

Design Advisory Committee

Notice of Meeting
21 March 2019
10am

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



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of Minutes – 21 February 2019
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports

Report No.	Item Title	Page
6.1	195 (Lot 52) Pier Street, Perth – Proposed 27 Level Mixed Use 'Public Works' Development Containing 182 Apartments, Cafe/Restaurant, Community Shared Space and 189 Car Parking Bays – Bonus Plot Ratio	1

- 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

MURRAY JORGENSEN
CHIEF EXECUTIVE OFFICER
14 March 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	195 (Lot 52) Pier Street, Perth – Proposed 27 Level Mixed Use ‘Public Works’ Development Containing 182 Apartments, Cafe/Restaurant, Community Shared Space and 189 Car Parking Bays – Bonus Plot Ratio
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Recommendation:

*That the Design Advisory Committee **CONSIDERS** the design, bulk, scale and plot ratio for the proposed 27 level mixed-use development containing 182 apartments, cafe/restaurant, community shared space and 189 car parking bays at 195 (Lot 52) Pier Street, Perth and provides advice on:*

- 1. compliance with the City’s Bonus Plot Ratio Policy 4.5.1:**
 - 1.1 for the awarding of 20% bonus plot ratio for the provision of a residential use in accordance with Residential Design Policy 4.9, noting the provision of some undersized two-bedroom and three-bedroom apartments, some undersized storerooms and in-board bedrooms;**
 - 1.2 for the awarding of 20% bonus plot ratio for the provision of a special residential use in accordance with Special Residential (Serviced and Short Term Accommodation) Policy 3.9;**
 - 1.3 for the awarding of 10% bonus plot ratio for the provision of the following public facilities:**
 - 1.3.1 Pedestrian facilities – Laneway and widened footpath;**
 - 1.3.2 Public space – Temporary park;**
 - 1.3.3 Specific facilities on private land:**
 - a) Provision of a car share scheme; and**
 - b) Provision of community/co-working hub;**
- 2. the general design and aesthetic quality of the development, including:**
 - 2.1 its presentation to the street, particularly the ground and podium levels; and**
 - 2.2 the provision of openings to the southern elevation within the car parking levels;**
- 3. the proposed variations to the maximum street building height and setback requirements of the City Planning Scheme No. 2 and Building Heights and Setbacks Policy (4.4) and their impact on the streetscape and local amenity; and**
- 4. the proposed landscaping treatments.**

FILE REFERENCE:	2019/5060
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
REPORT AUTHOR DISCLOSURE	
OF INTEREST:	Nil
DATE:	13 March 2019

ATTACHMENT/S:	Attachment 6.1A – Location Plans Attachment 6.1B – Perspectives Attachment 6.1C – Development Plans (distributed via ftp link) Attachment 6.1D – Architectural Statement (distributed via ftp link)
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	State Housing Commission (Housing Authority)
APPLICANT:	RobertsDay
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Stirling (P3) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$50 million

Purpose and Background:

The subject site is located on the western side of Pier Street and has a total site area of 3,099m². The site contains a disused car parking area and is generally vacant apart from some minor landscaping, concrete slabs and fencing. The site is split in two portions by a 3.64 metre wide easement which includes a driveway to and from Pier Street providing access to the property directly west at 68 Stirling Street which is a funeral parlour.

Council at its meeting held on **25 October 2005** considered an application for an eight level residential ('social housing') development on the subject site containing 72 apartments and 35 car parking bays and resolved to advise the Western Australian Planning Commission (WAPC) of its support for the application subject to relevant conditions. The proposal constituted 'public works' and was exempt from determination by the local authority. The WAPC subsequently granted conditional approval for the development and the City approved the demolition of all buildings and structures on the site, however, the development did not proceed.

Whilst the subject proposal only contains a minor portion of 'social housing', as the Department of Communities (DoC) is the landowner and the developer, with Peet Limited providing a project management role, it is regarded as 'public works'. The application is therefore required to be determined under the provisions of the Metropolitan Region Scheme (MRS) and not City Planning Scheme No.2 (CPS2) by virtue of section 6 of the *Planning and Development Act 2005* and section 2a of the *Public Works Act 1902*.

In this case, the application will be determined by the City of Perth Local Development Assessment Panel, with the WAPC acting as the responsible planning authority. Whilst CPS2 provisions are not directly related to the WAPC's assessment of the proposal, the WAPC is required to have due regard to the development's conformity with:

- the purpose and intent of the Local Planning Scheme;
- orderly and proper planning; and
- local amenity.

Noting the above, the Design Advisory Committee's consideration and comments are sought in relation to the merits of the proposal in order to supplement the City's response to the WAPC. In this regard, the City will consider and assess the proposed development consistent with a standard application in order to provide detailed and comprehensive comments to the

WAPC consistent with any other development of this scale within the locality and addressing the proposal's conformity with CPS2, orderly and proper planning and local amenity.

Details:

Approval is sought to construct a 27 level mixed use development containing 182 apartments, a cafe/restaurant, a community shared space tenancy and 189 car parking bays on the subject site. It is proposed that the DoC will retain 15% of the apartments for social housing and a further 15% for shared equity (or 'affordable') housing.

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

- Six studio apartments (43m²) with balconies (10m²);
- Forty 1-bedroom and 1-bathroom apartments (51m² to 53m²) with balconies (11m² to 17m²);
- Eighteen 2-bedroom and 1-bathroom apartments (65m²) with balconies (13m² to 14m²);
- One hundred 2-bedroom and 2-bathroom apartments (72m² to 77m²) with balconies (13m² to 19m²); and
- Eighteen 3-bedroom and 2-bathroom apartments (95m² to 105m²) with balconies (16m² to 49 m²).

Details of the proposed development are as follows:

Ground Floor Level	<ul style="list-style-type: none"> • Three (3) car share vehicles; • Three (3) non-residential car bays; • Loading bay area; • Shared bicycle storage to accommodate 36 bicycles; • One (1) disabled car bay; • Waste storage room; • Two (2) universal access toilets with shower; • Secure residential lobby; • Lift and stair access; • Electrical substation; • Cold water plant room; • Two (2) fire tanks and pump room; • 78m² Café/Restaurant; • 110m² Community and Cultural / Office space; • Four (4) on-street car bays; and • Vehicle entry ramp.
Mezzanine Level	<ul style="list-style-type: none"> • Eleven (11) resident car bays; and • Stair and lift access.
First Floor Level	<ul style="list-style-type: none"> • 27 resident car bays; • Four (4) bicycle bays; • Four (4) motorbike bays; • Stair and lift access; • Four (4) one-bedroom and one-bathroom apartments; • One (1) two-bedroom and one-bathroom apartment; • One (1) studio apartment; and • 13 store rooms.
Second to Sixth Floor Level	<ul style="list-style-type: none"> • 29 resident car bays; • Four (4) bicycle bays; • Four (4) motorbike bays;

	<ul style="list-style-type: none"> • Stair and lift access; • Four (4) one-bedroom and one-bathroom apartments; • One (1) two-bedroom and one-bathroom apartment; • One (1) studio apartment; and • 13 store rooms.
Seventh Floor Level	<ul style="list-style-type: none"> • Stair and lift access; • Six (6) three-bedroom and two-bathroom apartments; and • Six (6) store rooms.
Eighth to Thirteenth Floor Level	<ul style="list-style-type: none"> • Stair and lift access; • Five (5) two-bedroom and two-bathroom apartments; • Two (2) two-bedroom and one-bathroom apartments; • One (1) one-bedroom and one-bathroom apartment; and • 12 store rooms.
Fourteenth to Twenty Third Floor Level	<ul style="list-style-type: none"> • Stair and lift access; • Three (3) two-bedroom and two-bathroom apartments; • Four (4) two-bedroom and one-bathroom apartments; • One (1) one-bedroom and one-bathroom apartment; and • 12 store rooms.
Twenty Forth and Twenty Fifth Floor Level	<ul style="list-style-type: none"> • Stair and lift access; • Six (6) three-bedroom and two-bathroom apartments; and • 6 store rooms.
Roof Level	<ul style="list-style-type: none"> • Female and male change rooms; • Universal toilet and shower; • 60m² gym; • 35m² communal laundry; • 40m² lounge and cinema room; • 250m² outdoor communal space; and • 210m² plant equipment space.

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

- *“The design draws from its context in both form and spatial responses and creates a new built form typology which is timeless, beautiful and practical. We have focused on an honesty of building materials, space planning and servicing which is expressive, raw and elegant. The external simplicity of design will follow through into the internal spaces with an expressively beauty and honesty which is not currently provided by developer driven built form.*
- *The form is a deeply articulated building and composed architectural response. Taking cues from the scale and massing of the newly developed area; This includes a tall podium level building opposite on Pier street at WORKZONE (effectively 6 storeys residential) and to the North at CAMPUS PERTH (8 storeys), which matches the podium proposed on this development. and tall slender towers incrementally filling the built form context.*
- *The tower is broken into key articulated forms which break away from the centre of the building to make best use of view corridors and access to light and ventilation. The apartments on the extremities of the building have introduced a simple planning flip which creates a deeply shadowed articulated building form, without resorting to ‘bolt-*

on' applique which permeates modern building forms. This tower will have an honesty and integrity in its architectural form which will allow it to age in place, age gracefully in a controlled way and with a level of detail which respond to its precinct context.

- *The macro design forms of the TYPEFACE abstracted font will flow through into the micro detailing of the ground floor spaces. The texture will inform signage, glass patternation, place making and way finding. This will strengthen the integrity of the design response and connect visual connection from the pedestrian scale through to the internal spaces.*
- *The honest and raw material selections mean the building is a solid and deeply revealed building form. Reflectivity and sunlight penetration are deeply controlled and integrated into the façade development”.*

Compliance with Planning Scheme:

Land Use

The subject site is located in the City Centre Use Area of the Stirling Precinct (P3) of CPS2. The Stirling Precinct will develop as an office, mixed commercial and residential area taking advantage of good access to public transport and close proximity to retail and entertainment areas.

‘Residential’ is a contemplated (‘C’) use within the Stirling Precinct, however, it is prohibited where it fronts the street at pedestrian level. It is noted that all of the apartments are accommodated within the first floor level and above, with no apartments being located on the ground floor adjacent to the Pier Street frontage. ‘Dining’ and ‘Office’ are preferred (‘P’) uses whilst the ‘Community and Cultural’ use is contemplated (‘C’). The proposed uses are considered to be consistent with the precinct statement of intent by providing a diversity of residential accommodation and the ground floor uses contributing to the local day and night time economy.

Development Requirements

Development within the Precinct will have a nil street setback and be of a low scale along the street frontage with any additional building height being setback from all lot boundaries. The overall height of buildings will decrease towards Newcastle Street to reflect the existing scale of development on the northern side of Newcastle Street. New development will incorporate attractive facades, with open areas such as car parks and servicing areas located behind buildings. In addition, the development of verandahs and awnings over footpaths is strongly encouraged to provide weather protection for pedestrians.

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

Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio:	6:1 (11,046m²) inclusive of a plot ratio bonus of 50% (3,682m²) on the basis of: a 20% bonus for including residential development,	Base Plot Ratio 4:1 (7,364m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below:

Development Standard	Proposed	Permitted / Required
	a 20% bonus for including special residential development and a 10% bonus for including public facilities	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 (podium) building height:	22 metres	14 metres
Maximum Building Height:	82.9 metres	No prescribed limit
Setbacks:		
<u>Pier Street (East)</u>	Nil to 1.7 metres (ground floor colonnade) up to 22 metres in height then 3.9 to 5 metres up to a maximum height of 82.9 metres	Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development
<u>Side (North)</u>		
Lower building levels	Nil (podium boundary wall) and nil (apartment windows) up to 22 metres in height (exceeding the provision from 14 metres upwards)	Nil (no openings/balconies) 4 metres (with openings/balconies)
Upper building levels	3 metres (balconies) to 4.5 metres (main building) up to a height of 80 metres (exceeding the provision from 65 metres upwards)	4 metres up to 65m in height 8 metres over 65m in height
<u>Side (South)</u>		
Lower building levels	Nil (no openings) to 7.3 metres (with openings) up to 22 metres in height (exceeding the provision from 14 metres upwards)	Nil (no openings/balconies) 4 metres (with openings/balconies)

Development Standard	Proposed	Permitted / Required
Upper building levels	4.4 metres up to a height of 80 metres (exceeding the provision from 65 metres upwards)	4 metres up to 65m in height 8 metres over 65m in height
<u>Rear (West)</u>		
Lower building levels	Nil (no openings) up to 22 metres in height (exceeding the provision from 14 metres upwards)	Nil (no openings/balconies) 4 metres (with openings/balconies)
Upper building levels	3.9 to 4.5 metres up to a height of 80 metres (exceeding the provision from 65 metres upwards)	4 metres up to 65m in height 8 metres over 65m in height
Car Parking:		
Residential	183 bays	182 bays (minimum) 364 bays (maximum)
Commercial Tenant	4 bays (including one universal access bay)	46 bays (maximum)
Car Share Scheme	3 bays	N/A
Bicycle Parking:		
Residential	71 bays	61 bays (minimum) or can be located within residential stores (minimum dimension 2.2 metres and area of 5m ²)
Commercial (Dining/Office)	1 bay	1 bay

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);
- Residential Use: Maximum 20% bonus; and
- Special Residential Use: Maximum 40% bonus (20% for a special residential use or 40% for high a quality hotel use).

The application is seeking a total of 50% bonus plot ratio, comprised of 20% bonus plot ratio for a new residential use, 20% bonus plot ratio for a new special 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 the CPS2 and the City's Bonus Plot Ratio Policy 4.5.1 as follows.

Bonus Plot Ratio for Residential Use

Developments which incorporate a residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the residential use in a mixed-use development to form part of the base plot ratio, the bonus plot ratio floor area must be used for the residential use.

The application is seeking 9.7% bonus plot ratio for the provision of a 'Residential' use. The applicant has provided a detailed report indicating compliance with the City's Residential Design Policy 4.9, a summary of which is provided as follows:

Element 1 – Streetscape Interface and Dwelling Mix

Streetscape Interface

The building entry is clearly defined being centrally located on Pier Street with the awning providing a sense of arrival. Swipe cards will provide restricted access to ensure the privacy and security of residents.

Dwelling Mix

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

- 43m² for the studio dwellings;
- 51m² for the one-bedroom podium level dwellings;
- 65m² for the two-bedroom dwellings; and
- 95m² for the three-bedroom penthouse dwellings.

The studio and one-bedroom minimum dwelling sizes are above those recommended under the City's Policy of 40m² (studio apartments) and 50m² (one-bedroom apartments). However, the two-bedroom and three-bedroom minimum dwelling sizes are below those recommended under the Policy being 70m² (two-bedroom apartments) and 100m² (three-bedroom apartments). The applicant justifies the variations to the apartments sizes based on:

- the indicative floor layouts for the apartments include realistically sized furniture demonstrating that the apartments provide adequate space for circulation and space for additional furniture;
- the reduced area is offset the provision of additional outdoor living space provided on balconies which include full height glazing doors, which allows these areas to be opened and utilised as part of the living component of the apartment; and
- the open style plan of apartments means the areas can accommodate standard fitout designs.

Element 2 – Privacy and Security

Privacy

Each dwelling is provided with a private outdoor living area. The building has been designed to have alternating locations of balconies, which prevents balconies being stacked. The intention of this design is to mitigate noise between the balconies. On each floor balconies on either side of the buildings are separated by bedrooms to provide a visual and noise buffer between balconies.

Surveillance

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

Lighting

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

Element 3 – Noise

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

Element 4 – Open Space

Private Open Space

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

- a minimum of 10m² in area with the majority exceeding the Policy's recommended minimum dimensions;
- directly accessible from a habitable room;
- open on two sides to provide adequate ventilation. The angle of the building maximises the number of apartments that have access to northern sunlight. Balconies which directly face south are larger in size to provide improved amenity to these dwellings; and
- covered by the floor of the storey above, to provide protection from the weather. Balconies in the tower are deep in size to provide awning shading to apartment living rooms.

Communal Open Space

A 250m² communal outdoor space is provided on the roof terrace, accessible via swipe access. The space has been designed to achieve different spaces or 'rooms' for residents through articulation of the setbacks and landscaping. These spaces provide for a range of activities

such as BBQ dining, park lounge, alfresco dining, quiet lounge area, communal drying area and communal garden. This creates intimate spaces for residents to use and feel comfortable interacting with other guests.

Landscaping

Minimal 'in-ground' landscaping is proposed with landscaping predominantly being provided in planters which is appropriate to the development's inner urban context, however, an appropriate mix of soft and hard landscaping is provided within the various publicly accessible and resident communal spaces.

Element 5 – Efficient Resource Use and Provision of Daylight

Heating and Cooling

Whilst the site is constrained to an east-west orientation, given the location of southern access easement and frontage to Pier Street, dwellings within the podium have been located to face towards Pier Street to maximise interaction with the street and access to northern sunlight. The tower component contains a central corridor for ventilation. The wings of the building are arched to maximise the number of apartments with balconies and living areas angled with access to northern sunlight.

Ventilation

The building has been designed with bathrooms and kitchens located close to the central corridor, with habitable spaces of living rooms, dining and balconies on the external façade of the buildings to allow windows to be opened and ventilate through the apartments. All habitable rooms with access to balconies have full height retractable doors to allow them to be opened.

Stormwater

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

Clothes Drying

Each unit is equipped with a clothes dryer, with an additional communal laundry area provided on the roof level. Communal clothes drying area is also provided on the roof terrace with access to northern sunlight and open to allow for breeze.

Borrowed Light and Light Wells

Direct natural light is provided to all apartments. Full width balconies are provided facing Pier Street to maximise the angled northern sunlight. Natural light is also provided to all common corridors for the residential component of the proposed development. Within the podium a central lightwell has been provided to allow any internal bedrooms to have access to light and ventilation to reduce the need to utilise mechanical ventilation.

Relationship to Adjoining Buildings

The built form of the proposal provides for appropriate building-to-building separation, allowing for natural light, ventilation and outlook between buildings, and maximising sunlight penetration into streets and public spaces as far as is practicable.

Greywater Use

Feasibility of greywater reuse and recycling will be considered at further stage of development.

Sustainable Development

The proposed development promotes sustainable design principles through design strategies that maximise sunlight access to apartments and promotes natural ventilation.

Element 6 – Access and Parking

A secure bicycle storage room is provided on the ground floor, this store room will be accessible to residents via swipe access. Secure vehicle access is provided from the access easement to the south of the building. Residential car bays are separated from non-residential bays, loading areas and shared cars, being located above the ground floor

Element 7 – Servicing

Stores

Each dwelling is provided with a storeroom with minimum area of 3m² and minimum internal width of 1.2m. These dimensions are under the minimum 4m² and 1.5m internal width recommended by the Policy. The applicant justifies the variation based on:

- balcony space is not impacted by storage, with separate storerooms provided;
- the storerooms are integrated into the building providing weather protection and screened from view externally;
- all store areas are proposed to be regular in shape to provide most benefit to residents, including full in height to maximise storage volume; and
- as separate bicycle storage is provided for residents, it allows storerooms to be utilised for storage purposes only, effectively providing additional storage space.

Mailboxes

All residential mailboxes are consolidated and located within the lobby accessed from Pier Street. The lobby will only provide swipe access to residents, will be lit at night for safety of residents and are protected from the weather elements.

Noting the above, the proposal considered to generally satisfy the Policy requirements to be awarded maximum bonus plot ratio of 20% for the provision of a residential use. However, variations are proposed in relation to the Policy's recommended minimum two-bedroom and three-bedroom dwelling sizes, use of borrowed light for central podium level apartment bedrooms and store room minimum dimensions. The Committee is therefore requested to consider whether these variations have any implications for the awarding of bonus plot ratio.

Bonus Plot Ratio for Special Residential Use

Developments which incorporate a 'Special Residential' use may be awarded bonus plot ratio of up to 20% (or up to 40% in the case of a high quality hotel). The application is seeking 20% bonus plot ratio for the provision of social and affordable housing ('Special Residential') uses.

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

"The development proposes a dwelling mix comprising 15% social housing and 15% affordable housing (Department of Communities Shared Home Ownership Scheme) and 70% privately owned. The social and affordable housing is considered to fall under the 'Special Residential' category in accordance with the City's Bonus Plot Ratio Policy. CPS2 contains a land use category of 'Special Residential', which is defined as:

Premises providing short-term, temporary or specialised residential accommodation including: lodging house, hotel, serviced apartment.

It is considered reasonable that social and affordable housing is taken to constitute 'specialised residential accommodation' as it clearly serves a different purpose and function to standard housing.

As CPS2 does not define 'specialised residential accommodation', it is arguable that when the term is viewed in the context of the various other terms that surround it in the definition (i.e. 'short-term', 'temporary', 'lodging house', 'hotel' and 'serviced apartment'), it would appear that it is intended to refer to something that is neither short-term nor temporary accommodation, as it has clearly been identified as being something different.

Therefore, the proposed Social Housing for the property would constitute 'specialised residential accommodation' and therefore attract special residential use bonus plot ratio. Legal advice has also been sought in relation to the bonus plot ratio provisions in CPS2 and whether there would be legal power for development approval to be granted. The advice concludes:

It is arguable that the proposed Social Housing could justify a grant of special residential use bonus plot ratio of up to 20%, on the argument that it constitutes a type of 'specialised residential accommodation'.

The City's Bonus Plot Ratio Policy includes the following objective for the provision of 'Special Residential' uses:

3. *to encourage the provision of residential and special residential accommodation within the city to address an identified need which is not being met by the market and which will assist in creating a living and vibrant capital city;*

The provision of social and affordable housing is considered to meet this objective of the policy as the development will provide housing opportunities for people on low-to-moderate incomes who would otherwise face barriers to owning or renting their own home in close proximity to the city and its associated services and facilities. The mix of owners and tenants will bring a diversity of residents into the Stirling Precinct, adding to the area's vibrancy and sense of community. These owners and tenants will also cater to the needs of key workers (e.g. nurses, police, firefighters, teachers) who work in the CBD (e.g. Royal Perth Hospital, police headquarters, Central TAFE) but cannot afford to live in close proximity to their place of

employment. This is particularly important for hospital and emergency services workers who work on alternating day-time/night-time shifts."

In respect of the above, it is considered that the bonus available for the provision of new Special Residential uses is intended to perform a different purpose and function to the provision of standard residential housing as proposed for this development. The CPS2 definition of the 'Residential' use group is:

"Premises providing for long term or permanent residential accommodation including: aged persons dwelling, caretakers dwelling, grouped dwelling, single house, multiple dwelling."

The social and affordable housing proposal meets the definition of multiple dwellings, in both form and function. These types of accommodation should only be considered as 'Special Residential' if it meets the CPS2 definition:

"Premises providing short term, temporary or specialised accommodation including lodging house, hotel, serviced apartment."

Based on the above, social and affordable dwellings should not be included within this category given the only differentiation between these and the other apartments in the development would be on the basis of residents' income. This is also consistent with similar types of developments approved in the City with a social housing component as they were classified as multiple dwellings ('Residential') in line with their function.

Whilst the City is supportive and encouraging of the provision of social and affordable housing to accommodate housing for the disadvantaged, in all instances it is required to fit within the available planning framework as any deviation may set an undesirable precedent.

Given the above, and noting the maximum 20% bonus is being sought, any bonus consideration requires detailed consideration by the Committee regarding whether the proposal satisfies the 'Special Residential' criteria as outlined by CPS2 and the Bonus Plot Ratio Policy.

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 application is seeking the award of 10% bonus plot ratio for the provision of the following public facilities:

- Pedestrian facilities – Laneway and widened footpath;
- Public space – Temporary park;
- Specific facilities on private land:
 - Provision of a car share scheme; and
 - Provision of community/co-working hub.

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

"Laneway and widened footpath

As one of the most densely populated neighbourhoods within Perth in the future, it is essential that the Stirling Precinct prioritises pedestrian first development and leverages its unique location to encourage active transport. To facilitate this, a 7.2metre-wide laneway way is proposed on the development site's southern boundary, providing vehicle access to the proposed development, maintaining the existing Bowra and O'Dea access easement (and future redevelopment) and safeguarding access to the future development site on the sites surplus portion to the south.

This provides an opportunity for uninterrupted active frontages to Pier Street due to the consolidation of three existing crossovers into one and the location of services (e.g. transformer, fire booster, etc.) along the laneway. This allows for the provision of additional street trees, street furniture and on-street parking bays.

In addition, the creation of the laneway safeguards an east west connection through the future redevelopment site to the west, improving pedestrian permeability to the Stirling Precinct, and facilitating connections from the currently interrupted Francis Street to McIver Station through a growing network of laneways and increasing 'intersection density', being a measure of fine grain urban development.

In addition to the laneway, it is proposed to setback the ground floor tenancies to create a colonnaded street space which adds to the public realm, allows the street to be of a dimension which allows for genuine active usage, which will foster the ground floor tenancy offering, including the provision of alfresco dining. This is particularly important as the current verge width of Pier Street is only 3.2 metres. The prioritisation of Pier Street recognises its pedestrian focussed potential, and responds to the increase in anticipated pedestrian flows because of both the significant redevelopment underway and planned into the future.

The proposed pedestrian facilities are considered to achieve the intent of this bonus plot ratio category which is to:

- *'promote and enhance pedestrian movement within the city by encouraging pedestrian links within appropriately located developments'.*

Temporary park

The Stirling Precinct currently does not offer its growing residential population a high standard of public amenity.

The single ownership of the subject site provides a unique opportunity to utilise the currently surplus portion of land as a temporary park, responding directly to this lack of public space and amenity in the Stirling Precinct.

The temporary park is proposed to be landscaped, including areas of turf, moveable trees in planters, lighting and furniture, provide infrastructure for active recreation for local residents, and space for a community garden to facilitate social connectedness. In addition, the space

will be flexible, providing the opportunity for public events, such as use during the Fringe Festival.

The proposed temporary park is considered to achieve the intent of this bonus plot ratio category which is to:

- *‘encourage the provision of high-quality public spaces within appropriately located developments that will provide new unique opportunities for the public to experience and enjoy the city’.*

If a bonus plot ratio is not granted for the temporary park then this surplus portion of land will be left as vacant, fenced and made inaccessible to the general public.

Car share scheme

The high-density nature of the Stirling Street and its location close to services, facilities and transport infrastructure, provides a unique opportunity to prioritise sustainable transport infrastructure and reduce private vehicle use.

Responding to the fact that 49% of City of Perth residents live and work in the City, 47.5% use either public transport or active transport to get to work and 23% walk to work, the car-share scheme will provide an additional transport option for the public, allowing on-demand access to private vehicles as and when required. It is expected that this infrastructure will reduce the number of daily trips made by private vehicles and assist in transitioning Perth as a city that is liveable, without the need to own a private vehicle.

A total of 3 cars are proposed, that will be accessible via the laneway in designated, secured car bays, and available to the residents of the building as well as the broader local community. A mixture of vehicle types such as a van, SUV and sedan, are proposed to offer users options based upon their unique requirements.

The proposed car-share scheme is considered to achieve the intent of this bonus plot ratio category which is to:

- *‘encourage development which incorporates infrastructure that will meet a significant identified or satisfactorily demonstrated community or public need’.*

Community/co-working hub

The Stirling Precinct is in transition and is set to become one of the highest density neighbourhoods in Perth. The population is expected to be highly diverse and transient, with students, residents, social and affordable housing users, and tourists all living within a dense urban environment.

Moving beyond simply providing housing, a 110m² community and co-working hub is proposed on the ground floor of the development, providing space for community groups and entrepreneurs to meet, organise events and collaborate.

The community hub will offer a range of event spaces, meeting rooms and hard/software that is fit for purpose, depending on users specific needs. The co-working aspect of the space will be complimentary to the community function and respond to the needs of a transient, and multi-cultural population. The location is considered fit for purpose given the characteristics of

the surrounding population, and benefits from potential co-location with internet service providers in the area (Next DC and Vocus Communications).

Early discussions have been undertaken with potential operators of the hub, including Town Teams, which will progress through further talks and result in the signing of a lease agreement. The proposed community / co-working hub is considered to achieve the intent of this bonus plot ratio category which is to:

- *‘encourage development which incorporates infrastructure that will meet a significant identified or satisfactorily demonstrated community or public need’.*”

It is considered that none of the above aspects of the proposal satisfy the Policy requirements in order to be awarded bonus plot ratio for the provision of public facilities. This is based on:

Laneway and widened footpath

The widened laneway is required to provide access to the development, the property to the rear and future development on the southern future lot. It does not provide a pedestrian link to improve connectivity within the city and there are already east/west links provided within the street block in the recently completed student accommodation development located directly north at 80 Stirling Street. There are also no guarantees on how the future development to the south will impact on the space and if/when the adjoining site to the west will be redeveloped and whether such redevelopment will provide for the link continued through to Stirling Street.

The widened footpath is not a valid pedestrian link as it does not improve connectivity/pedestrian permeability in the city. Whilst it may improve activation of the property and provide for increased pedestrian space along Pier Street for the width of the development site, it is not providing a wider benefit. The provision of a bonus for what is effectively a setback variation (noting a nil setback is required along Pier Street) is also likely to set an undesirable precedent.

Temporary park

Whilst the provision of a landscaped area will provide a suitable interim treatment of an otherwise vacant and degraded site, the lack of certainty around its retention period is a concern. Particularly as any bonus awarded for a public space would normally be provided for the life of the development. In addition, the level of amenity will be limited as it will adjoin a construction site. The potential inclusion of a sales office facility can also be construed as the park being utilised more as a marketing element rather than a legitimate ‘public’ asset. It is noted that a standard condition of any approval for the remainder of the lot to be suitably landscaped and treated to ensure ongoing amenity of the area.

Car share scheme

Whilst the inclusion of a car share scheme, similar to the provision of a child care centre, may provide a limited wider benefit, there is a lack of certainty over providing a bonus for a facility which may not eventuate given current market limitations, is essentially competing with car rental businesses and primarily aimed at serving onsite residents.

Community/co-working hub

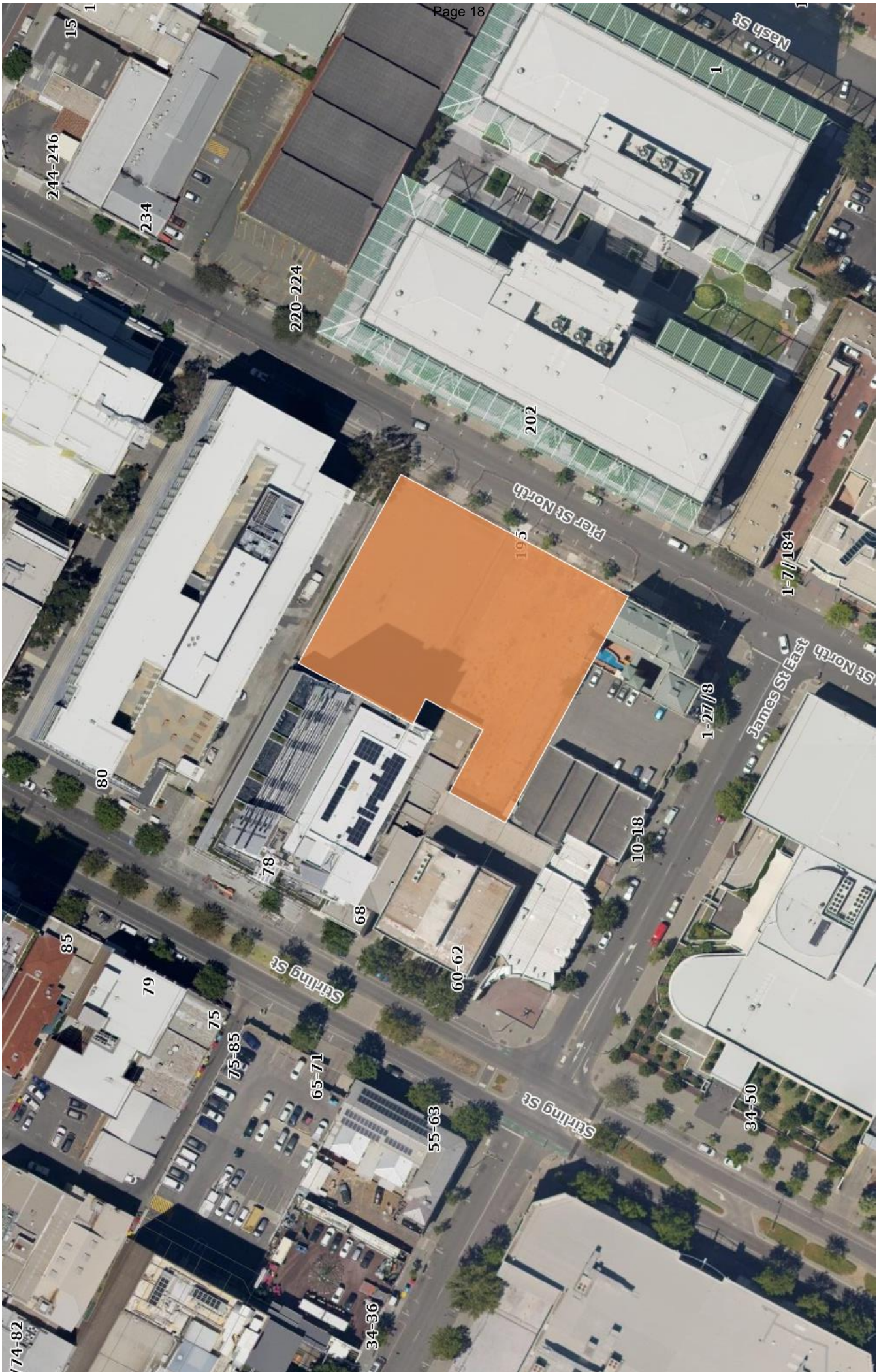
Similar to other bonuses awarded for the provision of 'community spaces' within developments in the City, greater certainty and details over the tenure and operation of the space is required. Whilst the applicant has included some details of potential operators, awarding a bonus prior to commitments being made by the developer is undesirable given the space may end up being used for standard commercial purposes given its location on the ground floor adjacent to the Pier Street frontage.

Given the above, any awarding, noting 10% is being sought, requires detailed consideration by the Committee regarding whether any of the facilities are truly considered to be public facilities as intended by CPS2.

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.



2019/5060 – 195 (LOT 52) PIER STREET, PERTH



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