



CITY of PERTH

Lord Mayor, Councillors and Committee Members,

NOTICE IS HEREBY GIVEN that the next meeting of the **Design Advisory Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 21 May 2015 at 4.00pm.**

Yours faithfully

**GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER**

15 May 2015

Committee Members:

Members:

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

Deputy:

Vacant
John Paul Davies
Stuart Pullyblank
N/A
City Architect



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

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

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

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

Role:

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

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

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development which are seeking bonus plot ratio whether inside or outside the Central Area;
2. Applications for major developments within the city;
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application; and
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Plot Ratio Bonuses

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

- The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.
- Bonus plot ratio will not be awarded “as of right” but must be earned.
- The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should benefit the population of the city and the community as a whole, enhance enjoyment of the city and contribute positively to the overall physical environment and ambience of the city.

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

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

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

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

Design Advisory Matters

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

Register of Decisions of the Design Advisory Committee

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

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

This meeting is not open to members of the public

DESIGN ADVISORY COMMITTEE 2 APRIL 2015

ORDER OF BUSINESS

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

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

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

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

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.



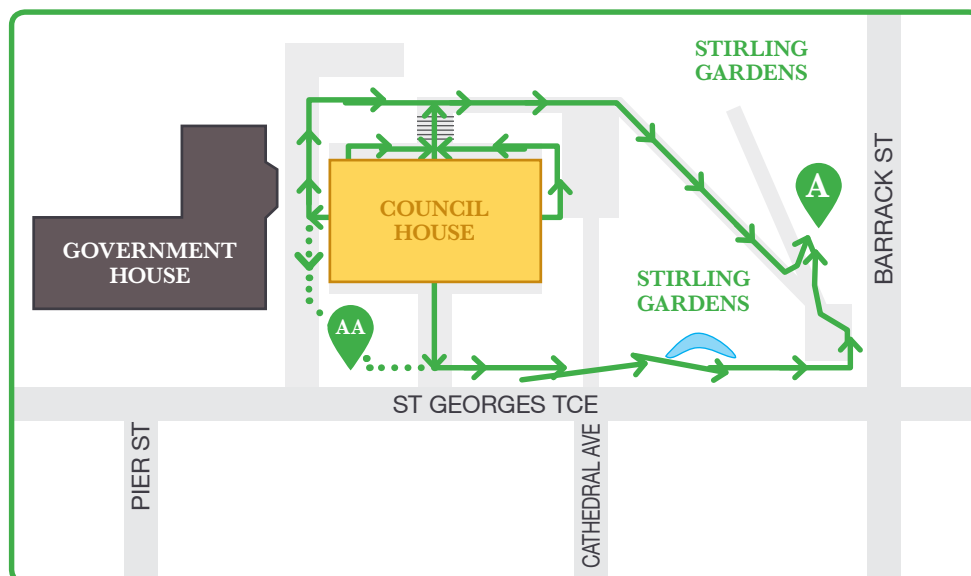
EVACUATION ALARM/PROCEDURES

whoop whoop whoop

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

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

EVACUATION ASSEMBLY AREA



 Assembly Area

 Alternate Assembly Area

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ITEM NO: 1

77 (LOT 50) ST GEORGES TERRACE, PERTH – ADDITIONS TO AND REFURBISHMENT OF EXISTING BUILDING, UPGRADE TO EXISTING PLAZA PEDESTRIAN LINK AND NEW PEDESTRIAN LINK TO SHERWOOD COURT – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the revised design and the awarding of bonus plot ratio for the proposed additions to and refurbishment of an existing building, upgrade to an existing plaza and pedestrian link and a new pedestrian link to Sherwood Court at Allendale Square, 77 (Lot 50) St Georges Terrace, Perth and provides advice on:

- 1. the awarding of 5.37% bonus plot ratio for the proposed provision of public facilities (Public Plaza and Pedestrian Link refurbishment and additions) having regard to the essential criteria and performance requirements identified under the Bonus Plot Ratio Policy 4.6.1;*
- 2. the proposed widths of the pedestrian walkways within the arcade level;*
- 3. the micro climate and maintenance issues relevant to the glazed enclosures and canopies; and*
- 4. the general design and aesthetic quality of the development.*

BACKGROUND:

SUBURB/LOCATION:	77 St Georges Terrace, Perth
FILE REFERENCE:	2014/5555
REPORTING UNIT:	Approval Services
RESPONSIBLE DIRECTORATE:	City Planning and Development
DATE:	4 May 2015
MAP / SCHEDULE:	Schedule 1 - Map and coloured perspectives for 77 St Georges Terrace, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Mirvac Capital Pty Ltd
APPLICANT: TPG Town Planning, Urban Design and Heritage
ZONING: (MRS Zone) Central City Area Zone
(City Planning Scheme Precinct) St Georges (P6)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$14.5 million

SITE HISTORY:

The site is 4,057m² in size and currently occupied by Allendale Square, a 31 level office building. The site has frontage to St Georges Terrace and Sherwood Court and has vehicle access via Sherwood Court.

The original approval for the current development of the site was issued in 1973. The City's records indicate the approval incorporated 17.6% bonus plot ratio for provision of the public plaza and the overall amenity of the building. The total plot ratio area approved as part of this development was 23,869.58m², equating to a plot ratio of 5.88:1.

The allowable plot ratio on the site at the time of the development was 5.0:1.0. Amendment 25 to the City Planning Scheme No. 2 (CPS2) increased the plot ratio on the subject site to 6.0:1.0. Since the original development, three refurbishments and numerous internal fit outs have been undertaken on the site with the site now being calculated to have a plot ratio floor area of 24,916.4m², representing a plot ratio of 6.14:1. This has likely occurred through the change in definition of 'floor area of a building' in CPS2, considered to contribute to plot ratio since the development approval in 1973.

The City has no record of the original development approval or assessment documentation however further correspondence on file regarding the development indicates that there may have been the exclusion of the place of worship and conference facilities from the original plot ratio calculation. This would account for an additional 341.6m² plot ratio floor area for the conference facilities and 406.2m² plot ratio floor area for the place of worship being a total 747.8m² additional plot ratio floor area. The discrepancy in the approved and current plot ratio on the site is lowered to 299.02m².

This application was originally considered by the Design Advisory Committee (DAC) at its meeting on 22 January 2015 when it was resolved that the Committee:

- “1. supports the awarding of 4% bonus plot ratio for the refurbishment and additions to the pedestrian links and commends how the refurbished arcade level addresses Sherwood Court and improves activation and the pedestrian links through the site;*
- 2. does not support the awarding of bonus plot ratio for the refurbishment of the public plaza as it is considered that the design of the plaza level is still unresolved and is not a well articulated response to the strong, clear form of the*

existing tower. It is uncertain as to how the plaza area will be enhanced, noting the missed opportunity to improve the plaza in front of the Chappell and the need to pursue the enclosure of the existing plaza opening. Sufficient justification has not been made for the additional floor space and particularly for the design and form of the eastern tenancy;

- 3. considers that the design requires more clarity about the design and extent of the glazed canopy and how the plaza level structures are going to be constructed and fitted out to accommodate services and functional areas for the intended food and beverage tenancies.”*

In response to the DAC's comments, the applicant has submitted revised plans as well as an accompanying written submission addressing the relevant concerns raised above.

DETAILS:

The proposed works include:

- the reconfiguration of parking bays (retaining the approved 100 bays) to accommodate the additional lift, loading zone, bin storage and escalator pit;
- the reconfiguration of the arcade tenancy area and common area seating, re-arrangement of shop fronts and additional retail tenancies;
- two new external single storey commercial tenancies to the plaza level extending to the street frontage constructed in glass;
- a new glass canopy extending to the St Georges Terrace and relocation of the escalator to the arcade level; and
- new paving, seating, lighting and soft landscaping to the plaza area.

The following revised information has been submitted in response to DAC's previous advice:

With respect to point 2 of the DAC advice, the applicant has advised that it is proposed that a number of different spaces are to be created for the public to enjoy and interact. To the southern side of the building a mix of recreation and passive spaces are proposed with the provision of two passive and one active recreation area. The passive recreation areas will be provided with raised planters with seating edges, loose furniture and modular seating to allow flexible gathering spaces, umbrellas to create a sense of enclosure and planting to create intimate areas and protect from southern-easterly winds. The proposed 'active' recreation include bespoke table tennis furniture for unique fitness and social interaction, a raised stage for small community gatherings and art displays and colour and a tactile material which creates a playful experience.

Along St Georges Terrace most of the activity will be focused on the retail tenancies with the focus being on the provision of suspended artwork from the canopy. The proposed tenancies are envisaged to be dining and entertainment (bar) premises and as a result will be active meeting spaces throughout the day and into the evenings.

With regards to point 3, the applicant has modified the design of the plaza level tenancies and the glass canopy in response to the DAC's comments. Neither of the proposed tenancies are proposed to be two storey however the western tenancy now has a proposed unenclosed upper level with a small enclosed area to the rear of the tenancy that will house the central services core (service riser, accessible toilet and lift). The proposed tenancies will provide awnings which will project over portions of St Georges Terrace and Sherwood Court to provide pedestrian shelter whilst also providing sun-shading to the tenancies.

Servicing for the new tenancies will be provided for in a centralised core to the rear of the tenancies which will minimise the impact on the transparency of the tenancies. In addition to this fire sprinklers to the plaza level will limit the requirements for solid walls.

Whilst the fit out of the tenancies will be by the tenants the applicant has advised that the owners will be including a detailed tenancy fit-out guide in the leasing agreements to ensure that the high standard of the plaza's architecture and design quality is maintained and it will also outline the requirements for signage, lighting and maintaining the transparency of the buildings.

The proposed tenancy 2 will have an increased roof volume with the roof finish to match the proposed tenancy 1. The applicant has advised that due to a current cafe license associated with the internal café tenant the 'L' shape floor plan is unavoidable, however the roof has been squared off allowing for flexibility in the footprint to be squared off in the future if required. However, as the current design stands the roof form creates a covered alfresco seating area.

All services (mechanical, hydraulic and fire) are supplied and reticulated to the plaza tenancies through the ceiling space of the arcade level below. Both tenancies have a service riser zone shown as per proposed plans, from this location the services will be reticulated through the tenancy in their ceiling space. The western tenancy 1 does house an exhaust riser from the arcade level that is replacing the existing riser that is located adjacent to the external escalators.

The extent of glass canopy has been reassessed due to the deletion of the second level to the plaza tenancies, and reduced to the areas that is required, being above the main entry to the tower office lobby, as well as above the new escalators down to the arcade. This was done in conjunction with minimising the number of irregular glass panels caused by the non-perpendicular relationship of the tower, plaza and boundary.

The proposed canopy system utilises a rigid point fixed glass using stainless steel spider fitting, which are connected to a grid of primary and secondary steel. The primal steel portal frame continues as per the previous design however a secondary grid is introduced to pick up the glass panes. The primary and secondary grid are aligned to the plaza grid which is dictated by the structural grid of the arcade below.

The canopy layout has been dictated by the tower not being perpendicular to the plaza grid and neither the tower and plaza being perpendicular or parallel to the boundary line.

Although the structural grid of the canopy is square to the street, the design of the glass frit pattern will have a subtle 45 degree grid which aligns with tower orientation which is also at a 45 degree angle. The frit pattern has a gradient from a denser frit closer to the tower to a lighter frit further away from the tower. The extent of glass, although more driven by a functional requirement has also been stepped in the saw tooth pattern to relate to the tower.

The connection of the canopy to the tower has been kept to a simple bolted plate connection that replicates the detail of the existing space frame and tower connection detail. The connections are at the corner of each tower column along the canopy ring beam. This ensures a consistent visual interface between the tower and canopy.

A routine cleaning and maintenance schedule will be implemented by the owner. To access the underside of the canopy and around the edges, it is envisaged that a scissor lift or cherry picker type machinery would be used. In addition to this, as the revised canopy structure includes a grid of beams and purlins, maintenance personnel will be able to lay planks between the beams and traverse the roof as required to any area.

Drainage for the proposed canopy has been detailed in the revised plans with the canopy now having a 1:100 fall to the gutter locations. The gutters run between the canopy columns and then have downpipes inside the columns. Down pipes run down to strip drains at plaza level which are drained down to the arcade level as per the current plaza drains. A mesh gutter guard will be installed as well as access panels to the down pipes for maintenance.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The site is located within the City Centre use area of St Georges Precinct (P6) of the 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.

Restaurants fall within the 'Dining' use group of the City Planning Scheme No. 2, which is a preferred ('P') use whilst shops fall within the 'Retail (General)' use group which is a contemplated ('C') use. It is considered that the proposed development satisfies the Statement of Intent for the St Georges Precinct and would contribute to the convenient facilities available to the workforce and pedestrians in the immediate locality.

Development Requirements

The City Planning Scheme No. 2 Statement of Intent envisages the continuation of large scale development in this Precinct reflecting its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State's business heart. Building designs will contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street.

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

Development Standard	Proposed	Required
Maximum Plot Ratio:	6.32:1.0 (25,649m²) representing a 5.37% bonus of 1,307m²	6.:1 (24,342m ²) (Maximum)
Building height:		21 metre street building height
St Georges Tce (Northern Elevation)	9.55 metres to new canopy, 5.7metres to tenancy one and 5 metres to tenancy two with no change to existing overall building height	
Sherwood Court (Eastern Elevation)	13.5 metres to new canopy, 6.9 metres to tenancy 2 with no change to existing overall building height	
Setbacks		
Front (St Georges Tce)	0.5 metres to tenancy one, 0.9 metres tenancy two and 1.68 metres to canopy.	Nil (Permitted)
Side (Eastern Elevation)	0.3 metres to tenancy two	Nil (Permitted)

COMMENTS:

Bonus Plot Ratio:

The proposed development has 25,649m² of plot ratio floor area which exceeds the maximum plot ratio for the site by 1,307m², representing 5.37% bonus plot ratio.

Under CPS2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of CPS2 and detailed within the Bonus Plot Ratio Policy. A maximum bonus of 50% is applicable to this site and can be made up of:-

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

The applicant is seeking a total of 5.37% bonus plot ratio (1,307m² bonus plot ratio area) for the upgrade of the public plaza and existing pedestrian link and for providing a new pedestrian link to Sherwood Court in accordance with clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.6.1.

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 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 to demonstrate that the proposed public plaza will meet the applicable Essential Criteria and Performance Requirements (underlined below) and are worthy of a total of 5.37% bonus plot ratio.

"Public Spaces

Essential Criteria

The space must be strategically located where there is an identified or anticipated public need for such a facility.

The location and nature of facilities provided has been previously assessed as warranting a plot ratio bonus as part of the original approval. The existing pedestrian facilities play an important role in facilitating pedestrian movement within the City,

particularly in terms of the north-south connection between St Georges Terrace and The Esplanade The proposed works will enhance existing facilities and contribute further to the legibility of the pedestrian environment;

The space must be freely available and accessible to the public for the majority of the year.

The pedestrian facilities and public space (plaza) are available for the use and enjoyment of the public.

The space must be of an outstanding design quality and attractive and inviting to the public.

The proposal will enhance and made functional throughout the year by the proposed semi-transparent canopy, which will provide protection from inclement weather. Through the use of the canopy and the plaza objective of the landscape design is to create an inviting forecourt space which improves the relationship between the high rise office building and the surrounding public realm.

Pedestrian Facilities

Essential Criteria

The facility must be strategically located where there is an identified or anticipated public need for such a facility.

The location and nature of facilities provided has been previously assessed as warranting a plot ratio bonus as part of the original approval. The existing pedestrian facilities play an important role in facilitating pedestrian movement within the City, particularly in terms of the north-south connection between St Georges Terrace and The Esplanade The proposed works will enhance existing facilities and contribute further to the legibility of the pedestrian environment;

The facility must improve the level of connectivity within the city without having an adverse impact upon the existing street network by unnecessarily duplicating preferred routes.

The proposal will improve the level of connectivity within the city and will not have any adverse impact upon the existing street network or result in any duplication of preferred routes;

The facility must be freely available for public use for the majority of the year.

The pedestrian facilities and public space (plaza) are available for the use and enjoyment of the public, and are being enhanced and made functional throughout the year by the proposed transparent canopy, which will provide protection from inclement weather.

The facility must be easily and universally accessible and safe, convenient and comfortable to use.

The proposal will contribute to improved accessibility through the site and result in improvements to the pedestrian environment in terms of the safety, convenience and enjoyment of pedestrian facilities and public spaces.”

The applicant has also has stated the plaza upgrade addresses the following performance criteria of the policy:

- *“incorporate increased ground level activity, providing opportunities for increased passive surveillance;*
- *Provide additional seating and weather protection, as well as landscaping upgrades, which will enhance public enjoyment of the site;*
- *Increase the quality and permeability of the pedestrian environment, including the north south connection between St Georges Terrace and The Esplanade;*
- *Provide for universal access and contribute to a safe and enjoyable pedestrian experience; and*
- *Contribute to the ongoing maintenance of pedestrian facilities to ensure a high standard of environmental design.”*

Section 4.1 of the policy states that *“Public facilities or conservation of heritage places previously granted bonus plot ratio will not be retrospectively awarded bonus plot ratio. Bonus plot ratio may only be granted where these are upgraded or enhanced and the upgrade or enhancement meets the relevant essential criteria and performance requirements and is considered to be worthy of a bonus.”* In this instance, it is also noted that the base plot ratio of the site has since been increased from 5.0:1.0 to 6.0:1.0.

Pedestrian Walkways

Policy 4.9 of the CPS2 sets out the standards to be applied in regard to 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 forming the secondary or minor parts of the pedestrian network shall be 4 metres where there are shops on both sides of the walkway.

The proposed walkways through the arcade levels will be 4 metres in width, however it is proposed that alfresco seating will be accommodated within this which will occupy 2 metres of this space leaving only 2 metres of pedestrian movement area. Whilst alfresco dining will bring more activity to the area, it should not be at the detriment of pedestrian movement especially given that the link through to Sherwood Court has been identified as a pedestrian link in the bonus plot ratio request.

Conclusion

The Design Advisory Committee is requested to comment on the following aspects of the development:

1. the awarding of 5.37% bonus plot ratio for the proposed provision of public facilities (Public Plaza and Pedestrian Link refurbishment and additions) having regard to the essential criteria and performance requirements identified under the Bonus Plot Ratio Policy;
2. the proposed widths of the pedestrian walkways within the arcade level;

3. the solar and maintenance issue relevant to the glazed enclosures and canopies;
and
4. the general design and aesthetic quality of the development.

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

SCHEDULE 1



14/5555; 77 (LOT 50) ST GEORGES TERRACE, PERTH



14/5555; 77 (LOT 50) ST GEORGES TERRACE, PERTH (PERSPECTIVE 1)



14/5555; 77 (LOT 50) ST GEORGES TERRACE, PERTH (PERSPECTIVE 2)



14/5555; 77 (LOT 50) ST GEORGES TERRACE, PERTH (PERSPECTIVE 3)



14/5555; 77 (LOT 50) ST GEORGES TERRACE, PERTH (PERSPECTIVE 4)



14/5555; 77 (LOT 50) ST GEORGES TERRACE, PERTH (PERSPECTIVE 5)

ITEM NO: 2

108 (LOT 501) STIRLING STREET, PERTH – PROPOSED 34 LEVEL MIXED USE DEVELOPMENT CONTAINING 160 MULTIPLE DWELLINGS, THREE GROUND FLOOR COMMERCIAL TENANCIES AND 180 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for the proposed 34-level mixed-use development containing 160 multiple dwellings, three ground floor commercial tenancies and 175 car parking bays at 108 (Lot 501) Stirling Street, Perth and provides advice on:

- 1. compliance with the City's Bonus Plot Ratio Policy 4.6.1 and Residential Design Policy 4.1 for a 20% plot ratio bonus for the provision of a residential use;*
- 2. the proposed variations to the maximum street frontage height of 14 metres on Aberdeen Street and minimum street frontage setback of 10 metres above a height of 65 metres on Stirling and Aberdeen Streets and its impact on the streetscape and local amenity;*
- 3. the general design of the proposed development and its presentation to the street, particularly at the podium levels; and*
- 4. the allocation of residential car parking.*

BACKGROUND:

SUBURB/LOCATION: 108 (Lot 501) Stirling Street, Perth
FILE REFERENCE: 2015/5142
RESPONSIBLE UNIT: Approval Services
RESPONSIBLE DIRECTORATE : City Planning and Development
DATE: 7 May 2015
MAP / SCHEDULE: Schedule 2 - Map and coloured perspectives for 108 Stirling Street, Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: 108 Stirling Street Pty Ltd
APPLICANT: Planning Solutions
ZONING: (MRS Zone) Central City Area Zone
(City Planning Scheme Precinct) Stirling Precinct
(P3)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$55 Million

SITE HISTORY:

The subject site has a total area of 2,266m² and is located on the south-east corner of Aberdeen and Stirling Streets. The site contains a single storey commercial building.

At its meeting held on **9 October 2014** the City of Perth's LDAP approved a 21-level mixed-use development containing 168 residential apartments, two ground floor office tenancies and 172 car parking bays. This approval has not been acted upon.

DETAILS:

Approval is sought to demolish an existing single storey commercial building and to construct a 34 level mixed-use development including three commercial tenancies at the ground floor level, 160 residential apartments and 180 car parking bays.

The exterior of the tower will be constructed using curtain wall glazing, pre-cast concrete panels and clear glazed balustrades to the balconies. The podium element will also be constructed utilising pre-cast concrete panels with additional finishes to the street elevations to provide articulation and visual interest including timber cladding and timber batton screens.

Details of the proposed development are as follows:

Ground Floor Level	This level will contain three commercial tenancies including a small bar located on the corner of Aberdeen and Stirling Streets (265m ²) and two commercial tenancies located on Stirling Street (118m ²) and Aberdeen Street (138m ²) intended for either office, retail or dining use. A total of 14 car parking bays will be provided at this level via a new vehicular crossover from Aberdeen Street.
First Floor Level	This level contains 40 car parking bays, 3 motorcycle bays, 6 bicycle bays and 5 residential stores. The car parking will be sleeved behind residential apartments including two 1 bedroom, 1 bathroom apartments fronting Stirling Street and one 1 bedroom, 1 bathroom apartment and one 2 bedroom, 2 bathroom apartment fronting Aberdeen Street.
Second Floor Level	This level contains 41 car parking bays, 3 motorcycle bays, 6

	bicycle bays and 32 residential stores. The car park will be sleeved behind two split level residential apartments facing Stirling Street each with 2 bedrooms, 2 bathrooms and two split level apartments facing Aberdeen Street with 2 bedrooms and 2 bathrooms.
Third Floor Level	This level will contains 41 car parking bays, 3 motorcycle bays, 6 bicycle bays and 32 residential stores as well as the split level residential apartments as described above.
Fourth Floor Level	This level contains 44 car parking bays, 5 motorcycle bays, 6 bicycle bays and 67 residential stores fronting onto Stirling and Aberdeen Streets.
Fifth Floor Level	This level will contain a landscaped podium as well as communal facilities for the residents including a gymnasium, resident library, function rooms, swimming pool and a barbeque and outdoor entertaining area. There will also be 26 residential stores located at this level.
Sixth to Fifteenth Floor Level	Each level will contain six residential apartments including one apartment with 1 bedroom and 1 bathroom, three apartments with 2 bedrooms and 1 bathroom and two apartments with 2 bedrooms and 2 bathrooms.
Sixteenth to Twenty Seventh Floor Level	Each level will contain six residential apartments including two apartments with 1 bedroom and 1 bathroom, one apartment with 2 bedrooms and 1 bathroom and three apartments with 2 bedrooms and 2 bathrooms.
Twenty Eighth to Thirty First Floor Level	Each level will contain four residential apartments including one apartment with 2 bedrooms and 1 bathroom, one apartment with 2 bedrooms and 2 bathrooms and two apartments with 3 bedrooms and 2 bathrooms.
Thirty Second Floor Level	This level will contain four residential apartments including two apartments with 2 bedrooms and 2 bathrooms and two apartments with 3 bedrooms and 2 bathrooms.
Roof Level	This level will contain the concrete plant deck and lift overrun.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the Stirling Precinct 3 of City Planning Scheme No. 2 (CPS2). The Stirling Precinct will develop as an office, mixed commercial and residential area taking advantage of good access to public transport and the close proximity to retail and entertainment areas. An office is a preferred use ('P') with residential, retail, dining and entertainment being contemplated ('C') uses in the Stirling Precinct.

Development Requirements

New development in the Stirling Precinct will incorporate attractive facades, with open areas such as car parks and servicing areas located behind buildings. In

addition the development of verandahs and awnings over footpaths is strongly encouraged to provide weather protection for pedestrians.

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	4.8:1 (10,877) including 20% bonus plot ratio (1,813m²) for a residential development	Base Plot Ratio 4.0:1 (9,064m ²) Maximum 20% bonus for a residential development providing a total plot ratio of 4.8:1 (10,877m ²)
Maximum building heights: <u>Stirling Street</u> <u>Aberdeen Street</u>	15.65 metres at street frontage with an 8.84 metre setback up to a total building height of 106 metres with encroachments into the street frontage height from level 21 and above 16.65 metres at street frontage with an 9.46 metre setback up to a total building height of 106 metres with encroachments into the street frontage height from level 21 and above	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a further 5 metre setback with no prescribed maximum building height limit Maximum street building height of 14 metres with a 5 metre setback up to a height of 65 metres and a further 5 metre setback with no prescribed maximum building height limit
Setbacks: <u>Side (South-West):</u> Lower building level Upper building level	Nil to 16.5 metres 9.6 metres	Nil (no openings) 4 metres (with openings) 4 metres (up to 65 metres), 8 metres (over 65 metres)

Development Standard	Proposed	Required / Permitted
<u>Rear (South-East):</u>		
Lower building level	Nil to 16.5 metres	Nil (no openings) 4 metres (with openings)
Upper building level	15.2 metres	4 metres (up to 65 metres), 8 metres (over 65 metres)
<u>Car Parking:</u>		
<u>Residential</u>	175 bays	160 (minimum) 320 (maximum)
<u>Commercial Tenant</u>	5 bays (including one universal access bay)	45 (maximum)
<u>Bicycle Parking:</u>		
<u>Bicycle Bays</u>		
Residential	55 (50 bays and 5 storerooms)	54
Commercial	4	1
<u>End of Journey Facilities</u>		
Residential	Nil	Nil
Commercial	Nil	Nil

Bonus Plot Ratio:

Under City Planning Scheme No. 2 (CPS2), developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of the CPS2 and detailed within the revised Bonus Plot Ratio Policy. These bonus categories are:

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

Bonus Plot Ratio for Residential Use

Developments which incorporate a residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the residential use in a mixed use development to form part of the base plot ratio, the bonus floor area must be used for the residential use. Under Sections 6.1 and 6.2 (Design Criteria and Required Document) of the City's Bonus Plot Ratio Policy a residential use must be designed in accordance with the provisions of the CPS2 Residential Design Policy 4.1 with details of compliance included in the applicant's planning report. The applicant has provided a detailed report indicating compliance with the City's Residential Design Policy 4.1. A summary of the proposals compliance with the Residential Design Policy 4.1, as outlined in the accompanying report and plans, is as follows:-

Element 1 – Streetscape Interface and Dwelling Mix

1.1 Identity

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

1.2 Size and Diversity of Dwellings

The proposed development includes a range of apartment types and sizes to cater for a variety of demographics, needs and lifestyles within the city centre. The building will comprise of the following dwelling types:-

- 37 x one bedroom apartments (55m² to 56m²);
- 109 x two bedroom apartments (66m²-82m²);
- 4 x two bedroom split level apartments (106m² – 113m²); and
- 10 x three bedroom apartments (134m²).

The development will include some two bedroom apartments which fall below the minimum size requirement of 70m². The reduction in size is however justified by the applicant based on the following grounds:

- the variations are minor (not more than 4m²);
- the apartments represent an efficient use of space including internal living areas flanked by bedrooms and bathrooms either side and minimising hallways or other non-habitable spaces;
- 4m² storage areas for the dwellings are provided within the podium level instead of within the apartment space; and
- the provision of large outdoor balconies which average at 12m², greater than the City's minimum requirement of 10m².

Element 2 – Privacy and Security

2.1 Privacy

The proposed development incorporates setbacks to the side boundaries of the apartments which either comply or exceed the minimum requirements specified under the City's Building Heights and Setbacks Policy. This will prevent any issues in terms of overlooking or privacy for both inhabitants of the proposed development and potential future neighbours. The slender design of the tower also results in a development which does not provide any balconies or windows which face one another.

2.2 Surveillance

The proposed apartments, particularly those at the lower building levels, have balconies which overlook Stirling and Aberdeen Streets providing opportunities for passive surveillance of the street. The residential lobby also fronts onto Stirling Street.

2.3 Lighting

The applicant has confirmed the residential lobby entry will be provided with artificial lighting 24 hours a day. Sensor controlled lighting will be provided to the residential corridors and internal car parking areas to ensure energy efficiency. The commercial tenancies will be lit in line with the operating hours of the tenancies. The vehicle entrance to the building will also be artificially lit at night.

Element 3 – Noise

The applicant has confirmed that the proposed development can be designed with materials and methods to minimise any impact of excessive external noise, as well as noise transfer between dwellings in accordance with the *Environmental Protection (Noise) Regulations 1997*, Australian Standards, State Planning Policy and National Construction Code. This is supported by an acoustic report prepared by Herring Storer Acoustics on 23 April 2015.

Element 4 – Open Space

4.1 Private Open Space

All apartments will be provided with a balcony which complies with the minimum usable area of 10 metres and minimum dimension of 2.5 metres. The majority of the balconies will be larger than the minimum area with triangular balconies 12m² with an area of 2.7 metres by 2.7 metres allowing for the placement of chairs and tables. All balconies will be directly accessible from a living room with some also provided with access from bedrooms. All balconies will be sheltered by the floor slab above to protect residents from the elements.

4.2 Communal Open Space

Communal open space and leisure facilities will be provided for the residents of the development at the podium (fifth floor level). These facilities include a gymnasium, library, outdoor swimming pool, barbeque area, outdoor seating and dining areas.

4.3 Landscaping

Soft and hard landscaping elements will be incorporated into the fifth floor communal terrace area as well as a landscaped entry courtyard at the ground level in front of the residential foyer. The podium will include plants around the terrace perimeter and deciduous trees providing shade for the various terraces and spaces. The podium level will also be provided large areas of lawn for active and passive recreational use.

Element 5 – Efficient Resource Use and Provision of Daylight

5.1 Heating and Cooling

The building has been designed to incorporate living areas with north facing windows as extensively as possible. The applicant advises that the glazing will be treated with increased specifications as deemed necessary following a thermal consultant assessment.

5.2 Ventilation

All habitable rooms with external glazing will have either an operable window or sliding door to allow natural ventilation into the apartments. The prevailing south westerly sea breeze will provide ventilation to the south facing apartments. The dwellings have been designed for cross ventilation between the balconies and the entries to accommodate a summer sea breeze, cooling the apartments in the summer months.

5.3 Stormwater

Roof collected water storage is proposed for the irrigation of the rooftop landscaping. The applicant advises that stormwater management will be considered at the detailed design stage of the development, where appropriate consideration will be given to further water recycling practices.

5.4 Clothes Drying

Washing and drying facilities will be installed within each of the residential apartments.

5.5 Borrowed Light

All living, dining, kitchen and bedrooms will be provided with access to natural light.

5.6 Light Wells

No light wells are proposed.

5.7 Relationship to adjoining buildings

The proposed development incorporates setbacks to the upper building levels to allow for separation between buildings. The proposed setbacks will ensure adequate privacy is maintained and sufficient sunlight and ventilation will be provided to the building and future developments.

5.8 Greywater Use

No greywater recycling is proposed for the development however the applicant advises that further consideration will be given to this at the building development stage, if feasible.

5.9 Sustainable Development

The applicant advises that the proposed development will be designed to provide a high level energy efficiency and sustainability including the following:-

- the orientation of dwellings to maximise exposure to natural light and ventilation;
- dwellings are provided with large outdoor living area with a strong northern orientation;
- the design of dwellings with cross ventilation to take into account sea breeze;
- dwellings will be fitted with energy efficient screens and roller blinds to control sunlight;
- the provision of a gas water plant on the rooftop rather than individual electric hot water systems;
- the consolidation of mechanical plant facilities on the same floor;
- low energy sensor controlled lighting to the car parking and common corridors; and
- the provision of bicycle storage facilities.

Element 6 – Access and Parking

The proposed development will provide 175 residential car parking bays which complies with the total minimum car parking bay requirements (minimum 160 car parking bays required). A variation is however sought to the allocation of car parking bays with some units being allocated two car parking bays and other dwellings being allocated nil bays. The development will therefore not comply with the City's Parking and Access Policy which specifies a minimum of one car parking bay for each of the residential apartments.

Five commercial tenant car parking bays (including one universal access bay) are proposed at the ground floor level of the development which complies with the maximum number of bays (45) specified in the City's Parking and Access Policy and Perth Parking Policy.

Element 7 – Servicing

7.1 Stores

The development will include the provision of a storeroom for each of the 160 residential apartments with a minimum area of 4m². The storerooms will be located throughout the multi-level car parking area and on the podium level.

7.2 Mailboxes

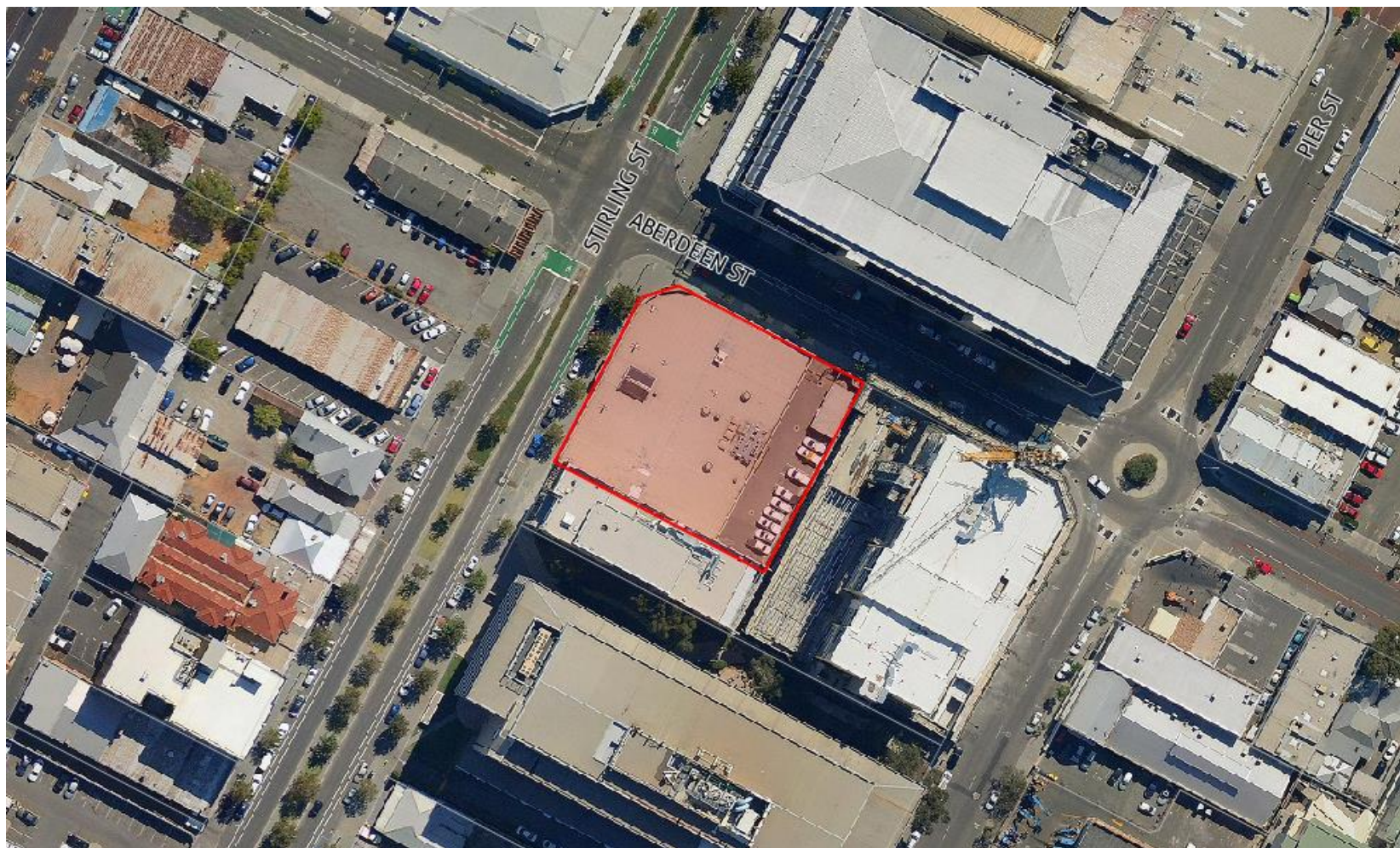
The development will incorporate lockable mailboxes within a consolidated area of the residential lobby.

Conclusion

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

- compliance with the City's Bonus Plot Ratio Policy 4.6.1 and Residential Design Policy 4.1 for a 20% plot ratio bonus for the provision of a residential use;
- the proposed the proposed variations to the maximum street frontage height of 14 metres on Aberdeen Street and minimum street frontage setback of 10 metres above a height of 65 metres on Stirling and Aberdeen Streets and its impact on the streetscape and local amenity;
- the general design of the proposed development and its presentation to the street, particularly at the podium levels; and
- the allocation of residential car parking.

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



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