



City of Perth

**Design Advisory Committee  
Minutes**

**18 April 2019  
3.00pm**

**Committee Room 1  
Level 9  
Council House**

**APPROVED FOR RELEASE**

**MARK RIDGWELL  
ACTING DIRECTOR CORPORATE SERVICES**



City of Perth

**Design Advisory Committee  
Minutes**

**18 April 2019  
3.00pm**

**Committee Room 1  
Level 9  
Council House**

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

**THESE MINUTES ARE HEREBY CERTIFIED AS  
CONFIRMED**

**PRESIDING MEMBER'S SIGNATURE**

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**DATE:-----**

Minutes of the Design Advisory Committee meeting of the City of Perth held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 18 April, 2019**.

**Members in Attendance:**

Mr Karotkin	Presiding Member
Mr Mackay	
Mr Warn	
Mr Farley	
Mr Hobbs	Deputy for Mr Kerr (Departed 5.12pm)

**Officers:**

Ms Smith	Manager Development Approvals
Mr Smith	City Architect
Mr Gericke	Principal Statutory Planner
Ms Vermeer	Statutory Planner
Mr Fotev	3D Model Coordinator
Ms Obern	Governance Administration Officer (Minutes)

**Guests and Deputations:**

Brad Osborne	Dexus
Dean Van Niekerk	Hames Sharley
Sean Morrison	Urbis
Peter Hillman	Urbis
Dan Herbert	APP

**1. Declaration of Opening**

**3.05pm** The Presiding Member declared the meeting open.

**2. Apologies and Members on Leave of Absence**

Mr Kerr – Apology  
Mr Brookfield – Apology  
Mr Ciemitis – Apology  
Mr Pullyblank – Apology

**3. Confirmation of Minutes**

***Moved Mr Mackay, seconded Mr Warn***

***That the minutes of the Design Advisory Committee meeting held on 21 March 2019 be CONFIRMED as a true and correct record.***

***The motion was put and carried***

The votes were recorded as follows:

**For:** Mr Farley, Mr Hobbs, Mr Karotkin, Mr Mackay and Mr Warn

**Against:** Nil

4. Correspondence

Nil

5. Disclosures of Members' Interests

Nil

**Presentation:** **Agenda Item 6.1** – 674-678 and 680-692 (Lots 100 and 101) Hay Street Mall, Perth – Construction of a New 24 Level Mixed-Use Development Comprising a Mixed-Use Podium and a 17 Level Office and Education Tower Building - Bonus Plot Ratio

**3.07pm** The Statutory Planner commenced the presentation and provided an overview of the proposed development application. The City Architect and Statutory Planner then answered questions from the Design Advisory Committee.

**3:33pm** The presentation concluded.

**Deputation:** **Agenda Item 6.1** – 674-678 and 680-692 (Lots 100 and 101) Hay Street Mall, Perth – Construction of a New 24 Level Mixed-Use Development Comprising a Mixed-Use Podium and a 17 Level Office and Education Tower Building - Bonus Plot Ratio

**3.34pm** Mr Morrison introduced the delegation and Mr Osborne provided a comprehensive overview of the proposed development application. Mr Morrison, Mr Van Niekerk, Mr Hillman and Mr Osborne then answered questions from the Design Advisory Committee.

**5.01pm** The deputation concluded.

6. Reports

**Item 6.1 674-678 and 680-692 (Lots 100 and 101) Hay Street Mall, Perth – Construction of a New 24 Level Mixed-Use Development Comprising a Mixed-Use Podium and a 17 Level Office and Education Tower Building - Bonus Plot Ratio**

FILE REFERENCE: DAP-2019/5120  
REPORTING UNIT: Development Approvals  
RESPONSIBLE DIRECTORATE: Planning and Development  
REPORT AUTHOR DISCLOSURE OF INTEREST: Nil  
DATE: 10 April 2019  
ATTACHMENT/S: Attachment 6.1A – Location Plan  
Attachment 6.1B – Perspectives  
Attachment 6.1C – Landscape Design Concept

3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Dexus Wholesale Property Limited, City of Perth
APPLICANT:	Urbis Pty Ltd
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$200 million

**Purpose and Background:**

The proposed development is primarily located over two lots (100 and 101) which are owned by Dexus. The total area of the subject lots owned by Dexus is 5,725m<sup>2</sup>. The subject site has frontages to the Murray Street Mall and Hay Street Mall.

The subject site currently accommodates the Carillon City development that originally consisted of two separate arcades, being Carillon Arcade (western portion, opened in 1982) and City Arcade (eastern portion, opened in 1970). In 1998 the properties were integrated and refurbished, becoming Carillon City.

The centre's name relates to the Carillon Bells, which are housed on-site in a carillon fronting the Hay Street Mall. The centre comprises four levels of retail, including a basement. A 15-level office tower projects above the centre fronting the Murray Street Mall. A fifth retail level, formerly occupied by a single cinema theatre is currently vacant.

The subject site has four loading bays and two service bays available for contractors in the existing basement. Vehicle access to the subject site, for the purposes of waste management and loading, is via Murray Street Mall, with a ramp at the eastern edge of the property providing access to the basement level.

On 14 June 2018, the City of Perth Local Development Assessment Panel (LDAP) conditionally approved the demolition of various components of the existing Carillon City arcade complex, including existing roof and awning structures. The application included the redevelopment of the existing basement and four retail levels including the existing disused cinema and centre management, the extension of the fourth level, including redesigned facades to both malls, the realignment of existing arcades, and new vertical transport, as well as incidental service works and modifications to loading and waste facilities. This approval is valid until 14 June 2020.

**Details:**

Approval is sought for the demolition of the current development on the site including the newly installed pedestrian bridge to Forrest Chase/Padbury Walk (to enable replacement), and the Hay Street Mall undercroft entry.

The redevelopment of the site includes the construction of a new 24-level development that will consist of two basement levels, a six-level retail, hospitality and entertainment centre, and a 17-level education office tower above the podium. The basement level will include a loading

area, 50 tenant car parking bays and end of trip facilities. The development will also include the construction of a new vehicle tunnel under the Murray Street Mall, and consequential works to the Forrest Place loading dock, including potential minor remediation of the public realm above as required. A new relocated pedestrian bridge linking to Forrest Chase/Padbury Walk is also proposed.

The application proposes to incorporate a cinema/theatre on levels 4-8 including incidental retail and lounge areas, where food and beverages, including liquor, may be served and/or purchased for consumption on-premises. Recreation facilities ('Recreation and Leisure') uses which is proposed to include a bowling alley and an e-games studio are proposed to be located on level 3 of the development. The remainder of the podium level will incorporate a range of uses including 'Business Services', 'Dining', a tavern and small bar ('Entertainment'), 'Healthcare 1', fast food outlet ('Mixed Commercial'), 'Retail (General)', and 'Retail (Central)'. The proposed tower will be used for 'Education 2' and 'Office' and will incorporate an incidental lobby space at the Murray Street Mall and Hay Street Mall levels and the sky lobby at upper levels.

The proposal is seeking 20% bonus plot ratio for the provision of public facilities on private land, specifically for public spaces and strategic pedestrian links.

Details of the proposed development are as follows:

<b>Basement Level 2</b>	This level will include end of trip facilities which is linked via a ramp to basement level 1. The applicant has advised that the end of trip facilities design has yet to be finalised, however, the facilities will accommodate parking for 300-400 bicycles, approximately 30 showers, and approximately 500 lockers.
<b>Basement Level 1</b>	This level includes 50 commercial tenant parking bays, 12 motorcycle bays, a loading dock, waste store rooms, services including pump rooms, hydraulic services, diesel tanks, switch rooms and transformers. This level will also incorporate a portion of the flagship retail tenancy on the site. This level will link to the City of Perth Forrest Place loading dock (which is accessed from Wellington Street) via a new tunnel. Alterations to the City's loading dock are required to facilitate the new tunnel including level changes.
<b>Ground Level – Murray Street Mall</b>	This level includes a new lobby for the proposed tower, a flagship retail tenancy facing Murray Street Mall and a new 'Carillon Lane' pedestrian link and public space. 'Carillon Lane' is proposed to link to Trinity Arcade via a bifurcated access measuring 3.5 metres and 4 metres in width. The remainder of the level will include specialty retail, food and beverage and associated seating 'kiosk' tenancies.
<b>Ground Level - Hay Street Mall</b>	This level includes a continuation of the flagship retail tenancy facing Murray Street Mall and a terraced garden stair linking to Murray Street Mall level. This terrace garden will be flanked by a bar space and food and beverage seating to the west. The terraced garden will link to a bifurcated pedestrian link to Hay Street, which is also serviced by escalators linking to the pedestrian access way from Murray Street.

	A new pedestrian bridge will link Forrest Chase and Padbury Walk to the subject site which will also allow access to a lobby space servicing the tower levels. The remainder of the level will incorporate specialty retail uses.
<b>Level 2</b>	This level will include food and beverage tenancies, two kiosk tenancies and amenities to service these tenancies. To the centre of the level the 'Carillon Common' public plaza space is proposed consisting of landscaping and decking areas which incorporates food and beverage seating.
<b>Level 3</b>	This level includes recreation and leisure uses and associated amenities, the cinema foyer and a food and beverage tenancy to the base of the tower level.
<b>Level 4</b>	This level will include a cinema and associated facilities facing towards Hay Street Mall with the tower to be used for office and education uses.
<b>Level 5 -9</b>	These levels will include a continuation of the cinema uses. The tower is proposed to incorporate a void over the sky lobby, with remainder of the levels to be used for office and education uses.
<b>Level 10 - 20</b>	These levels will include office and education floor space within the tower.
<b>Level 21</b>	This level will include plant and cooling tower.
<b>Roof</b>	The roof is proposed to include photovoltaic array and screening to the plant below.

### Compliance with Planning Scheme:

#### Land Use

The subject site is located in the City Centre Use Area of the Citiplace Precinct (P5). 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 development application proposes new cinemas/theatres, e-games studio ('Entertainment') and recreational facilities ('Recreation and Leisure') to the upper levels of the podium building which are preferred ('P') uses in the City Centre use area of the Citiplace Precinct. The remainder of the podium development will accommodate a range of uses including a small bar, tavern ('Entertainment'), 'Dining', 'Business Services', 'Retail (General)' and 'Retail (Central)' which are all preferred uses within the precinct. The podium levels also propose to incorporate a fast food outlet ('Mixed Commercial') which is contemplated ('C') within the precinct. The proponent also proposes to accommodate 'Healthcare 1' which is a contemplated use, noting the use is not permitted for those tenancies fronting either mall at street level. The proposed tower will have 'Office' and 'Education 2' uses which are contemplated uses, noting the use is not permitted for those tenancies fronting either mall at street level.

Development Requirements

New development in the Citiplace Precinct will have a nil street setback and be of a low scale along the street frontage with any additional building heights being setback from all lot boundaries. Building heights should be tailored to ensure adequate levels of sunlight penetration into key pedestrian areas (i.e. Hay Street Mall) and public spaces. New development shall also have regard to the height and scale of buildings within the street.

Building facades will incorporate interesting architectural elements thereby contributing to a lively, colourful and stimulating environment. Shop fronts will be continuous, complementing traditional shop fronts and will provide awnings or verandahs over footpaths to provide weather protection for pedestrians.

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	Permitted / Required
Maximum Plot Ratio:	<b>6.0: 1.0 (34,350m<sup>2</sup>) inclusive of a plot ratio bonus of 20% (5,725m<sup>2</sup>) for public facilities</b>	5.0: 1.0 (28,625m <sup>2</sup> ) Maximum Bonus Plot Ratio (20% maximum) with Public Facilities (20% maximum)
Building Height		
- Hay Street Building Height	14 metres	14 metre street building height
- Murray Street Building Height	12.6 - 14 metres	14 metre street building height
- Maximum Building Height	<b>92.5 metres to tower projecting into the 45-degree height plane from Murray Street Mall from level 4 above ground level and from Hay Street Mall Level above level 17 with the tower projecting 22 metres above the apex of the two 45-degree height planes measured from the malls.</b>	Variable. Additional height above the Street Building Height within a 45° height plane measured from both the Hay and Murray Street Malls.

Development Standard	Proposed	Permitted / Required
	<p><b>proposed tower which is setback 5.1 metres to Murray Street 20.6 metres to the proposed food and beverage seating setback 4.3 metres form Murray Street</b></p>	
<p>Setbacks:</p> <p>Hay Street Mall (South):</p> <ul style="list-style-type: none"> <li>- Lower Building Levels:</li> <li>- Upper Building Levels:</li> </ul> <p>Murray Street Mall (North)</p> <ul style="list-style-type: none"> <li>- Lower Building Levels:</li> <li>- Upper Building Levels:</li> </ul> <p>Side (East):</p> <ul style="list-style-type: none"> <li>- Lower Building Levels:</li> <li>- Upper Building Levels:</li> </ul> <p>Side (West):</p> <ul style="list-style-type: none"> <li>- Lower Building Levels:</li> <li>- Upper Building Levels:</li> </ul>	<p>Nil to <b>2 metres</b> up to 14 metres</p> <p><b>52 metres to tower projecting into height plane</b></p> <p>Nil to <b>2 metre</b> setback up to 14 metres</p> <p><b>5.1 metre setback to tower and 4.3 metre setback to food and beverage seating projecting into height plane</b></p> <p>Nil to 14 metres (no openings)</p> <p><b>Nil setback between 25.6 metres to 41 metres in height, 3.1 to 3.4 metre setback to the tower to a height of 92.5 metres</b></p> <p>Nil to 14 metres</p> <p><b>Nil setback between 14.8 metres up to 38</b></p>	<p>Nil to 14 metres</p> <p>Within 45-degree angled height plane above 14 metres</p> <p>Nil to 14 metres</p> <p>Within 45-degree angled height plane above 14 metres</p> <p>Nil to 14 metres (No openings)</p> <p>3 metres (up to 65 metres in height), 6 metres (over 65 metres in height)</p> <p>Nil to 14 metres</p>

<b>Development Standard</b>	<b>Proposed</b>	<b>Permitted / Required</b>
	<b>metres, 2.2 metres up to 41.3 metres.</b> 11.5 metre setback to tower	3 metres (up to 65 metres in height), 6 metres (over 65 metres in height)
Parking		
Commercial Tenant Parking	<b>50 bays</b>	Nil permitted
Motorcycle Bays	12 bays	N/A
Bicycle Parking:	300-400 bays	69 bays
	30 showers	Five male showers and five female showers
	500 lockers	300-400 lockers (one locker for every bay provided)

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

The proposed development incorporates 20% bonus plot ratio that is being sought of the provision of public facilities including a pedestrian link and public spaces.

Clause 4.2 of the City’s Bonus Plot Ratio Policy 4.5.1 states that compliance with maximum plot ratio and the identified requirements for the relevant bonus plot ratio category alone will not ensure development approval. Development must also meet the built form objectives of the Scheme, Precinct Plans and Policies.

In addition, bonus plot ratio will only be granted for development which achieves a built form, height and scale that is appropriate to the amenity, streetscape and desired character of the Precinct in which it is proposed. Similarly bonus plot ratio will only be granted for development which is not likely to have a significant adverse impact on an adjacent property in the general locality or on a place included in the Heritage List or a Heritage Area.

Bonus plot ratio will only be granted where a development will deliver a high standard of architectural and design quality appropriate within the capital city. Creativity and innovation in design will be encouraged. Developments will be required to be designed in accordance with City Planning Scheme No. 2: City Development Design Guidelines Policy.

The applicant has justified that the built form responds to the core goals of the planning framework, including protecting solar access to Hay Street Mall, and represents a substantial improvement to the existing built form and style currently on site. Additionally, the applicant has advised that the design has taken the general approach to ensure setbacks and the like respond to adjacent sites with the greatest capacity for redevelopment.

#### Bonus Plot Ratio for Public Facilities

Bonus plot ratio of up to 20% may be awarded for development which includes one or more public facilities or amenities where it is located within the area indicated as eligible on the Public Facilities and Heritage Bonus Plot Ratio Plans contained within City Planning Scheme 2 (CPS2). The development must also meet the applicable Essential Criteria and adequately addresses the applicable Performance Requirements identified in the Bonus Plot Ratio Policy.

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

#### *"Essential Criteria*

*There are no public spaces with an emphasis on landscaping in the retail core. Carillon Common fills this gap in the public space offering, and enhances the existing position of Forrest Place as the city's preeminent public space by expanding the public spaces that connect and interact with it.*

*Similarly, the Carillon Lane entry and Terraced Garden extend Forrest Place, and enhance its role as a natural crossing of trails in the CBD. The Terraced Garden in particular provides a unique experience, with users able to sit on the steps, and observe activity in the mall and Forrest Place, and in Carillon itself.*

*The spaces are anticipated to be open from early morning to late in the evening, noting that they are flanked by restaurants and the like, including a tavern (at Carillon Common), which will ensure there is surrounding activation day and night.*

*The spaces have been designed in partnership between Urbis and Hames Sharley, and integrate seating, softscape, and hardscape in unison with adjacent tenancies. The treatment of the Carillon Common extends through that entire level, to enhance the perception of scale and its public nature."*

The applicant has provided a Landscape Design Concept (Attachment 6.1C) as part of the application which provides further details on the design of the proposed public space.

#### *"Performance Criteria*

*The Carillon Lane entry and Terraced Garden provide an intimate, unique space where users can sit on the steps, and observe activity in the mall and Forrest Place, and in Carillon itself. The space is partly intertwined with an anticipated café tenancy, providing activation and casual surveillance. These spaces are also flanked by a flagship glazed tenancy, providing a*

*high level of activation between the public realm and Carillon. As the Terraced Gardens are complemented by escalators, the steps will not function as a thoroughfare but primarily as a public space.*

- *Carillon Common will be flanked by a tavern, and its activity will be visually amplified by a mirrored soffit above. The space will be a visual treat from Forrest Place, with a unique mix of greenery, built form and reflectivity. Carillon Common invites pedestrians in the mall to explore upper levels of the city and will provide new perspectives for visitors.*
- *Both spaces have a northern aspect and excellent solar access.*
- *The Carillon Lane entry and Carillon Common are universally accessible and are at ground or accessible by lift respectively.*
- *All public spaces will be maintained and managed by Dexu as the landowner and centre operator.”*

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

#### *Essential Criteria*

*“Carillon Lane and Carillon Walk will provide essential through connectivity in the retail core, and will function as an important nexus that feeds from the waterfront, through the office and retail core, to key public transport hubs and the Cultural Centre and beyond. The connections support the function of Trinity Arcade and Forrest Place, as well as Forrest Chase. The pedestrian network is essential to the success of the retail core and a key part of its unique offering.*

- *Carillon Lane and Carillon Walk will be accessible for significant periods of the day. The rebuilt linkages are significantly improved on those existing, with bifurcated malls with multiple points of entry and sporadic vertical transport will be replaced by a streamlined network with clear vertical transport options.*
- *Carillon Lane and Carillon Walk are flanked by active uses, high quality landscaping and complemented with new public spaces. The connections will offer an unrivalled pedestrian experience.”*

#### *Performance Criteria*

- *“Carillon Lane and Carillon Walk are lined with various retail and food/beverage tenancies, including outdoor seating to add vibrancy, activity and passive surveillance. In addition, various kiosks exist throughout, acting as interest and rest points.*
- *All walkways are level, with the exception of a low-grade ramp to the Hay Street Mall level which allows that level to connect to the fixed levels of Padbury Walk.*
- *Architectural details such as voids are used in public areas to maximise light penetration and provide additional outlook from/to lower/higher levels.*
- *All walkways will be managed and maintained by Dexu as landowner. This will include the provision of cleaning and security services to maintain up-keep and user safety.”*

**Building Height and Setbacks**

The City's Policy 4.1 City Development Design Guidelines outlines built form principles and guidelines to be applied to development within the City. The Policy states that new development should consider the scale, massing and grain of surrounding buildings, and without seeking to copy or imitate existing structures, make a positive contribution to the streetscape.

Furthermore, the statement of intent for the Citiplace precinct says development will have a nil street setback and be of a low scale along the street frontage with any additional building heights being setback from all lot boundaries. Building heights should be tailored to ensure adequate levels of sunlight penetration into key pedestrian areas and public spaces.

The tower element of the development projects significantly into the 45° height plane that is measured from Hay and Murray Street Malls. The applicant has provided justification that the proposed building envelope casts 6% less shadow on the Hay Street Mall compared to a fully compliant building envelope. The siting and proportions of the tower ensures its shadow predominantly avoids the public realm.

The tower complies with the required setback below 65 metres to the eastern boundary, however encroaches above 65 metres height by 2.9 to 2.6 metres up to 92.5 metres in height. The applicant justifies that the tower setback to the eastern side is a major improvement on the nil setback of the existing tower, however, the shape, number, and width of lots on the eastern side of the tower means that those sites are unlikely to be redeveloped.

The podium to the western boundary has a proposed nil setback to the upper building height which varies in height between 14.8 metres up to 38 metres in height in lieu of the required 3 metre setback. A nil setback is also proposed to the upper building levels of the podium to the eastern boundary which varies in height between 25.6 metres to 41 metres in height in lieu of the required 3 metre setback. In addition to this the upper portion of the cinemas to the western boundary has a proposed setback of 2.2 metres above 31.6 metres up to 41.3 metres in lieu 3 metres required.

The applicant has explained that the nil setbacks to the side boundaries reflect the fact that the adjacent heritage listed properties are unlikely to be redeveloped without significant site consolidation which would enable alternate design outcomes, particularly with the lane on the eastern side. A larger than required setback on the western side reflects the Zara building's capacity for redevelopment, and will allow future built form in that location to interact with the Carillon Lane entry and terraced garden.

**Pedestrian Walkways**

Policy 4.8 of the CPS2 sets out the standards to be applied regarding the minimum width of arcades and pedestrian walkways to facilitate the efficient flow of pedestrian movement throughout the City. The policy states that the minimum width for arcades and pedestrian walkways which form part of the primary pedestrian network shall be 5.0 metres. The minimum width for arcades and pedestrian walkways forming the secondary or minor parts

of the pedestrian network shall be 4 metres where there are shops on both sides of the walkway and 3.5 metre for arcades with bifurcation.

It is considered the arcades to the Hay Street and Murray Street Mall levels are part of the primary pedestrian networks within the City. The walkway width at Murray Street Mall is 7.2 metres, however, reduces to between 4.5 to 4.8 metres in width within the development. The development bifurcates within the food and beverage portion of the site and reduces to 4 metres to the eastern walkway and 3.5 metres to the western walkway. It is noted that this will largely only service food court patrons.

Bifurcated walkway widths adjacent to Hay Street Mall level are proposed to measure 3.88 metres and 3.6 metres. The width of the walkway connecting to the pedestrian bridge and Forrest Chase reduce to 4 metres at its most narrow point, increasing to 5.3 metres where it meets the bridge.

The terraced garden connecting Murray Street Mall to this level is proposed to be 2.4 metres in width, noting that alternate access is provided via the escalators.

The applicant has advised that the new walkways offer more streamlined routes, clearer wayfinding, with more central vertical transport and higher ceilings than those existing, and together with improved landscaping and more diverse uses, provide a substantially enhanced pedestrian experience. Comprehensive wayfinding and signage will also be provided. It is noted that the walkway widths are generally consistent with the secondary walkway requirements and comply with the minimum widths when the bifurcated walkways are combined.

### **Forrest Place and City Station Development Act 1985**

The *Forrest Place and City Station Development Act 1985* was created to facilitate, amongst other things, the Forrest Place public space, and some of the surrounding walkways, including those that connect into Carillon City via the Murray Street Mall overpass from Forrest Chase.

The Act is an agreement between the State Government, City of Perth, Public Transport Authority, ISPT, PrimeWest, Australia Post and the owners of City Arcade and Carillon Arcade. The Development Plan Agreement (DPA) requires the centre arcades to be kept open from 6am until midnight (except on Good Friday and Christmas Day) so that pedestrian flow is not impeded. In addition to this, the Act gives the City various rights to access parts of the subject site to maintain the Murray Street Mall overpass and supporting structures.

### **Draft State Planning Policy 7.0 Design of the Built Environment**

On 24 May 2019 State Planning Policy 7.0 'Design of the Built Environment' will take effect. Noting this application is unlikely to be determined prior to this date, due regard should be given to the requirements of this policy.

This policy 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: -

<b>Design Principle</b>	<b>Comments</b>
<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>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• Creates two new public spaces, and reinforces the malls as the retail core of the CBD.</li> <li>• Utilises the development capacity available in CPS2, maximising activity in the malls.</li> <li>• Enhances and builds on the existing retail podium and office tower typology and uses that are already present on site.</li> <li>• Utilises surrounding heritage properties as design inspiration, and maintains the street building height pattern by limiting street building height or separating the podium and tower forms.</li> <li>• Concentrates built form at the northern end of the site to protect solar access at the southern street edge.</li> </ul>
<p>2. Landscape quality</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• Creates two new public spaces, designed to attract people and diversify the spaces and experiences on the malls. The spaces have been designed by landscape architects, with the theme of the spaces extending throughout the development. The green spaces are surrounded by active uses that maximise pedestrian interest.</li> <li>• Provides prominent landscaped spaces that are integral to the overall experience and character of the development.</li> <li>• Provides spaces with mature trees that complement existing greenery in Forrest Place and on the Murray Street Mall.</li> <li>• Provides spaces with soft and hard landscaping, allowing for a range of user experiences.</li> <li>• Provides some exposed spaces, and some with shelter, allowing for usability in all conditions, with both taking advantage of northern sun access.</li> </ul>
<p>3. Built form and scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• Maintains the existing street building height line to both malls, and concentrates activity to the street.</li> <li>• Removes and replaces the existing tower to Murray Street Mall with a more contemporary, efficient and transparent tower.</li> </ul>

<p>successfully negotiates between existing built form and the intended future character of the local area.</p>	<ul style="list-style-type: none"> <li>• Bookmarks Forrest Place as a key urban civic space, and reinforces its sense of openness and contrast against the scale of the CBD.</li> <li>• Provides a small extension to Forrest Place, embellishing its role as a natural cross section in the city.</li> </ul>
<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>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• Creates new contemporary retail, hospitality and entertainment spaces, with appropriate clearances and treatments that meet current demand.</li> <li>• Creates a new tower with modern lifts and services and much improved open, high floorplates.</li> <li>• Incorporates a new vehicle tunnel that enables the development to be serviced without interruptions to the pedestrian experience.</li> <li>• Will achieve a 5-star Green Star rating and 5-star NABERS for energy and water, reducing life cycle costs.</li> </ul>
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• As noted above, will achieve a 5-star Green Star rating, and 5-star NABERS for energy and water.</li> <li>• Utilises optimal orientation for new public spaces, and employs natural ventilation for the Carillon Common level.</li> <li>• Will incorporate high efficiency systems and plants, as well as photovoltaic array on the roof of the tower.</li> </ul>
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• Incorporates a broad range of retail, hospitality and entertainment land uses in the podium that will inject activity into the malls, particularly after hours with the cinemas and extent of restaurants proposed, with thousands of tower occupants and visitors also driving activation.</li> <li>• Will expand the range of goods and service available to CBD residents, visitors and workers.</li> <li>• Incorporates a tower with a curtain wall façade that allows for optimal internal working environments.</li> <li>• Integrates seamlessly with the outside environment by providing new public spaces, and connecting into adjacent developments above and below ground.</li> </ul>
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• Integrates seamlessly with existing movement patterns in the CBD, with connections at ground, lower and upper levels to key pedestrian networks.</li> <li>• Consolidates most internal movements from bifurcated, indirect malls to streamlined, open, and wide through-connections.</li> </ul>

<p>help people find their way around</p>	<ul style="list-style-type: none"> <li>• Has easily understood internal precincts and division of land uses – being retail, dining, entertainment, and office/education. All of these uses are visible from Murray Street Mall/Forrest Place.</li> </ul>
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• Injects thousands of additional workers and visitors into the malls, particularly in the evenings, indirectly enhancing the visibility and safety of the retail core.</li> <li>• Provides for casual surveillance of key spaces from within and from outside of the development, with both being highly visible from Murray Street Mall, and adjacent to tenancies that will trade into the evening.</li> <li>• Will remove its existing crossover to Murray Street Mall, and incorporate a new vehicle tunnel, at significant cost, enabling all vehicle movements to take place from Wellington Street from existing crossovers. The removes the real and visual obstructions that vehicles in the mall create and improve hostile vehicle management.</li> </ul>
<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>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• Provides a new beating heart in the CBD – a combination of intense land use, public spaces, and entertainment adjacent Perth’s most prominent civic space. It amplifies surrounding activity, and provides life to the surrounding locality.</li> <li>• Provides two new public spaces that allow for casual interaction, leisure and relaxation.</li> <li>• Continues and ensures the CBD retail core as the primary retail destination in the CBD itself and the metropolitan area.</li> <li>• Responds to ongoing urban intensification and inner-city population growth.</li> </ul>
<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>	<p>The applicant advises the development:</p> <ul style="list-style-type: none"> <li>• Is the result of a mini design competition, and the result of a brief centred on providing a new flagship retail and entertainment experience in the CBD.</li> <li>• Relies on its appeal as a retail and entertainment destination, and its appeal against competing centres in the locality and across the metropolitan area.</li> <li>• Is the result of a careful design balance of the varying land uses across the development, the desire to create new public spaces, integrating with existing levels and access points, and built form controls.</li> </ul>

**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.

5.12pm                    Mr Hobbs departed and did not return

***Moved Mr Warn, seconded Mr Mackay***

***That the Design Advisory Committee, having CONSIDERED the design and awarding of bonus plot ratio for a proposed 24 level mixed-use development comprising of 17 level office and educational facility and mixed-use podium at 674-678 and 680-692 (Lots 100 and 101) Hay Street Mall, Perth:***

- 1 supports the awarding of 20% bonus plot ratio for the provision of a pedestrian link through the development and two public spaces, to the ground level and level two, having regard to the relevant essential criteria and performance requirements under the Bonus Plot Ratio Policy, but considers that the raised planters at the edge of the 'Sky Garden' results in a visual disconnect from Forrest Place and that this design aspect needs to be reviewed in light of the importance of reading this facility as public space;***
- 2 supports the proposed variations to the maximum building height requirements of the City Planning Scheme No. 2, acknowledging the precedent for the tower form set by the existing office tower on the site and that the proposed tower, although larger, will not have any additional adverse impact on the malls in terms of streetscape character, overshadowing and local amenity;***
- 3 supports the proposed variations to the side setback requirements under City Planning Scheme No. 2, noting that the redevelopment will be an improvement to the current extent of blank walls on the side boundaries;***
- 4 notes that the design of the arcades should be generous and free-flowing, maintaining sight-lines through the development. The minor reduction in the required minimum arcade widths is supported provided the walkways are treated to maintain transparency and visual interest on both sides and that an improved experience of arrival is provided from the pedestrian bridge;***
- 5 considers that the scale and grain of the Hay Street Mall façade design should be reviewed to provide detail and grain that is more respectful to, and sympathetic with, the surrounding heritage buildings and character of Hay Street Mall;***

(Con't)

- 6 *supports the aesthetic quality of the development, noting that most architectural expression has been given to the podium levels of the development, but considers that there is an opportunity to give further attention to the design of the tower, given its likely long-term prominence in the centre of the city, that at least extends to the design of the 'Y' columns to ensure they are elegant and well-formed elements of the design;*
7. *supports the proposed tunnel access to the basement levels that will assist in the removal of vehicles from Murray Street Mall and also supports the relocation of the pedestrian bridge linking the first-floor levels of Forrest Chase/Padbury Walk with the proposed development, but considers that more design rigour is required to ensure the bridge design is more compatible with the style of the new development and the new Padbury Walk;*
8. *considers that further attention needs to be given to ensuring the development works as a place, providing sufficient activation and connectivity between the various podium levels, particularly in terms of accessing upper level entertainment and leisure facilities in the evenings once lower level retail tenancies have closed; and*
- 9 *considers that, if the proposed redevelopment is to continue to be referred to as 'Carillon City', that it should retain the existing carillon bells within the design of the new building.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Mr Farley, Mr Karotkin, Mr Mackay and Mr Warn

**Against:** Nil

## 8. General Business

8.1 Responses to General Business from a Previous Meeting

Nil

8.2 New General Business

Nil

## 9. Items for consideration at a future meeting

Outstanding Items:

Nil

## 10. Closure

**5.30pm** The Presiding Member declared the meeting closed.