



City of **Perth**

Minutes

Design Advisory Committee

11 March 2021

Approved for release

Michelle Reynolds

Chief Executive Officer

18 March 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 _____

Terms of Reference

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)
Jayson Miragliotta (City of Perth. General Manager, Planning & Economic Development)	Craig Smith (City of Perth, City Architect)

Quorum: Four

Terms Expire: 16 October 2021

Review: Every two years

Role:

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

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

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

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

Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions. This Policy defines the following considerations in assessing applications for bonus plot ratio:

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

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

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

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

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

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

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

Design Advisory Matters

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

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio
- Details of the development and major design issues to be addressed
- The Committee's recommendation of the proposal and
- The Council's decision in regard to each application.

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1. Declaration of Opening

The Presiding Member declared the Design Advisory Committee Meeting for the City of Perth open at 3.03pm.

2. Acknowledgement of Country

The Presiding Member read the acknowledgement of country:

I respectfully acknowledge the Traditional Owners of the land on which we meet, the Whadjuk (Whad-juk) Nyoongar people of Western Australia, and pay my respects to Elders past and present. It is a privilege to be standing on Whadjuk Nyoongar country.

3. Attendance

Members in attendance

David Karotkin	Presiding Member
Stuart Pullyblank	
Chris Melsom	(Retired at at 3.45pm and did not return)
Rebecca Moore	State Government Architect
Jayson Miragliotta	General Manager, Planning and Economic Development
Peter Hobbs	Deputy for Warren Kerr

Officers in attendance

Dewald Gericke	Acting Alliance Manager Development Approvals
Roberto Colalillo	Principal Statutory Planner
Michaela Trlin	Senior Statutory Planner
Shervin Family	3D Model Officer
Ashlee Rutigliano	Governance Officer

Observer

Cr Catherine Lezer	(Retired at 4.15pm and did not return)
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Deputations

Item 7.1

Sarah Asher – MJA Studio
Robin Burnage – Tim Davies Landscaping
Danielle Davison – Momentum Wealth
Jimmy Thompson – MJA Studio
George Ashton – element

Item 7.2

John Czechowski – Gray Puksand (Attending via conference phone)

Sean Morrison – Urbis

Ben Watson – NS Projects

Alwin Bax – Perron Group

3.1 Apologies and Members on Leave of Absence

Apologies

Warren Kerr

Andrew Howe

Leave of Absence

Nil

4. Confirmation of Minutes

Committee Resolution

Mover Chris

Secunder Peter Hobbs

That the minutes of the Design Advisory Committee meeting held on 11 February 2021 be CONFIRMED as a true and correct record.

CARRIED UNOPPOSED (6/0)

For David Karotkin, Chris Melsom, Peter Hobbs, Stuart Pullyblank, Rebecca Moore and Jayson Miragliotta

Against None

5. Correspondence

Nil

6. Disclosures of Interests

Name	Chris Melsom
Item number and title	7.2 – 152 - 158 (Lot 27) St Georges Terrace, Perth – Proposed Replacement of Façade Cladding and Lighting to the Central Park Building
Nature of interest	Direct Financial Interest
Interest description	Mr Melsom is an employee of Urbis, who are representing the proponent of the development application.

Presentations and Deputations

Item 7.1 - 20 (Lot 3) Mounts Bay Road, Crawley – Proposed Demolition of the Existing Residential Multiple Dwelling Building and the Construction of a Nine Level Residential Development Comprising of Eight Multiple Dwellings and 24 Car Parking Bays - Transfer of Plot Ratio

Presentation:

- 3.06pm The Principal Statutory Planner commenced the presentation and provided an overview of the proposed development application. The Acting Alliance Manager Development Approvals and Principal Statutory Planner then answered questions from the Design Advisory Committee.
- 3.14pm The presentation concluded.

Deputation:

- 3.15pm Sarah Asher from MJA Studio introduced the members of the deputation and the deputies provided a comprehensive overview of the proposed development application. The deputees then answered questions from the Design Advisory Committee.
- 3.43pm The deputation concluded.
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7. Reports

7.1 20 (Lot 3) Mounts Bay Road, Crawley – Proposed Demolition of the Existing Residential Multiple Dwelling Building and the Construction of a Nine Level Residential Development Comprising of Eight Multiple Dwellings and 24 Car Parking Bays - Transfer of Plot Ratio

Responsible Officer	Jasmine Hancock, Senior Statutory Planner, Development Approvals
Voting Requirement	Not applicable – Advice only
Attachments/Presentations	Attachment 7.1A – Location Plan Attachment 7.2B – Perspectives An FTP Link is provided to Committee members with the 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 nine level residential development comprising of eight multiple dwellings and 24 car parking bays at 20 (Lot 3) Mounts Bay Road, Crawley and provides advice on:
 - 1.1 the general design and aesthetic quality of the development including:
 - a. its presentation to the street;
 - b. the proposed external materials and finishes; and
 - c. landscaping treatments;
 - 1.2 the minor encroachment of the balconies into the six metre visual privacy setback requirement of the Residential Design Codes Volume 2 – Apartments along the eastern boundary; and
 - 1.3 whether the proposal adequately addresses the design principles of State Planning Policy 7.0 - Design of the Built Environment.
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Background

1. The subject site has a total area of 1,539m² and is located on the northern side of Mounts Bay Road, Crawley. The site is currently occupied by a three-storey residential building which is proposed to be demolished.

Landowner	Nitchingham Investment Pty Ltd; Grahame Duff; Paul John Rodoreda; Andrew Ian Gardner; Tee Tong Chiam and Teng Chay Gan
Applicant	Element Advisory Pty Ltd
Zoning	(MRS Zone) Urban (City Planning Scheme Precinct) Precinct 9- Matilda Bay (City Planning Scheme Use Area) Residential - R60
Approximate Cost	\$12 million

Details

2. The application seeks approval to demolish the existing residential building located on the site and to construct a nine level residential development comprising of eight multiple dwellings and 24 car parking bays
3. Specific details of the proposed residential development are as follows:

Ground Floor	This level contains the main entrance and lounge to the residential development. The bin storage room, car park and bicycle storage area is also located at this level.
Level 1	This level contains the residential amenity area including a pool and landscaped pool deck, gymnasium, morning terrace, yoga area and change rooms.
Level 2	This level contains two 3-bedroom/2-bathroom apartments (131m ² each).
Levels 3-8	These levels each contains a 3-bedroom/3-bathroom apartment (250m ²) with a study/media room, extensive living area, powder room, laundry, winter garden (24m ²) and balcony (94m ²).
Roof Level	This level consists of an enclosed roof plant, lift overrun and potential solar roof panels.

4. The applicant advises that:
“the form of development has been designed to be consistent with developments on the surrounding sites in Crawley, comprising of a singular tower with no defined podium, setbacks to all lot boundaries and high-quality landscaping within the front and side setback areas. In addition, building has been designed with a sculptural form that provides articulation and visual interest to all sides, and utilises a range of high quality materials commensurate with the luxury standard proposed. The adopted massing approach has been informed by the immediate site context, to ensure appropriate building to building

separation which minimises overlooking of habitable rooms and outdoor living areas on the adjoining sites, whilst capitalising on the prominent views over the Swan River.”

Compliance with Planning Scheme

Land Use

5. The subject site is located within the Residential - R60 Use Area of the Matilda Bay Precinct 9 under City Planning Scheme No. 2 (CPS2). The Matilda Bay Precinct will continue to accommodate a variety of land uses located within a defined area. In the Crawley Residential Area, the development of spacious, high quality dwellings appropriate to the area is encouraged. Multiple units, set within spacious, planted gardens will continue to be the predominant form of housing, although all forms of housing are permitted.
6. The proposed use of the building for multiple dwellings ('Residential') is a preferred 'P' use in the Residential - R60 Use Area of the Matilda Bay Precinct 9 under CPS2.

Development Requirements

7. New development in the Residential Crawley Area must complement existing structures, the escarpment, Kings Park, and the river foreshore, by way of design, materials used and landscaped setting. All uses are to be adequately catered for by covered on-site parking, in addition to visitor parking bay. Development shall be in accordance with the Residential Design Codes, although variations, with the exception of density, consistent with existing development, and to facilitate the height restrictions, will apply. The height of buildings in the area is restricted in order to limit the impact of development on Kings Park, the escarpment, the Mounts Bay Road frontage and river foreshore.
8. The proposal's compliance with the CPS2 and Residential Design Codes Volume 2 - Apartments development requirements is summarised below:-

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio:	1.2:1 (1,846.8m ²) Inclusive of a 20% (307.8m ²) transfer of plot ratio from 360 Murray Street, Perth	Base Plot Ratio 1:1 (1,539m ²) Maximum Transfer of Plot Ratio of 20%
Maximum Building Height:	34.5 metres	39 metres (maximum)
Setbacks:		

Development Standard	Proposed	Permitted/Required
Front	4 metres	4 metres (minimum)
Rear	16.5 metres	3 metres (minimum)
Side – East	3 metres – 9.5 metres	3 metres (minimum)
Side - West	3 metres -13 metres	3 metres (minimum)
Visual Privacy Setbacks:		
Rear	24 metres	6 metres (minimum) unenclosed private outdoor spaces
Side – East	3 metres – 9.5 metres	
Side - West	7 metres – 13 metres	
Car Parking:		
Residential	16 bays	16 bays (minimum)
Visitor	8 bays	8 bays (minimum)
Bicycle Parking:	9 bays	4 bays (minimum)

Transfer Plot Ratio

9. In accordance with clause 30(5) of CPS2, the application is also proposing a transfer of plot ratio of 307.8m² (or 20%) from 360 (Lot 123) Murray Street, Perth, which is listed in the City's Register of Transferred Plot Ratio as a donor site.

State Planning Policy 7.0 – Design of the Built Environment

10. 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.

11. The applicant has provided their response to the design principles of the policy, which is outlined below:

Design Principle	Comments
<p>1. Context and Character</p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<p><i>“The proposed design response has been greatly informed by the form and nature of existing development on surrounding sites, particularly through the adopted massing approach and the incorporation of significant areas of landscaping and deep soil planting. This results in appropriate building to building separation, and a design that capitalises on the prominent views available from the subject site whilst maintaining an appropriate interface with the similarly-scaled residential developments on surrounding sites.</i></p> <p><i>The proposed development is also consistent with the City’s desired future character for the Crawley residential, as established under the Matilda Bay Precinct plan, which advocates for the development of spacious, high quality apartments set in landscaped surrounds, as proposed by this application.”</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>“Consistent with the Matilda Bay Precinct Plan, the proposed development is to be set in high quality landscaped surrounds. This includes significant areas of deep soil landscaping in the front and side setback areas to manage the interface with the street and surrounding properties, and the retention of the existing lemon scented gum tree at the Mounts Bay Road frontage. The building form is directly influenced by the desire to retain an effective canopy zone for the lemon scented gum tree, in recognition of its important contribution to the streetscape adjacent the subject site.</i></p> <p><i>The landscape design provides a mix of soft and hard landscape elements to provide amenity for residents, including integrated seating opportunities that are designed to facilitate social interaction. Landscaping is prioritised within the front and side setback zones, to manage the interface with the street and surrounding properties.</i></p> <p><i>Species selection has been driven by local soil conditions and the desire to minimise potable water use, as detailed in the accompanying landscape plans.”</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 proposed development is compatible in scale with existing buildings in the locality and is within the building height limits set by the City of Perth CPS2.</i></p> <p><i>The sculpting of the building form serves to reduce perceived bulk and scale, and enhances retained views through the subject site for neighbouring buildings. This also enables the development to capitalise on the prominent views available to the Swan River, whilst retaining northern solar access to habitable rooms and providing cross ventilation opportunities for all apartments.</i></p>

Design Principle	Comments
	<p><i>The generous rear setback also reduces the impact of overshadowing from the existing building to the north at 4 Crawley Avenue, and minimises resultant overshadowing of the adjoining site at 22 Mounts Bay Road.</i></p> <p><i>Utilising the change in level across the subject site, the proposed development is also able to provide a semi-basement car parking level to the rear, to minimise the impact of car parking areas on the street and surrounding buildings.”</i></p>
<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>“The proposed development utilises a range of high-quality, durable materials that are commensurate with the luxury standard of the proposed residential apartments. This approach will ensure an enduring design outcome and minimise ongoing maintenance costs over the life-cycle of the development.</i></p> <p><i>Required servicing infrastructure (including waste storage and collection facilities) has been located within the proposed building envelope where possible, to ensure these functions are appropriately screened from view. Street frontage service cabinets are also oriented perpendicular to the street and integrated with proposed landscaping areas, to minimise impact to the primary street frontage.</i></p> <p><i>Waste will be disposed of via a dual chute system linked to each floor of the development, which will provide convenient access for residents and allow for the separate storage and collection of waste and general recyclables. Waste collection will occur on-site, within the rear car parking area and immediately adjacent the ground floor bin store. This will minimise disruption to residents and neighbouring properties, and preserve streetscape amenity along Mounts Bay Road.”</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>“All apartments within the development benefit from large north facing balconies, dual aspects and full height glazing to maximise access to natural light. All of the apartments are also capable of natural cross ventilation, with direct access to natural light and ventilation to all habitable rooms. This high level of passive thermal design will assist in minimising energy use and operating costs over the life-cycle of the development.</i></p> <p><i>As noted above, landscaping species have also been chosen with due regard to waterwise principles, to minimise potable water use, whilst providing shade and minimising urban heat gain.</i></p> <p><i>The proposed development also includes rooftop solar panels, energy efficient hot water systems and white goods, waterwise fixtures and fittings,</i></p>

Design Principle	Comments
	<p><i>and provision for the appropriate separation of general waste and recyclables.</i></p> <p><i>The above factors combine to deliver a highly sustainable development that meets and exceeds the associated requirements of the R-Codes Volume 2."</i></p>
<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 generously sized apartments all benefit from northern solar access, cross ventilation and access to expansive views over the Swan River, offering an outstanding level of residential amenity. The spacious internal layouts provide for comfortable spaces that can flexibly accommodate desired furniture layouts, with all habitable rooms having direct access to natural light and ventilation. The apartments all have large outdoor living areas, including separate weather protected wintergarden spaces for the upper level apartments, and high quality communal facilities are also provided at Level 1, including a gym, pool and outdoor terrace.</i></p> <p><i>As noted above, the generous rear setback also reduces the impact of overshadowing from the existing building to the north at 4 Crawley Avenue, and minimises resultant overshadowing of the communal outdoor spaces to the rear of the adjoining site at 22 Mounts Bay Road.</i></p> <p><i>Appropriate noise mitigation measures will also be implemented to minimise the impact of traffic noise from Mounts Bay Road, as detailed in the accompanying acoustic report."</i></p>
<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>"The contemporary architectural response will provide a counterpoint to neighbouring properties and has the potential to serve as a wayfinding landmark in the locality.</i></p> <p><i>The primary building entry is clearly defined and visible from Mounts Bay Road and provides a direct line of sight to the residential lifts. Corridors within the development have also been minimised to enhance legibility and maximise internal apartment floorspace.</i></p> <p><i>Vehicle access and circulation is also highly legible, with the single crossover to Mounts Bay Road providing a clear line of sight to the main car park entry to the rear of the subject site. The rear car parking area is also laid out in a logical grid pattern and a separate turning bay is provided in the front setback area to accommodate deliveries and ride sharing services."</i></p>

Design Principle	Comments
<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>“The proposed development will provide for a notable increase in passive surveillance of Mounts Bay Road adjacent the subject site through the orientation of balconies and major openings towards the street.</i></p> <p><i>Additional provisions for a safe and legible design include a secure, well lit, car park with no long dead end corridors, and appropriate lighting design to common areas.”</i></p>
<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>“The range of high quality communal facilities provided will encourage social engagement and physical activity for residents within the development. These spaces also assist in activating Mounts Bay Road through the orientation of the gym and associated outdoor terrace.</i></p> <p><i>The large apartments respond to the City’s stated desire to promote spacious, high quality apartments within the Crawley residential area, and are consistent with market demand. The large floor plates and flush balcony transitions also result in 75% of the apartments being able to meet the Silver Level of the Liveable Housing Design Guidelines, well in excess of the minimum requirements of the R-Codes of Volume 2. This will assist in facilitating ageing in place, by delivering apartments that can cater for all ages and abilities.”</i></p>
<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 proposed development is of an exceptionally high standard of design that will contribute positively to the streetscape, skyline and the amenity of the locality.</i></p> <p><i>The elegant, sculptural form of the development responds to the riverfront location and has been designed with equal levels of articulation to all elevations. This ensures that there is no ‘back of house’ for a development that will be viewed from all directions by users of Mounts Bay Road and residents of neighbouring buildings.</i></p> <p><i>The contemporary form of the proposed development is complemented by a darker colour scheme that presents a counterpoint to the numerous rectilinear white and beige developments in the locality. This, combined with the use of quality materials and finishes throughout, will result in a high quality architectural outcome that will contribute positively to the streetscape character along Mounts Bay Road.”</i></p>

3.45pm Chris Melsom declared a direct financial interest in Item 7.2 - 152 - 158 (Lot 27) St Georges Terrace, Perth – Proposed Replacement of Façade Cladding and Lighting to the Central Park Building, departed the meeting and did not return.

The Committee moved an alternate motion:

Committee Resolution

Mover Stuart Pullyblank
Secunder Rebecca Moore

That the Design Advisory Committee, having considered the design of the proposed Nine Level Residential Development Comprising of Eight Multiple Dwellings and 24 Car Parking Bays at 20 (Lot 3) Mounts Bay Road, Crawley advised that the Committee:

1. is supportive of the design and use of materials considering the proposed development to be of a high architectural standard;
2. is supportive of the transfer of plot ratio noting the development is under the height provision and generally setback further than the minimum setback provisions;
3. is supportive of the proposed landscaping with the existing eucalyptus tree in the front setback being protected during construction and thereafter maintained by the future strata on advice by a professional arborist;
4. encourages that the rear dry landscape area be further enhanced, and with access being provided to ensure the ongoing maintenance of this area.

CARRIED UNOPPOSED (5/0)

For David Karotkin, Peter Hobbs, Stuart Pullyblank, Rebecca Moore and Jayson Miragliotta
Against None

Presentations and Deputations

Item 7.2 - 152 - 158 (Lot 27) St Georges Terrace, Perth – Proposed Replacement of Façade Cladding and Lighting to the Central Park Building

Presentation:

3.49pm The Senior Statutory Planner commenced the presentation and provided an overview of the proposed development application. Acting Alliance Manager Development Approvals and Senior Statutory Planner then answered questions from the Design Advisory Committee.

3.54pm The presentation concluded.

Deputation:

3.55pm Sean Morrison from Urbis and introduced the members of the deputation and John Czechowski from Gray Puksand provided a comprehensive overview of the proposed development application. The deputies then answered questions from the Design Advisory Committee.

4.14pm *Cr Lezer departed the meeting and did not return.*

4.44pm The deputation concluded.

7.2 152 - 158 (Lot 27) St Georges Terrace, Perth – Proposed Replacement of Façade Cladding and Lighting to the Central Park Building

Responsible Officer	Michaela Trlin, Senior Statutory Planner, Development Approvals
Voting Requirement	Not applicable – Advice only
Attachments/Presentations	Attachment 7.2A – Location Plan Attachment 7.2B – Development Plans and Perspectives A FTP Link is provided to Committee members with the 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 proposed replacement façade cladding and lighting to the Central Park building at 152 - 158 (Lot 27) St Georges Terrace, Perth and provides advice on:
 - 1.1 the general aesthetic quality of the proposed cladding to the building including:
 - a. the proposed darker colour palette for the exterior cladding and its impact on the city’s skyline; and
 - b. the proposed lighting system and the proposal to change lighting colours to reflect the lunar cycle.
-

Background

1. The subject site has a total area of 7,136m² and is located on St Georges Terrace with additional street frontage to Hay Street, Perth. The development, known as Central Park, was completed in 1992 with the main tower building being the tallest in Perth and forming a key part of the city skyline. The main tower has remained relatively untouched since its completion except for some minor works to the upper terrace levels where the building steps down and various roof sign changes.

Landowner	APF Management Pty Ltd and Perron Investments Pty Ltd
Applicant	Urbis
Zoning	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) / St Georges (P6) (City Planning Scheme Use Area) City Centre
Approximate Cost	\$ 18.9 million

Details

2. The application seeks approval to remove the existing façade system for the entire tower on all elevations above podium height. The works include the removal of the cladding to the core overrun above the roofline. The existing tower glazing will remain.
3. The applicant advises the following with regards to the proposed façade alterations and lighting additions:
 - *“the new cladding to the tower façade will comprise spandrel faceted solid aluminium panels. The main tower will be treated with new flat cladding, whilst the lower secondary tower elements will be treated with cladding with chamfer elements and various angled components. The panels will be darker in colour than the existing cladding with the final pattern, colour and materials still to be finalised. The struts and beams will also be reclad and will have a thicker structural finish and glossier appearance; and*
 - *the new lighting system will provide a more defined presence for the tower at night. This will include the tower edges being emphasised by spotlights from above and below as well as to the diagonal struts. All lighting will be ‘cool white’ with the lift core overrun and antenna spire to be up lit also. It is intended that the colours will change subtly to reflect the lunar cycle, alternating from ‘cool white’ through to ‘deep blue’.”*

Compliance with Planning Scheme

Land Use

4. The subject site is located within the City Centre use area of both the St Georges Precinct (P6) and the Citiplace Precinct (P5) under City Planning Scheme No. 2 (CPS2), however the tower mainly falls within the St Georges Precinct. 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.
5. The proposed refurbishment works includes the retention of the predominant 'Office' uses within the building. 'Office' is a preferred ('P') uses within the City Centre use area of the St Georges Precinct (P6) of CPS2. No modifications or additions are proposed to the existing ground floor 'Dining' tenancies. The retention of the mix of uses is considered to be consistent with the precinct statement of intent.

Development Requirements

6. 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.
7. Minor Town Planning Scheme No. 16 (MTPS16) applies to the subject site and the adjoining sites being 140 and 150 St Georges Terrace. MTPS16 was established to facilitate the comprehensive redevelopment of the land parcels in a coordinated manner. The provisions of MTPS16 include requirements relating to plot ratio, car parking, vehicular access and landscaping.
8. The proposed refurbishment works do not impact on the building's existing compliance with the development requirements of CPS2 and MTPS16 relating to plot ratio, height and setbacks.

State Planning Policy 7.0 – Design of the Built Environment

9. 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.
10. The applicant has provided their response to the design principles of the policy, which is outlined below:

Design Principle	Comments
<p>1. Context and Character</p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<p><i>“The proposed façade responds to the existing tower form and shape, and the Brian McKay lobby artwork – it is contextually appropriate and relevant.</i></p> <p><i>“The proposed façade also enhances the broader CBD and skyline – reinforcing St Georges Terrace as WA’s centre of commerce. The lighting design complements recent private and public efforts to enhance building and landmark lighting across the inner city.”</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 works do not affect the ground plane or any landscaping areas. The new façade and lighting system will improve the enjoyment of the Central Park open space by providing additional visual interest and additional ambient lighting.”</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 proposed works do not alter the built form and scale of the towers. The current tower has strong horizontality due to the ‘banding’ effect of the existing light coloured cladding and dark glazing. The new design will accentuate the verticality of the tower by reducing this effect via the new colours and varying treatments to the main tower and other parts of the tower, and via the thickened structural beams and struts.”</i></p>
<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>“The façade replacement project represents a significant investment in the building’s future that will extend its life cycle. Despite some impacts during construction, the impact to building users will be minimal given that the existing glazing will remain in-situ.”</i></p>

Design Principle	Comments
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<p><i>“It is intended that materials and construction waste removed from site will be recycled to the maximum extent possible.”</i></p>
<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>“Building, precinct, and broader CBD users will benefit from the refreshed building, with no negative external impacts.</i></p> <p><i>There will be no impact on internal building amenity. The proposed works do not affect the uses or activities that will take place on the subject site.”</i></p>
<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>“The new façade and lighting will enhance Central Park’s role as a recognisable landmark for CBD users.”</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>“The proposal will not have any major impacts on safety in the precinct, however the new lighting will provide additional ambient lighting to the locality.”</i></p>

Design Principle	Comments
<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>“The proposed works will refresh an existing building, with a design that references the existing structure and the past, whilst responding to current market and environmental standards for cladding.”</i></p>
<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 architects and project team, working with the owners, considered a number of colours, patterns and permutations of the final proposed cladding design. A range of alternative lighting strategies and approaches were also tested.”</i></p> <p><i>The final proposed outcome will create a more recognisable and detailed building that attracts attention in a subtle and sophisticated way.”</i></p>

The Committee moved an alternate motion:

Committee Resolution

Mover Peter Hobbs
Seconder Stuart Pullyblank

That the Design Advisory Committee, having considered the Proposed Replacement of Façade Cladding and Lighting to the Central Park Building at 152 - 158 (Lot 27) St Georges Terrace, Perth advised that the Committee:

1. confirms Central Park to be considered one of the most significant buildings in the City Centre;
2. is supportive of the proposed lighting which will contribute to the presentation of the building;
3. questions if the original design intent of the building has been correctly interpreted (the applicant is encouraged to discuss this with the original architect) and is not convinced by the presentation that the proposed colour and profile changes will result in an outcome that is better than existing;
4. recommends that an onsite test be pursued as the rendering presented may not be an accurate representation of the outcome.

CARRIED UNOPPOSED (5/0)

For David Karotkin, Peter Hobbs, Stuart Pullyblank, Rebecca Moore and Jayson Miragliotta
Against None

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 Presiding Member declared the meeting closed at 4.54pm.