



City of Perth

Design Advisory Committee

20 February 2020

Agenda

Notice is hereby given that an Design Advisory Committee of the City of Perth will be held in the Committee Room 1, Level 9, Council House, 27 St Georges Terrace, Perth on Thursday, 20 February 2020 at 3pm.

Mr Murray Jorgensen
Chief Executive Officer
13 February 2020

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin	Peter Hobbs
Warren Kerr	
Chris Melsom	Ben De Marchi
Andrew Howe	
Stuart Pullyblank	Tony Blackwell
Geoff Warn (State Government Architect)	Melinda Payne (State Government Architect)
Jayson Miragliotta (City of Perth. General Manager, Planning & Economic Development)	Craig Smith (City of Perth, City Architect)

Quorum: Four

Terms Expire: 16 October 2021

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.

Order of Business

Item

1. **Declaration of opening**
2. **Apologies and Members on Leave of Absence**
Nil
3. **Confirmation of minutes**
Design Advisory Committee – 12 December 2019
4. **Correspondence**
5. **Disclosures of members interest**
6. **Reports**

Item No.	Item Title	Page No.
6.1	39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Proposed mixed-use development comprising a 22 level office building, a 37 level hotel building containing 360 hotel rooms and associated dining and retail uses and a total of 71 tenant and 86 public car parking bays – bonus plot ratio	1
6.2	98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 22-Storey Office Tower and 32-Storey Office and Hotel Tower Including Dining and Community Facilities	24

7. **Motions of which Previous Notice has been given**
8. **General Business**
9. **Items for consideration at a future meeting**
Outstanding Reports: Nil
10. **Closure**

Item No.6.1 – 39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth – Proposed mixed-use development comprising a 22 level office building, a 37 level hotel building containing 360 hotel rooms and associated dining and retail uses and a total of 71 tenant and 86 public car parking bays – bonus plot ratio

File reference	DA-2019/5493
Report author	Roberto Colalillo, Senior Statutory Planner
Other contributors	Nil
Reporting Service Unit and Alliance	Development Approvals, Planning and Economic Development
Report author disclosure of interest	Nil
Date of report	12 February 2020
Attachment/s	Attachment 6.1A – Location Plan Attachment 6.1B – Perspectives Attachment 6.1C – Summary of Building Composition An FTP Link is provided to Committee members with the Development Plans
Landowner	Fragrance WA-Perth (Milligan) Pty Ltd
Applicant	Element Advisory Pty Ltd
Zoning	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
Approximate cost	\$175 million

Background

The subject site is located on the south western corner of the Milligan and Murray Street intersection and consists of eight lots totalling 3,560m². The significant buildings on site include the two storey, Regency Victoria style (1887) ‘Pearl Villa’, set back from Murray and Milligan Street frontage and concealed by the Inter-War Art-Deco (1930’s) addition being ‘Hostel Milligan’. These buildings are listed on the City Planning Scheme No. 2 (CPS2) Register of Cultural Heritage Significance. The remaining four buildings on the site are single or two storey commercial buildings of diverse styles spanning the 20th century.

An application for the demolition of the existing buildings on site, with the exception of the heritage listed Pearl Villa, portions of the Hostel Milligan, and the façade of the former Hertz Building at 41 Milligan Street, and the construction of a mixed-use development comprising a 28 level office and residential building containing 19 multiple dwellings, a 36 level hotel building containing 406 hotel rooms and associated dining and retail uses and a total of 100 tenant and 137 public car parking bays was conditionally approved by the City of Perth Local Development Assessment Panel (LDAP) on 12 July 2018. The approval, which is valid until 12 July 2020, included the award of the maximum 50% plot ratio bonus available to the site comprising:

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

Details

The current application seeks approval to modify the existing development approval for a mixed-use development on the subject site by:

- adding one level to the hotel building (37 levels) and reducing the number of hotel rooms from 406 to 360;
- removing six levels and the 19 long-term residential apartments and associated facilities from the office building (22 levels);
- reducing the parking bays from 237 bays to 157 bays (mix of 71 tenant and 86 public bays);
- modifying the design and external appearance of the buildings.

The proposed office building will provide approximately 11,000m² of office floorspace across 18 levels. The proposed hotel will contain 360 rooms ranging in size from 28m² to 60m², including 27 'dual-key' suites and 16 universally accessible units. The hotel also includes the adaptive reuse of the existing heritage listed buildings within the podium for lobby, dining and bar purposes.

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

- *“The revised hotel tower is contemporary and minimal in its form so as not to compete with the visual feast on display at the lower level. The weaving of contemporary and historic fabric closer to ground is contrasted heavily in the lofted tower over, with its subtle tones of deep ocean blue forming the curtain-walled glass façade. This is complimented by the beauty of raw concrete which unapologetically details portions of the tower envelope, which is intended to contrast with the refined Pearl white, net-like structure as is evident to the northern elevation. Capping of the tower occurs with an accessible rooftop installation which presents additional guest facilities & amenities.*

- *A review of the previously approved glazed box positioning was undertaken, with a view to reduce conflict with Pearl Villa and to offer a better connection with the adjoining front façade of Hostel Milligan. The ‘lesser’ developed street edge of Murray Street, where the garage & ROW exist, is reimaged with a vertical proportion that compliments the verticality of the Hostel. The glazed box seeks to encapsulate the Villa in the same way a museum protects and displays an artefact. This realignment of the glazed box removes the former connection with Pearl Villa and affords an obstructed view of the residence, both from the within proposed garden court (which emanates the former front yard) and from the street via the operable glass panels which slide vertically between the referential columns.*
- *The revised development application proposes a full office-use tower in lieu of the former approved mixed-use tower, seeing the removal of the residential component. A comprehensive review of the office site and its relationship with the adjoining hotel and heritage buildings has been undertaken. Whilst some of the design solutions utilised for the former mixed-use tower are retained (namely the activation of the podium and the car parking module), the opportunity to review the public interface of the building was afforded in light of the new highly accessible office use. This has seen the inclusion of a café use fronting the Murray Street office entry and a shared interface with the adjoining hospitality venue utilising the former Hostel & Villa. The promotion of a sustainable commercial development is proposed with the tower seeking to achieve a minimum 5-star NABERS rating.”*

The composition of each of the buildings within the development is outlined in Attachment 6.1C.

Compliance with Planning Scheme

Land use

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

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

Development requirements

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

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

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio:	7:1 (24,920m²) inclusive of a plot ratio bonus of 40% (7,120m²) on the basis of: a 20% bonus for including special residential development and a 20% bonus for the conservation of heritage buildings	Base Plot Ratio 5:1 (17,800m 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 (podium) building height:		
<u>Murray Street</u>		
Office Tower	25 metres	14 metres
Hotel Tower	11 metres	14 metres
<u>Milligan Street</u>		
Hotel Tower	20 metres	21 metres
Maximum Building Height:		
Office Tower	89 metres	No prescribed limit

Development Standard	Proposed	Permitted/Required
Hotel Tower	126 metres	No prescribed limit
<p>Setbacks:</p> <p><u>Murray Street (north)</u></p> <p>Office Tower</p> <p>Hotel Tower</p> <p><u>Milligan Street (east)</u></p> <p>Hotel Tower</p> <p><u>Side (south)</u></p> <p>- Lower Building Levels</p> <p>Office Tower</p> <p>Hotel Tower</p>	<p>Nil up to 25 metres in height then 8 metres (sunscreen blades) to 9.4 metres (main building) up to a maximum height of 89 metres (exceeding the provision from 65 metres upwards)</p> <p>Nil up to 11 metres in height then 15.5 metres up to a maximum height of 126 metres</p> <p>Nil to 2 metres up to 21 metres in height then 4 metres up to a maximum height of 126 metres</p> <p>Nil up to 22 metres in height (exceeding the provision from 21 metres upwards)</p> <p>Nil up to 22 metres in height (exceeding the</p>	<p>Nil up to height of 14 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development</p> <p>Nil up to height of 14 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development</p> <p>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</p> <p>Nil (no openings/balconies)</p> <p>Nil (no openings/balconies)</p>

Development Standard	Proposed	Permitted/Required
<p>- Upper Building Levels</p> <p>Office Tower</p> <p>Hotel Tower</p>	<p>provision from 21 metres upwards)</p> <p>2.3 metres (sunscreen blades) to 4 metres (main building) up to a maximum height of 89 metres (exceeding the provision from 65 metres upwards)</p> <p>4 metres (main building) up to a maximum height of 126 metres (exceeding the provision from 65 metres upwards)</p>	<p>3 metres (office use) to 4 metres (residential use) up to 65m in height 6 metres (office use) to 8 metres (residential use) over 65m in height</p> <p>4 metres (hotel use) up to 65m in height 8 metres (hotel use) over 65m in height</p>
<p><u>Side (west)</u></p>		
<p>- Lower Building Levels</p> <p>Office Tower</p> <p>Hotel Tower</p>	<p>Nil up to 23 metres in height (exceeding the provision from 14 metres upwards)</p> <p>Nil up to 22 metres in height (exceeding the provision from 14 metres upwards)</p>	<p>Nil (no openings/balconies)</p> <p>Nil (no openings/balconies)</p>
<p>- Upper Building Levels</p> <p>Office Tower</p>	<p>2.3 metres (sunscreen blades) to 3.6 metres (main building) up to a maximum height of 89 metres (exceeding the provision from 65 metres upwards)</p>	<p>3 metres (office use) to 4 metres (residential use) up to 65m in height 6 metres (office use) to 8 metres (residential use) over 65m in height</p>

Development Standard	Proposed	Permitted/Required
Hotel Tower	8.7 metres	4 metres (hotel use) up to 65m in height 8 metres (hotel use) over 65m in height
Car Parking:		
Commercial Tenant	71 bays	71 bays (maximum)
Public	86 bays	N/A
Bicycle Parking:		
Commercial (Office/Hotel/Dining)	28 bays	25 bays

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

This revised application is seeking a total of 40% bonus plot ratio, comprised of 20% bonus plot ratio for conservation of heritage places and 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 CPS2 and the City's Bonus Plot Ratio Policy 4.5.1 as follows.

Bonus Plot Ratio for Special Residential Use

The application is seeking 20% bonus plot ratio for the provision of a new hotel ('Special Residential') use. In support of the request the applicant has indicated:

- *The proposed hotel provides the following facilities and amenities:*
 - o *a dedicated hotel grand entry lobby and reception area at the ground floor;*
 - o *appropriate back of house and administration facilities, including housekeeping areas, staff ablution / locker facilities, office spaces and storage areas; and*
 - o *bathroom facilities within hotel guest rooms that incorporate, at a minimum, a basin, shower and toilet, whilst laundry facilities are not provided within individual hotel guest rooms;*

- *The proposed hotel provides a range of shared facilities for hotel guests, including dining and lounge facilities, sauna and day spa facilities, a covered roof terrace and bar area, and a heated swimming pool and pool deck; and*
- *A commercial restaurant and bar area is also provided at the ground floor, along with conference / function facilities at Level 2, and a commercial day spa at the Level 3. The provision of a range of shared facilities and amenities will contribute to an excellent standard of amenity for hotel guests.'*

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

Bonus Plot Ratio for Heritage Conservation

The application is seeking the award of 20% bonus plot ratio for the conservation, maintenance and enhancement of the heritage listed buildings on the site, 'Pearl Villa' and 'Hostel Milligan'. The applicant has provided the following information and justification to satisfy the applicable requirements of the City's Bonus Plot Ratio Policy 4.5.1:

'Essential Criteria:

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

Performance Requirements:

- *The proposed development has been undertaken in accordance with the Conservation Plan (2013), and aligns with City Planning Scheme No. 2 Policy 4.10: Heritage;*
- *The development seeks to retain as much as possible of the significant cultural heritage fabric of the place. Some internal fabric will be removed to facilitate the new use. However, care has been taken to retain important features to perpetuate an understanding of the design and functionality of the original internal spaces. For example, where walls will be removed bulkheads, wall nibs, cornices and skirtings will be retained; and differing floor treatments will be employed;*

- *The proposed uses of Pearl Villa and the 1930s Hostel Addition (restaurant and bar) are considered to generally continue the broad hospitality use types that currently exist and have existed historically. These uses will enable greater access and patronage from the general public;*
- *The place will be the subject of appropriate interpretation to complement the proposed development and to provide the local and wider community with a deeper and more comprehensive understanding of the place; and*
- *With an awareness of the considerable increase in intensity of development on the site, the interaction between new development and the historic built form has been considered. The new hotel tower, while being of a considerably greater scale than the heritage buildings, will have glazing in the lobby space to the south of the heritage building to provide a visual outlook onto the south elevation of Pearl Villa. This will ensure 360 degrees of observation around the Pearl Villa, which reflects its original visual presence in the site.'*

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

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	Comments
<p>1. Context and character</p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<ul style="list-style-type: none"> • The proposed development responds appropriately to its inner-city context by: <ul style="list-style-type: none"> ○ retaining the heritage listed Pearl Villa and Hostel as an integral part of the proposed development, retaining and enhancing its contribution to the local streetscape; ○ providing for the expansion of major office activity in a central location; and ○ providing an appropriate scale and form of development that accords with the established planning framework.
<p>2. Landscape quality</p> <p>Good design recognises that together landscape</p>	<ul style="list-style-type: none"> • The development provides soft landscaping within the alfresco dining area at the Murray Street frontage, as well as at the podium roof levels. • The proposal will also incorporate heritage interpretation elements that integrate with the surrounding pedestrian

<p>and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>	<p>environment. This will provide social and historic context for the site to support improved understanding of its historic value, which is a desirable heritage conservation outcome.</p>
<p>3. Built form and scale</p> <p>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.</p>	<ul style="list-style-type: none"> • The built form, height and scale of the proposal is entirely consistent with the City's desired future character for the area, as established by the applicable planning framework, with a detailed assessment provided in the following section of this report. • The development also provides an appropriate bulk and scale interface with the retained heritage buildings.
<p>4. Functionality and build quality</p> <p>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.</p>	<ul style="list-style-type: none"> • The development proposes a range of high quality and durable materials, as detailed in the development plans at Appendix B. This will minimise maintenance costs over the life cycle of the development and ensure an enduring design outcome that retains its quality over time. • The proposal represents a well considered mixed use development that provides appropriate separation of land uses with separate, clearly defined entry points and internal circulation paths.
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<ul style="list-style-type: none"> • The proposal will deliver an appropriate density of development in a central area that will support sustainable modes of travel, including walking, cycling and public transport. This includes the provision of bicycle parking and end of trip facilities for office staff. • The development also maximises sunlight penetration into the proposed hotel rooms, common corridors and office floorplates, reducing reliance on artificial lighting and temperature regulation.
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and</p>	<ul style="list-style-type: none"> • The development includes a mix of land uses that will provide activation throughout the day and into the night, including ground level dining and retail tenancies, conference facilities, office and hotel land uses. This will contribute to the activation of the surrounding public realm, resulting in improved pedestrian amenity along Murray Street and Milligan Street.

<p>activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</p>	<ul style="list-style-type: none"> • The development also provides a range of high quality communal facilities for hotel guests and office tenants, as well as large, functional hotel rooms and office floorplates. All hotel rooms and office floorplates also have access to abundant natural light, as do the common corridors within the hotel tower.
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</p>	<ul style="list-style-type: none"> • The development exhibits landmark qualities that are appropriate to the prominent corner location and can assist in local wayfinding. • The development also: <ul style="list-style-type: none"> ○ Reduces the total number of vehicle crossovers to the site, in order to prioritise the pedestrian experience in the adjoining public realm; and ○ Provides clear distinction between public and private areas through the provision of a clearly defined built edge, with all building entries being clearly defined and visible from the street and surrounding buildings.
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<ul style="list-style-type: none"> • The development will provide for a significant increase in passive surveillance of the surrounding public realm through the provision of an active interface to Murray Street and Milligan Street. • The proposed hotel and dining land uses will also contribute to the activation of the site outside normal business hours, which will help to reduce antisocial behaviour and provide a safe environment for pedestrians.
<p>9. Community</p> <p>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.</p>	<ul style="list-style-type: none"> • The development includes a suite of high-quality amenity facilities for hotel guests, including dining and lounge facilities, sauna and day spa facilities, a covered roof terrace and bar area, and a heated swimming pool and pool deck. A separate communal gymnasium is also provided for the office tower. This will encourage social interaction and physical activity in an inclusive and equitable manner, whilst contributing to the activation of the upper building levels. • The retained Pearl Villa and Hostel will also be adapted for use as a restaurant and bar facility that will serve both hotel guests and members of the public. This will enable the ongoing use and enjoyment of this unique part of Perth's cultural heritage landscape, to the benefit of the broader community.

<p>10. Aesthetics</p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<ul style="list-style-type: none"> • The proposal as a whole represents an example of good design that responds appropriately to its context and maintains a design approach that is broadly consistent with the previous approval for the site. • The development retains and enhances Pearl Villa and Hostel as a prominent feature of the overall design outcome, to celebrate the history of the site. The hotel and commercial office towers have then been designed to present a contemporary and minimalist form so as not to compete with the more ornate detailing of the retained heritage buildings. This results in a high quality design solution that successfully integrates existing heritage fabric with a contemporary design aesthetic, and will make a positive overall contribution to the streetscape, skyline and the amenity of the locality.
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Conclusion

The Design Advisory Committee is requested to comment on the aspects of the development detailed in the following recommendation section of this report. A verbal presentation will be given to the Committee in regard to this application.

Recommendation

That the Design Advisory Committee CONSIDERS the design and the awarding of bonus plot ratio for the proposed mixed-use development comprising a 22 level office building, a 37 level hotel building containing 360 hotel rooms and associated dining and retail uses and a total of 71 tenant and 86 public car parking bays at 39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth and provides advice on:

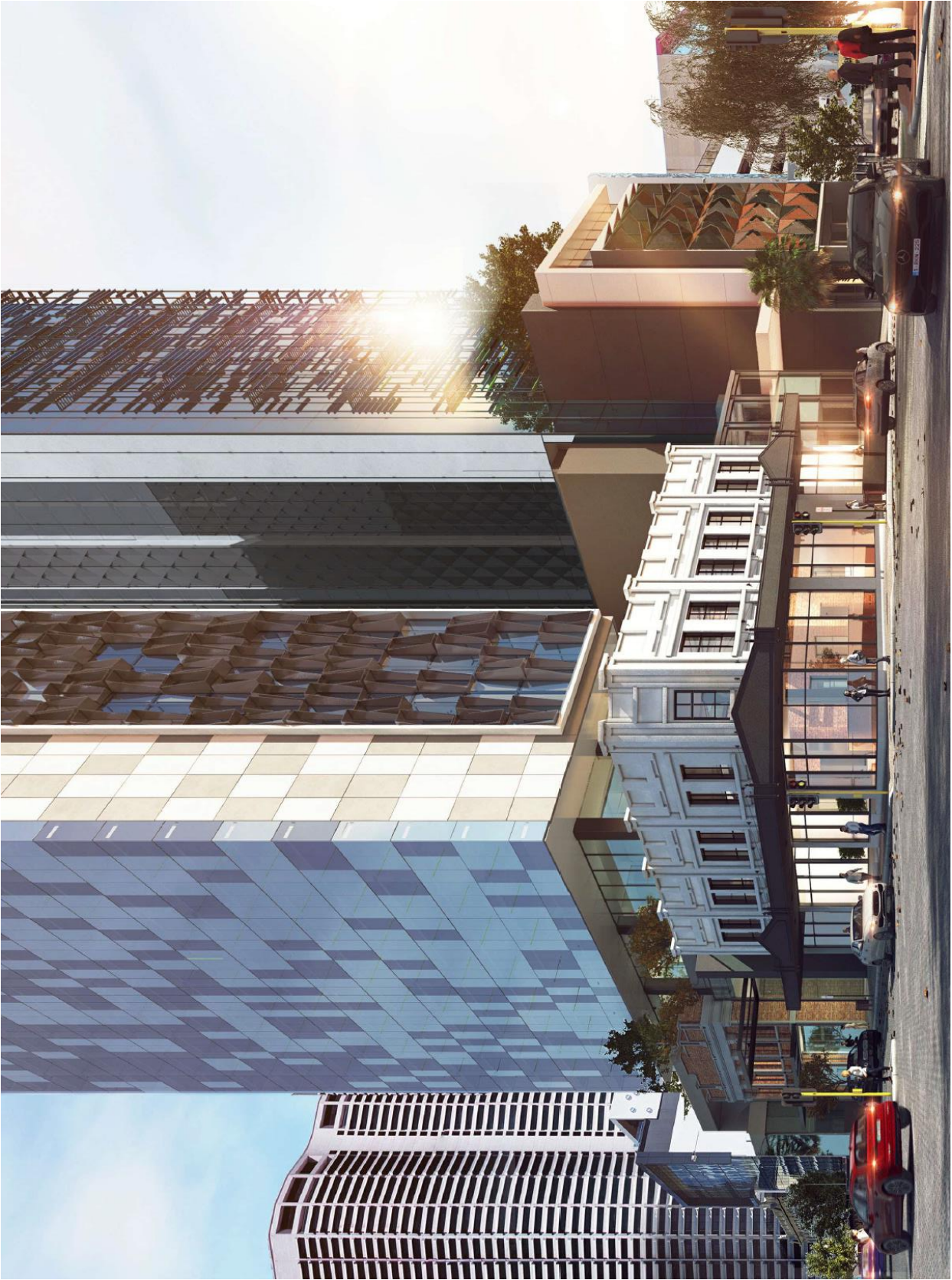
1. compliance with the City's Bonus Plot Ratio Policy 4.5.1:
 - 1.1 for the awarding of 20% bonus plot ratio for the provision of a special residential use in accordance with Special Residential (Serviced and Short Term Accommodation) Policy 3.9; and
 - 1.2 for the awarding of a 20% bonus plot ratio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



2019/5493 - 39(LOTS 4 AND 551), 41 (LOT 1) AND 47 - 55 (LOTS 1 AND 2) MILLIGAN STREET AND
 469 (LOT 2) AND 471 (LOTS 66 AND 550) MURRAY STREET, PERTH



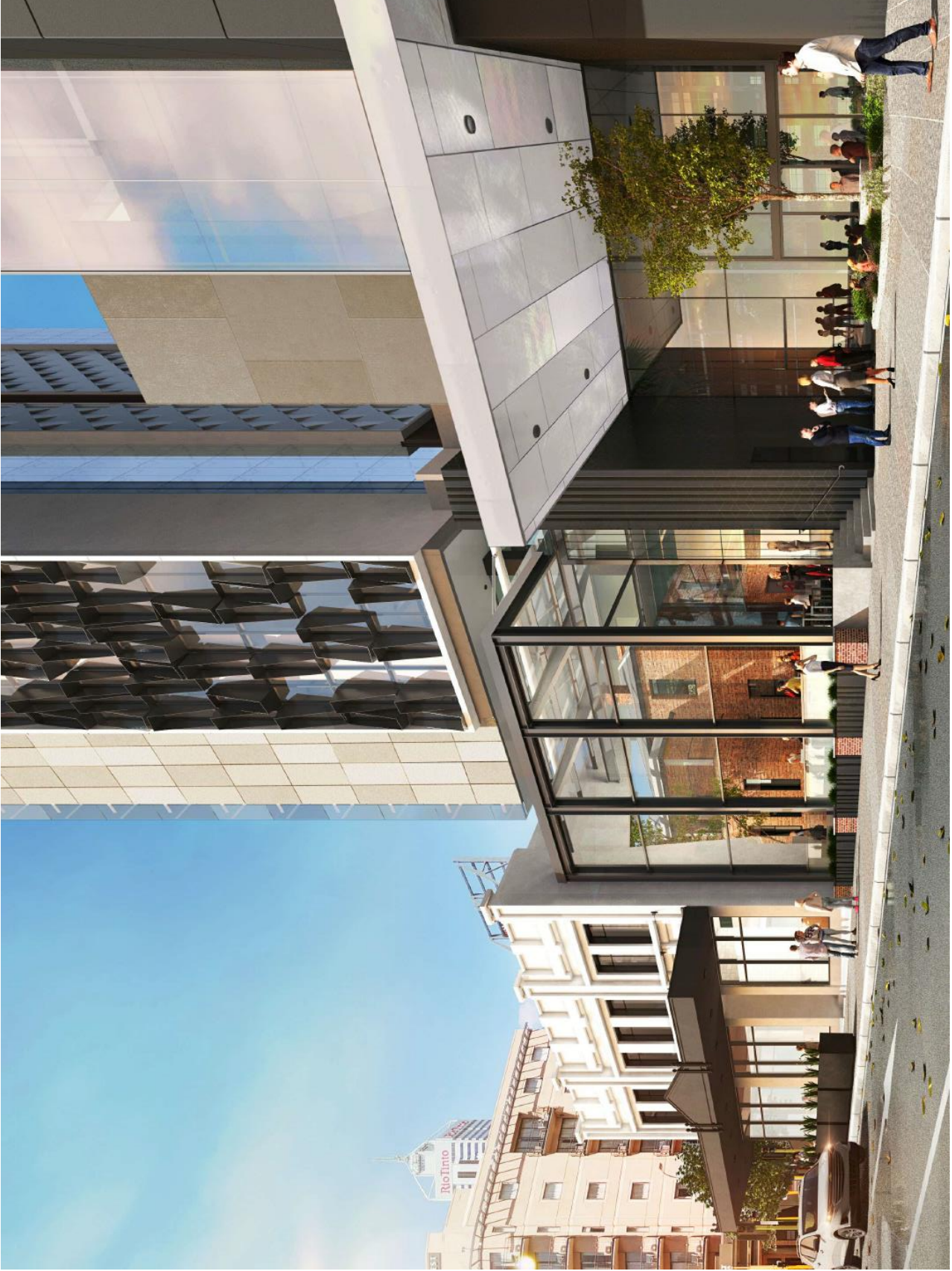
**2019/5493 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH
(PERSPECTIVES)**



2019/5493 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH (PERSPECTIVES)



2019/5493 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH (PERSPECTIVES)



2019/5493 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH (PERSPECTIVES)



2019/5493 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH (PERSPECTIVES)



2019/5493 - 39-55 MILLIGAN STREET AND 469-471 MURRAY STREET, PERTH (PERSPECTIVES)



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Summary of building composition

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

Office Tower	
Ground Floor Level	<ul style="list-style-type: none"> • Office tower lobby, accessed via Murray Street and including a café tenancy and alfresco dining area; • Separate pedestrian entry and lobby space for the proposed public car parking bays; • New vehicle crossover to Murray Street and associated vehicle; • circulation areas; • Dedicated on-site vehicle drop-off facility; and • Utilities and services infrastructure.
Level 1	<ul style="list-style-type: none"> • End of trip facilities for the office component, fronting Murray Street; • 28 secure bicycle parking bays; and • 16 public car parking bays.
Level 2	<ul style="list-style-type: none"> • Office gymnasium; • 36 public car parking bays; and • Associated amenities and storage areas.
Level 3	<ul style="list-style-type: none"> • 144m² of office floor space; • Two (2) tenant car parking bays; • 36 public car parking bays; and • Associated amenities and storage areas.
Level 4	<ul style="list-style-type: none"> • 144m² of office floor space; • 36 tenant car parking bays; and • Associated amenities and storage areas
Level 5	<ul style="list-style-type: none"> • 144m² of office floor space; • 33 tenant car parking bays; and • Associated amenities, storage areas and services infrastructure.
Level 6	<ul style="list-style-type: none"> • 371m² of office floor space; • Outdoor terrace areas; and • Associated amenities and services infrastructure.
Levels 7 – 20	<ul style="list-style-type: none"> • 10,553m² of office floor space; and • Associated amenities and services infrastructure.
Level 21	<ul style="list-style-type: none"> • Services infrastructure.
Roof Level	<ul style="list-style-type: none"> • Services infrastructure.
Hotel Tower	
Basement Level	<ul style="list-style-type: none"> • Utilities and services infrastructure.

Ground Floor Level	<ul style="list-style-type: none"> • Restaurant and bar centred around the retained Pearl Villa and Hostel; • One retail tenancy fronting Milligan Street; • Hotel grand entry lobby, accessed via Milligan Street; • Hotel reception and concierge facilities; • Hotel back-of-house facilities; • New vehicle crossover to Milligan Street and associated vehicle circulation areas; • Dedicated drop-off/pick-up parking; • Male and female bathroom facilities; and • Utilities and services infrastructure.
Level 1	<ul style="list-style-type: none"> • Commercial restaurant dining area, contained within the Pearl Villa and Hostel buildings; • Guest breakfast room and lounge; • Hotel back-of-house facilities, including end-of-trip facilities for staff; • Male and female bathroom facilities; and • Back-of-house facilities and services infrastructure.
Level 2	<ul style="list-style-type: none"> • Function and meeting facilities; • Associated outdoor terrace; • Hotel back-of-house facilities; and • Male and female bathroom facilities.
Level 3	<ul style="list-style-type: none"> • Day spa and treatment rooms; • Hotel gymnasium and associated outdoor recreation terrace; • Male and female change room facilities; and • Utilities and services infrastructure.
Level 4	<ul style="list-style-type: none"> • Hotel administration and storage facilities; and • Back-of-house facilities and services infrastructure.
Level 5	<ul style="list-style-type: none"> • 12 hotel rooms; and • Associated back-of-house facilities and services infrastructure.
Levels 6-20 (each floor)	<ul style="list-style-type: none"> • 14 hotel rooms; and • Associated back-of-house facilities and services infrastructure.
Levels 21-30 (each floor)	<ul style="list-style-type: none"> • 12 hotel rooms; and • Associated back-of-house facilities and services infrastructure.
Levels 31-32 (each floor)	<ul style="list-style-type: none"> • Nine hotel rooms; and • Associated back-of-house facilities and services infrastructure.
Level 33	<ul style="list-style-type: none"> • Hotel executive lounge; and

	<ul style="list-style-type: none"> • Associated back-of-house facilities and services infrastructure.
Level 34	<ul style="list-style-type: none"> • Hotel sauna; • Male and female change room facilities; and • Associated back-of-house facilities and services infrastructure.
Level 35	<ul style="list-style-type: none"> • Heated swimming pool and pool deck; • Covered roof terrace and bar area; and • Associated back-of-house facilities and services infrastructure.
Roof Level	<ul style="list-style-type: none"> • Services infrastructure.

Item No.6.2 – 98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 22-Storey Office Tower and 32-Storey Office and Hotel Tower Including Dining and Community Facilities

File reference	DA-2019/5335
Report author	Dewald Gericke, Principal Statutory Planner
Other contributors	Nil
Reporting service unit and alliance	Development Approvals, Planning and Economic Development
Report author disclosure of interest	Nil
Date of report	12 February 2020
Attachment/s	Attachment 6.2A – Location Plan Attachment 6.2B – Perspectives An FTP Link is provided to Committee members with the Development Plans
Landowner	AAIG Nominees Pty Ltd and AAIG Pty Ltd
Applicant	Rowe Group and Stewart Urban Planning
Zoning	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
Approximate cost	\$140 million

Background

The site consisting of Lots 2002 and 2003 has a total land area of 15,827 square metres, with frontages to Mounts Bay Road, Spring Street and Mount Street of approximately 185m, 160m and 35m respectively. The western most portion of the site, contained within Lot 2003, is situated beneath the Mitchell Freeway overpass.

The current Capital Square site was the formerly occupied by the Emu Brewery. The building was demolished in 1993 and the Mia Yellagonga Woodside Office and podium buildings were erected as part of the Capital Square stage 1 development after development approval was granted by the Local Development Advisory Panel (LDAP) held on 19 July 2013 consisting of:

- Tower 1: a 31-level office building situated at the corner of Mount Street and Spring Street;
- Tower 2: a 34-level building fronting Spring Street with a 120-room hotel and 200 serviced apartment dwellings;
- Tower 3: a 42-level building at the corner of Spring Street and Mounts Bay Road with 68 dwellings on the upper floors and a single-storey art gallery at ground level;

- Podium: a low-rise car park 'sleeved' by a 5-level office building fronting Mounts Bay Road and a single-storey Showroom under Mitchell Freeway; and
- Public Plaza: a landscaped pedestrian plaza situated on top of the podium and flanked by a two-storey commercial building with retail, office, recreation and community uses.

This application is for replacement of Tower 2 with a new office tower and a revised design for Tower 3. The application also includes a change in the parking bay use and allocation, which was constructed as part of stage 1 of the original approval serving the whole of the Capital Square development.

The application was presented to the Design Advisory Committee (DAC) meeting held on 3 October 2019 where the DAC provided the following advice:

“the site forms an iconic western gateway to the Perth CBD and, therefore, demands a high-quality design response. It is considered that the ‘campus’ description for the overall development of the site is not reflected by the form, character and spatial arrangement of the proposed buildings or by the quality of the spaces between the buildings and that the design of Towers 2 and 3 should be further revised to address the following matters:

- 1. the general composition of the three towers relies on their glass facades and their generally curved plan forms to unify the design. However, the plan forms are not similar enough to really homogenise the design, nor different enough to create a meaningful composition. The central tower should be reconsidered as a link piece and perhaps be given some additional facade treatment;*
- 2. the design quality of the project relies on the finer details of the proposal and that the quality of the renders needs to be improved to provide a more realistic presentation of the two towers, reflecting different light conditions, the details of the façade systems, the level of transparency of the glazing and the changes in the façade created by the opening of the winter gardens in Tower 3;*
- 3. changes to the National Construction Code will make it increasingly difficult for buildings with glass facades to achieve Part J compliance and some form of external shading may need to be considered;*
- 4. the ground plane should be redesigned to better engage with Spring Street and to provide a better quality transition between the street and the podium level public plaza;*
- 5. the vehicle driveways between the buildings lack the activation of the former hotel port-cochere. These spaces are a lost opportunity to provide a sense of discovery through improved landscaping and activation, inviting the public to move through the spaces and to discover the public plaza; and*
- 6. the location, shape and dimensions of the proposed art gallery should be reviewed with further consideration given to its functionality, how the space would be programmed, and whether the restaurant within Tower 3 would be better suited to this location, embracing the street more effectively than a gallery space.”*

Response to the DAC advice

To address the comments of the DAC, particularly with respect to ground level activation, the land use composition of Tower 3 has been amended. The Application for Development Approval lodged in September 2019 proposed Residential, Dining and Community and Cultural Use Groups within Tower 3. To increase ground level interaction at the base of Tower 3, it is now proposed to incorporate a hotel ('Special Residential') replacing the multiple dwellings.

In addition to the modifications to Tower 3, it is proposed to increase the Public Fee-Paying Parking provision from the original proposed 191 bays to 298 bays (plus 3 ACROD bays).

Horizontal fins have been introduced at every second level of Tower 2 to reduce the impact of sunlight and break up the built form. The fin projections encroach into the Parliament House Height Plane area previously remaining open for an approximate depth of 2m however according to the applicant with minimal effect on sightlines between Parliament House and the Swan River.

The applicant has responded to the DAC advice by addressing their advice as follows:

"1. the general composition of the three towers relies on their glass facades and their generally curved plan forms to unify the design. However, the plan forms are not similar enough to really homogenise the design, nor different enough to create a meaningful composition. The central tower should be reconsidered as a link piece and perhaps be given some additional facade treatment;

This comment is noted, and the following action has been taken:

- The design team doesn't agree with the above comment and it's opinion is that the composition of the towers are very different in both plan and elevation and do in fact provide a meaningful composition.*
- Tower 2 has been decreased in height significantly from the previously approved DA design and provides an adequate link piece between the development. So as not to detract from the important architectural statement that is Tower 1, Tower 2 has kept a similar curved form and detailing whilst not overpowering in elevation. The Tower 3 circular form design is sympathetic to T1 & T2 and provides a standalone statement piece that again doesn't overpower or detract from Tower 1.*
- By reducing the height and plan form, the middle building further differentiates itself from the other two towers and provides a more subtle link piece.*
- In response to the design items highlighted by DAC regards additional façade treatment Tower 2 has had horizontal shading elements added. This feature will assist to further differentiate the composition of the three towers.*
- It must be noted that the horizontal shading elements will result in a minor encroachment into the Parliamentary View Corridor. We appeal for this encroachment to be reviewed and considered as part of this submission.*

2. *the design quality of the project relies on the finer details of the proposal and that the quality of the renders needs to be improved to provide a more realistic presentation of the two towers, reflecting different light conditions, the details of the façade systems, the level of transparency of the glazing and the changes in the façade created by the opening of the winter gardens in Tower 3;*

This comment is noted, and the following action has been taken:

- *We refer the enclosed updated enhanced renders that reflect a more realistic presentation of the new towers. Renders now capture the full spectrum of expected realistic light conditions.*
 - *The façade system details have been further refined to include façade stack joint horizontal lines and additional detail added to represent a more realistic image.*
 - *The different light conditions now allow the transparency of the glazing and changes to the facade to be further explored and demonstrated. Window treatments have been enhanced to increase façade activation.*
 - *Renders have been updated to reflect current building height and plan location.*
 - *Given the proposed change in use of Tower 3 to Office and Hotel the wintergardens have been removed from the design.*
 - *Please refer to attached architectural document for updated renders.*
3. *changes to the National Construction Code will make it increasingly difficult for buildings with glass facades to achieve Part J compliance and some form of external shading may need to be considered;*

This comment is noted, and the following action has been taken:

- *It should be noted that the proposed development will be assessed under the provisions of NCC BCA 2016. However, the current design has now been modelled under NCC BCA 2019 and we confirm that the façade is fully compliant. The glass selected for the development inclusive of Tower 1 is next generation high performance Triple Low E Coated with a very low SHGC and U-Value. This glazing system exceeds the requirements under Part J by 30% thus providing the highest level of performance glazing available.*
 - *In addition to this we will utilise a fully thermally broken façade system that further reduces heat transfer in and out of the building and utilising insulated spandrel sections to a vision height of 2700mm.*
 - *As stated in item 1 the addition of significant horizontal shading elements to Tower 2 will only improve the buildings performance.*
4. *the ground plane should be redesigned to better engage with Spring Street and to provide a better quality transition between the street and the podium level public plaza;*

This comment is noted, and the following action has been taken:

- *The Capital Square development incorporates an already constructed Public Plaza featuring a series of future food and beverage tenancies that will become the focal point of the development. The Public Plaza will be fully operational once Stage 2 of the Capital Square development is complete.*

- *To increase activation within the central plaza, all retail and hospitality tenancies will be located centrally within the Capital Square precinct. The exception being the art gallery located at the base of Tower 3 and the café / restaurant spaces within the lobby of Tower 3.*
 - *In order to facilitate the ground level activation, the development is generally to incorporate nil set back to the Podium level. However, in this instance the towers to ground building typology is more appropriate in consideration of the central location of the Public Plaza and established built form (primarily the heritage Bishop See Gardens). The building philosophy provides for increase private realm landscaping and unimpeded interactions between the public and private realm.*
 - *To assist the development better engage with Spring St and provide better quality transition between the street and the podium level public plaza the hardscaping design has been reviewed and amended as shown in the enclosed images.*
 - *The entry statement adjacent the driveways has been softened by deleting the raised planter and extending the stairs to provide a more welcoming and appealing entry to both plazas for pedestrians. The increase visual permeability of the pedestrian realm encourages public movement throughout the site.*
 - *Additional landscape elements have been incorporated into the design of the ground level spaces which provides a more inviting plaza, encouraging the general public to make use of the central plaza. Pedestrians are welcomed and encouraged to circulate within the plaza and utilise the many seat and bench elements that complement the building and reinforce the theme already created around Tower 1 and Podium level.*
 - *Enclosed is further imagery to assist in demonstrating the multiple transition avenues between Spring St and the Podium level Public Plaza.*
 - *To dramatically increase the activation of the ground plane and Spring St we have proposed a change of use at Tower 3 to Hotel and Office. The increased pedestrian activity created by the Gallery, Hotel and Office will further assist to unify the whole development and provide a point of interest and destination.*
 - *The Hotel is vital to activate the existing Ground Floor Podium retail precinct after typical office work hours whilst the additional office space in Tower 3 will assist to activate a breakfast and lunch trade in the retail precinct.*
 - *This Development Application also proposes that the existing residential carparking bays be converted to 301 public bar parking bays. The public parking provision will further aid to activate the ground plane of all towers and ensure the feasibility of the development's retail precinct.*
5. *the vehicle driveways between the buildings lack the activation of the former hotel port-cochere. These spaces are a lost opportunity to provide a sense of discovery through improved landscaping and activation, inviting the public to move through the spaces and to discover the public plaza;*

This comment is noted, and the following action has been taken:

- *As per the previous comment please refer enclosed updated drawings and perspectives that identify design changes to the Tower 2 and 3 plaza ground planes. We believe the significant additional landscaping and hardscape elements at Spring St will assist to create a more inviting and accessible plaza level.*

- *As previously mentioned, we have proposed a Hotel now in Tower 3. The port cochere will provide activation to the ground plane. The increased activation from the Hotel paired with increased Office occupants in Tower 3 will organically encourage the public to move through the whole development and embrace the sense of discovery.*
 - *To provide for activation and discovery of the central public plaza, the public realm connection between Tower 1 & Tower 2 will be activated through the incorporation of an extensive external lighting display.*
 - *The visual connection between Spring St, Stair 7 and the Podium Plaza has been greatly enhanced by the redesign and relocation of landscape elements that were previously deemed obtrusive and uninviting.*
 - *The negative detail around the columns and core of Tower 2 will provide an opportunity to use lights to highlight the vertical building elements and provide opportunity for projected digital displayed artwork for promotional purposes to support the Podium public plaza retail units. This will assist with activation whilst inviting the public to explore the vibrant plaza.*
6. *the location, shape and dimensions of the proposed art gallery should be reviewed with further consideration given to its functionality, how the space would be programmed, and whether the restaurant within Tower 3 would be better suited to this location, embracing the street more effectively than a gallery space.*

This comment is noted, and the following action has been taken:

- *The proposed Gallery is situated on an important historical site for the City of Perth. The Mounts Bay Road frontage of the development is situated in close proximity to the original Swan River Riverbank alignment. The location also holds significant Aboriginal cultural significance as the first point of contact between Mia Yellagonga and the British settlers. The location and use of this Gallery therefore have significant cultural value to both the development and the history of Perth.*
- *The gallery is envisaged to host displays and collections that reflect the historical significance of the site and the greater Perth region. The gallery is significant cultural heritage element of the development and will be used to interpret, celebrate, recognise and educate visitors about the history of the site both pre and post colonisation.*
- *The exhibition content would be managed to provide contemporary displays, ensuring all sectors of the public are adequately engaged and educated through various mediums. The Gallery and Café space will be available to public and will become a drawcard for visitors entering the CBD from the west.*
- *The gallery is accessed via an entry door from Mounts Bay Road. There is an internal link to Tower 3 Ground floor lobby via dedicated stairs. The Tower 3 ground floor lobby will include a café, bar, art viewing spaces and seating.*
- *The gallery approved as part of the previous DA is an important element to tie the overall development of the site together and provide a prominent place of interest at the Mounts Bay Road intersection.*
- *The prominent corner will act as a western entry statement to the CBD and be activated 24 hours a day. This can be achieved by extensive lighting displays or choreographed exhibitions that will enhance an inactive intersection.*

- *The scale of the gallery and seamless connection to Tower 3 allows for a welcoming and inviting entry into the development from street level and provides an interesting sense of discovery through the buildings to the adjacent plaza and Spring St frontage.*
- *Refer enclosed updated drawings and perspectives that provide further clarity surrounding the functionality of the proposed Café and Gallery space.”*

Compliance with Planning Scheme

Land Use:

The site is located within the City Centre area of the St Georges Precinct (P6) of City Planning Scheme No. 2. The St Georges Precinct will continue to function as the State’s principal centre for business, finance, commerce and administration. The Precinct will also accommodate a range of commercial uses, particularly at street level, to create more diversity and interest. Under the Use Group Table for the St Georges Precinct, ‘Offices’ and ‘Dining’ are preferred (‘P’) uses, and ‘Residential’ and ‘Community and Cultural’ are (‘C’) uses.

Development Requirements

The continuation of large-scale development in the St Georges Precinct (P6) will reflect its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State’s business heart. The design of buildings will be such that they minimise overshadowing of nearby parklands and be of a high architectural standard to reflect the status of the Precinct. Building heights should step down in the western part of the Precinct to maintain views from Parliament House toward the River and to protect the identity and prominence of the Mt Eliza escarpment and Kings Park.

Building designs will contribute to an interesting and comfortable pedestrian environment, minimizing strong wind conditions, glare and sun reflection in the street. New development should provide protective podia with other elements, such as street furniture, planting and public art.

The Building Heights Plan does not stipulate any height control for development on the site, but identifies the site as being within the Parliament House Precinct. Council is to have regard for these building height requirements, but is not bound by the policy and may consider the proposed building heights on their merit.

Town Planning Scheme No. 21

Town Planning Scheme No. 21 (TPS21) applies specifically to the development site. The objective of the minor Scheme is to ensure that the development of the Scheme Area takes place in a coordinated matter. For the purpose of determining plot ratio and car parking requirements under the City Planning Scheme No. 2 the Scheme area is treated as one site.

The proposal has been assessed against the City Planning Scheme No. 2, Parliament House Precinct Policy and the Town Planning Scheme No. 21 requirements. The proposal's compliance with these requirements is summarised below:

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio	<p>Tower 1 and podium building constructed with a plot ratio floor area of 44,664m²</p> <p>Tower 2 proposed plot ratio floor area 25,470m²</p> <p>Tower 3 proposed plot ratio floor area 12,260m²</p> <p>Public fee-paying car parking plot ratio floor area 6,177m²</p> <p>Total proposed plot ratio floor area including existing 88,571m²</p>	<p>4.0:1 (74,132m²)</p> <p>Maximum Bonus Ratio of 20% (14,826m²) approved for provision of a Public Facility</p> <p>Total Plot Ratio Floor Area approved (88,958m²)</p>
Maximum Building Height		
- Tower 2 (22 levels)	93.9m above ground	25.94m AHD
- Tower 3 (36 levels)	136.9m above ground	29.42m AHD
Setbacks		
-Mounts Bay Road	Nil	Nil Permitted
-Spring Street	Nil to 8 metres	Nil Permitted
-Mount Street	2 to 3 metres	Nil Permitted
-Mitchell Freeway	2m projection into previously approved Parliament House Height Plane envelope	Previously approved Parliament House Height Plane envelope
Maximum Car Parking		
-Commercial Tenant	360 bays	360 bays (maximum)

Development Standard	Proposed	Permitted/Required
-Public short stay	298 bays	No provision
Bicycle Facilities -Commercial	510 bicycle racks and associated end of trip facilities	58 bays including end of trip facilities (minimum)

Conclusion

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

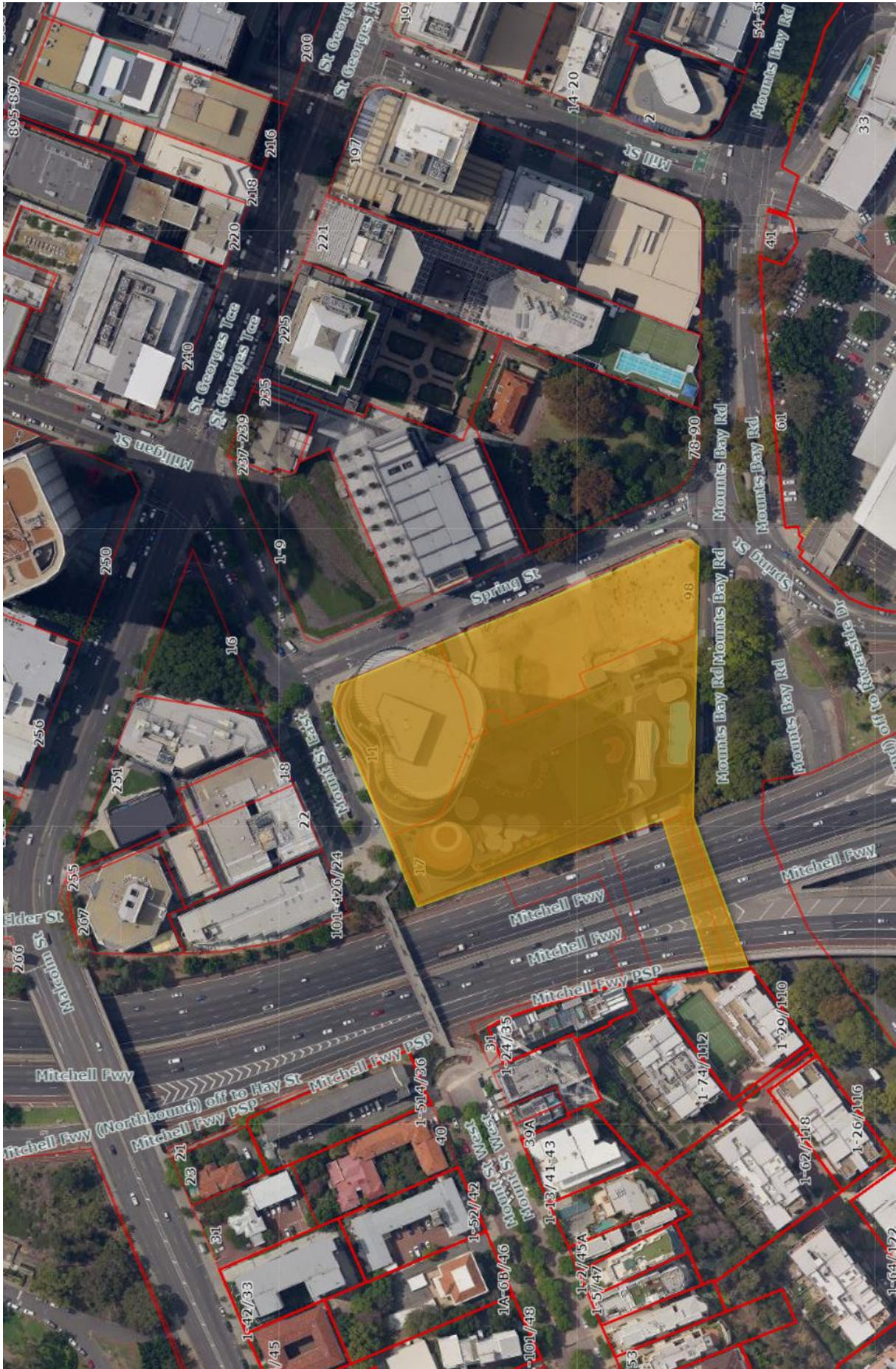
A verbal presentation will be given to the Committee in regard to this application.

Recommendation

That the Design Advisory Committee CONSIDERS the design for a new 22 storey office tower (Tower 2) and the revised design for the previously approved residential tower to a mixed use building including 22 office levels and 10 special residential (hotel) levels providing 120 rooms including dining and community facilities on the lower levels (Tower 3) at 98 Mounts Bay Road and 17 Mount Street, Perth and provides advice on:

1. general design and aesthetic quality of the development, including:
 - 1.1 its presentation to Kings Park, the Mitchel Freeway, Mounts Bay Road and Spring Street and the ground floor interface; and
 - 1.2 the proposed external materials and finishes;
2. response to issues raised in previous advice.

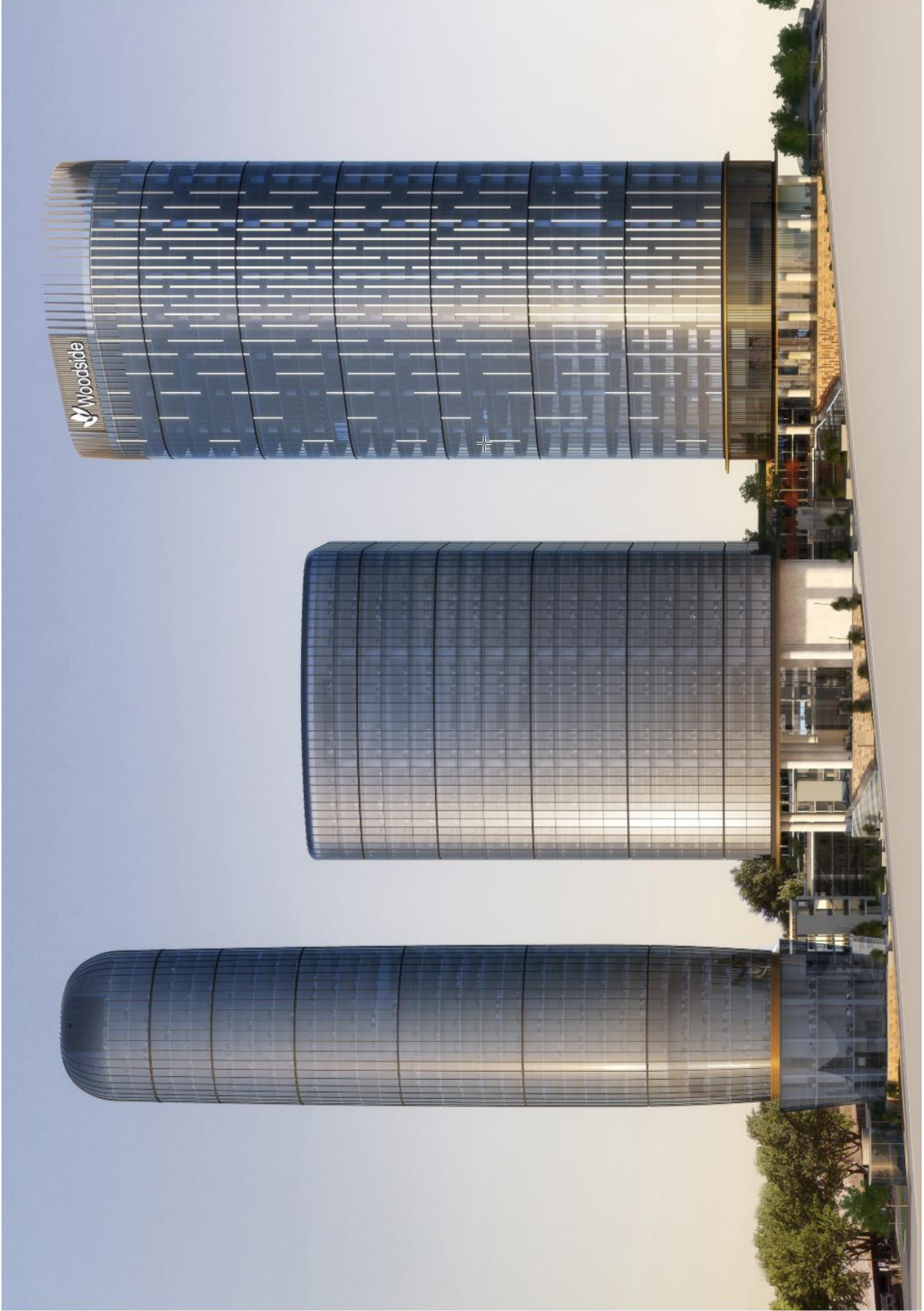
ATTACHMENT 6.2A



2019/5335; 98 (LOT 202) MOUNTS BAY ROAD AND 17 (LOT 203) MOUNT STREET, PERTH



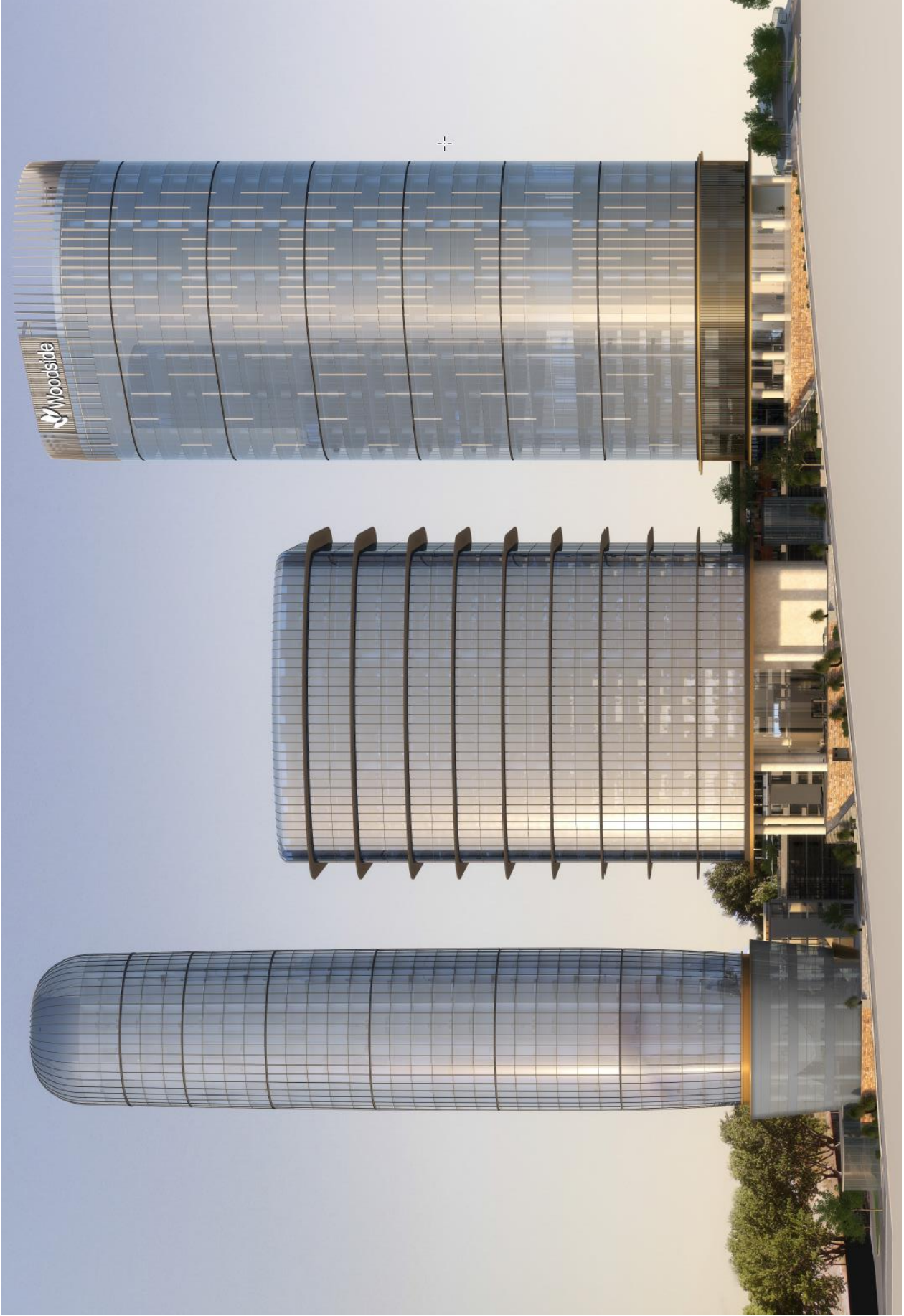
2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH 1



2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH 2



2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH (3 Modified render)



2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH (4 Modified render)





NOTE:

- 01. Steps significantly widened to provide more welcoming approach from Spring Street
- 02. Planter boxes lowered to open up plaza to Spring Street
- 03. Landscaping enhanced to improve building approach and pedestrian amenity

**SPRING STREET ENTRANCE
TOWER 3**