bays and 22 residential storerooms.
Level 5 Mezzanine	This level contains 13 car parking bays (12 in tandem) 59 residential storerooms and plant.
Level 6	This level contains the residential communal facilities including swimming pool and sauna, informal lounge (110m ²), gymnasium (87m ²) and games room as well as the male and female toilet and shower facilities.
Levels 7 to 19	Each level contains seven residential apartments including three 1-bedroom dwellings (50m ² to 55m ²) and four 2-bedroom dwellings (82m ² to 86m ²).

Levels 20 to 25	Each level contains six residential dwellings including one 1-bedroom dwelling (50m ²), two 2-bedroom dwellings (83m ² to 91m ²) and one 3-bedroom dwelling (113m ²).
Levels 26 to 29	This level contains one 1-bedroom apartment (50m ²), two 2-bedroom apartments (83m ²), two 3-bedroom apartments (148m ² and 155m ²).
Level 30	This level contains the residential amenity area including residents
Level 31	This level contains the building plant.

Compliance with Planning Scheme:Land Use

The subject site is located in the City Centre Use Area of the Citiplace Precinct 5 of 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 mix of other uses such as residential and visitor accommodation, entertainment, commercial, medical, service industry and office. Both 'Residential' and 'Office' are contemplated uses within the Citiplace Precinct of CPS2 with residential being prohibited at the ground floor level unless it provides for pedestrian interest and activity. The proposed commercial uses including 'Dining' and 'Retail (General)' are preferred ('P') uses in this location. The proposed public childcare centre ('Community and Cultural') and gymnasium ('Recreation and Leisure') within the office development are contemplated ('C') uses and therefore can also be considered.

Development Requirements

New development in the Citiplace Precinct will have a nil street setback and be of a low scale along the street frontage with any additional building heights being setback from all lot boundaries. Building heights should be tailored to ensure adequate levels of sunlight penetration into key pedestrian areas and public spaces. New developments should also have regard to the height and scale of buildings within the street. Building facades will incorporate interesting architectural elements thereby contributing to a lively and colourful and stimulating environment. Shopfronts will be continuous, complementing traditional shopfronts and will provide awnings or verandahs over footpaths to provide weather protection for pedestrians.

The proposals compliance with the development standards of CPS2 is summarised below:

Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio:	6.49:1 (64,025m²) inclusive of a plot ratio bonus of 20% (9,850m²) for Residential use and 10% (4,925m²) for the provision of Public Facilities	Base Plot Ratio 5:1 (49,250m ²) Maximum Bonus Plot Ratio (50% maximum) with Residential (20% maximum) and Public Facilities Bonus (20% maximum)
Maximum Street Building Height: <u>Office Building</u> <u>Residential Building</u>	13.5 metres along street frontage to Elder and Wellington Street followed by a 10 metre setback up to a height of 121.5 metres with a minor encroachment on the corner 18 metres on street frontage followed by a 5 metre setback up to a height of 105.4 metres	Maximum street building height of 21 metres to both Elder and Wellington Street with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this with no prescribed maximum height limit Maximum street building height of 14 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this with no prescribed maximum height limit.
Maximum Building Height: <u>Office Building</u> <u>Residential Building</u>	121.5 metres 105.4 metres	No prescribed maximum building height No prescribed maximum building height
Setbacks: <u>Office Building</u> Side (east) - Lower Building Level	11 metres to 25 metres (with openings)	Nil (no openings), 3 metres (with openings)

Development Standard	Proposed	Permitted / Required
- Upper Building Level	25 metres up to 65 metres and above	3 metres up to 65 metres in building height, 6 metres over 65 metres in building height
Rear		
- Lower Building Level	3 metres	Nil (no openings), 3 metres (with openings)
- Upper Building Level	3 metres up to 65 metres and 3 metres above 65 metres	3 metres (up to 65 metres in building height), 6 metres (over 65 metres in building height)
<u>Residential Building</u>		
Side (east)		
- Lower Building Level	Nil (no openings)	Nil (no openings) 4 metres (with openings)
- Upper Building Level	4 metres to 6.7 metres up to 65 metres, 4 metres over 65 metres	4 metres (up to 65 metres), 8 metres (over 65 metres)
Side (west)		
- Lower Building Level	Nil (no openings) to 5 metres (with openings)	Nil (no openings) 4 metres (with openings)
- Upper Building Level	4 metres up to 65 metres and 4 metres over 65 metres	4 metres (up to 65 metres), 8 metres (over 65 metres)
Rear		
- Lower Building Level	2 metres (no openings)	Nil (no openings) 4 metres (with openings)
- Upper Building Level	11 metres to 13 metres up to 65 metres and above	4 metres (up to 65 metres), 8 metres (over 65 metres)
Car Parking:		

Development Standard	Proposed	Permitted / Required
<u>Office Building</u>	111 commercial tenant bays	246 bays (maximum)
<u>Residential Building</u>	169 bays	Nil bays (minimum) 232 bays (maximum)
Bicycle Parking:		
<u>Office Building</u>		
Bicycle Bays	120 bays plus an additional 34 bays for public use	86 bays (minimum)
End of Journey Facilities	5 female and 5 male shower and change facilities and 252 lockers	5 female and 5 male shower and change facilities and 86 lockers
<u>Residential Building</u>	65 bays	52 bays (minimum)

Bonus Plot Ratio:

In accordance with the provisions of CPS2, the site is eligible for up to a maximum of 50% 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 30% bonus plot ratio, comprised of 20% bonus plot ratio for a new residential use and 10% bonus plot ratio for the provision of public facilities. This is based on the application complying with the requirements specified under clause 28 of CPS2 and the City’s Bonus Plot Ratio Policy 4.5.1.

Bonus Plot Ratio for a 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 a 20% bonus 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

The building has been designed to provide a commercial ground level to Murray Street with a central residential lobby clearly defined by its double height volume. The upper level dwellings provide a high level of passive surveillance to Murray Street, consistent with the objectives of the Policy 4.9 and the R-Codes.

The proposed development provides a range of dwelling sizes which meet the minimum floor areas recommended by Policy 4.9 comprising one (37%), two (54%) and three (9%) bedroom configurations. The dwelling mix seeks to provide a diversity of residential product and encourage higher number of families into the area through the provision of larger apartment types.

Element 2 – Privacy and Security

The balconies have been setback in accordance with the setback provisions of the Policy. The balconies are all larger than the minimum size requirements.

The proposed development provides a high level of passive surveillance to Murray Street and appropriate lighting will be installed in the pedestrian areas providing clear security between the street and the building entry.

Element 3 – Noise

An acoustic assessment has been undertaken to consider both external noise impacts and the impacts of noise from within the development.

Element 4 – Open Space

The dwellings are all provided with significant balcony areas which exceed the requirements of Residential Design Policy 4.9 (minimum 10m²) and the R-Codes (10m² and 12m²). The minimum balcony size is 17m². The balconies are accessible from the habitable rooms. The balconies are all provided with cover from the levels above and are provided with access to natural light and ventilation.

The communal open space, while not required, is provided above the podium and also at the roof top level. The communal open space has access to adequate levels of natural light and ventilation and is of a size consistent with the objectives of the R-Codes. The podium and roof top open spaces are to be landscaped with on structure landscaping.

Element 5 – Efficient Resource Use and Provision of Daylight

The internal corridor is provided with access to natural light and ventilation.

The development has been designed with the majority of the dwellings above the podium receiving more than 2 hours of sunlight between 9am and 3pm. No dwellings will require any borrowed light or light wells. The eight apartments which are located within the podium face south and whilst not receiving northern sun are provided to activate and provide visual surveillance of the street.

The number of dwellings with cross ventilation represents 55% of the dwelling yield. While below the overall R-Code provision, the R-Codes require 60% to the first 9 storeys. It should be noted that the majority of dwellings have wide frontages to the prevailing winds thereby improving ventilation.

Element 6 – Access and Parking

Access to the car park is via Murray Street and the car parking and bicycle parking provided in accordance with the relevant local planning policies.

Element 7 – Servicing

The development includes a storeroom for each dwelling. The storerooms are located within the podium. The mail room is provided adjacent to the entrance to the building providing easy access, security and weather protection.

Bonus Plot Ratio for Public Facilities

Developments which incorporate public facilities may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on Public Facilities Bonus Plot Ratio Plan contained within CPS2. The facilities and/or amenities provided must result in the provision of a “public good” which will 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 nature of the facility must be such that it would be unlikely to be included as an integral part of a development in the event that bonus plot ratio was not on offer and that it is fulfilling an identified or demonstrated strategic need.

The applicant has provided the following information and justification for the public facilities to satisfy the applicable requirements of the City’s Bonus Plot Ratio 4.5.1

“Wellington Street Plaza

The Wellington Street Plaza meets a need in association with the RAC Arena. The Plaza will provide an activated, covered entertainment area to provide services and facilities to patrons of the RAC Arena. Additionally, the plaza will provide a secure covered active link between the City of Perth car park and Wellington Street.

The plaza area is already secured within an existing easement to the City of Perth and therefore will be freely available and accessible to the public.

The proposed design of the plaza provides active uses on both sides of the plaza, links the hotel to the plaza, provides weather protection and has been well designed and landscaped.

Therefore, the proposed plaza meets the essential criteria for the awarding of bonus plot ratio.

In terms of the performance requirements:

- *The plaza is located in an area which in association with the RAC Arena, the hotel and the City of Perth car park identifies a need;*
- *The plaza is approximately 750m² in area and is regular in shape;*
- *The plaza use by the general public will be obvious given its opening to Wellington Street and the active uses surrounding the plaza;*
- *The plaza is well defined with active edges;*
- *The plaza will have a distinctive identity given its relationship with the adjoining hotel and its location across the road from the RAC Arena;*
- *The plaza will receive northern sunlight given its orientation;*
- *The plaza is provided with cover to provide weather protection;*
- *As defined in the landscape plan, the plaza will have a high level of landscape design;*
- *The plaza will be defined by active edges on both sides of the plaza, linking the hotel to the podium of the office building. The uses will operate at all times of the day and in particular when the RAC Arena is holding an event;*
- *The plaza will be well lit and active, significantly improving the current safety issues associated with the area; and*
- *The plaza will improve universal access over the area and will be maintained to a high level.*

The plaza warrants the awarding of bonus plot ratio.

Child Care Centre

The child care centre meets an identified need within the City to provide child care services to both residents and to workers. The location at the edge of the city enables people to easily access the centre on their way to and from work. The child care centre provides the appropriate level of internal and external spaces.

The proposed child care centre meets the essential criteria as:

- *There are a lack of child care centres in the city and the proposed site is appropriately located on the way into the CBD.*
- *The child care centre includes an internal area and external play area and is located at podium level with access to natural light and ventilation. The location of the child care centre also means that the amenity of any surrounding residential dwellings is not impacted.*

The proposed child care centre meets the performance criteria as:

- *There is a strategic public need for more child care centres within the City of Perth.*
- *The location of the child care on the podium level means that the child care centre will not impact the amenity of the area and is located with access to light and ventilation and associated with a significant commercial and residential development.*
- *The child care centre is of an appropriate size, including internal and external areas and in accordance with a relevant planning condition will be required to be established for a minimum of 10 years.*

The child care centre warrants the awarding of bonus plot ratio.

Public End of Trip Facilities

The end of trip facilities for the whole site are provided in Basement Level 1 and accessed from Elder Street.

As part of the development, it is proposed to include public end of trip facilities (34 bicycle bays and end of trip facilities). The public end of trip facilities will operate in a similar way to a membership whereby persons, other than occupants of the site, will be able to get a security card to access and use the facilities.

The public end of trip facilities meets a need given that the facilities are provided near a major venue providing alternative transport options for patrons of the RAC Arena. The site is also located at the end of a major bicycle route into the City, with the bike path from the west terminating at the corner of the freeway and Wellington Street.

The public end of trip facility will be operational 24 hours a day and will be managed by the site centre management. A full safety and security management plan will be prepared following approval. It is not proposed to make the facility directly open to the general public given the security issues that would be associated.

The proposed public end of trip facilities meets the essential criteria as:

- *Cycling is becoming increasingly popular in the City of Perth and the provision of public end of trip facilities seeks to enhance cyclist facilities.*
- *The facility is appropriately located at the end of a major bike path with easy access from Elder Street.*

The proposed public end of trip facilities meets the performance criteria as:

- *The facility meets an identified need and encourages alternative forms of transport;*
- *The location is appropriate for the site and the design includes excellent facilities for cyclists;*
- *The facility will be managed by centre management which means that the facility will exist as part of the overall site facilities; and*
- *Appropriate signage will be installed to identify the facility and the access arrangements.*

The end of trip facilities warrants the awarding of bonus plot ratio.”

State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy 7.0 - Design of the Built Environment addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. It sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.

The applicant has provided their response to the design principles of the Policy, which is summarised below:

Design Principle

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

Comments

- The built form takes cues from the Sawtooth roofs of the industrial buildings of the past in the area. The Wellington mixed-use development uses a similar language, but vertically in the façade podium and the overclad to the existing four Points facade, is a subtle reference to the Sawtooth geometry without being overtly referential.
- A continuity of stone, brick and metal across the site unifies the ground plane and ties the three buildings together as one development.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

- The landscape design takes a contemporary approach to definition of spaces and materials selection, utilising a clean and simple palette to create a modern style aesthetic that complements the architecture of both tower developments and imagines a vibrant and engaging landscape design.
- The design approach responds to its urban setting, and in doing so proposes a strategy that compliments the sites context, function and semi-industrial past.
- The materiality, robust design aesthetic and layout of spaces have been generated to provide a solid grounding to the mass of the built form and to create a major community entertainment destination for the western part of Perth’s CBD.

Design Principle**Comments**

3. Built form and scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes

- The provision of a clear and well-defined circulation network, places to sit and contemplate, various high-quality food & beverage offerings, shade, shelter and protection from extremes of climate, are all imagined in the landscape design.
- Large feature shade trees, WA Native Floral Displays, and other colourful plantings throughout further reinforce the high level of amenity.
- Responds to all street frontages.
- Is of a scale, which is consistent with the built form established for the Precinct.
- Has a built form which defines the public/private domain and contributes to the streetscapes both in form and landscaping.
- Shifting bars mitigates the transition of city scale to lower scale buildings towards West Perth.
- Slender proportions of the tower bars identities the facade scale to reflect the grain of city / context.
- Podium heights relate to adjoining city blocks and podium heights to create urban wall.
- Public link connecting Murray and Wellington Streets contributes to Perth's network of laneways.
- Commercial tower as the corner stone of the CBD.
- The design is functional to both the intent of the precinct and the design of the dwellings.
- The dwellings are provided with a high level of amenity and large balcony areas.
- Orientation of towers to maximise views, and daylight.
- Efficient and functional tower floorplates.
- Functional grids and modular design.
- Consideration of flexibility of floorplates.
- Disengaged podium with commercial tower enables future proofing.
- The site is located at a CAT bus stop providing good transport access throughout the City.
- The dwellings have been designed with good solar access and natural ventilation reducing reliance on technology.
- Each tower facade responds to orientation and views differently to create distinctive conditions.
- Commercial facade fins and direction of glazed panels tilted towards views and mitigates solar exposure.
- Residential north and south facade reads differently to the balconies by introducing punched windows for more solidity, framing views.
- Roof gardens and winter gardens.

Design Principle**6. Amenity**

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy

7. Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and

Comments

- Podium roof terrace gardens.
- Naturally ventilated corridors for the residential building.
- The dwellings are provided with a high level of amenity through their size, access to light and good levels of cross ventilation.
- The dwellings are provided with balconies that have access to natural light, ventilation and are larger than required.
- The communal areas include solar access and are of sufficient size to cater for the needs of the residents.
- Podium functions present a range of public uses that serve the uses of the site.
- Located to take into account access to daylight, mitigated against wind and weather.
- Podium of commercial site, disengaged from the tower to enable flexibility for future changes.
- Range of podium garden terraces.
- Operational relationship between wellness and conference functions that is shared between commercial office and hotel.
- The development provides a clear understanding of the various land uses.
- The scale of the built form is consistent with the vision for the area.
- The entrances to the various land uses are clearly defined.
- Pedestrian movement from Murray Street to Wellington Street will be via the newly created Arena Lane link.
- The link is activated by convenience retail and varied food and beverage outlets, Arena Lane expands and contracts along its length to open into Wellington Plaza, a covered and landscaped destination.
- Food and beverage outlets opening onto Wellington Plaza from the commercial podium to the west and the new outdoor terrace of the hotel to the east add to the overall experience of the space by providing choice and the opportunity for people to gather.
- Connecting Wellington Plaza through the commercial podium is 'Eat Street', an extension of Arena Lane that continues to move pedestrians through the development at the ground plane.
- The development provides a mix of uses providing activity and passive surveillance 24 hours a day.
- The development separates the public pedestrian domain from cars and deliveries.
- The ground and podium levels, including the pedestrian link, are sleeved with active uses.

Design Principle

supporting safe behaviour and use.

9. Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Comments

- The proposed development significantly improves the safety from the City of Perth Car Park to Wellington Street.
- Gradual ramping of pedestrian links to mitigate level changes for universal accessibility and inclusiveness.
- Mitigate dead ends and alcoves for CPTED Landscape design, provides visual way finding.
- The development will provide for additional residents within Perth.
- The additional residents will support the local services whilst also providing activity after normal business hours.
- 'Eat Street' and Wellington Plaza not only create a destination, but also provide protection from the elements to those parking in the adjacent City of Perth Carpark who are visiting the development or the RAC Arena beyond.
- This porosity at ground level will encourage pedestrian traffic through the site and provide convenient connection for the residents living in the Murray street tower.
- Event day consideration for the RAC Arena with food and beverage offerings off Wellington Plaza to service.
- The massing and articulation of the residential and commercial towers another device used to tie the development together.
- Both towers have been split into two bars with unique identities and slid vertically and horizontally to accentuate the slenderness of the elements.
- A continuity of massing language and common materiality links the towers together, whilst being mindful of the differing functions between the two.

Conclusion

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

Moved Mr Hobbs, seconded Mr Howe

That the Design Advisory Committee, having considered the design and awarding of bonus plot ratio of the proposed mixed-use development including the construction a 26-level office building, a 33-level residential building and the refurbishment of the existing hotel and a new public plaza and pedestrian link at 707 (Lot 14) and 725 (Lot 101) Wellington Street and 482-484 (Lot 2) and 486-488 (Lot 1) Murray Street, Perth:

1. ***CONSIDERS*** that the proposed development will be transformative for this part of the city centre and that the architecture is well resolved.
2. ***SUPPORTS*** the awarding of:
 - 2.1 20% bonus plot ratio for the provision of a residential use; and
 - 2.2 10% bonus plot ratio for the provision of public facilities including a 750m2 public plaza area, public end of trip facilities and a childcare centre;

but encourages the applicant to substantially increase the public end-of-trip facilities and to give further consideration to providing the pedestrian connection from Murray Street to the public plaza as a publicly accessible facility protected by an access easement, noting that the awarded bonus will provide the developer with an additional 4,925m2 of commercial floor space;
3. ***CONSIDERS*** that all of the facades of the existing hotel should be reclad to upgrade the aesthetic quality of the building as viewed from any aspect; and
4. ***CONSIDERS*** that the proposed variations to the building height and setback requirements will not have an adverse impact on the locality, but notes the close proximity of the new residential tower to the existing hotel building, restricting outlook from some hotel rooms.

The motion was put and carried

The votes were recorded as follows:

For: Mr Hobbs, Mr Howe, Mr Kerr, Mr Pullyblank and Mr Smith

Against: Nil

7. Motions of which previous notice has been given

Nil

8. General Business

8.1 Responses to General Business from a Previous Meeting

Nil

8.2 New General Business

Nil

9. Items for consideration at a future meeting

Outstanding Items:

Nil

10. Closure

5.35pm The Deputy Presiding Member declared the meeting closed.