



Minutes

Design Advisory Committee

8 July 2021

Approved for release

Michelle Reynolds

Chief Executive Officer

14 July 2021

Minutes to be confirmed at the next Design Advisory Committee Meeting

These minutes are hereby certified as confirmed as a true and accurate record.

Presiding member's signature _____ Date _____

Design Advisory Committee

Established: 17 February 2004

Members:	Deputy:
David Karotkin	Peter Hobbs
Warren Kerr	
Chris Melsom	Ben De Marchi
Andrew Howe	
Stuart Pullyblank	Tony Blackwell
Rebecca Moore (State Government Architect)	Melinda Payne (State Government Architect)
General Manager Planning and Economic Development (City of Perth)	City of Perth, City Architect (City of Perth)

Quorum: Four

Terms Expire: 16 October 2021

Review: Every two years

Terms of Reference

Introduction

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

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

The Committee membership will comprise:

- two Architects (plus one Deputy) to be selected from a panel of five nominations presented by the Australian Institute of Architects;
- two Town Planners (plus one Deputy) to be selected from a panel of four nominations from the Planning Institute of Australia;
- one Landscape Architect (plus one Deputy) to be selected from a panel of two nominations presented by the Landscape Architects Institute of Australia;
- State Government Architect or their nominee; and
- Director Planning and Development of the City of Perth (plus City Architect as deputy).

Fifty percent of the members are required to attend a meeting to represent a quorum.

With the exception of Council officers, the membership of the Committee will be for a two year period and the Council reserves the right to reappoint any member nominated by the respective institutes.

The Council may terminate the appointment of any member of the Committee prior to the expiry of the term of office.

Referral of Applications

The following applications will be referred to the Design Advisory Committee:

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

Applications for bonus plot ratio or major developments requiring design advice will be presented to the Committee in the form of a written report from the Development Approvals Unit.

For design advice on other minor developments, a verbal presentation of the application will be made by the City's Planning Officers at the Committee meeting.

Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions.

This Policy defines the following considerations in assessing applications for bonus plot ratio:

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

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

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

- Public spaces.
- Pedestrian links.
- Conservation of heritage places.
- 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).

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

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

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

Design Advisory Matters

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

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Development Approvals Unit will establish and maintain 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/LDAP's decision in regard to each application.

Table of Contents

1. Declaration of Opening.....	6
1.1 Election of a Presiding Member	6
2. Acknowledgement of Country	6
3. Attendance	6
3.1 Apologies.....	7
3.2 Approved Leave of Absence	7
4. Confirmation of Minutes	7
5. Correspondence	7
6. Disclosures of Interests.....	7
Presentations and Deputations	8
7.1 - 78 – 90 (Lot 58) Mounts Bay Road, Perth – Proposed 10 level office building	8
7. Reports	9
7.1 78 – 90 (Lot 58) Mounts Bay Road, Perth – Proposed 10 level office building	9
8. Motions of which Previous Notice has been Given.....	19
9. General Business	19
10. Items for Consideration at a Future Meeting	19
11. Closure	19

1. Declaration of Opening

The Acting General Manager Planning and Economic Development, Megan Adair, declared the Design Advisory Committee meeting for the City of Perth open at 3.10pm.

1.1 Election of a Presiding Member

In accordance with Section 5.6 of the *Local Government Act 1995*, the Acting General Manager Planning and Economic Development sought nominations for a member to preside over the meeting. Chris Melsom nominated Peter Hobbs to preside over the meeting.

There being no further nominations, Peter Hobbs accepted the nomination and assumed the Chair.

2. Acknowledgement of Country

The Presiding Member respectfully acknowledged the Traditional Owners of the land on which we met, the Whadjuk Nyoongar people of Western Australia, and paid respect to Elders past and present.

3. Attendance

Members in Attendance

Peter Hobbs	Acting Presiding Member
Chris Melsom	
Rebecca Moore	
Megan Adair	

Officers in Attendance

Alliance Manager Development Approvals	Dewald Gericke
City Architect	Craig Smith
Senior Statutory Planner	Michaela Trlin
Principal Statutory Planner	Roberto Colalillo
3D Model Officer	Dimitry Fotev
Governance Officer	Ashlee Rutigliano

Deputations

In Favour of Item 7.1

Grant Boshard	Donald Boshard Architects
Marc Beattie	element
Doug Rabach	Brookfield Properties
Dan Lees	element
Richard Kilbane	Hawaiian Group

3.1 Apologies

David Karotkin

Warren Kerr

Andrew Howe

Stuart Pullyblank

3.2 Approved Leave of Absence

Nil.

4. Confirmation of Minutes

Committee Resolution

Mover Chris Melson

Seconder Rebecca Moore

That the minutes of the [Design Advisory Committee](#) meeting held on 13 May 2021 be CONFIRMED as a true and correct record.

CARRIED UNOPPOSED (4/0)

For Peter Hobbs, Chris Melsom, Rebecca Moore and Megan Adair

Against Nil.

5. Correspondence

Nil.

6. Disclosures of Interests

Nil.

Presentations and Deputations

7.1 - 78 – 90 (Lot 58) Mounts Bay Road, Perth – Proposed 10 level office building

Presentation

- 3.13pm The Senior Statutory Planner commenced the presentation and provided an overview of the proposed development application. The Senior Statutory Planner and City Architect answered questions from the Committee.
- 3.21pm The presentation concluded.

Deputation

- 3.22pm Dan Lees from element introduced the deputees who spoke in favour of the proposed development application. The deputies then answered questions from the Committee.
- 4.19pm The deputation concluded.

The deputees departed at 4.20pm.

7. Reports

7.1 78 – 90 (Lot 58) Mounts Bay Road, Perth – Proposed 10 level office building

Responsible Officer	Michaela Trlin - Senior Statutory Planner, Development Approvals
Voting Requirement	Not applicable – Advice only
Attachments/Presentations	Attachment 7.1A – Location Plan Attachment 7.1B – Perspectives Attachment 7.1C – Development Plans A verbal presentation will be given to the Design Advisory Committee regarding this application.

Purpose

To seek the Design Advisory Committee’s advice on this development application.

Recommendation

1. That the Design Advisory Committee CONSIDERS the design of the proposed 10 level office building at 78 – 90 (Lot 58) Mounts Bay Road, Perth and provides advice on:
 - 1.1 the general design and aesthetic quality of the proposed building including:
 - a. its presentation to the street, particularly at ground level noting the proposed location of the end-of-trip facilities and external vehicle drop-off and service loading/unloading area;
 - b. the external materials and finishes; and
 - c. the buildings’ impact on Bishop See gardens.
 - 1.2 the proposed variations to the building height and setback requirements of the City Planning Scheme No. 2, Building Heights and Setbacks Policy (4.4) and the Parliament House Precinct Policy and the impact on the streetscape and local amenity; and
 - 1.3 whether the proposal adequately addresses the design principles of State Planning Policy 7.0 - Design of the Built Environment.
-

Background

- The site is located at 78-90 Mounts Bay Road and forms the southern portion of the former Bishops See site, a large land holding that comprises five separate land titles between St Georges Terrace and Mounts Bay Road. The subject site has a total area of 5,800m² and is located on the corner of Mounts Bay Road and Spring Street. The State Heritage listed Bishop's House is located on the northern portion of the lot with landscaped gardens featuring mature tree and shrub specimens, terraced lawns and pathways throughout the site.

Landowner	The Perth Diocesan Trustees
Applicant	Element Advisory Pty Ltd
Zoning	(MRS Zone) Central City Area (City Planning Scheme Precinct) St Georges (P6) (City Planning Scheme Use Area) City Centre
Approximate Cost	\$40 million

Details

- The application seeks approval to construct a 10 level timber framed office building with a total floor area of 9,801m² along the eastern edge of the subject site.
- Specific details of the proposed office are as follows:

Lower Ground Floor	This level consists of the entry lobby, a vehicle drop-off area, bicycle parking and end of trip facilities, service area, a waste/bin room with lift and stair access to the upper levels.
Ground Floor	This level consists of a large lobby, a 337m ² conference room, bathroom facilities, service area with access to stairs and lifts.
Level 1	This level consists of three office tenancies with a combined floor area of 777m ² , lift and stair access and bathroom facilities.
Levels 2 - 8	These levels contain office floor space ranging from 777m ² to 947m ² and include meeting rooms, lift and stair access and bathroom facilities. This level also contains two roof terrace areas, one to the north-west of the building and the second terrace south-west facing.

- The applicant advises the following with respect to the design, materials and palette selection for the development:
 - “the building design has been shaped by its garden setting, view corridors and to enhance the heritage value of the site;*
 - a hybrid timber/steel construction system is proposed to optimise the elongated configuration of the office floors along the eastern boundary of the site;*

- *the building façade will consist of a refined curtain wall system with a series of cantilevered rooms beyond the column line of the building to provide an interesting interface between the gardens and work spaces; and*
- *two rooftop terraces on the eighth level of the building offer views to the both the river and Kings Park.”*

Compliance with Planning Scheme

Land Use

5. The subject site is located within the City Centre use area of the St Georges Precinct (P6) under City Planning Scheme No. 2 (CPS2). The St Georges Precinct will continue to function as the State’s principal centre for business, finance, commerce and administration. While offices will form the major activity, the Precinct will also accommodate a range of commercial and educational uses, including banks, travel agencies, educational establishments, art galleries and convenient facilities for the work force, such as restaurants, lunch bars, kiosks and local shops, particularly at street or pedestrian level, to create more diversity and interest.
6. The application seeks approval for ‘Office’ and ‘Education 2’ uses within the building. ‘Office’ is a preferred (‘P’) uses within the City Centre use area of the St Georges Precinct (P6) of CPS2, whilst ‘Education 2’ is a contemplated ‘C’ use. It is considered that the proposed uses are consistent with the intent of the Precinct and will be compatible with the surrounding land uses.

Development Requirements

7. The continuation of large scale development in this Precinct will reflect its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State’s business heart. Buildings will be of a high standard of design and presentation, including signs, in keeping with the prestigious character of the Precinct. The present skyline character of tall, slender, interestingly shaped towers, lighting and appropriate roof signs, will be maintained in any future development.

Special Control Area 11

8. The subject site is located within Special Control Area 11 – Bishops See (SCA 11) under CPS2. SCA 11 consists of:
 - Lot 51 (225) St Georges Terrace which contains a 20 storey office tower and associated pedestrian links and gardens;
 - Lot 55 (237 – 239) St Georges Terrace, which contains the heritage listed St George’s House (Terrace Hotel building);
 - Lot 56 (1-9) Mount Street, which is currently vacant and has planning approval for the construction of a 27 storey Bishops See Tower 2 office development;
 - Lot 57 (235) St Georges Terrace which contains a nine storey Bishops See Tower 1 office development; and
 - Lot 58 (78-90) Mounts Bay Road, which contains the heritage listed Bishop’s House and gardens.

9. The objectives of the SCA11 are to promote the development of the area in a co-ordinated manner, including pedestrian permeability, maintaining and enhancing the range of amenities and public spaces in the area, and the restoration and conservation of the heritage buildings within the SCA.
10. For the purpose of plot ratio, the SCA shall be treated as one lot. For the purpose of determining the maximum tenant parking allowance for any development on the subject land, Lots 55, 56, 57 and 58 shall be treated as one site. The proposed development does not include any commercial or tenant car parking.
11. The proposal's compliance with the CPS2 development requirements is summarised below:

Development Standard	Proposed	Permitted/Required
<p>Plot Ratio:</p> <p><u>SCA 11 Total Pot Ratio:</u></p>	<p>4.75:1 (93,975m²)</p> <p>87,287m² existing buildings and 6,688m² new building</p>	<p>6:1 (118,710m²)</p> <p>Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below:</p> <p>Special Residential Development (20% and 40% for high quality hotel maximum)</p> <p>Residential Development (20% maximum)</p> <p>Heritage Conservation/Public Facilities/Transfer Plot Ratio (20% maximum)</p>
<p>Maximum Building Height:</p> <p><u>MRS Clause 32 Area - Parliament House Precinct Policy (Outer Precinct)</u></p>	<p>43 metres</p>	<p>Maximum height between 14.67 metres and 19.01 metres</p>
<p>Setbacks</p> <p><u>Mounts Bay Road (South)</u></p> <p><u>Spring Street (West)</u></p>	<p>Nil to 6.8 metres up to a height of 43 metres (exceeding the provision from 21 metres upwards)</p> <p>17.8 metres</p>	<p>Nil up to building height of 21 metres with a 5 metre setback (up to 65 metres in building height) and a 10 metre setback required above 65 metres in height</p> <p>Nil up to building height of 21 metres with a 5 metre setback (up to 65 metres in building height)</p>

Development Standard	Proposed	Permitted/Required
<u>Side Setback (East)</u>	Nil to 100mm up to a height of 43 metres (exceeding the provision from 21 metres upwards)	and a 10 metre setback required above 65 metres in height Nil up to building height of 21 metres with a 5 metre setback (up to 65 metres in building height) and a 10 metre setback required above 65 metres in height
Bicycle Parking:		
<u>Bicycle Bays</u>	35 bays	20 bays (minimum)
<u>End of Trip Facilities</u>		
Showers	3 female 4 male	3 female (minimum) 3 male (minimum)
Lockers	58	35 (minimum)

State Planning Policy 7.0 – Design of the Built Environment

12. State Planning Policy 7.0 – Design of the Built Environment addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. It sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.
13. The applicant has provided their response to the design principles of the policy, which is outlined below:

Design Principle	Comments
1. Context and Character Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	<i>“Once a prominent landmark on the hillside of the early Swan River Colony, Bishops House and Gardens have become a forgotten oasis within the ever increasing scale of the contemporary city context. The site is bounded on the East by the Forrest Centre which largely turns its back on the site. The proposed building is sleeved along this boundary in approximate alignment with the envelope proposed within the 2007 conservation plan.</i>

Design Principle	Comments
	<p><i>Open space to the North of the site is linked and engaged by a series of new access stairs, re-instating historic patterns of use and approach. To the South and West the site is largely concealed and enclosed by dense plantings and garden walls. Strategic openings are proposed within the plantings and garden walls to engage the surrounding streets and entice visitors to the site.”</i></p>
<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><i>“The house and gardens will be revealed through careful re-opening up of vistas to and from Mounts Bay road to the south and from the open plaza to the north, and brought to life by a new generation of visitors and the daily occupants of a new workplace. The historic view corridor and the open lawn to the south of Bishops House is retained and enhanced, framed by an alignment of transplanted trees.</i></p> <p><i>A contiguous landscape experience is proposed with a shared forecourt linking Bishops House & extending seamlessly into the proposed lobby space. The eastern edge of the site, currently defined by a blank parking structure becomes a lively series of interconnected spaces, linked by a new colonnaded, processional route to Bishops House from Mounts Bay Road. This route extends north towards St Georges Terrace via a proposed staircase, unlocking the site from the northern approach. The composition of built form and the alignment of trees along the eastern edge of the terraced lawn carefully frames the view to Bishops House from Mounts Bay Road and within the garden. With improved site circulation and disabled access the plan also better facilitates and significantly increases the area currently available for events.”</i></p>
<p>3. Built Form and Scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p>	<p><i>“The scale and orientation of existing adjoining developments detract and deactivate the edges of the place. The new building seeks to mediate between the scale and materiality of the place and its high rise city context, in the form and scale of the building and datums tied into those established by the house and architectonic references such as the rhythmic colonnade. The eastern extent of the site remains legible through the lobby which remediates the current blank parking structure and forms a new and activated frontage to the site.</i></p> <p><i>The horizontal and vertical rhythm of the Victorian Georgian building informs the structural rhythm of the new building.”</i></p>

Design Principle	Comments
<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><i>“Carefully nestled within its garden setting a boutique nine storey workplace environment is proposed with a natural material quality complementing the garden setting. An innovative hybrid timber /steel structural system is proposed which optimises the elongated configuration of the office floors along the eastern site boundary. By utilising steel beams to span the 15m (internal) dimension a column free floorplate is achieved enabling great flexibility and openness to the workplace layout. Furthermore, as this system integrates significant backspan capacity in the beams we can cantilever a series of “garden rooms” beyond the outer column line to create a dynamic interplay between garden and built space in the form of meeting, work spaces and balconies.</i></p> <p><i>The building is targeting PCA A Grade, with a refined curtain wall facade system and a build quality commensurate with the setting and with the portfolio of the joint developers, Brookfield and Hawaiian.”</i></p>
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<p><i>“The proposed timber construction technology brings many associated benefits:</i></p> <ul style="list-style-type: none"> • <i>off-site manufacturing and reduced construction period means less disruption to site usage</i> • <i>reduced waste; “off-cuts” are utilised, not discarded</i> • <i>speed, simplicity and efficiency of construction</i> • <i>improved site safety and noise minimisation</i> • <i>improved occupant wellness and wellbeing</i> • <i>lower embodied carbon than typical construction</i> • <i>timber is a renewable resource; and</i> • <i>the western facade becomes self-shading.”</i>
<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><i>“The pragmatic structural solution yields a very dynamic facade condition which also transforms the experience of the garden setting with a variety of amenity spaces including break out meeting rooms, quiet focus spaces, balcony spaces with views to the garden and river. A rooftop terrace also offers river and Kings Park views. Convenient bike access from Mounts Bay Road to End of Trip facilities encourages alternative modes of transport, with bikes “on show” at Mounts Bay Rd.</i></p> <p><i>The amenity of the garden is seen as a key asset to the development with associated enhancements.”</i></p>

Design Principle	Comments
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</p>	<p><i>“Once a landmark on the hillside of the early settlement Bishops House and gardens have been incrementally concealed and isolated by surrounding development, river reclamation and by the growth of the gardens themselves. The house and gardens will be revealed through careful re-opening up of vistas to and from Mounts Bay road to the south and from the open plaza to the north, and brought to life by a new generation of visitors and the daily occupants of a new workplace.</i></p> <p><i>The lobby is treated as a spatial extension of the garden landscape with a blurred distinction between inside and out. The existing open area to the south of Bishops House is extended east to become a shared forecourt delivering visitors directly to the new main lobby entrance. The full extent of the Bishops See site is clearly legible at the eastern extent of the lobby.”</i></p>
<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><i>“Safety & security measures to improve passive surveillance include under-pruning and clearing of the mid-story of existing plantings to improve lines of sight and to reduce opportunities for hidden refuge. The development will include provision for 24hr security personnel for the whole precinct. The new building will be secured after hours, with swipe card access for tenants. After-hours access to Bishops House will be maintained. As noted in the Planning Assessment, a detailed Public Access and Security Management Plan for the site will be developed at the detailed design stage.</i></p> <p><i>Furthermore, safety is a key outcome of the proposed construction methodology. The proposed timber construction technology brings many associated benefits including:</i></p> <ul style="list-style-type: none"> <i>• off-site manufacturing and reduced construction period means less disruption to site usage</i> <i>• speed, simplicity and efficiency of construction</i> <i>• improved site safety and noise minimisation; and</i> <i>• improved occupant wellness and wellbeing.”</i>
<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><i>“Sitting at the heart of an emerging western city precinct the project brings an opportunity to enhance the heritage value of the place by opening it up to a new generation of users, reasserting historic patterns of use, movement and visual connection.</i></p> <p><i>Bishop’s House gardens have historically been a functional aspect of the house with the majority of the current plantings dating from the latter half of the 20th century. The activation and improved access that will result from this proposal will enhance the community’s appreciation of the site’s significance and contribute to the ongoing</i></p> <p><i>feasible use of the House. Improved accessibility will also broaden the potential uses of the garden to encompass larger events extending across multiple zones.”</i></p>

Design Principle	Comments
<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><i>“The proposal is intended as a backdrop or a platform for rediscovering Bishops House and Gardens. The building itself is a very pragmatic response to the many challenges of the site - and resists competing aesthetically with the house or gardens. Refinement comes through clean detailing and the way in which it integrates carefully with the setting; in its slenderness, modulation of scale, natural materiality and its method of framing spaces, vistas and individual garden elements such as specimen trees and the terraced lawn.</i></p> <p><i>The proposal enhances the landmark value of Bishop’s House and the landscaping work associated with the proposal improves vistas toward Bishops House, inviting a new generation to explore and learn about this highly significant place.”</i></p>

The Committee's final advice is as follows:

Committee Resolution

Mover Chris Melsom
Secunder Rebecca Moore

That the Design Advisory Committee, having considered the design of the proposed ten level office building at 78-90 (Lot 58) Mounts Bay Road, Perth, ADVISED that the Committee:

1. applauds the proposed innovation and timber framing solution being sought for the proposed development;
2. welcomes the current negative interface of the adjoining building and car park with the heritage gardens being addressed;
3. supports the gardens being opened up for improved public access and use and with access to and through the site from Mounts Bay Road and St Georges Terrace being considered for upgrading;
4. in principle applauds the intent to create an exciting, modern architectural response, but considers that the current response needs to be pushed harder.

Regarding the proposed development the Committee REQUESTS that:

5. the proponent fully develops the Site Masterplan so as to understand the garden's future role as the primary green space in an emerging employment precinct, including full analysis of pedestrian "ant trails" to and through the site;
6. further develops a detailed landscape design to ensure a best practice urban centre park design, with a view to both passive and activated placemaking, including possible pavilions within the space;
7. further develop the design of the "pods" to ensure they fully engage with the garden design as is the stated aim,
8. further develop the building façades to integrate the pods with the rest of the facade design;
9. re-consider the entry from Mounts Bay Road as an important portal to the site, and reconsider the location of the bike store and end-of-trip facility - perhaps into an expanded lower ground floor;
10. add detail to the site servicing diagrams, including waste management;
11. given the projected potential population of the heritage gardens (i.e. as per Central Park) the ground level activation being improved to assist the integration with the gardens noting the proposed use of a gallery will provide secondary but not primary activation;
12. the details of the glazing and quality finishes to the treatment of the colonnade including soffit should be carefully considered to ensure the success of the integration of the building with the gardens.

CARRIED UNOPPOSED (4/0)

For Peter Hobbs, Chris Melsom, Rebecca Moore and Megan Adair
Against Nil

8. Motions of which Previous Notice has been Given

Nil.

9. General Business

Nil.

10. Items for Consideration at a Future Meeting

Nil.

11. Closure

The Acting Presiding Member declared the meeting closed at 4.40pm.