



CITY of PERTH

Lord Mayor, Councillors and Committee Members,

NOTICE IS HEREBY GIVEN that the next meeting of the **Design Advisory Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 25 June 2015 at 4.00pm.**

Yours faithfully

GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER

18 June 2015

Committee Members:

Members:

Peter Ciemitis
Malcolm Mackay
David Karotkin
Warren Kerr
Andy Sharp
State Government Architect or Nominee
Director City Planning and Development

Deputy:

Vacant

John Paul Davies
Stuart Pullyblank
N/A
City Architect



Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
Peter Ciemitis	Vacant
Malcolm Mackay	
David Karotkin	John Paul Davies
Warren Kerr	Stuart Pullyblank
Andy Sharp	N/A
Melinda Payne (Office of the State Government Architect) Director City Planning and Development	City Architect

Quorum: Four
Terms Expire: October 2015
Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of Clause 40 of the City Planning Scheme No. 2, which was gazetted on 9 January 2004.

The Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting a Plot Ratio Bonus in the Central Area and design issues on 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 which are seeking bonus plot ratio whether inside or outside the Central Area;
2. Applications for major developments within the city;
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application; and
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme No. 2. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.
- Bonus plot ratio will not be awarded “as of right” but must be earned.
- The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should 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 policy identifies the following list of facilities eligible for bonus plot ratio:

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

Note: Consequential amendment of the eligible category list has been included here resulting from the gazettal of Amendment No. 25 of the City Planning Scheme No. 2 (Plot Ratio and Bonus Plot Ratio) on 26 February 2013.

Reference should be made to the Bonus Plot Ratio Policy for 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 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;
- The Council’s decision in regard to each application.

This meeting is not open to members of the public

DESIGN ADVISORY COMMITTEE
25 June 2015

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 21 May 2015**
- 4. Correspondence**
- 5. Disclosure of Members' Interests**
- 6. Reports**
- 7. Motions of which Previous Notice has been Given**
- 8. General Business**
 - 8.1 Responses to General Business from a Previous Meeting**

Nil
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
 - Development of Bio-Phylic Policy for the City. (raised at meeting 27/03/14, updated 13/11/14).
 - Options for process improvement to the City of Perth Design Advisory Committee – (raised 29/05/14, updated 31/07/14) Report required. (Update 23/10/14 report for process improvement still pending).
 - Burswood / Vincent Structure Plan (raised at meeting on 11/09/14, updated by City Architect 23/10/14).
 - Design Excellence Framework (raised at meeting 11/09/14, updated by City Architect 23/10/14) Report to go to Council.
 - Architectural Quality of Development Applications and State Government Development Projects considered by Design Advisory Committee (raised at meeting 29/01/15, updated 19/02/15).
- 10. Closure**

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

EVACUATION ALARM/PROCEDURES

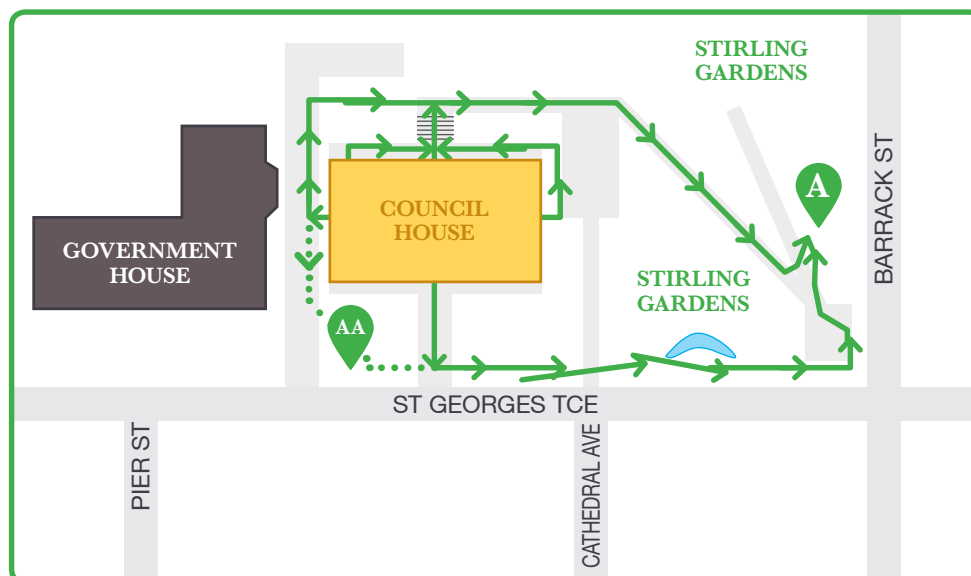
whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**



EVACUATION ASSEMBLY AREA



 Assembly Area

 Alternate Assembly Area

INDEX OF REPORTS

Item	Description	Page
1	69 (LOT 80) ADELAIDE TERRACE, EAST PERTH – AMENDED DEVELOPMENT APPLICATION FOR A 18 LEVEL HOTEL DEVELOPMENT CONTAINING 252 HOTEL ROOMS AND 8 CAR PARKING BAYS – BONUS PLOT RATIO	1
2	108, 114 AND 120 (LOTS 351, 600 AND 600) BEAUFORT STREET, PERTH – 23 LEVEL MIXED USE DEVELOPMENT CONTAINING 184 MULTIPLE DWELLINGS, THREE COMMERCIAL TENANCIES AND 188 CAR PARKING BAYS – BONUS PLOT RATIO	6
3	248-260 (LOTS 4, 5 AND 6) HAY STREET, EAST PERTH – ALTERATIONS AND ADDITIONS TO THE CARLTON HOTEL INCLUDING THE CONSTRUCTION OF A SIX-LEVEL MIXED USE DEVELOPMENT CONTAINING 82 HOTEL ROOMS, DINING, RETAIL AND ENTERTAINMENT USES	16
4	815-823 (LOTS 113 AND 18) HAY STREET, PERTH – PROPOSED HOTEL REFURBISHMENT	20
5	647-657 (LOT 22) MURRAY STREET, WEST PERTH – 22 STOREY SPECIAL RESIDENTIAL AND RESIDENTIAL DEVELOPMENT ACCOMMODATING TWO GROUND LEVEL COMMERCIAL TENANCIES, 64 SERVICED APARTMENTS AND 178 RESIDENTIAL APARTMENTS – BONUS PLOT RATIO	24

ITEM NO: 1

69 (LOT 80) ADELAIDE TERRACE, EAST PERTH – AMENDED DEVELOPMENT APPLICATION FOR A 18 LEVEL HOTEL DEVELOPMENT CONTAINING 252 HOTEL ROOMS AND 8 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for the proposed amended 18 level hotel development containing 252 hotel rooms and 8 car parking bays at 69 (Lot 80) Adelaide Terrace, East Perth and provides advice on the:

- 1. development's compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 19% bonus plot ratio for the provision of a special residential use;*
- 2. proposed variations to the street, side and rear setback requirements and its impact on the streetscape; and*
- 3. general design and aesthetic quality of the development.*

BACKGROUND:

SUBURB/LOCATION:	69 (Lot 80) Adelaide Terrace, East Perth
FILE REFERENCE:	2015/5180
REPORTING UNIT:	Approval Services
RESPONSIBLE DIRECTOR:	City Planning and Development Directorate
DATE:	18 June 2015
MAP / SCHEDULE:	Schedule 1 - Map and colour perspectives for 69 Adelaide Terrace, East Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Rehawk Property Group Pty Ltd
APPLICANT: Rehawk Property Group Pty Ltd
ZONING: (MRS Zone) Central City Area Zone
(City Planning Scheme Precinct) Adelaide Precinct
13
(City Planning Scheme Use Area)
Office/Residential
APPROXIMATE COST: \$22.5 million

SITE HISTORY:

The subject site has a total area of 872m² and is located on the south-east corner of Adelaide Terrace and Plain Street.

At its meeting held on 4 July 2013 the City's Local Development Assessment Panel granted conditional approval for the construction of a 16 level hotel development containing 200 hotel rooms and 10 car parking bays.

At its meeting held on 5 March 2015 the City's Local Development Assessment Panel approved an amended development application to extend to the period within which the approved development could be substantially commenced.

DETAILS:

Approval is sought for an amended development application for an 18 level hotel development containing 252 hotel rooms, associated dining and guest facilities and 8 car parking bays at the subject site.

Details of the proposed development are as follows:

Basement Level	This level contains the fire service storage tanks, potable water transfer pump room and combined fire service pump room.
Ground Floor Level	This level contains the hotel reception, lobby, office, luggage storage, lifts, toilet facilities, bin storage area, transformer and 8 car parking bays including a universal access bay and one loading bay.
First Floor Level	This level contains the hotel kitchen and dining room, bar, guest meeting rooms, guest business centre as well as the staff dining, end of trip facilities and toilet facilities.
Second to Sixteenth Floor Levels	Each level contains 18 hotel rooms as well as the back of house staff linen and trolley area. A disabled access room will be provided at each level from the third floor level and above.

The development is proposed to be constructed and finished using aluminium composite cladding, high solar performance tinted glazing, powder coated aluminium mesh and clear glazing and high performance tinted glazing to the ground floor and canopy.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the Office/Residential Use Area of the Adelaide Precinct. The Precinct will be developed as a residential quarter accommodating a wide range of residential uses including short stay accommodation and employment opportunities serviced by activities which support these uses. The Precinct will also accommodate offices, functioning as secondary, less intensive, general office district and will contain a mixture of general commercial activities of a kind that will contribute to residential amenity.

A hotel falls within the 'Special Residential' use group which is a preferred ('P') use in the Office/Residential use area of the Adelaide Precinct, however is prohibited ('X') where it fronts a street at pedestrian level unless it provides pedestrian interest and activity.

The hotel use is consistent with the general intent of the Precinct which encourages residential uses including short term stay. The ground floor design has been revised in consultation with the City's officer's to increase the level of activation at the street level.

Development Requirements

Buildings in the Adelaide Precinct should be designed with a nil street setback and should be of a low scale along the street frontage to provide a consistent and continuous urban edge. Additional building height will be set back from all lot boundaries. All new buildings should be designed to a high standard and evoke a sense of prestige

The proposal has been assessed against the City Planning Scheme requirements and the proposal's compliance with the following development standards is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	4.7: 1 (4,141m²) including 19% bonus plot ratio (653m²) for a special residential development	Base Plot Ratio 4.0:1 (3,488m ²) Maximum 20% bonus for a special residential development providing a total plot ratio of 4.8:1 (4,186m ²)
Building Heights: <u>Adelaide Terrace</u>	60.4 metres at street frontage with encroachments into the 5 metre setback from level 5 and	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback up to a

Development Standard	Proposed above	Required / Permitted
<u>Plain Street</u>	10.2 metres at street frontage with a 3 metre setback up to a total height 60 metres with encroachments into the 5 metre setback from level 5 and above	maximum height of 100 metres Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a further 5 metre setback up to a maximum height of 100 metres
Setbacks:		
Side (East):		
Lower building level	Nil – 3 metres	Nil (no openings) 4 metres (with openings)
Upper building level	3 metres	4 metres
Rear (South):		
Lower building level	Nil – 3.2 metres	Nil (no openings), 4 metres (with openings)
Upper building level	Nil – 3.2 metres	4 metres
Car Parking:	8 bays including one universal access bay and one loading bay	17 bays (maximum)
Bicycle Parking:		
<u>Bicycle Bays</u>	5 bays	84 bays (minimum)
<u>End of Journey Facilities</u>	1 male and 1 female change room, number of lockers unspecified	5 male and 5 female shower and change rooms and 84 lockers

Bonus Plot Ratio:

Under City Planning Scheme No. 2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of the City Planning Scheme No. 2 and detailed within the revised Bonus Plot Ratio Policy. These bonus categories are:

- Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, conservation of heritage places and provision of specific facilities on private land).
- Residential Use: Maximum 20% bonus.
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Bonus Plot Ratio for Special Residential Use

A maximum bonus of 50% plot ratio floor space applies to the site. Developments which incorporate a 'Special Residential' use may be awarded bonus plot ratio floor space of up to 20% or 40% for a high quality hotel where it is indicated on the Special Residential Bonus Plot Ratio Plan. The application is seeking 19% (653m²) bonus plot ratio floor space for the provision of 'Special Residential' use. The proposed development will provide the basic facilities and amenities required to qualify for a 'Special Residential' 20% plot ratio floor space bonus as outlined in Section 7.1 of the City's Bonus Plot Ratio Policy including a lobby and reception area, back of house and administrative facilities and bathrooms within guest rooms with separate laundry facilities.

The Design Advisory Committee is requested to comment on the following:-

- the development's compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 19% bonus plot ratio for the provision of a special residential use;
- the proposed variations to the street, side and rear setback requirements and its impact on the streetscape; and
- the general design and aesthetic quality of the development.

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

ITEM NO: 2

108, 114 AND 120 (LOTS 351, 600 AND 600) BEAUFORT STREET, PERTH – 23 LEVEL MIXED USE DEVELOPMENT CONTAINING 184 MULTIPLE DWELLINGS, THREE COMMERCIAL TENANCIES AND 188 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for the proposed 23 level mixed-use development containing 184 multiple dwellings, three commercial tenancies and 188 car parking bays at 108, 114 and 120 (Lots 351, 600 and 601) Beaufort Street, Perth and provides advice on:

- 1. compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Residential Design Policy 4.9 for the awarding of 20% bonus plot ratio for the provision of a residential use;*
- 2. the proposed variations to the maximum street building height along Aberdeen Street and minimum street frontage setbacks of 10 metres above a height of 65 metres along Beaufort and Aberdeen Streets and their impact on the streetscape and local amenity;*
- 3. the proposed setback variations to the side and rear boundaries and their impact on adjoining properties; and*
- 4. the general design of the proposed development and its presentation to the street and adjoining properties, particularly at the ground and podium levels.*

BACKGROUND:

SUBURB/LOCATION: 108, 114 and 120 (Lots 351, 600 and 601)
Beaufort Street, Perth

FILE REFERENCE: 2015/5148

REPORTING UNIT: Approval Services

RESPONSIBLE DIRECTORATE: City Planning and Development Directorate

DATE: 18 June 2015

MAP / SCHEDULE: Schedule 2 - Map and coloured perspectives for
108, 114 and 120 Beaufort Street, Perth

3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Westop Investments Pty Ltd
APPLICANT: TPG Town Planning, Urban Design and Heritage
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Stirling (P3)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$52 million

SITE HISTORY:

The sites have a total area of 2,282 m² and are located on the south-east corner of Aberdeen and Beaufort Streets and currently contain single storey buildings and associated at grade parking areas. The buildings at 108 and 114 Beaufort Street were previously used for community accommodation purposes, however they are now currently vacant and in a state of disrepair. The building at 120 Beaufort Street was used for a café but is now also vacant.

At its meeting held on **3 February 2015** Council granted conditional approval for the demolition of all buildings and structures on the sites with conditions requiring the submission of a legal agreement and bank guarantee for future landscaping and securing of the site should redevelopment not occur in the short term. Demolition works are due to commence in the near future.

DETAILS:

Approval is sought to construct a 23 level mixed-use development including three commercial tenancies at the ground floor level, 184 residential units above and 188 residential and commercial tenant car parking bays.

Details of the proposed development are as follows:

Lower Level	Basement	This level contains 29 residential tenant car parking bays accessed via a ramp from the upper basement level parking area, 19 bicycle parking bays, 33 residential store rooms, lifts and lift lobby, services room and fire exit stairwells.
Upper Level	Basement	This level contains 33 car parking bays and driveway accessed via Aberdeen Street, seven bicycle parking bays, bicycle store room, 29 residential store rooms, commercial lobby, end of trip facilities, cleaners amenities, fire pump room, transformer room, grease trap rooms, fan room, water tanks and pump room, fire exit stairwells, lifts and lift lobby.
Ground Floor Level		This level contains three commercial tenancies (73m ² , 145m ² and 245m ²), residential lobby and mail room, 14 residential tenant and 7 commercial tenant car parking bays and driveway accessed via Beaufort Street, 13 residential stores,

	loading bay, car wash bay, fire control room, bin stores, fire tanks, fire exit stairwells, lifts and lift lobby.
First Floor Level	This level contains 39 residential tenant car parking bays accessed via a ramp from the ground level parking area, 34 residential store rooms, gymnasium, pool and deck area, lifts and lift lobby, services room and fire exit stairwells.
Second Floor Level	This level contains two 2-bedroom (67m ²) and seven 1-bedroom apartments (40m ² to 52m ²), 26 residential tenant car parking bays and associated circulation areas and ramps, 26 residential stores, services rooms, lifts and lobby and fire exit stairwells.
Third Floor Level	This level contains two 2-bedroom (67m ²) and seven 1-bedroom apartments (40m ² to 52m ²), 40 residential tenant car parking bays and associated circulation areas and ramps, 51 residential stores, services rooms, lifts and lobby and fire exit stairwells.
Fourth Floor Level	This level contains two dual-key (76m ² and 80m ²), five 2-bedroom (64m ² to 74m ²) and three 1-bedroom apartments (40m ² to 52m ²), passageway, communal residential amenities including BBQ facilities, seating and landscaping, air conditioning plant room, fire exit stairwell, lifts and lift lobby.
Fifth to Ninth Floor Levels	These levels contain two dual-key (76m ² and 80m ²), five 2-bedroom (64m ² to 74m ²) and three 1-bedroom apartments (40m ² to 52m ²), passageway, air conditioning plant rooms, fire exit stairwell, lifts and lift lobby.
Tenth to Nineteenth Floor Levels	These levels contain eight 2-bedroom (62m ² to 77m ²) and two 1-bedroom (40m ² to 52m ²) apartments, passageway, air conditioning plant rooms, fire exit stairwell, lifts and lift lobby.
Twentieth Floor Level	This level contains five 2-bedroom (67m ² to 83m ²) and one 1-bedroom apartments (50m ²), passageway, communal residential amenities including enclosed and unenclosed entertaining areas, seating and terrace area, amenities, fire exit stairwell, lifts and lift lobby.
Roof Level	This level contains a lift over-run, air conditioning plant deck areas, access stairs and metal screening.

The development is proposed to be constructed and finished using a mix of feature off-form concrete, feature composite panels, flush finished render, timber look lining and screening, curtain wall glazing, glass balustrading, perforated screens and vertical green walls.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the Stirling Precinct 3 of City Planning Scheme No. 2 (CPS2). The Stirling Precinct will develop as an office, mixed commercial and residential area taking advantage of good access to public transport and the close proximity to retail and entertainment areas.

'Residential' is a preferred ('P') use within the Stirling Precinct. The applicant has indicated that tenants for the ground floor commercial tenancies have not been confirmed at this stage. Therefore the applicant is seeking a flexible approval to cater for alternative 'Business Services', 'Office', 'Dining', and 'Retail (General)' uses within the tenancies. Within the Stirling Precinct (P3), 'Office' and 'Business Services' are preferred ('P') uses and 'Retail (General)' and 'Dining' uses are only preferred ('P') on Beaufort Street and contemplated ('C') elsewhere in the precinct.

Development Requirements

New development in the Stirling Precinct 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	Required/Permitted
Maximum Plot Ratio	4.8:1 (10,954m²) including 20% bonus plot ratio (1,826m²) for residential development	Base Plot Ratio 4.0:1 (9,128m ²) Maximum 20% bonus for a residential development providing a total plot ratio of 4.8:1 (10,954m ²)
Maximum street building height:		
<u>Beaufort Street</u>	16.5 metres	21 metres
<u>Aberdeen Street</u>	17.5 metres	14 metres
Maximum building height:	69 metres	No prescribed limit
Setbacks:		
<u>Beaufort Street</u>	Nil (podium levels) followed by a 5 metre setback to a height of 65 metres and then a 5 metre setback up to a maximum height of 69 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>Aberdeen Street</u>	Nil (podium levels)	Nil up to height of 14

Development Standard	Proposed	Required/Permitted
<p><u>Side (south-west)</u></p> <p>Lower building level</p> <p>Upper building level</p> <p><u>Rear (south-east)</u></p> <p>Lower building level</p> <p>Upper building level</p>	<p>followed by a 5.8 metre setback to a height of 65 metres and then a 5.8 metre setback up to a maximum height of 69 metres</p> <p>Nil (no openings)</p> <p>3 to 29 metres (up to maximum height of 69 metres)</p> <p>Nil (no openings)</p> <p>3 to 13 metres (up to maximum height of 69 metres)</p>	<p>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) 4 metres (with openings)</p> <p>4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)</p> <p>Nil (no openings) 4 metres (with openings)</p> <p>4 metres (up to 65 metres in height) 8 metres (over 65 metres in height)</p>
<p>Car Parking:</p> <p><u>Residential</u></p> <p><u>Commercial Tenant</u></p>	<p>182 bays</p> <p>6 bays (plus one universal access bay)</p>	<p>184 bays (minimum) 368 bays (maximum)</p> <p>42 bays (maximum)</p>
<p>Bicycle Parking:</p> <p><u>Bicycle Bays</u></p> <p>Residential</p> <p>Commercial</p>	<p>26 bays within basement levels, plus 37 residential stores of 5m² provided</p> <p>9.6m² bicycle store</p>	<p>61 bays or can be located within residential stores (minimum dimension 2.2m and area of 5m²)</p> <p>1 bay</p>

Development Standard	Proposed	Required/Permitted
<u>End of Journey Facilities</u> Commercial	Nil	Nil

Bonus Plot Ratio:

Under CPS2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 and detailed within the associated Bonus Plot Ratio Policy 4.5.1. These bonus categories are:

- Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, conservation of heritage places and provision of specific facilities on private land).
- Residential Use: Maximum 20% bonus.
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

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 floor area must be used for the residential use. Under Sections 6.1 and 6.2 (Design Criteria and Required Documentation) of the City’s Bonus Plot Ratio Policy 4.5.1 a residential use must be designed in accordance with the provisions of the CPS2 Residential Design Policy 4.9.

The applicant has provided a detailed report indicating compliance with the City’s Residential Design Policy 4.9. An analysis and summary of the proposal’s compliance with the Policy is provided as follows:-

Element 1 – Streetscape Interface and Dwelling Mix

1.1 Identity

The development will provide a clearly defined lobby entrance to the residential apartments from Beaufort Street. The commercial tenancies will have separate entrances from Beaufort Street and Stirling Street.

1.2 Size and Diversity of Dwellings

The proposed development includes a diverse range of apartment types and configurations as follows:

- 53 x one bedroom, one bedroom plus study and one bedroom studio apartments – ranging in size from 40m² to 52m²;
- 47 x two bedroom/one bathroom apartments in five configurations – ranging in size from 61m² to 67m²;
- 72 x two bedroom/two bathroom apartments in seven configurations – ranging in size from 71m² to 83m²; and
- 12 x dual-key apartments in two configurations ranging in size from 76m² to 80m².

It is noted that some of the two bedroom apartments fall below the minimum size requirement of 70m² suggested by the Policy. The reduced size of the apartments is however offset by the provision of balconies in excess of the minimum 10m², the internal design maximising efficiency and the majority of the two bedroom apartments being in excess of the minimum area requirement.

Element 2 – Privacy and Security

2.1 Privacy

Visual privacy is optimised given the layout of the building on the edges of the site and screening is provided where appropriate.

2.2 Surveillance

The development has been designed to incorporate balconies that are accessible from living rooms and in some cases bedrooms, which overlook both Beaufort and Aberdeen Streets. Extensive glazing to the commercial tenancies of the ground floor level also encourages passive surveillance of the street.

2.3 Lighting

The applicant has confirmed the residential lobby entry will be provided with artificial lighting 24 hours a day. The commercial tenancies, vehicle entrance and parking areas will also be artificially lit at night. Appropriate lighting will be provided to ensure safety for all users and visitors of the development.

Element 3 – Noise

The development has been designed to respond to the noise generated by the development itself and consideration was given to the potential noise impacts from the surrounding area. As noted in the associated Acoustic Report, specific glazing has been recommended for the residential dwellings as well as internal wall and floor construction and separation. The report also confirms that the building has been designed to ensure that any emission of noise from mechanical plant equipment and air conditioner condensers are within the requirements of the relevant standards and regulations.

Element 4 – Open Space

4.1 Private Open Space

Private open spaces in the form of balconies are provided for each dwelling and each dual-key apartment. A minimum of one balcony is provided for each dwelling. The balconies to each dwelling achieves and mostly exceeds the 10m² minimum area requirements and all have a minimum dimension of 2 metres, as required by the Policy.

4.2 Communal Open Space

Communal open space and leisure facilities are provided for the residents at the rooftop and podium level terraces (first and fourth floors) for the use of residents of the development. This communal open space is usable for entertaining, recreation, fitness and relaxation purposes.

4.3 Landscaping

Given the development's nil street frontage setbacks, no 'in-ground' landscaping is proposed. The landscaping proposal is appropriate to the site given its inner urban context. A mixture of soft and hard landscaping is provided, with planting areas, passive gathering spaces.

Element 5 – Efficient Resource Use and Provision of Daylight

5.1 Heating and Cooling

The building design has incorporated living areas with north facing windows where possible noting the constraints of the lot orientation. Glazing is limited on the eastern building face to minimise associated impacts of heat loading. It is acknowledged that property to the east of the subject site may be redeveloped in the future to a greater height and intensity. The western openings have been balanced against the requirement to provide views, ventilation and amenity to the apartments and energy efficiency requirements.

5.2 Ventilation

All habitable rooms with external glazing have either an openable window or sliding door to facilitate natural ventilation into the apartments. Cross ventilation is afforded to most apartments given the presence of openings on multiple elevations.

5.3 Stormwater

Roof collected water storage is proposed for irrigation of communal landscaped areas. Stormwater management will be considered at the building permit stage of the development, including water recycling practices.

5.4 *Clothes Drying*

Water efficient washing and drying facilities will be installed within each of the residential apartments.

5.5 *Borrowed Light*

All living, dining, kitchen and bedrooms are provided with natural light. Bathrooms to some apartments will be lit artificially given the absence of opportunities to access natural light. Overall the proposal will be required to demonstrate compliance with the relevant light and ventilation requirements under the Building Code of Australia.

5.6 *Light Wells*

No light wells are proposed.

5.7 *Relationship to adjoining buildings*

The proposed development incorporates generally sufficient upper building level setbacks to the south-west and south-east boundaries allowing for privacy, sunlight access and ventilation to be maintained between the existing buildings and for any future re-development of the adjacent sites.

5.8 *Greywater Use*

Although encouraged by the Policy, no greywater recycling is proposed.

5.9 *Sustainable Development*

An Environmentally Sustainable Design report has been prepared and submitted in support of the proposed development. The report confirms that the mixed use development will incorporate best practice environmentally sustainable design guidelines. Energy efficiency, water efficiency and social sustainability factors will guide the design of the building and its services. In addition, the regulatory requirements for Energy Efficiency, stipulated in Section J of the Building Code of Australia (BCA) will provide the basis for the minimum standards.

The thermal performance of the apartments will be guided by and certified according to the National House Energy Rating Scheme (NaHERS) – with a minimum 6 Star average across all the residential units and 5 Star minimum Star rating for each unit. Water efficiency requirements, as outlined in the Western Australian Addition to the BCA, will provide the basis for the minimum water use efficiency. Occupant amenity, including indoor environmental quality, provision of communal facilities and sustainable transport access will be considered in line with the design guidelines provided by best practice in the Environmentally Sustainable Design (ESD) field.

Element 6 – Access and Parking

The proposed development will provide 182 residential car parking bays which is under the total minimum car parking bay requirement (minimum 184 car parking bays)

required). The minor shortfall is considered acceptable given the number of one bedroom and bedsits included in the development and the notional oversupply of bicycle parking facilities.

Seven commercial tenant car parking bays (including one universal access bay) are also proposed at the ground floor level of the development which complies with the maximum permitted (42 bays) by the City's Perth Parking Policy 5.3. A communal loading bay of sufficient size to accommodate larger vehicles is also proposed to service the development.

Element 7 – Servicing

7.1 Stores

Each residential dwelling is provided with a store, with most capable of storing a bicycle. The residential stores are located within the basement and car parking levels, being secure and accessible to the residents.

7.2 Mailboxes

Mailboxes are provided within the residential lobby, ensuring weather protection, adequate lighting and are easily accessible adjoining the building entrance.

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.

ITEM NO: 3

248-260 (LOTS 4, 5 AND 6) HAY STREET, EAST PERTH – ALTERATIONS AND ADDITIONS TO THE CARLTON HOTEL INCLUDING THE CONSTRUCTION OF A SIX-LEVEL MIXED USE DEVELOPMENT CONTAINING 82 HOTEL ROOMS, DINING, RETAIL AND ENTERTAINMENT USES

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design for the proposed alterations and additions to the Carlton Hotel including the construction of a six-level mixed use development containing 82 hotel rooms, dining, retail and entertainment uses at 248-260 (Lots 4, 5 and 6) Hay Street, East Perth and provides advice on:

- 1. the general design of the development and in particular the the impact of the proposed hotel building addition on the integrity of the heritage listed Carlton Hotel having regard to its positioning, scale and massing;***
- 2. proposed variations to the side and rear setback requirements and their impact on adjoining properties and the adjacent laneway;***
- 3. the proposed alfresco area on the south western portion of the site fronting Hay Street in lieu of a nil setback requirement for development; and***
- 4. the proposed materials, finishes and signage.***

BACKGROUND:

SUBURB/LOCATION: 248-260 (Lots 4, 5 and 6) Hay Street, East Perth
FILE REFERENCE: 2015/5186
REPORTING UNIT: Approval Services
RESPONSIBLE DIRECTORATE: City Planning and Development Directorate
DATE: 18 June 2015
MAP / SCHEDULE: Schedule 3 - Map and coloured perspectives for 248-260 Hay Street, East Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Ablebay Holdings Pty Ltd
APPLICANT: Scanlan Architects
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Goderich (P14)
(City Planning Scheme Use Area) Town Centre
APPROXIMATE COST: \$5 million

SITE HISTORY:

The site has a total area of 2,462m² and is located on the north side of Hay Street. The site currently contains the Carlton Hotel which was constructed in 1928 and is listed on the State Register of Heritage Places and the City's Register of Places of Cultural Heritage Significance.

At its meeting held on **22 February 2011** Council granted conditional approval for the redevelopment of the site for bar ('Entertainment') and café ('Dining') uses and for the construction of a 19 storey mixed use development containing 59 hotel rooms, 81 multiple dwellings and 98 car parking bays. The approval was not acted upon and has since lapsed.

DETAILS:

Approval is sought for the partial demolition and refurbishment of the existing 'Carlton Hotel' building and associated structures, refurbishment of the public bar including new outdoor beer gardens and the upgrading of existing hotel rooms, and the addition of a dedicated hotel including new hotel rooms and associated facilities

Details of the proposed development are as follows:

Ground Floor Level	This level contains a tavern, beer garden, café/restaurant, alfresco dining areas, hotel lobby and reception area, shop, back of house storage and facilities for the tavern and hotel, amenities, fire exit stairwell, lifts and lift lobby.
First Floor Level	This level contains 30 hotel rooms, fire exit stairwell, lifts and lift lobby.
Second and Third Floor Levels	These levels each contain 18 hotel rooms, fire exit stairwell, lifts and lift lobby.
Fourth Floor Level	This level contains 8 hotel rooms, communal terrace area, fire exit stairwell, lifts and lift lobby.
Fifth Floor Levels	This level contains 8 hotel rooms, fire exit stairwell, lifts and lift lobby.

The development is proposed to be constructed and finished using a mix of feature off-form concrete, feature composite panels, flush finished render, timber look lining and screening, curtain wall glazing, glass balustrading, perforated screens and vertical green walls.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the Town Centre Use Area of the Goderich Precinct 14 of City Planning Scheme No. 2 (CPS2). The Goderich Precinct will be further developed as a residential neighbourhood accommodating a wide range of residential and employment opportunities serviced by activities which support these uses. The town centre on Hay Street will be further consolidated and enhanced as a community focus providing residents, visitors and nearby workers with a range of shopping, commercial and community facilities.

'Dining', 'Retail (General)' and 'Special Residential' are preferred ('P') uses and 'Entertainment' is a contemplated ('C') use within the Town Centre use area of the Goderich Precinct 14. It is considered that the retention and adaption of the existing hotel for entertainment, accommodation and dining uses complies with the Statement of Intent of the Precinct and will support the existing and future residential developments within the Precinct.

Development Requirements

Within the Town Centre use area, generally only shops, showrooms and restaurants will be permitted to front Hay Street, although a range of residential and commercial uses will be permitted on upper levels, or to the rear. Residential and visitor accommodation in this area of the Precinct are encouraged.

New development along the shopping 'strip' in Hay Street will have a nil street setback and be of a low scale along the street frontage and incorporate a shop front design with pedestrian weather protection over the footpath. Additional building height will be setback from all lot boundaries. Building heights shall be tailored to provide for adequate levels of sunlight penetration into the street. Development shall also have regard to the existing development and complement historic buildings. In general the pedestrian environment in Hay Street, is to be improved to promote this street as a major pedestrian route.

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

Development Standard	Proposed	Required/Permitted
Maximum Plot Ratio	1.0:1 (2,462m ²)	4.0:1 (9,848m ²)
Maximum street building height: <u>Hay Street</u>	11 metres (existing)	14 metres
Maximum building height:	21 metres with all buildings contained within the height plane	Additional height above the street building height within a 45 degree angled

Development Standard	Proposed	Required/Permitted
		height plane measured from Hay Street
Setbacks:		
<u>Front (Hay Street)</u>	Nil (with development on the western portion of the site 19.1 metres)	Nil up to a height of 14 metres
<u>Side (east)</u>	1.5 metres (existing building) to 4 metres	Nil (no openings) 4 metres (with openings)
<u>Side (west)</u>	1 metre (ground floor shop) to 4 metres	Nil (no openings) 4 metres (with openings)
<u>Rear (laneway)</u>	Nil (bin store); 1.5 metres (amenities); 4 metres (main building)	Nil (no openings) 4 metres (with openings)
Car Parking:	Nil	37 bays (maximum)
Bicycle Parking:		
Special Residential	Nil	28 bays (minimum)
Commercial	18m ² bicycle store	2 bays (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.

ITEM NO: 4

815-823 (LOTS 113 AND 18) HAY STREET, PERTH – PROPOSED HOTEL REFURBISHMENT

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design for the proposed redevelopment of the existing hotel building at 815-823 (Lots 113 and 18) Hay Street, Perth and provides advice on the general design and aesthetic quality of the development.

BACKGROUND:

SUBURB/LOCATION: 815-823 Hay Street, Perth
FILE REFERENCE: 2015/5187
REPORTING UNIT: Approval Services
RESPONSIBLE DIRECTORATE: City Planning and Development Directorate
DATE: 17 June 2015
MAP / SCHEDULE: Schedule 4 - Map and coloured perspectives for 815-823 Hay Street, Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: UNIR Hotels Pty Ltd (Lot 113) City of Perth (Lot 18)
APPLICANT: Planning Solutions
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Citiplace (P5)
(City Planning Scheme Use Area) City Centre
(Town Planning Scheme No 13 – SGIO)
APPROXIMATE COST: \$35 million

SITE HISTORY:

Approval for a multi-storey office building was issued in 1971 after which the building was constructed. Approval for conversion of the existing office building to a hotel was issued in 1995 and the current building has operated as the Rydges Hotel since 1996.

The 1971 approval was on a larger lot, which has since been subdivided to cede a colonnade Lot to the City (Lot 18). A plot ratio bonus of 0.75:1 was granted for the proposed development for the provision of the colonnade area which is located along King Street and Hay Street.

Lot 18 surrounds Lot 113 along the northern and western boundaries of the lot. An easement over Lot 18 reserves the proprietor (and successors) of Lot 113 the rights of erecting, possessing, using and occupying buildings over a height of 3.35 metres above the ground surface of the land above described; and rights of support for such buildings by erecting columns on the land above described which shall:

- be contiguous to the northern and western boundaries of the land above described;
- be not larger than .46 square metres in horizontal section;
- have centres 6.10 metres apart.

It is proposed to develop and refurbish the existing hotel (which is partially constructed over Lot 18), in accordance with the rights established by the above Easement.

The proponent currently has a lease with the City of Perth to use the colonnade (at footpath level) for alfresco dining and there is also a liquor licence which applies over this area of land.

DETAILS:

The applicant advise that the rebranding of the existing hotel from the Rydges hotel to a 5-Star Intercontinental Hotels Group (IHG) hotel will involve a significant upgrade and refurbishment of the existing facilities which is the subject of this development application.

It is proposed to refurbish the existing 16 storey hotel on the subject site. The key elements of the proposed refurbishment which require planning consideration are as follows:

- Re-arrangement of rooms and other facilities;
- Modifications to the external façade of the building at the ground level; and
- Extension and partial enclosure of the outdoor terrace on the first floor.

The modified hotel will comprise a range of new food and beverage offerings on the ground floor, a business/function centre on the first floor as well as an InterContinental Club Lounge on the sixteenth floor.

The table below outlines the changes proposed to the existing hotel facilities.

Level	Existing development	Proposed changes
Basement	<ul style="list-style-type: none"> • Storage areas. • Maintenance workshop. • Offices. • Plant rooms. • In-house laundry 	<ul style="list-style-type: none"> • Rationalisation of storage areas. • Kitchen. • Staff canteen and toilets. • Retain plant rooms. • Retain in-house laundry (reduced size)
Ground Floor	<ul style="list-style-type: none"> • Foyer, lobby and check-in desk. • Baggage store. • Public bathrooms. • CBD bar and restaurant with indoor and alfresco dining along Hay Street. • Kitchen. • Back of house areas (kitchen, freezer, cool room, storage areas, fire control room, offices). 	<ul style="list-style-type: none"> • Upgraded hotel entry experience from Hay Street. • Concierge and lounge facilities. • Upgraded and relocated public bathrooms. • New public lift providing access to first floor reception lounge and check-in. • New food and beverage offerings with indoor and alfresco dining along Hay and King Streets. • Take-away food and coffee counter accessed from King Street. • Modification to back of house areas (kitchens, store rooms, dishwashing).
Mezzanine Floor	<ul style="list-style-type: none"> • Back of house offices. • Storage areas. 	<ul style="list-style-type: none"> • Extension of mezzanine level. • New guest gym. • Relocated back of house offices • Retain storage areas.
First Floor	<ul style="list-style-type: none"> • Four function rooms. • Bar. • Business centre. • Banquet manager. • Servery. • Outdoor terrace area and kitchen along Hay Street frontage. • Function room bathrooms. • Plant rooms. 	<ul style="list-style-type: none"> • Arrival lobby to reception lounge and check-in. • Enclosure of portion of the existing outdoor terrace and extension of terrace around to King Street. • Reconfigured outdoor terrace area provided with two outdoor pantries, outdoor dining, four outdoor lounge areas and outdoor bar. • 'Living Room' meeting area with sweet bar and common pantry.

Level	Existing development	Proposed changes
		<ul style="list-style-type: none">• Dining lounge with open kitchen.• Three meeting salons.• Back of house areas (pantry, kitchen, plant rooms, offices).
2nd to 16th Floors	<ul style="list-style-type: none">• 240 guest rooms and 6 suites (246 in total)	<ul style="list-style-type: none">• 229 standard king and twin guest rooms and 9 suites (238 in total)
17th Floor	<ul style="list-style-type: none">• Plant	<ul style="list-style-type: none">• No change

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The site is located within the 'City Centre' use area of the Citiplace Precinct (P5). 'Special Residential' which includes hotel is a Preferred/Prohibited (P/X) Use within the precinct noting that it is only prohibited where it fronts the street at pedestrian level unless it provides pedestrian interest and activity. The Precinct will be enhanced as the retail focus of Western Australia providing a range of retail and related services more extensive than elsewhere in the metropolitan region.

It is considered that the proposed development satisfies the Statement of Intent for the St Georges Precinct and would contribute to the convenient facilities available to the workforce and pedestrians in the immediate locality and also maintain the provision of high quality hotel accommodation.

Development Requirements

The proposed development does not change the building envelope in terms of height and setbacks and does not change the car parking or servicing provisions. The applicant advises that the plot ratio floor area of the existing development is currently 8,333m² and that this area is being reduced in the proposed changes to 8,112m². Therefore the development standards are not relevant for further consideration.

In terms of other requirements in the Citiplace Precinct building facades will incorporate interesting elements thereby contributing to a lively, colourful and stimulating environment. Shop fronts will be continuous and complementary to traditional shop fronts and provide awnings or verandahs over footpaths to provide weather protection for pedestrians.

Conclusion

The Design Advisory Committee is requested to comment on the general design and aesthetic quality of the development.

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

ITEM NO: 5

647-657 (LOT 22) MURRAY STREET, WEST PERTH – 22 STOREY SPECIAL RESIDENTIAL AND RESIDENTIAL DEVELOPMENT ACCOMMODATING TWO GROUND LEVEL COMMERCIAL TENANCIES, 64 SERVICED APARTMENTS AND 178 RESIDENTIAL APARTMENTS – BONUS PLOT RATIO

RECOMMENDATION:

(APPROVAL)

That the Design Advisory Committee considers the design of the proposed 22 storey special residential and residential development containing two ground level commercial tenancies, 64 serviced apartments and 178 residential apartments and provide advice on:

- 1. the overall design of the development;***
- 2. confirmation that the proposed development complies with the City's Bonus Plot Ratio Policy for the awarding of 19% bonus plot ratio for a Special Residential Use.***

BACKGROUND:

SUBURB/LOCATION: 647-657 Murray Street, West Perth
FILE REFERENCE: DAP-2015/5170
REPORTING UNIT: Approval Services
RESPONSIBLE DIRECTORATE: City Planning and Development Directorate
DATE: 12 June 2015
MAP / SCHEDULE: Schedule 5 - Map and coloured perspectives of 647 – 657 Murray Street, West Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: 1 Richardson Street Pty Ltd
APPLICANT: Finbar Group Ltd
ZONING: (MRS Zone) Urban Zone
(City Planning Scheme No. 2 Precinct) West Perth (P10)
(City Planning Scheme Use Area) Commercial use
APPROXIMATE COST: \$42.5 million

SITE HISTORY:

The 3,410m² site is located on the southern side of Murray Street between Havelock Street and Harvest Terrace at 647 – 657 Murray Street, West Perth. The subject site has a total lot frontage of 60.48 metres and is occupied by two, two storey buildings previously tenanted by Clinipath.

DETAILS:

Approval is sought to demolish the existing buildings on the subject site and to construct a 22 storey development consisting of two ground floor commercial tenancies, 64 serviced apartments, 178 residential apartments and 265 car parking bays.

Details of the proposed development are as follows:

Ground Floor Level	This level contains two commercial tenancies, separate residential and serviced apartment lobbies, an office for the Manager of the serviced apartments, 58 car parking bays, four accessible / service bays, bicycle racks, store rooms, bin store and plant room.
First Floor Level	This level contains 16 serviced apartments (each 35m ²) fronting Murray Street, 67 car parking bays, store room and plant room.
Second Floor Level	This level contains 16 serviced apartments (each 35m ²), 67 car parking bays, store rooms and plant.
Third Floor Level	This level contains 16 serviced apartments (each 35m ²), 69 car parking bays, store rooms and plant.
Fourth Floor Level	This level contains 16 serviced apartments (each 35m ²), residential amenities including games room, meeting room, lounge area, gymnasium, swimming pool and outdoor area, store rooms and plant.
5th to 20th Floor Level	These levels each consist of 11 residential apartments consisting of six, two bedroom apartments (75-80m ²) and five single bedroom apartments (50m ²).
21st Floor Level	This level consists of two, three bedroom apartments (160m ² and 90m ²), a roof top terrace and plant room.

The building is to be constructed of precast concrete panels with a range of materials and finishes to provide a contemporary façade. The podium level façade will consist of feature elements such as textured tile cladding, polished concrete, decorative metal screens, feature blades and aluminium clad canopies. Highlight paint colours, aluminium framed glass balustrades and timber ceiling panels at the soffits of the roof level has been selected to articulate and provide visual interest to the tower element of the building.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the Commercial Use Area of the West Perth Precinct (P10) of the City Planning Scheme No. 2. High quality medium scale buildings that reflect a strong commercial presence and incorporate residential and visitor accommodation are appropriate in this area of the Precinct.

'Special Residential' is a Preferred ('P') use within the Commercial use area of the West Perth Precinct (P10), whilst 'Residential' is a Contemplated ('C') use. No specific commercial use has been designated for the ground floor tenancies at this stage, however a variety of uses such as dining, office or retail would be considered suitable.

Development Requirements

The Commercial use area of the West Perth Precinct requires that development have a nil setback and be of a low scale along the street frontage with any additional height being setback from all lot boundaries.

The proposal has been assessed against the City Planning Scheme requirements and the proposal's compliance with the following development standards is summarised below:

Development Standard	Proposed	Required/Permitted
Maximum Plot Ratio:	3.58:1 (12,196m²) Including Special Residential Bonus of 19% (1,966m²)	Base PR 3:1 (10,230m ²) Maximum 20% bonus for a residential development providing a total plot ratio of 3.6:1 (12,276m ²)
Maximum Building Height:	16 metres at street frontage, 66 metres in total building height	21m (maximum at street frontage and no prescribed height limit)
Setbacks: <u>Front (Murray Street)</u> - Lower Building Levels - Upper Building Levels	Nil 5 metre setback above the podium up to a height of 65 metres and 5 metres setback above up to 66 metres	Nil up to 21 metres 5 metre setback up to a height of 65 metres and 10 metres setback above 65 metres

Development Standard	Proposed	Required/Permitted
<u>Rear (south)</u> - Lower Building Levels - Upper Building Levels	Nil (with no openings) 13 metres (with openings)	Nil (no openings/balconies) 3 metres (no openings/balconies) up to 65 metres in height 4 metres (with openings/balconies) up to 65 metres in height
<u>Side (west)</u> - Lower Building Levels - Upper Building Levels	Nil (no openings) 4 metres (with openings)	Nil (no openings/balconies) 3 metres (with openings/balconies) 3 metres (no openings/balconies) up to 65 metres in height 4 metres (with openings/balconies) up to 65 metres in height
<u>Side (east)</u> - Lower Building Levels - Upper Building Levels	Nil (no openings) 4 metres (with openings)	Nil (no openings/balconies) 3 metres (with openings/balconies) 3 metres (no openings/balconies) up to 65 metres in height 4 metres (with openings/balconies) up to 65 metres in height
Car Parking: - Residential - Commercial tenant	192 bays 65 bays including 3 accessible bays and one service bay	178 bays (minimum), 356 bays (maximum) 68 bays (maximum)

Development Standard	Proposed	Required/Permitted
-Special Purpose	3 universal access bays and 1 service bay	No specific requirement
Bicycle Parking:		
- Bicycle Bays Residential	103 bays	81 bays (minimum)
- Commercial Bicycle bays	1 bay	1 bay

COMMENTS:

Bonus Plot Ratio:

Under City Planning Scheme No. 2 (CPS2), a maximum bonus of 50% applies to the site. Developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of the City Planning Scheme No. 2 and detailed within the Bonus Plot Ratio Policy. The bonus categories relevant to the site are:

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

Bonus for Special Residential:

As outlined in the compliance table the applicant is seeking a bonus plot ratio of 19% (1,966m²) for the special residential use under Clause 28(2)(c)(i). In order to qualify for a bonus for special residential use under Section 7 of the revised Plot Ratio Bonus Plot Ratio Policy 4.5.1, special residential developments must provide the following basic facilities and amenities:

- A lobby/reception area;
- Back of house/administration facilities, including housekeeping areas to enable a fully serviced hotel to function, staff ablution/locker facilities; office space and storage areas; and
- Bathrooms within guest rooms which incorporate at a minimum a basin, shower and toilet. Laundry facilities shall not be provided within hotel guest rooms.

The proposed development satisfies the bonus criteria for Special Residential Use. CPS2 Policy 3.9: Special Residential (Serviced and Short Term Accommodation) Policy, requires that a management plan be submitted for applications involving mixed use developments. The management plan should include details of operation procedures for the separation of uses and avoidance of potential conflicts between all uses and different occupants and patrons. The applicant has advised that the

operator of the serviced apartments is not known at this stage and is therefore seeking that the management plan be required as a condition of approval to be prepared and submitted prior to the occupation of the building. This is considered an acceptable request that be required as a condition of approval.

Conclusion

The Design Advisory Committee is requested to comment on the design of the proposed 22-level mixed use development and provide confirmation that the proposed development complies with the City's Bonus Plot Ratio Policy for a 19% plot ratio bonus for a Special Residential Use.

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