



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, 6 August 2015 at 4.00pm.**

Yours faithfully

**GARRY DUNNE**  
**ACTING CHIEF EXECUTIVE OFFICER**

30 July 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

# 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

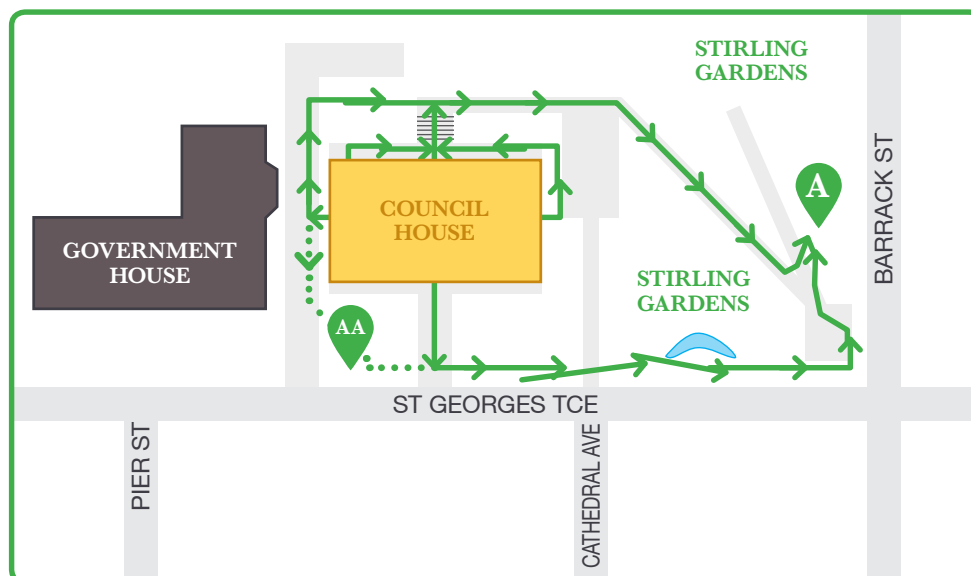
### whoop whoop whoop

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

# DESIGN ADVISORY COMMITTEE

**Established:** 17 February 2004

<b>Members:</b>	<b>Deputy:</b>
Peter Ciemitis	Vacant
Malcolm Mackay	
David Karotkin	John Paul Davies
Warren Kerr	Stuart Pullyblank
Andy Sharp	
Melinda Payne (Office of the State Government Architect)	N/A
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  
6 AUGUST 2015**

**ORDER OF BUSINESS**

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 16 July 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**
- 10. Closure**

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<b>Item</b>	<b>Description</b>	<b>Page</b>
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# ITEM NO: 1

## 37A-37C (LOT 51) MOUNT STREET, WEST PERTH – 8-LEVEL RESIDENTIAL DEVELOPMENT CONTAINING 21 MULTIPLE DWELLINGS AND 32 CAR PARKING BAYS

### **RECOMMENDATION:**

### **(CONSIDERATION)**

***That the Design Advisory Committee considers the design of the 8-level residential development containing 21 multiple dwellings and 32 car parking bays at 37A-37C (Lot 51) Mount Street, West Perth and provides advice on:***

- 1. the proposed variations to the side setback requirements and its impact on the streetscape and local amenity;***
- 2. the design and treatment of the ‘winter gardens’ balcony area and its potential contribution towards plot ratio;***
- 3. the encroachment of the ‘winter gardens’ balcony area into front setback; and***
- 4. the general design and aesthetic quality of the development.***

### **BACKGROUND:**

SUBURB/LOCATION: 37A-37C (Lot 51) Mount Street, West Perth  
FILE REFERENCE: 2015/5218  
REPORTING UNIT: Development Approvals  
DATE: 30 July 2015  
MAP / SCHEDULE: Schedule 1 – Map and colour perspectives for 37A-37C Mount Street, West Perth  
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Rehawk Property Group Pty Ltd  
APPLICANT: Baltinas Architecture  
ZONING: (MRS Zone) Central City Area Zone  
(City Planning Scheme Precinct) West Perth Precinct 10  
(City Planning Scheme Use Area) Residential – R160  
APPROXIMATE COST: \$10 million

## SITE HISTORY:

The subject site has a total area of 894m<sup>2</sup> and is located on the southern side of Mount Street. The site contains an existing house which was constructed in 1915 however does not currently have any formal listing on the State Register of Heritage Places or on the City's Register of Places of Cultural Heritage Significance.

## DETAILS:

Approval is sought to demolish the existing house and to construct an 8-level residential development containing 21 multiple dwellings and 32 car parking bays at the subject site.

Details of the proposed development are as follows:

<b>Basement Level 1</b>	This level contains 17 car parking bays, 6 residential store rooms ranging in size from 12m <sup>2</sup> to 25.7m <sup>2</sup> , bin storage area, transformer compound and switch board room
<b>Basement Level 2</b>	This level contains 15 car parking bays and 10 residential store rooms ranging in size from 12.1m <sup>2</sup> to 25.7m <sup>2</sup>
<b>Ground Floor Level</b>	This level contains three 2 bedroom, 2 bathroom apartments ranging in size from 76.1m <sup>2</sup> to 77.7m <sup>2</sup> , 19 bicycle storage units, combined residential and fire pump rooms, fire tanks, a cleaners and building materials store and an online delivery room. The vehicle access into the basement car park will be provided from this level off Mount Street.
<b>First and Third Floor Levels</b>	Each level contains four apartments with 2 bedrooms and 2 bathrooms ranging in size from 76.1m <sup>2</sup> to 77.7m <sup>2</sup> . Each apartment will be provided with a 'winter garden' ranging in size from 11.3m <sup>2</sup> to 13.8m <sup>2</sup> . A roof garden will also be provided above the bicycle storage area for future use by the adjacent property at 39 and 36A Mount Street.
<b>Second and Fourth Floor Levels</b>	Each level contains four apartments with 2 bedrooms and 2 bathrooms ranging in size from 76.1m <sup>2</sup> to 77.7m <sup>2</sup> . Each apartment will also have a 'winter garden' ranging in size from 11.3m <sup>2</sup> to 13.8m <sup>2</sup> .
<b>Fifth Floor Level</b>	This level contains two penthouse apartments with 3 bedrooms and 3 bathrooms of 157m <sup>2</sup> and 161m <sup>2</sup> in size.
<b>Roof Level</b>	This level contains the private outdoor facilities for the penthouse apartment including swimming pools and bbq and bar facilities. Solar panels for the apartment building will also be provided at this level.

The development is proposed to be constructed and finished using high quality, durable, low maintenance materials. This includes off form white precast concrete panels with a smooth finish, glass curtain walls, anita slider or operable double hung windows and operable glass shutters to the 'winter gardens', aluminium vertical louvres and a stone finish to the entrance.



## COMPLIANCE WITH PLANNING SCHEME:

### Land Use

The subject site is located in the Residential-R160 Use Area of the West Perth Precinct 10. The Precinct will be developed as a residential quarter accommodating a range of house types along with support facilities and will also provide a secondary business area adjacent to the city centre.

A residential use is a preferred ('P') use in the Residential-R160 area of the West Perth Precinct and therefore is supported in this location.

### Development Requirements

Buildings in the Residential-R160 area of the West Perth Precinct shall be limited in height to protect the dominance of King's Park and the escarpment and to reflect its north-south slope. Buildings shall be setback from all lot boundaries and setback areas shall be generously landscaped and maintained.

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

<b>Development Standard</b>	<b>Proposed</b>	<b>Required / Permitted</b>
<b>Maximum Plot Ratio:</b>	2.0:1.0 (1788m <sup>2</sup> )	2.0:1.0 (1788m <sup>2</sup> )
<b>Building Heights:</b>	19 metres	19 metres (maximum)
<b>Setbacks:</b>		
Front		
- Ground	5.4 metres	4.5 metres (minimum) 2 metres to open verandah (minimum)
- First to Fifth floor level	5.4 metres to main building line, <b>3 metres to balcony</b>	4.5 metres (minimum) 2 metres to open verandah (minimum)
Side (North-East)		
- Ground	<b>2.9 metres</b> – 3.1 metres	3 metres (minimum)
- First to Fifth floor level	<b>2.2 metres</b> – 3.1 metres	3 metres (minimum)
Side (South-West)		
- Ground and first floor of	<b>Nil</b>	3 metres (minimum)

<b>Development Standard</b>	<b>Proposed</b>	<b>Required / Permitted</b>
boundary abutting 41-43 Mount Street		
- Ground abutting 39 Mount Street	<b>2.5 metres – 3.2 metres</b>	3 metres (minimum)
- First to Fifth floor abutting 39 Mount Street	<b>2.2 metres – 3 metres</b>	3 metres (minimum)
Rear		
- Basement levels 1 and 2	Nil	Not specified
- Ground to first floor level	Nil – 1.5 metres	Not specified
- Second to fifth floor level	1.5 metres – 2.5 metres	Not specified
<b>Car Parking:</b>	32 bays including 29 residential bays and 3 visitor bays	22 bays (minimum)
<b>Bicycle Parking:</b>	19 dedicated bicycle storerooms	7 bays (minimum)

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

- the proposed variations to the side setback requirements and its impact on the streetscape and local amenity;
- the design and treatment of the 'winter gardens' balcony area and its potential contribution towards plot ratio;
- the encroachment of the 'winter gardens' balcony area into the front setback; and
- the general design and aesthetic quality of the development.

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





**2015/5218: 37A-37C MOUNT STREET, WEST PERTH**





**15/5218 - 37A-37C MOUNT STREET, WEST PERTH (PERSPECTIVE 1)**



**15/5218 - 37A-37C MOUNT STREET, WEST PERTH (PERSPECTIVE 2)**

## ITEM NO: 2

### 251-267 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH – PROPOSED TELEVISION STUDIO BUILDING AND ALTERATIONS TO EXISTING OFFICE BUILDINGS AND LANDSCAPED FORECOURT

#### **RECOMMENDATION:**

#### **(CONSIDERATION)**

***That the Design Advisory Committee considers the design of the proposed television studio building, alterations to the existing office buildings including changes to on-site car parking, resulting in 184 tenant car bays, and to end of trip facilities and proposed landscape works to the remaining forecourt at 251-267 (Lots 10, 11 and 412) St Georges Terrace, Perth and provides advice on:***

- 1. the absence of a continuous building edge along the street and the impact of this on the streetscape;***
- 2. the general design quality of the proposed building and publicly accessible landscaped space.***

#### **BACKGROUND:**

SUBURB/LOCATION:	251-267 (Lots 10, 11 and 412) St Georges Terrace, Perth
FILE REFERENCE:	2015/5292
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	29 July 2015
MAP / SCHEDULE:	Schedule 2 – Map and coloured perspectives for 251-267 St Georges Terrace, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Primewest Funds Limited
APPLICANT:	Cox, Howlett, Bailey and Woodland
ZONING:	(MRS Zone) Portion Central City Area, Portion Primary Regional Road Reserve (City Planning Scheme Precinct) St Georges (P6), West Perth (P10) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$3.5 million



## **SITE HISTORY:**

The subject site comprises three lots with a combined area of 5,631m<sup>2</sup> and a combined frontage to St Georges Terrace/Malcolm Street of 114.9 metres and to Mount Street of 14.9 metres.

Lot 11 (251 St George Terrace) is the eastern most lot which is currently occupied by a seven storey office building and two levels of basement car parking accommodating 115 tenant car parking bays. It also accommodates a landscaped forecourt known as 'Eric Silberts Gardens'. This forecourt and 81 tenant car parking bays were granted planning approval by the Council on 17 March 1986. The approval was conditional to a lease agreement being made with the City for a 25 year period that ensured the landscaped area was free for the public to use. This agreement was negotiated with the City on a pepper corn lease which expired 2 November 2011.

The construction of a four level office building on the portion of Lot 11 occupied by the landscaped forecourt was approved by the Local Development Assessment Panel (City of Perth – LDAP) on 27 September 2012. This development approval has now lapsed. Ground and first level alterations to the seven storey office building on the lot were approved on 19 February 2013 and have been undertaken.

Lot 412 (255 St George Terrace) is the central lot which has a battle-axe leg to St Georges Terrace and is currently occupied by a two storey office building and two levels of basement car parking accommodating 27 tenant and 20 public car parking bays.

Lot 10 (267 St George Terrace) is the western most lot which is currently occupied by a four storey office building with one level of basement car parking accommodating 39 tenant car parking bays. A development application for a digital roof sign on this building to display third party advertising was approved by the Council at its meeting on 1 April 2014 and this sign was recently installed.

## **DETAILS:**

The applicant seeks development approval to undertake various works at the site to accommodate the operations of Channel 9. These works include:

- Construction of a single storey television studio on portion of the existing landscaped forecourt;
- Re-landscaping of the remaining forecourt area to include an events and performance space;
- Refurbishment of the two western office buildings (on Lots 412 and 10);
- Construction of a walkway between these two office buildings and between one of them (on Lot 412) and the new studio building;
- Two escape stairs from the basement below the landscaped forecourt will be replaced with new escape stairs and a new lift is also proposed;

- Bicycle parking for 70 bicycles and end of trip facilities will be provided at the basement level of the building on Lot 11;
- As a result of the various works within the basement car parking levels the total number of car parking bays on site will be reduced by 17 from 201 to 184. At present 20 of the 201 car parking bays are public fee paying bays while following the proposed development all 184 remaining bays will be allocated for tenant car parking.

The elevations of the studio building will be covered with prefinished panelised cladding and glazing and surrounded by a perforated folded anodised screen.

The forecourt is intended to form an urban park for day to day use by the public as well as provide an amphitheatre for events and gatherings. However, it is noted that the large digital screen indicated on the wall of the facing the forecourt does not form part of this application. A break out space is also proposed between the two existing buildings.

### **COMPLIANCE WITH PLANNING SCHEME:**

The site is located within the City Centre Use Area of the St Georges Precinct (P6) under City Planning Scheme No. 2 (CPS2) with the proposed new studio building located entirely within this Use Area. A portion of Lot 10 falls within a Primary Regional Road Reserve under the Metropolitan Region Scheme (MRS) and within the West Perth Precinct (P10) under CPS2. The site is also located within the Inner Precinct of the Parliament House Precinct.

### **Land Use**

The St George's Precinct is intended to continue to function as the State's principal centre for business, finance, commerce and administration. The metropolitan region's primary office district will be consolidated along St George's Terrace between Elder and Barrack Streets and will have the highest concentration of employment in the city centre. While offices will form the major activity, the Precinct will also accommodate a range of commercial and educational uses, particularly at street level, to create more diversity and interest. Buildings accommodating such uses will be of a high standard of design and presentation, including signs, in keeping with the prestigious character of the Precinct.

In accordance with this intent, offices are a preferred (P) use within the Precinct. Channel 9 will occupy two levels of the office building on Lot 10 and the two storey office building on Lot 412 as offices for their operations. The proposed television studio is considered to relate to 'the practice of a profession', as required under the definition of an office, and to be ancillary to the predominant office use for Channel 9's operations, and can therefore be supported.

### **Development Requirements**

The continuation of large scale development in the St Georges Precinct is intended in order to reflect its high profile, its image as a group of landmark buildings and the



predominance of the Precinct as the State's business heart. The design of buildings will be such that they minimise overshadowing of nearby parklands and be of a high architectural standard to reflect the status of the Precinct. The tallest office buildings will be located along the St George's Terrace spine between Milligan and Barrack Streets. The present skyline character of tall, slender, interestingly shaped towers, lighting and appropriate roof signs, will be maintained in any future development. Building heights however, should step down in the western part of the Precinct to maintain views from Parliament House toward the River and to protect the identity and prominence of the Mt Eliza escarpment and Kings Park.

Building designs will contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street. New development should provide for pedestrian shelter along with other elements, such as street furniture, planting and public art, defining an interesting promenade and reinforcing the vista to Barracks' Arch and Parliament House. New development will have a nil street setback and be of a low scale along the street frontage. Any additional building height will be setback from all lot boundaries. Buildings, places and other objects, having historical, architectural or other significance will be preserved and maintained. Vacant sites, forming gaps in the streetscape, are to be avoided. Buildings must not be demolished unless a replacement is to be constructed immediately following demolition.

The proposal has been assessed against the CPS2 requirements and the proposal's compliance with the following development standards is summarised below:

<b>Development Standard</b>	<b>Proposed</b>	<b>Required / Permitted</b>
<b>Maximum Plot Ratio:</b>	2.52:1 (14,212m <sup>2</sup> )	4:1(22,524m <sup>2</sup> )
<b>Street Building Height:</b>	<b>Nil – new building setback 5.5 metres from street</b>	14 metres
<b>Maximum Building Height (Parliament House Precinct)</b>	33.5 AHD	45.84 to 50.54 AHD (between 12 and 28 metres)
<b>Setbacks:</b>		
- St Georges Terrace:	<b>5.5 metres</b>	Nil required
- Side (West):	1 metre	Nil permitted
- Side (East)	7 metres	Nil permitted
- Rear (South):	7 metres	Nil permitted
<b>Car Parking:</b>		
- Commercial	<b>184 tenant bays</b>	Permitted: 84 tenant bays (maximum)

<b>Development Standard</b>	<b>Proposed</b>	<b>Required / Permitted</b>
		Existing: 181 tenant bays 20 public bays
<b>Bicycle Parking:</b>		
- Bicycle Bays	70 bays (total)	Required: 28 bays (minimum) Existing: 30 bays
- End of Journey Facilities	6 male and 7 female showers and change rooms	Required: 4 male and 4 female showers and change rooms Existing: 3 male and 5 female showers and change facilities
- Lockers	126 lockers (total)	Required: 70 lockers (minimum) Existing: 64 lockers

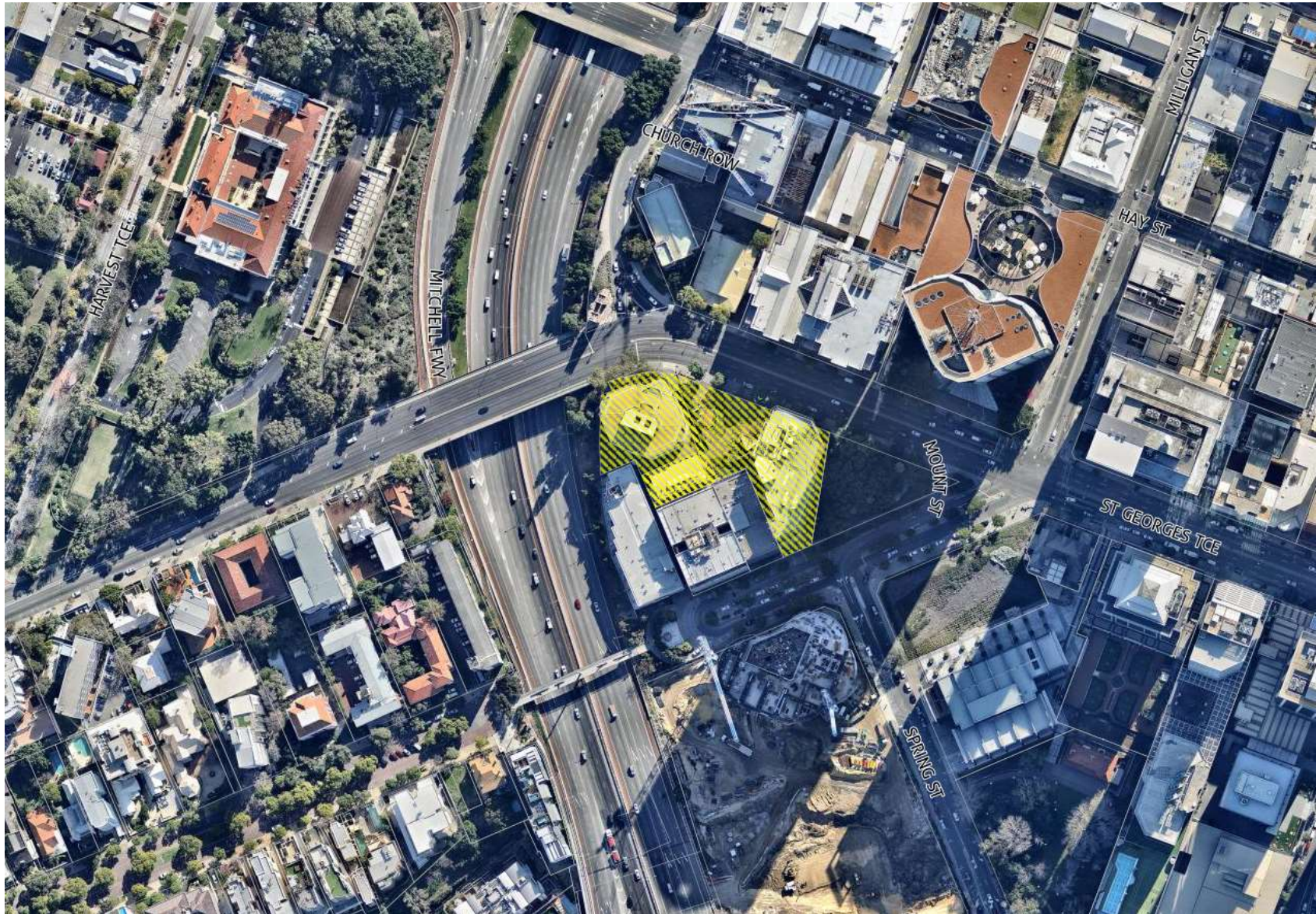
## Conclusion

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

- the absence of a continuous building edge along the street and the impact of this on the streetscape;
- the general design quality of the proposed building and publicly accessible landscaped space.

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





**2015/5292: 251-267 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH**





**2015/5292: 251-267 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH**



**2015/5292: 251-267 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH**