

Design Advisory Committee

Notice of Meeting
8 August 2019
3.00pm

Committee Room 1
Ninth Floor
Council House
27 St Georges Terrace, Perth



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of Minutes – 13 June 2019
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports

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- 7 Motions of which Previous Notice has been given
- 8 General Business
 - 8.1 Responses to General Business from a Previous Meeting
 - 8.2 New General Business
- 9 Items for consideration at a future meeting
Outstanding Reports: Nil
- 10 Closure

MARK RIDGWELL
ACTING DIRECTOR CORPORATE SERVICES

1 August 2019

This meeting is closed to members of the public
Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

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

Quorum: Four

Terms Expire: October 2019

Review: Every two years

Role:

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

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and other applications referred to it for consideration.

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development that are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Bonus Plot Ratio

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

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.
- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

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

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

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

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

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

Reference should be made to the Bonus Plot Ratio Policy for full details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2, the Deemed Provisions and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee’s recommendation of the proposal; and
- The Council's decision in regard to each application.

Agenda Item 6.1 **180 (Lot 2) Bennett Street, East Perth – Proposed 17 Level Hotel Development Comprising 110 Hotel Rooms and Associated Restaurant and Bar Uses – Bonus Plot Ratio and Transfer of Plot Ratio**

Recommendation:

That the Design Advisory Committee CONSIDERS the design and the awarding of bonus plot for the proposed 17 level hotel development comprising 110 hotel rooms and associated restaurant and bar uses at 180 (Lot 2) Bennett Street, East Perth and provides advice on:

- 1. compliance with the City’s Bonus Plot Ratio Policy 4.5.1 for the awarding of 20% bonus plot ratio for the provision of a new Special Residential use in accordance with Special Residential (Serviced and Short Term Accommodation) Policy 3.9;***
- 2. the proposed side and rear setback variations and their impact on the adjacent properties and the intended character of the locality;***
- 3. the lack of on-site parking and servicing bays and guest drop-off facilities for the site; and***
- 4. the general design and aesthetic quality of the development.***

FILE REFERENCE:	2019/5257
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
REPORT AUTHOR DISCLOSURE OF INTEREST:	Nil
DATE:	30 July 2019
ATTACHMENT/S:	Attachment 6.1A – Map Attachment 6.1B – Coloured Perspectives An FTP link is provided to Committee members with the Development Plans for this report
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	M Cube Charles Properties Pty Ltd
APPLICANT:	The Buchan Group Perth Pty Ltd
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) Goderich (P14) (City Planning Scheme Use Area) Residential/Commercial
APPROXIMATE COST:	\$13.8 million

Purpose and Background:

The 506m² subject site is located on the eastern side of Bennett Street opposite Wellington Square in East Perth. The site adjoins a right of way to its eastern lot boundary and is currently occupied by a single storey commercial building.

At its meeting held on **21 November 2017**, Council granted approval for the demolition of the existing building on the site and the construction of a 16 level hotel development containing 85 hotel rooms with ground floor dining and entertainment uses. The approved development has not proceeded and whilst the existing approval remains valid (expiring on 21 November 2019), the subject application is for an unrelated new proposal.

Details:

The application proposes the demolition of the existing building on site and the construction of a seventeen-level hotel development consisting of 110 hotel rooms and associated restaurant and bar facilities on the subject site.

The development is seeking 20% bonus plot ratio for the provision of a new hotel ('Special Residential') use and includes 13% transfer plot ratio.

Details of the proposed development are as follows:

Basement Level	This level includes plantrooms, change rooms and staff amenity spaces. The plantrooms contain two fire service water tanks and pump rooms, a stormwater retention tank, grease trap room, electrical substation and switch room.
Ground Level	This level includes the hotel reception and lobby, lounge area, cafe, staff office and back of house facilities, lift and stair access and an outdoor garden area. It also includes twelve bicycle parking bays, bin storage area and a paved service yard with access from the adjoining right of way.
Level 1	This level includes a common dining room, hotel lounge, kitchen and outdoor deck, lift foyer, store rooms and lift and stair access.
Levels 2 to 4	These levels each have 10 one-bedroom hotel rooms with typical floor areas of 21m ² . Levels three and four each have one two-bedroom hotel room. Each floor also includes an accessible hotel room.
Level 5	This level contains six one-bedroom hotel rooms with typical floor areas of 21m ² . The hotel lounge bar is located on the northern side of this level with an open roof terrace.
Levels 6 and 7	This level contains nine one-bedroom hotel rooms with typical floor areas of 21m ² .
Levels 8 to 14	These levels each contain eight one-bedroom hotel rooms ranging in size from 21m ² to 23m ² .
Level 15	This level accommodates a penthouse hotel suite with a roof terrace overlooking Wellington Square. Building plant is also located on this level.

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 portion of residential uses, strengthening the Precinct as a residential neighbourhood. Contemporary, innovative designs will be encouraged however, development is to be sympathetic to original inner city housing and commercial buildings.

Hotel ('Special Residential') and restaurant ('Dining') uses are both preferred ('P') uses in the 'Residential/Commercial' use area, whilst a bar ('Entertainment') is a contemplated ('C') use. It is considered that the proposed hotel and associated uses are consistent with the intent of the Precinct and will be compatible with the surrounding land uses.

Development Requirements

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	4:1 (2,022m²) inclusive of 20% bonus plot ratio (304m²) for including Special Residential development and 13% transfer plot ratio (200m²)	Base Plot Ratio 3.0:1.0 (1,518m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Heritage Conservation/Public Facilities/Transfer Plot Ratio (20% maximum)
Maximum Street Building Height:	13.4 metres	21 metres
Maximum Building Height:	50.6 metres	No prescribed limit
Setbacks:		
Front (Bennett Street)	Nil	Nil
Side (south) - Lower building levels	Nil to 3 metres with openings	Nil (no openings/balconies) 4 metres (with openings/balconies)

Development Standard	Proposed	Required / Permitted
- Upper building levels	Nil (No openings) 3 metres with openings	3 metres (no openings/balconies) 4 metres (with openings/balconies)
Side (north)		
- Lower building levels	Nil (no openings)	Nil (no openings/balconies) 4 metres (with openings/balconies)
- Upper building levels	Nil (no openings)	3 metres (no openings/balconies) 4 metres (with openings/balconies)
Rear (east)		
- Lower building levels	1 metre (to opening on first floor), 2.7 metres to lower building	Nil (no openings/balconies) 4 metres (with openings/balconies)
- Upper building level	2.5 metres	3 metres (no openings/balconies) 4 metres (with openings/balconies)
Car Parking: Commercial	Nil (service bays provided)	12 bays (maximum)
Bicycle Parking:	12 bays	36 bays (minimum)

Bonus Plot Ratio:

In accordance with the provisions of CPS2, the site is eligible for 50% maximum bonus plot ratio which may be comprised of:

- Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, provision of specific facilities on private land and conservation of heritage places);
- 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 20% bonus plot ratio for a new Special Residential use. This is based on the application complying with the requirements specified under clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.5.1 as follows.

In support of the request for 20% bonus plot ratio, the applicant has confirmed the provision of the following facilities and amenities in accordance with Section 7.1 - Design Criteria of the City's Bonus Plot Ratio Policy 4.5.1:

- a dedicated hotel lobby and reception desk at ground level;
- back of house facilities, office space, staff rooms and storage rooms to enable the efficient functioning of the hotel; and
- each room has been designed with a bathroom which incorporates a basin, shower and toilet facilities.

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

Transfer of Plot Ratio:

In accordance with clause 30(5) of CPS2, the application is also proposing a transfer of plot ratio of 200m² (or 13%) from 76 Wittenoom Street, Perth (former East Perth Primary School) 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 regarding this application.

ATTACHMENT 6.1A



2019/5257; 180 (LOT 2) BENNETT STREET, EAST PERTH

ATTACHMENT 6.1B



2019/5257 - 180 (LOT 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



2019/5257 - 180 (LOT 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)

Agenda Item 6.2 **8 (Lots 21, 401 and 400) Parker Street, Northbridge – Proposed 12-Level Mixed-Use Development Containing 42 Short-Stay Serviced Apartments ('Special Residential'), Four Commercial Tenancies ('Dining' and 'Office') and 18 Car Parking Bays**

Recommendation:

*That the Design Advisory Committee **CONSIDERS** the design of the proposed 12-level mixed-use development containing 42 short-stay serviced apartments ('Special Residential'), two cafes and a restaurant ('Dining') located at the ground floor and Level 10, a commercial tenancy ('Office') located Level 1 and 18 car parking bays at 8 (Lots 21, 401 and 400) Parker Street, Northbridge and provides advice on:*

- 1. the proposed variations to the street building height, maximum building height and side setback requirements and its impact on the adjacent heritage property, the streetscape and local amenity; and*
- 2. the general internal and external design and aesthetic quality of the development, including the quality of the proposed external materials and finishes.*

FILE REFERENCE:	2019/5247
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	31 July 2019
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B – Perspectives An FTP link is provided to Committee members with the Development Plans for this report
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	Private Mortgage Funding and Management
APPLICANT:	Infinity Capital Group Limited
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Northbridge Precinct 1 (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$14 million

Purpose and Background:

The subject site has a total area of 547m² and is located on the eastern side of Parker Street, directly opposite Russell Square. The site also fronts onto Mountain Terrace along its eastern

boundary and is located adjacent to 'Tower House' which is listed on the State Register of Heritage Places. The site is currently vacant.

At its meeting held on **24 November 2015**, Council approved the construction of a 12-level mixed-use development at the site containing 60 multiple dwellings, three commercial tenancies and 27 car parking bays. This included a transfer of 20% plot ratio (438m²) recorded as 'banked' in the City Planning Scheme No. 2 Transfer of Plot Ratio Register from 47 (Lot 9) Wellington Street, East Perth. On 20 June 2016, the City approved minor amendments to the 12-level mixed-use development including an increase in the number of car parking bays from 27 to 36 bays, a reduction in the number of scooter bays from 37 to 24 bays and minor internal and external modifications to the building.

Whilst the approved developments have not proceeded and all relevant approvals have lapsed, the transfer of plot ratio process was completed with the additional 20% plot ratio (438m²) being applicable to the site and available for use subject to relevant scheme provisions, as part of any proposed development.

Details:

Approval is sought to construct a 12-level building containing 42 short-stay serviced apartments, two cafes and a restaurant located at the ground floor and Level 10, an office tenancy located on Level 1 and 18 car parking bays.

Details of the proposed development are as follows:

Basement Level	This level contains the back of house facilities including: meeting rooms and offices; male and female shower and change facilities; security and safety deposit; hotel linen storage, baggage storage, food storage, cool room and laundry. Six car parking bay stackers as well as fire services, a transformer room, a switch room, a maintenance storage room and a potable water tank are also located at this level.
Ground Floor	This level comprises the main hotel entrance lobby and reception with a separate coffee lounge and bar (41m ²) on Parker Street. To the rear of the site on Mountain Terrace is the main vehicle entrance into the development with 12 car parking bay stackers, a bin storage area and a separate a café tenancy (38m ²).
Level 1	This level contains the hotel guest gymnasium (124m ²), bathroom facilities and communal conference facilities (142m ²) with an associated outdoor balcony/courtyard (37m ²). A separate commercial tenancy adjacent to Mountain Terrace (90m ²) is also provided at this level.
Levels 2 to 7	Each level contains three 1-bedroom apartments (37m ² – 41m ²) fronting Parker Street, two 2-bedroom apartments (64m ²) facing onto Mountain Terrace and one centrally located 2-bedroom dual key apartment (81m ²).
Levels 8 and 9	Each level contains two 3-bedroom apartments (124m ² and 132m ²) facing onto Parker Street and Mountain Terrace and one centrally located 2-bedroom dual key apartment (81m ²).
Level 10	This level contains an outdoor communal terrace and pool (126m ²) and communal bar, lounge and bathroom facilities. A restaurant is also located at this level (365m ²).

Compliance with Planning Scheme:

Land Use

The subject site is located in the City Centre Use Area of the Northbridge Precinct 1 of City Planning Scheme No. 2 (CPS2). The Northbridge Precinct will continue to evolve as a diverse, interesting and dynamic inner-city precinct and will be promoted as an attractive destination for the local population and interstate and overseas visitors. The Precinct will remain Perth's primary entertainment and night life area and provide for a variety of residential and visitor accommodation and commercial services. East of Russell Square, entertainment activities will predominate. Serviced apartments ('Special Residential') are a preferred ('P') use in the Northbridge Precinct 1 and are prohibited ('X') where it fronts the street at pedestrian level unless it provides for pedestrian interest and activity. The café ('Dining') uses are preferred ('P') in the Northbridge Precinct and are suitably located fronting onto Parker Street and Mountain Terrace.

Development Requirements

New developments in the Northbridge Precinct will continue to have regard to the scale and character of the existing streetscapes. Redevelopment of small to moderate size lots is appropriate as opposed to amalgamation of the existing lots into large sites. Development will have a nil street setback and be of a low scale along the street frontage with additional building height setback from all boundaries. In addition, the height of buildings must allow for adequate sun penetration into key pedestrian streets and public places including Russell Square. The Precinct will be characterised by versatile building forms which will be easily adaptable to new uses and be able to accommodate a variety of interesting and informative signs. The facades will also add interest and vitality to the street, and be characterised by continuous shopfronts and traditional designs, incorporating verandahs, awnings and artwork.

Details of the proposed development are as follows:

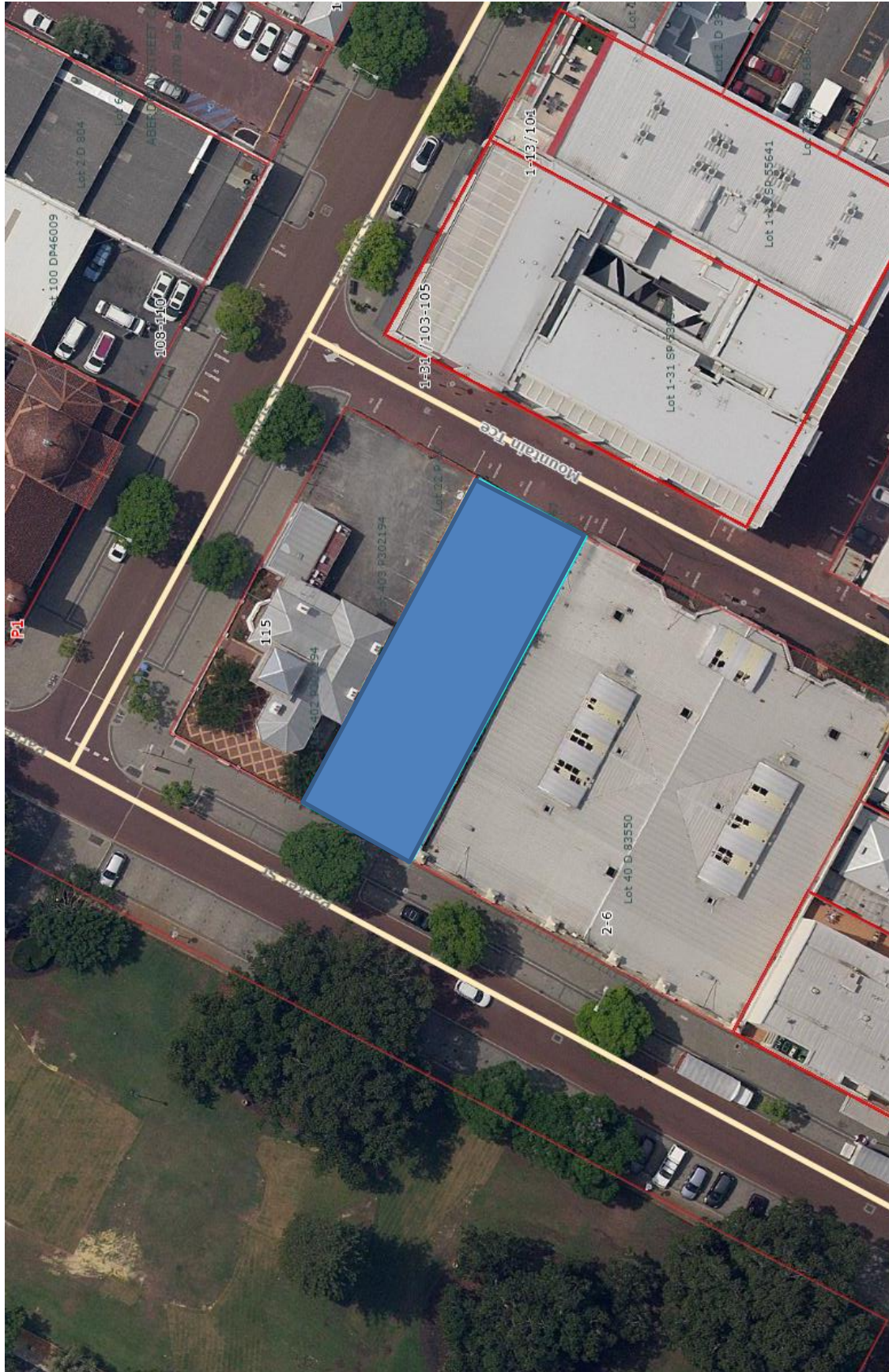
Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio:	4.8:1 (2,626m²)	4.8:1 (2,626m ²) inclusive of 20% transfer plot ratio (438m ²) from 47 Wellington Street, East Perth
Building Height:		
<u>Parker Street</u>	33 metres along the street frontage up to a total height of 38.6 metres	Maximum street building height of 14 metres with a 5 metre setback up to a total height of 33 metres
<u>Mountain Terrace</u>	36.7 metres - 38.6 metres along the street frontage up to a total height of 38.6 metres	Maximum street building height of 14 metres with a 5 metre setback up to a total height of 33 metres
Setbacks		

Development Standard	Proposed	Permitted / Required
<u>Side – North</u>		
Lower Building Level	Nil (no openings), 0.2 metres – 3 metres (with openings)	Nil (no openings), 4 metres (with openings)
Upper Building Level	Nil (no openings), 0.3 metres - 3 metres (with openings)	3 metres (no openings), 4 metres (with openings)
<u>Side – West</u>		
Lower Building Level	Nil -1.6 metres (no openings), 1.6 metres - 2.1 metres (with openings)	Nil (no openings), 4 metres (with openings)
Upper Building Level	Nil – 1.6 metres (no openings), 1.6 metres – 2.1 metres (with openings)	3 metres (no openings), 4 metres (with openings)
Car Parking:	18 bays	8 bays (maximum)
Bicycle Parking:		
<u>Bicycle Bays</u>		
Special Residential	8 bays	14 bays (minimum)
Commercial	4 bays	1 bay (minimum)
<u>End of Journey Facilities</u>	1 male and 1 female shower and change room facilities	2 male and 2 female shower and change room facilities
<u>Lockers</u>	Nil	15 lockers

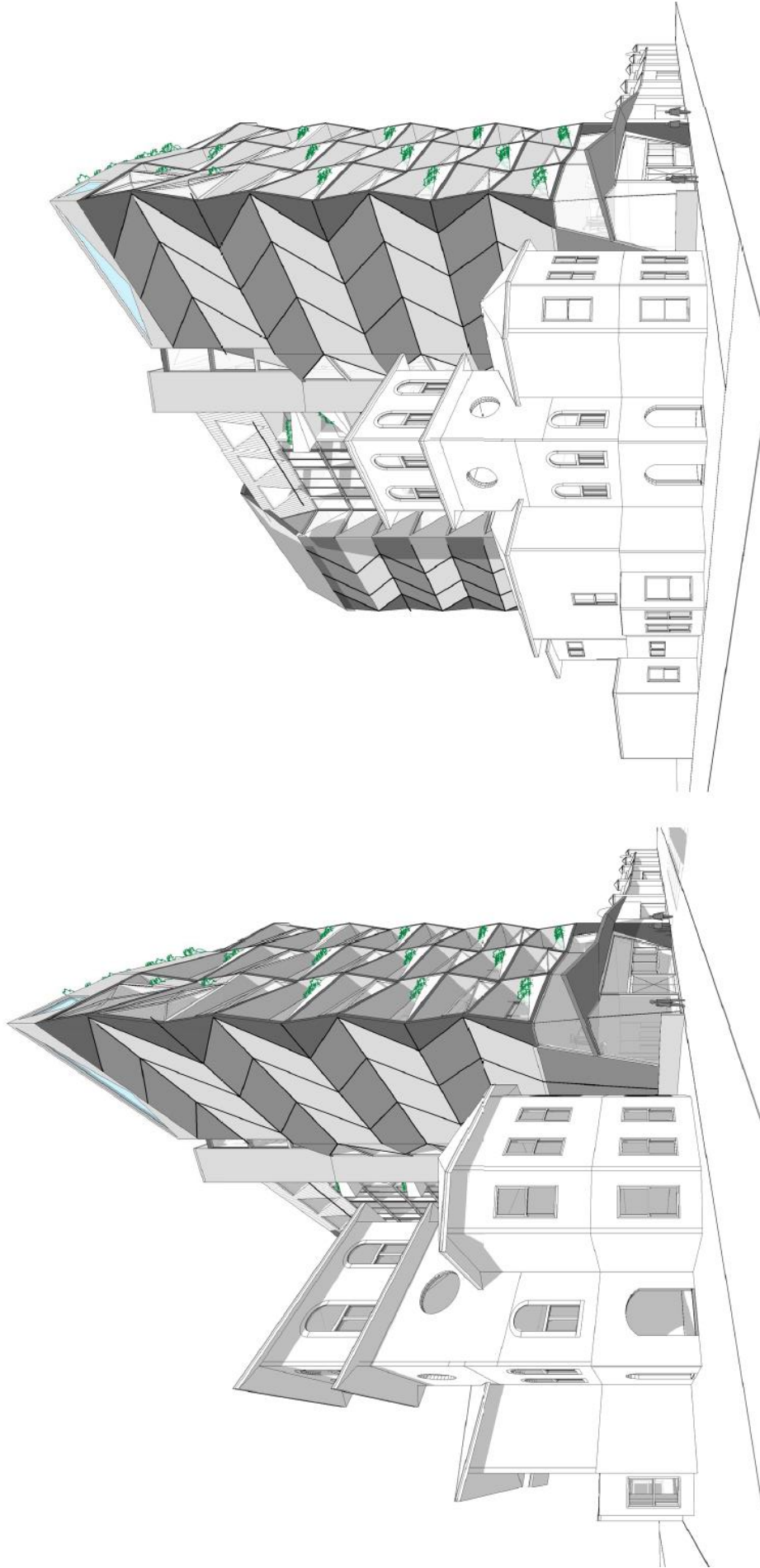
Conclusion

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.



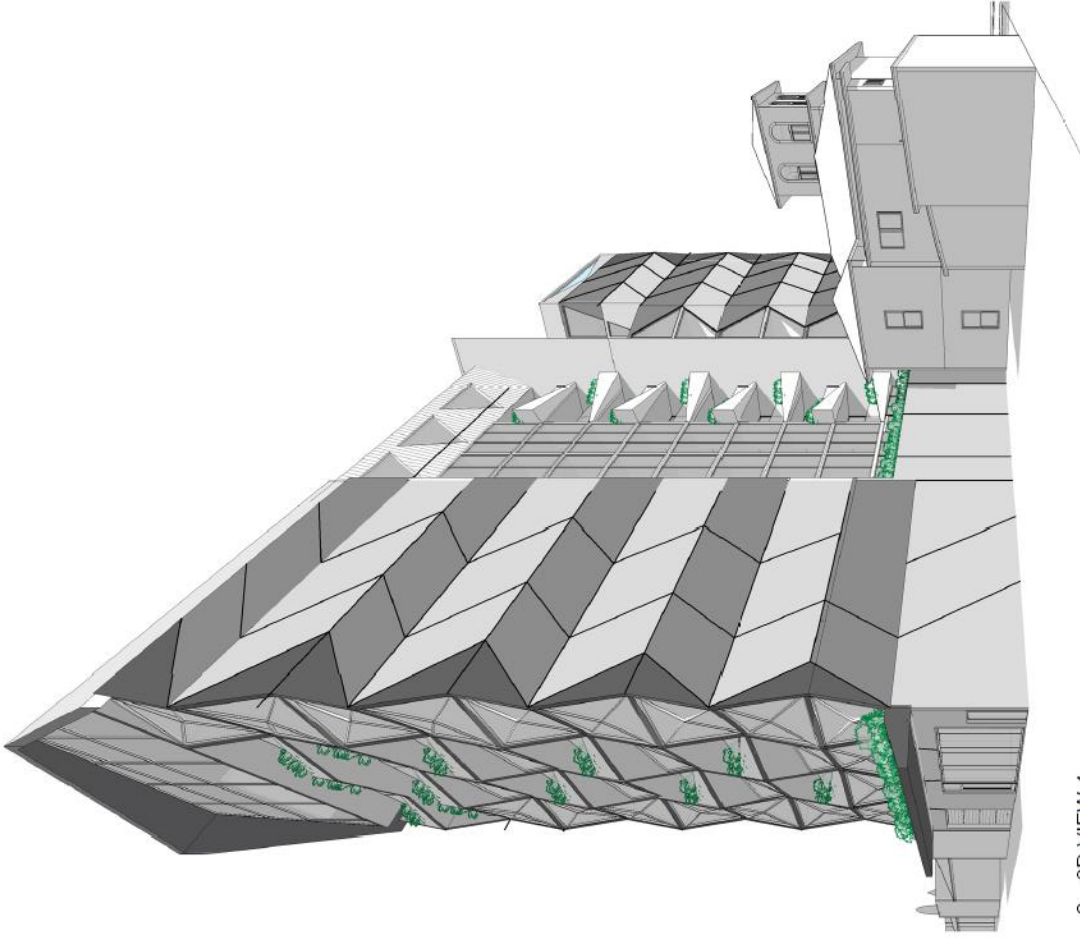
19/5247; 8 (LOTS 21, 400 AND 401) PARKER STREET, NORTHBRIDGE



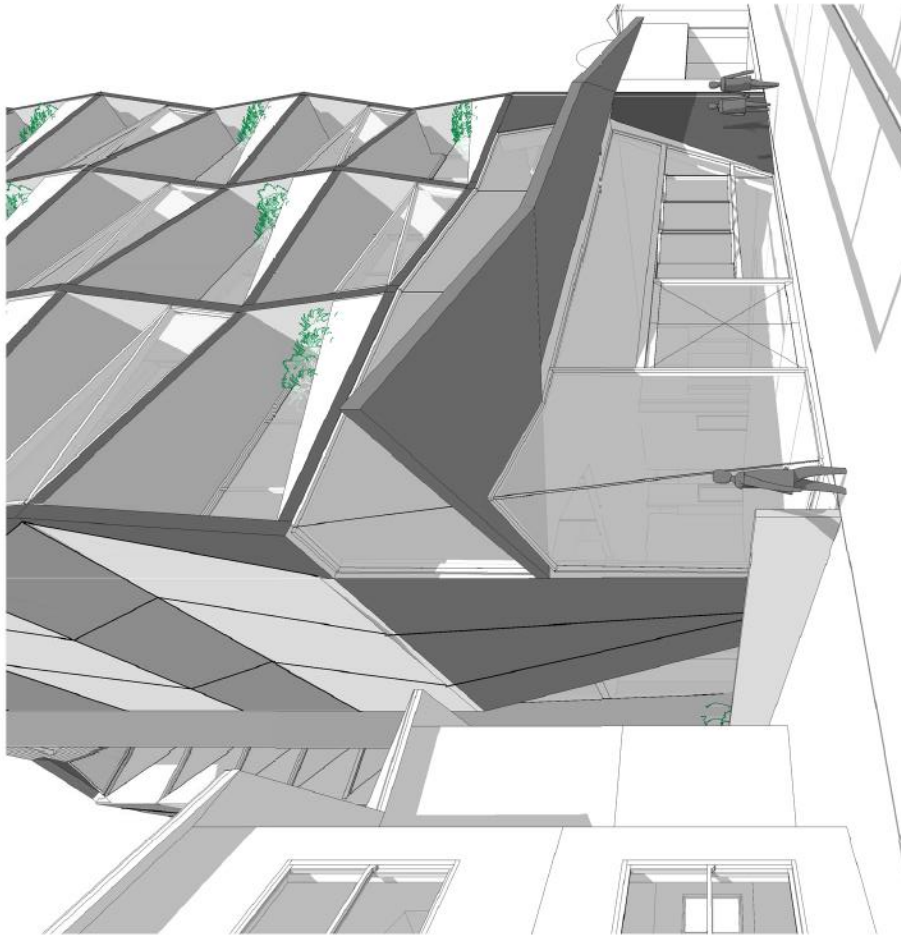
1 3D VIEW 1

2 3D VIEW 2

19/5247; 8 (LOTS 21, 400 AND 401) PARKER STREET, NORTHBRIDGE

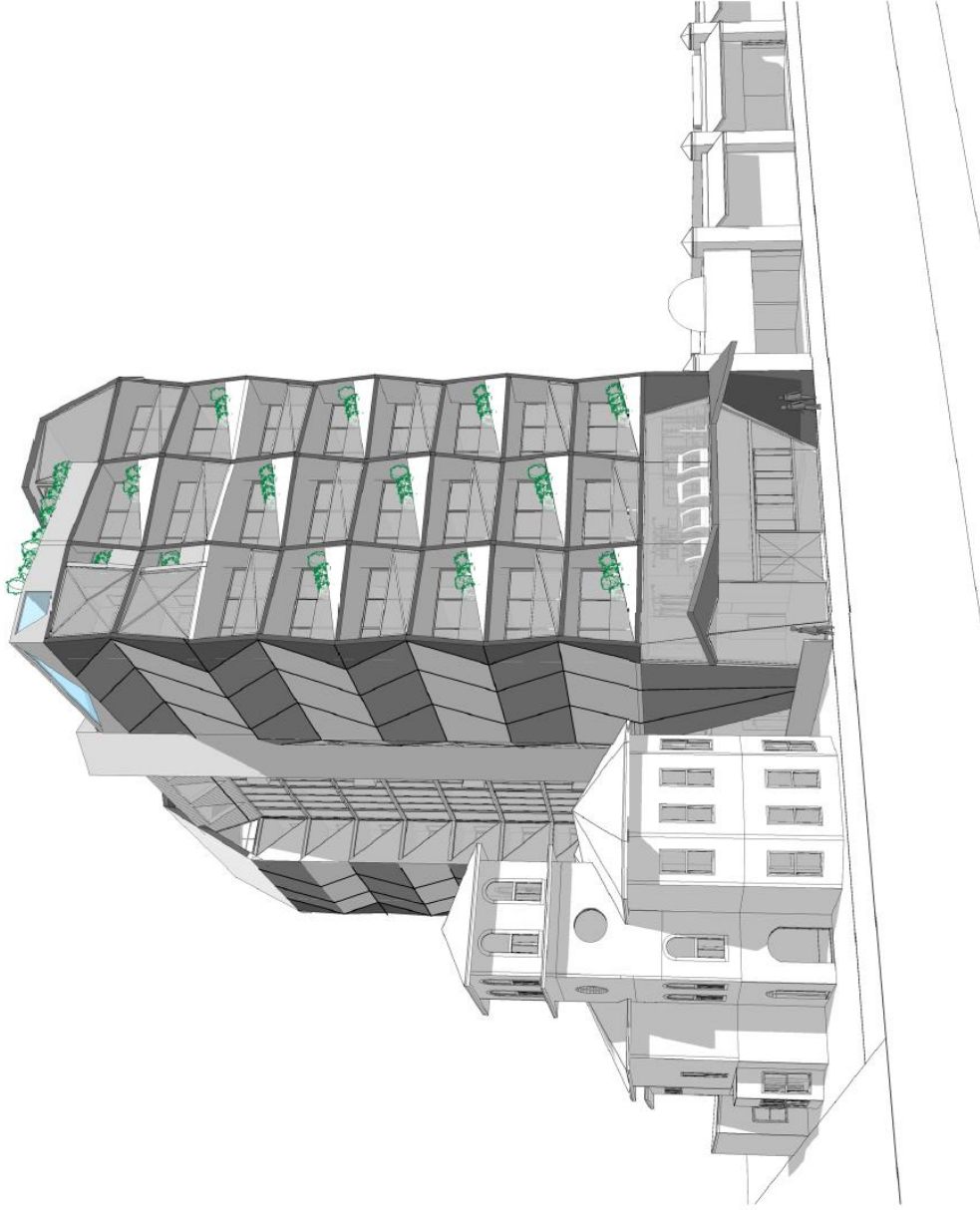


2. 3D VIEW 4



1. 3D VIEW 3

19/5247; 8 (LOTS 21, 400 AND 401) PARKER STREET, NORTHBRIDGE



1 - 3D VIEW 5

19/5247; 8 (LOTS 21, 400 AND 401) PARKER STREET, NORTHBRIDGE

Agenda Item 6.3 **141 (Lot 11) St Georges Terrace, Perth – Proposed Five-Level Commercial Development Incorporating Four Levels of Offices, a Ground Floor Café ('Dining') Tenancy and Alfresco Dining Area and the Refurbishment of the Public Plaza and Undercover Pedestrian Walkway**

Recommendation:

That the Design Advisory Committee CONSIDERS the design of the proposed five-level commercial development incorporating four levels of offices, a ground floor café and alfresco dining area and the refurbishment of the existing public plaza area and undercover pedestrian walkway at 141 (Lot 11) St Georges Terrace, Perth and provides advice on:

- 1. the general design and aesthetic quality of the development, including the proposed external materials and finishes and how it relates to the existing Westralia Square building;***
- 2. the proposed variation to the street building height along Mounts Bay Road; and***
- 3. the design and quality of the proposed hard and soft landscaping works proposed to the public plaza area and the upgrade of the pedestrian walkway along Mounts Bay Road.***

FILE REFERENCE:	2019/5220
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	31 July 2019
ATTACHMENT/S:	Attachment 6.3A – Location Plan Attachment 6.3B – Perspectives An FTP link is provided to Committee members with the Development Plans for this report
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	Perpetual Corporate Trust Limited
APPLICANT:	Paterson Group Architects Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) St Georges Precinct 6 (City Planning Scheme Use Area) City Centre (Special Control Area) 141, 125-137 St Georges Terrace and 18 Mounts Bay Road
APPROXIMATE COST:	\$19.475 million

Purpose and Background:

The subject site is located at Westralia Square on Mounts Bay Road, directly opposite the Elizabeth Quay Bus Station. The 5,193m² site contains an existing commercial building with 18 levels of office space and an adjacent landscaped public plaza and with five levels of carparking beneath. A steel framed polycarbonate clad barrel vault covers the majority of the plaza area and the upper level pedestrian walkway where the new building and refurbished plaza and pedestrian walkway is proposed.

The existing pedestrian walkway forms part of an important linkage across the street block from the corner of William Street and The Esplanade via 'The Quadrant' building through to 'Brookfield Place', the 'Alluvion' and 'Quayside on Mill' to the corner of Mill Street and Mounts Bay Road. The site also contains one of three pedestrian bridge linkages across to the southern side of Mounts Bay Road and to the Elizabeth Quay Bus Station. The site also provides pedestrian access through to the Brookfield Place public plaza to the north and to St Georges Terrace.

Details:

Approval is sought to demolish the existing public plaza and walkway canopy structures at Westralia Square and to construct a five-level commercial development including: a refurbished undercover plaza area; a ground floor café and alfresco dining area; and four levels of offices above which connect through to the existing building at Westralia Square. The refurbishment of the existing upper level pedestrian walkway along Mounts Bay Road is also proposed. Minor modifications are proposed to the existing lower ground and basement car parking levels including the reallocation of ten bays to accommodate the new lift shaft, structural columns and fire services. The overall quantum of car parking bays will remain unchanged.

Details of the proposed development are as follows:

Ground Floor	This level contains a part open and part undercover plaza area, a small café tenancy of 25m ² with associated outdoor alfresco dining area, the main entrance lobby into the building and an undercover pedestrian walkway.
First Floor – Fourth Floor Levels	Each level contains 752m ² of office floorspace with an associated lift and male and female toilet facilities.

Compliance with Planning Scheme:

Land Use

The subject site is located in the City Centre Use Area of the St Georges Precinct 6 of City Planning Scheme No. 2 (CPS2). The St Georges Precinct will continue to function as the State's principal centre for business, finance, commerce and administration. Whilst offices will form the major activity, the Precinct will also accommodate a range of commercial and educational uses. Both 'Office' and 'Dining' (café) uses are preferred ('P') uses in the St Georges Precinct 6 of CPS2.

Development Requirements

Buildings located within the St Georges Precinct must be to a high standard of design and presentation, in keeping with the prestigious character of the Precinct. Building designs should contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street and providing for pedestrian shelter. North-south pedestrian links across the Precinct are to be maintained, improved and added to where appropriate.

In relation to the applicable development standards the site forms part of Special Control Area 6.0 incorporating 141 St Georges Terrace (Lot 11), 125-137 St Georges Terrace (Lot 13) and 18 Mounts Bay Road (Lot 12). This includes the shared allocation of car parking across the site and plot ratio across the Special Control Area including up to a maximum plot ratio floor area of 143,000 square metres.

Details of the proposed development are as follows:

Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio:	Existing Lot 11 building 44,286m ² less modifications to basement (1518m ²) and with new building and café (3,033m ²) a total of 45,801m ²	Maximum of 143,000m ² across the Special Control Area
Building Height:	34.8 metres street building height setback 0.76 metres from Mounts Bay Road with a further 5.6 metre street setback up to a height of 36.8 metres	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this with no prescribed maximum building height
Setbacks		
<u>Side – East</u>		
Lower Building Level	3 metres – 12.5 metres	Nil (no openings) 3 metres (with openings)
Upper Building Level	3 metres – 12.5 metres	3 metres
<u>Side/Rear – North</u>		
Lower Building Level	10.7 metres – 12.4 metres	Nil (no openings) 3 metres (with openings)
Upper Building Level	10.7 metres – 12.4 metres	3 metres

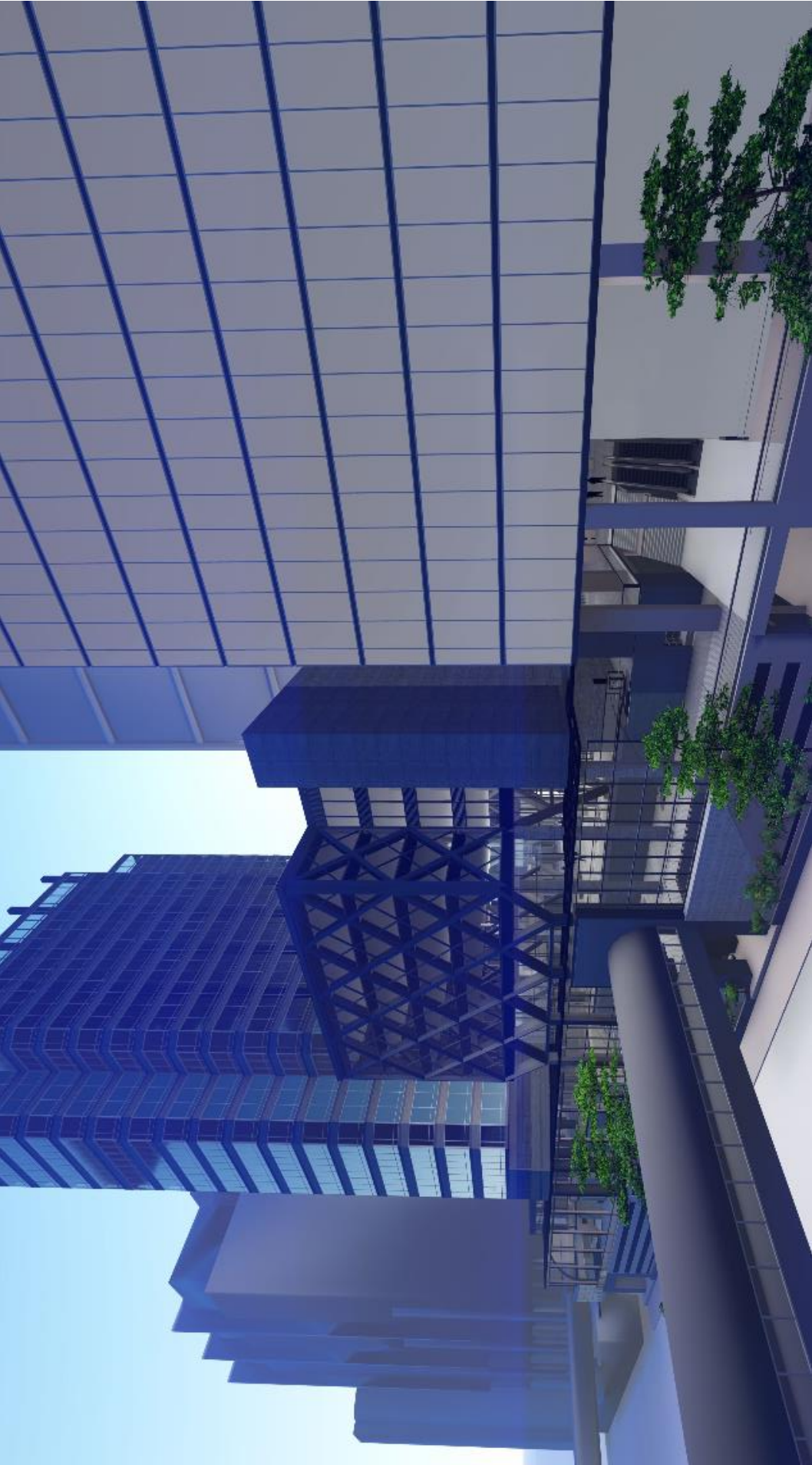
Conclusion

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

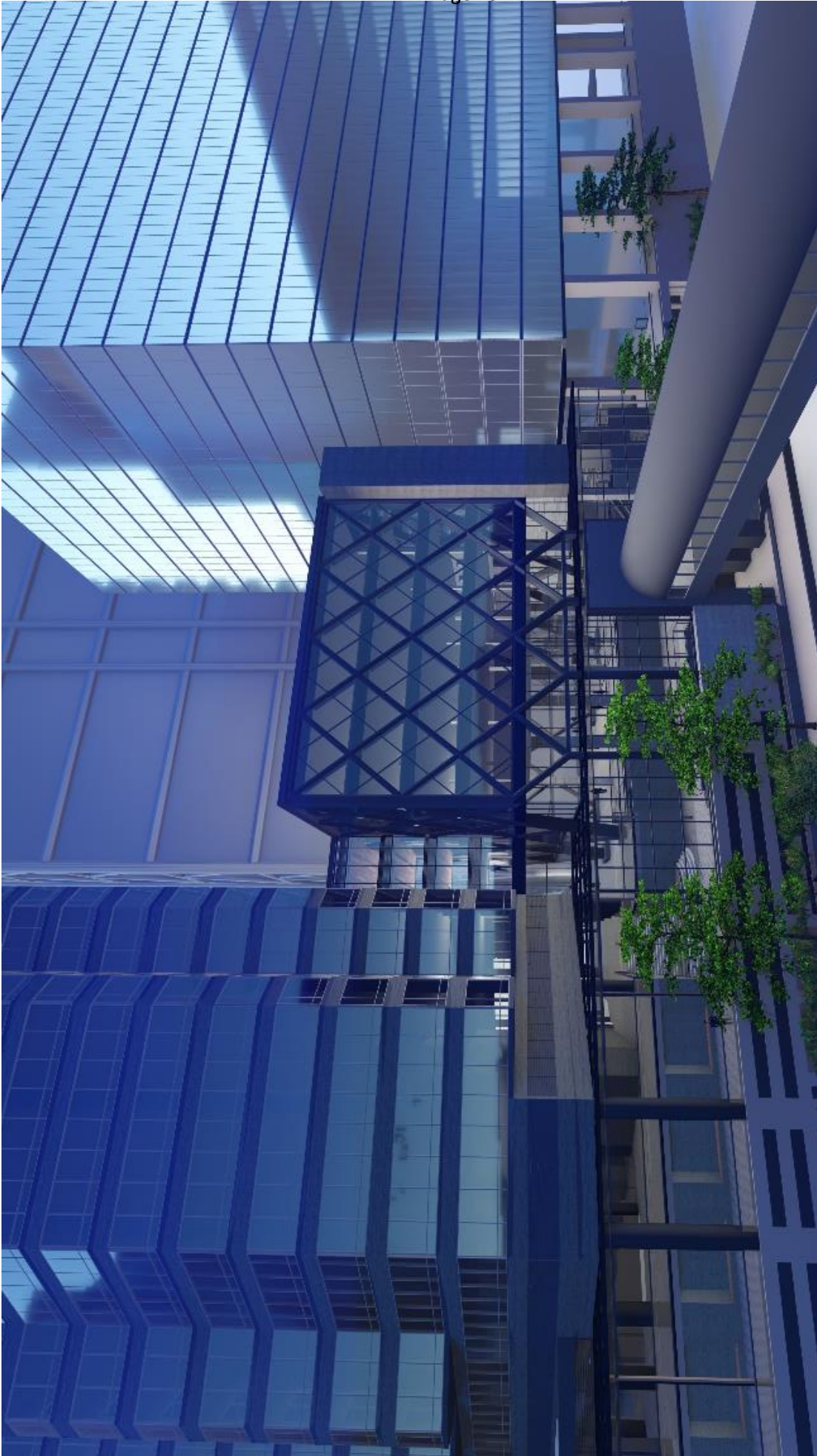
A verbal presentation will be given to the Committee regarding this application.



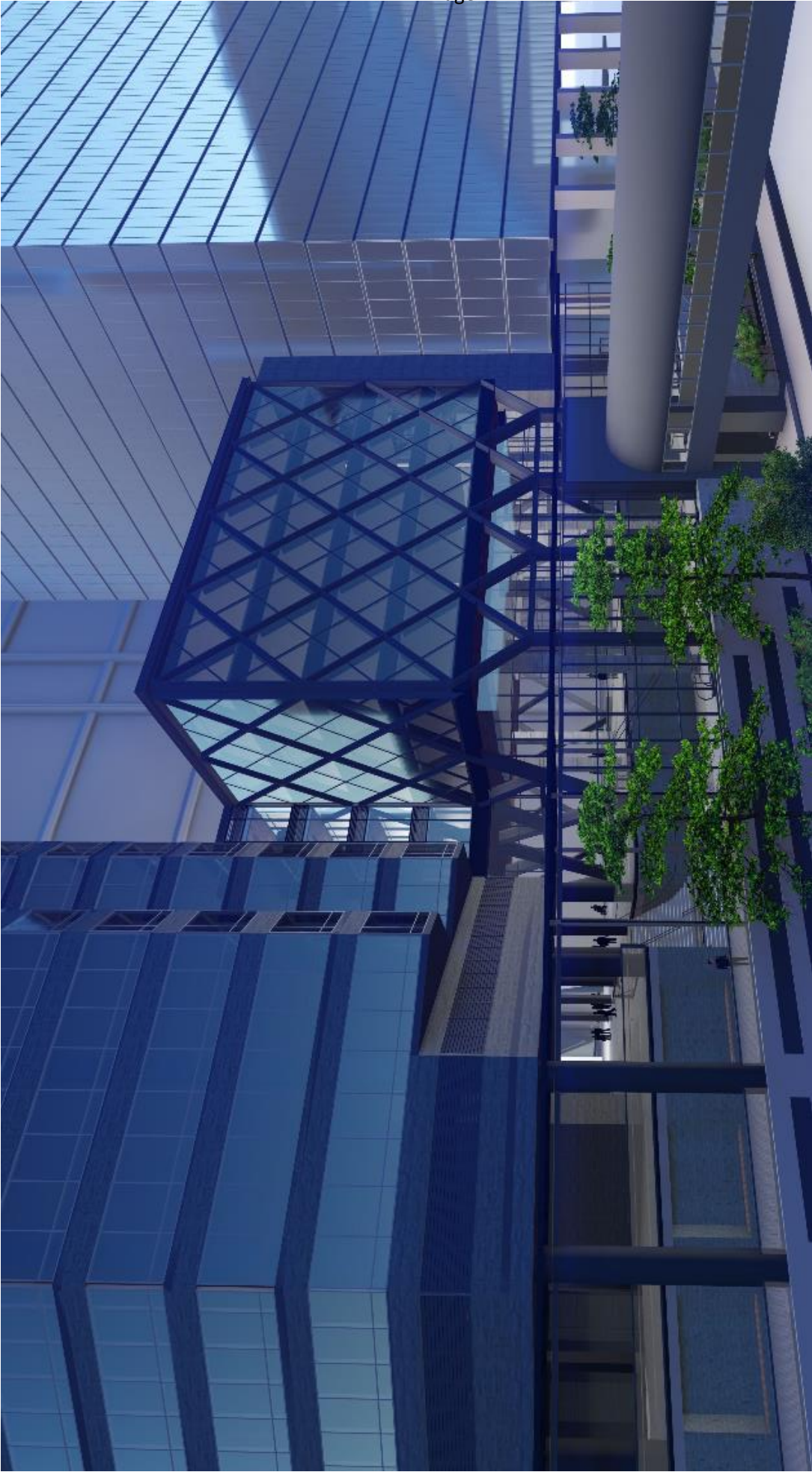
19/5220; 141 (LOT 11) ST GEORGES TERRACE, PERTH



19/5220; 141 (LOT 11) ST GEORGES TERRACE, PERTH



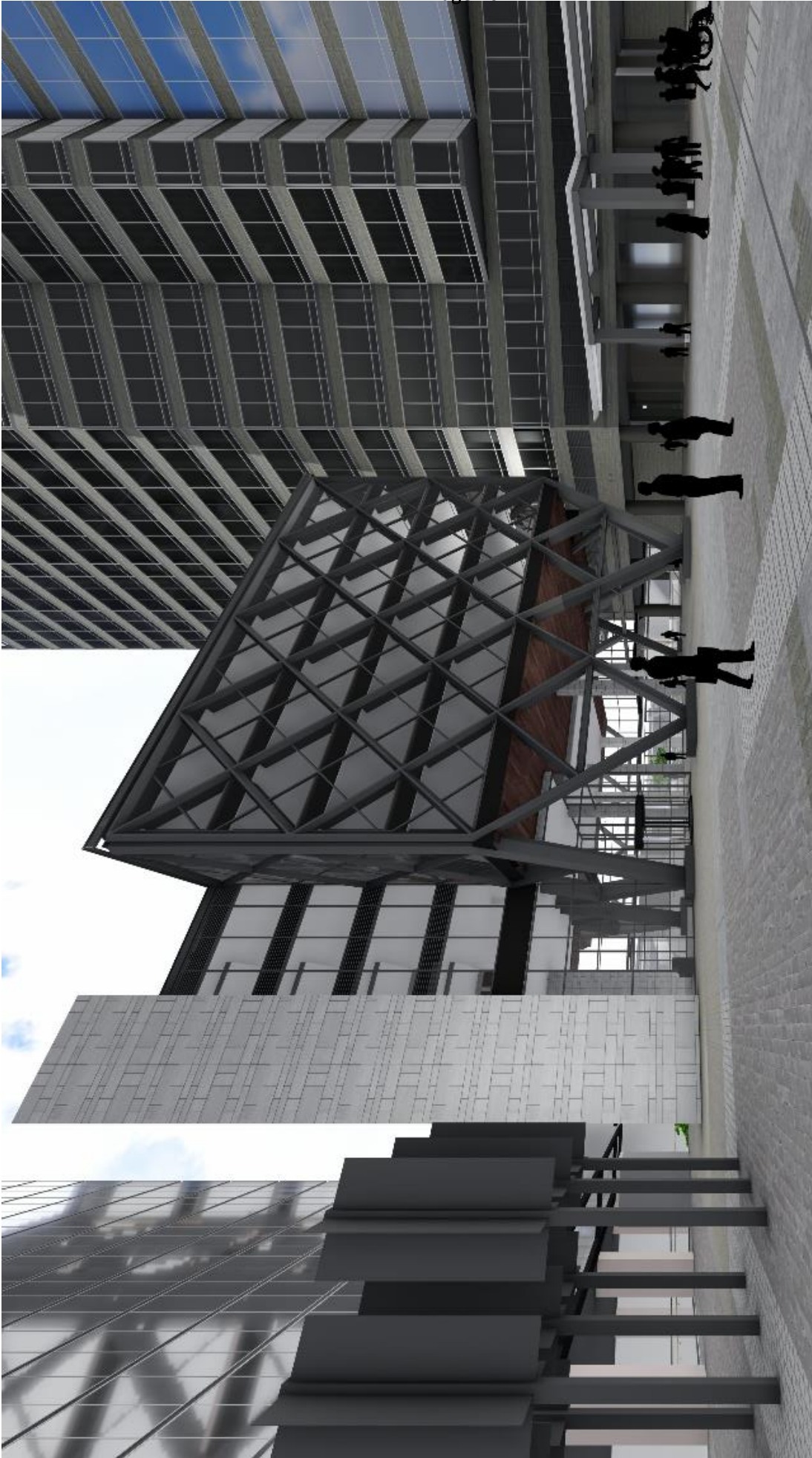
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