



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, 25 August 2016 at 4.00pm.**

Yours faithfully

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**

18 August 2016

Committee Members:

Members:

David Karotkin (Presiding Member)
Warren Kerr
Peter Ciemitis
Malcolm Mackay
Andy Sharp
State Government Architect or Nominee
Director Planning and Development

Deputy:

Peter Hobbs
Robina Crook
Stuart Pullyblank
N/A
City Architect



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

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

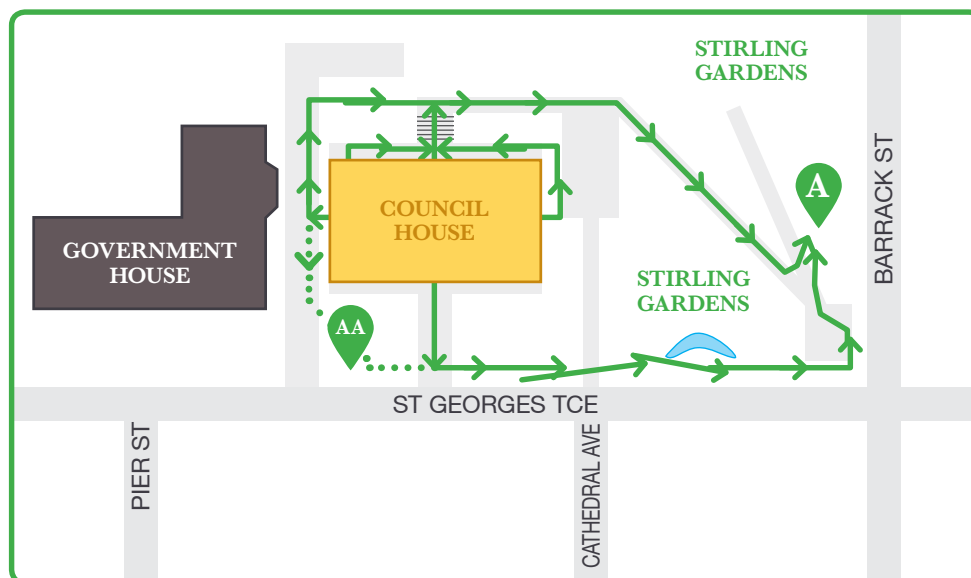
whoop whoop whoop

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

Members:	Deputy:
David Karotkin (Presiding Member)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	Stuart Pullyblank
Andy Sharp	N/A
State Government Architect or Nominee	City Architect
Director Planning and Development	

Quorum: Four
Terms Expire: October 2017
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
25 AUGUST 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 4 August 2016**
- 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**
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

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ITEM NO: 1

45 (LOT 110) FRANCIS STREET, NORTHBRIDGE – REFURBISHMENT OF THE EXISTING BUILDING, INSTALLATION OF TWO GLASS CANOPIES AND RECONFIGURATION OF CAR PARKING

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the proposed refurbishment of the existing building, installation of two glass canopies and reconfiguration of car parking at 45 (Lot 110) Francis Street, Northbridge and provides advice on:

- 1. the removal of the Loreto Bell Tower and the treatment of the corner site;*
- 2. compliance with the William Street Conservation Design Guidelines in relation to architectural style and approach, design excellence and use of quality materials without compromising the heritage significance of the area;*
- 3. security issues and the proposed use of retractable visually permeable gates to secure the forecourt space;*
- 4. the height and scale of the proposed canopy to ‘William Square’;*
- 5. the potential for activation of the setback area currently used for bin storage to the south of the building and creating a pedestrian link to the existing right-of-way to the south connecting to James Street;*
- 6. the general design of the proposed development and its presentation to the street and adjoining properties, particularly at the ground and podium levels.*

BACKGROUND:

SUBURB/LOCATION: 45 Francis Street, Northbridge
FILE REFERENCE: 2016/5289
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 17 August 2016
MAP / SCHEDULE: Schedule 1 - Map and coloured perspectives for
45 Francis Street, Northbridge
3D MODEL PRESENTATION: A 3D Model for this application will be available at
the Committee meeting.

LANDOWNER: Warrington 45 Francis Pty Ltd
APPLICANT: Town Planning Group, Urban Design and Heritage
ZONING: (MRS Zone) City Centre Area Zone
(City Planning Scheme Precinct) Precinct 1
Northbridge
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$4.5 million

SITE HISTORY:

The 6,762m² subject site is located on the south-western corner of William Street and Francis Street in Northbridge. The site has a 128.16 metre frontage to Francis Street to the north, a 47.45 metre frontage to William Street to the west, and a 4.24 frontage to the corner truncation at the intersection of Francis Street and William Street.

The site is currently occupied by a six storey (plus basement level) office building that currently houses the WA branch of the Australian Taxation Office, along with ground floor retail tenancies at both the Francis Street and William Street frontages.

The site currently has a total of 125 existing tenant car parking bays, licenced under the Perth Parking Policy across the basement and ground floor level, in addition to a number of loading/service bays. A single vehicle crossover to Francis Street provides access to 5 at-grade bays adjacent Francis Street and 98 basement bays. There are an additional 22 at-grade bays located to the rear of the building accessed via a right-of-way from James Street.

The site also contains the former Loreto Bell Tower, which covers an air vent for the underground car parking area. The Bell Tower is constructed of brick in a Romanesque style and has an overall height of 20.2 metres. The Bell Tower originally stood in the grounds of the Loreto Convent in Claremont, where it was constructed in 1937. When the Convent was demolished, the Bell Tower was carefully taken down and reconstructed in its present location when the office building was constructed.

The site is subject to an easement in benefit to 223 William Street over a portion of the site which provides access to the existing right-of-way to the rear of the site. The site also has an easement in benefit over the same lot for party wall purposes.

DETAILS:

The development proposes to refurbish the existing building to increase its aesthetic appeal, to enhance public and tenant access, and to upgrade the retail tenancies.

The existing Loreto Tower will be demolished, opening up the space on the corner, creating a new plaza, referred to as "William Square". This space will be protected from the elements by a glass canopy at second floor level eight metres above the space. A new glass canopy is proposed to extend over the footpath along William Street and a refurbished arcade along Francis Street to provide pedestrian shelter.

Public access to the main forecourt on Francis Street is proposed via the refurbished undercover walkway, bounded by refurbished retail tenancies. The proposal seeks to install a glass roof eight metres above the forecourt mirroring the William Street canopy. This will convert the forecourt into a habitable space for the public, the retail patrons and office tenants alike, and will achieve a microclimate that improves its current thoroughfare function. Public tables and chairs will be provided for public use to activate this currently underutilised space.

The forecourt will be secured afterhours by visually permeable gates to ensure that the new finishes and fixtures are not subjected to vandalism. During the day, these gates will fold away to enable full public access to the forecourt.

The heavily tinted glass and precast concrete panels of the first two levels of existing building façade overlooking the forecourt will be replaced by contemporary clear floor to ceiling glazing to extend views to and from the internal spaces and the newly refurbished forecourt.

The office foyer is proposed to be refurbished and activated by adjoining food and beverage tenancies. The existing lightwell that currently stops at first floor level, will be extended to the lobby level to provide natural light into the ground level foyer with planting introduced at its base.

New two storey perforated aluminium façade screens are proposed along the William Street and Francis Street elevations to improve the building presentation on this prominent corner. These screens will provide solar protection for the office spaces behind, whilst maintaining views through, and passive surveillance of the street below. The screens will be lit at night.

One existing bin store within the William Street laneway is proposed to be removed, to better enable future pedestrian access to the existing laneway along the southern boundary of the site. The applicant has stated that the existing building is appropriately provided with bin stores, noting the existing areas being retained adjacent the Francis Street crossover, and within the basement level.

The application also proposes to reconfigure the existing 125 commercial tenant car parking bays and three loading bays on the site to accommodate new services within the basement. Despite the deletion of one tenant car parking bay, it has been requested that the existing number of 125 tenant bays remains to allow for a degree of flexibility at the detailed design stage.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the City Centre Use Area of the Northbridge Precinct (P1) of the City Planning Scheme No. 2 (CPS2). The Precinct will remain Perth's primary entertainment and night life area and will provide a variety of residential and visitor accommodation and commercial services. Mixed residential and commercial developments will be encouraged throughout the Precinct to strengthen its residential component as well as creating employment opportunities.

The applicant has proposed 'Dining', Retail' and 'Office' uses for the ground floor commercial tenancies. 'Retail – General', 'Retail - Local' and 'Dining' are Preferred uses ('P') and an 'Office' is a Contemplated ('C') use within the City Centre use area of the Northbridge Precinct (P1), for properties east of Russell Square. The office tenancy is located to the rear of the building and as such does not occupy the shop front at pedestrian level with more active uses and communal spaces provided instead. It is considered that the retail, dining and office uses are consistent with supporting a day and night time economy which is identified as a priority in the Northbridge Precinct.

Development Requirements

New developments in the Northbridge Precinct will continue to have regard to the scale and character of existing streets. Developments will have a nil street setback and be of a low scale along the street frontage with additional building height setback from all lot boundaries. In addition, the height of buildings must allow for adequate sun penetration into key pedestrian streets and public places. The Precinct will also be characterised by versatile building forms which will be easily adaptable to new uses and be able to accommodate a variety of interesting and informative signs. The facades will also add interest and vitality to the street, and be characterised by continuous shopfronts and traditional designs, incorporating verandahs, awnings and artwork.

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	3.31:1 (22,400m ²)	Base Plot Ratio 4:1 (27,048m ²)
Maximum Street Building Height:	13 metres	14 metres

Development Standard	Proposed	Required / Permitted
Maximum Building Height:	28.5 metres	33 metres
Setbacks:		
<u>Francis Street:</u>		
- Lower Building Levels	4 to 11.9 metres	Nil up to 14 metres
- Upper Building Levels	3.6-12 metres (existing building)	5 metre setback up to 33 metres
<u>William Street:</u>		
- Lower Building Levels	0.9 to 17.6 metres	Nil up to 14 metres
- Upper Building Levels	8.3 to 16.6 metres	5 metre setback up to 33 metres
<u>Side (West):</u>		
- Lower Building Levels	1.5 (no openings) to 5 metres (openings)	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels	11.2 to 19.6 metres	3 metres
<u>Rear (South):</u>		
- Lower Building Levels	Nil (no openings), 3.1 to 11.5 metres (openings)	Nil (no openings/balconies) 3 metres (with openings/balconies)
- Upper Building Levels	3.1 to 11.5 metres	3 metres
Car Parking:		
- Commercial	125 commercial car bays and 3 loading bays (existing)	68 bays (at grade access)
Bicycle Parking:		
- Bicycle Bays	85 bays 170 female lockers and 10 showers, 176 male lockers and 11 showers	14 bays Parking for 14 bicycles is provided, along with male and female lockers,

Development Standard	Proposed	Required / Permitted
		showers and change room facilities,

Design Guidelines/Policy

William Street Conservation Area Design Guidelines

The subject site (including the Loreto Bell Tower) is not subject to any statutory heritage listings; however the site is located within the William Street Conservation Area and is therefore subject to the William Street Conservation Area Design Guidelines. The Guidelines identify that the site (including the Loreto Bell Tower) have “no Cultural Heritage Significance” in the context of the William Street Conservation Area.

The policy does however outline that new development on lots where there are no heritage buildings should achieve design excellence and use quality materials without compromising the heritage significance of the individual heritage buildings or the Conservation Area. The Built Form policies are intended to guide new works to ensure that new development maintains and enhances the cultural heritage significance of the Conservation Area.

The policy also outlines particular design that should be utilised within the Conservation Area including:

- Subtle architectural style using simple forms and limited material palette;
- Distinct architectural approach that enhances the existing character of the place; and
- Design principles that derive from the architectural language of the existing heritage fabric without imitation.

The policy requires that new materials, finishes and colours to non-heritage buildings and additions should enhance the character of the existing heritage fabric without visually dominating the streetscape or adjacent heritage buildings/heritage fabric.

City Development Design Guidelines

The City Development Design Guidelines state that buildings on prominent sites, such as corner sites, sites which terminate views and vistas, and sites which define and identify squares and public spaces, should accentuate the built character of an area. Corner elements of buildings (on corner sites) should be emphasised by greater scale or differing geometry relative to the remainder of the building or surrounding development. This could include chamfering, curving, additional height, different roof forms, verandahs, balconies or other design elements which accentuate building corners.

The application proposes to remove a prominent feature being the Loreto Bell Tower which currently defines and identifies the corner site. The application proposes to

install an artwork or prominent free-standing sculptural element to replace the existing bell tower, and which will act as an identifying feature and way-finding device for pedestrians as well as screening the car park vent. The applicant has states that this will act as the identifier for the proposed 'William Square' and is consistent with the intent of the Guidelines for prominent (corner) sites.

Conclusion

The Design Advisory Committee is requested to comment on the aspects of the development detailed in the recommendation section of this report.

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

SCHEDULE 1



2016/5289 – 45 (LOT 110) FRANCIS STREET, NORTHBRIDGE



2016/5289 – 45 (LOT 110) FRANCIS STREET, NORTHBRIDGE



2016/5289 – 45 (LOT 110) FRANCIS STREET, NORTHBRIDGE

SCHEDULE 1



2016/5289 – 45 (LOT 110) FRANCIS STREET, NORTHBRIDGE

ITEM NO: 2

300 (LOT 350) MURRAY STREET, PERTH – PROPOSED CONSTRUCTION OF A 15 LEVEL SPECIAL RESIDENTIAL DEVELOPMENT INCLUDING 176 HOTEL ROOMS AND CONTAINING DINING, RETAIL AND ENTERTAINMENT USES, THE RECONFIGURATION OF THE EXISTING RAINE SQUARE COMMERCIAL PODIUM AND BASEMENT LEVELS AND CONSERVATION WORKS TO HERITAGE BUILDINGS - REQUEST FOR ADDITIONAL BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the proposed mixed-use development containing a 15 level 'Special Residential' tower including 'Retail', 'Dining' and 'Entertainment' uses, the reconfiguration of the existing Raine Square commercial podium and basement levels and the proposed conservation works to heritage buildings at 300 (Lot 350) Murray Street, Perth and provides advice on:

- 1. the granting of an additional 11.9% bonus plot ratio on the basis of the conservation works to heritage places, the redevelopment and reconfiguration of the existing public spaces and pedestrian facilities for the site;*
- 2. the granting of an additional 0.52% or 143m² of bonus plot ratio for the provision of additional special residential accommodation within the Royal Hotel building;*
- 3. the general design of the proposed Special Residential tower and in particular the proposed encroachments into the southern side of the building height plane.*

BACKGROUND:

SUBURB/LOCATION: 300 Murray Street, Perth
FILE REFERENCE: 2016/5263
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 16 August 2016

MAP / SCHEDULE:	Schedule 2 – Map and coloured perspectives for 300 Murray Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	The Trust Company (Australia) Ltd
APPLICANT:	TPG Town Planning, Urban Design and Heritage
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace Precinct (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$150 million

SITE HISTORY:

At its meeting held on **29 August 2006**, Council approved a mixed-use building comprising a 21 level office tower, three retail levels and three parking levels on the subject site. This development was awarded a 6.4% bonus plot ratio on the basis of providing:

- an 800m² landscaped public plaza adjacent to Murray Street at a minimum cost of \$400,000 (excluding GST);
- pedestrian facilities, including an underground connection to the new William Street railway station (to the satisfaction of the Public Transport Authority) at an estimated all inclusive cost of \$1.5 million (excluding GST), retention of the link to the Wellington Street Bus Station and through the site to Murray Street and William Street;
- conservation of the “Hob Nob” building façade and belvedere on Wellington Street and the building at 10 - 14 Queen Street, Perth; and
- interpretive public art installations to a minimum value of \$200,000 (excluding GST).

Minor alterations to the car parking levels and additional details of the canopies and landscaping within the Murray Street public plaza was approved under delegated authority on 28 February 2007 and 9 April 2008.

At its meeting held on **25 August 2009**, Council granted an amended development approval for modifications to Raine Square, increasing the plot ratio floor area by a further 1,063m² (representing an additional 1.7% bonus plot ratio) on the basis of the conservation works to the heritage buildings on site which did not form part of the original development application and were not included in the awarding of bonus plot ratio.

The 1.7% (1,063m²) bonus plot ratio was awarded for the restoration and reconstruction of awnings, verandahs, shop fronts and facades to the Wentworth Hotel, the William Street commercial buildings and the Royal Hotel and consisted of the following:-

Wentworth Hotel

- Reconstruction and restoration of the awnings;
- The conservation of the façade including colour schemes; and
- The restoration of the retail tenancy (only) shop fronts to William Street.

William Street Commercial Buildings

- Reinstatement of the bull nosed awning; and
- The conservation of the façade including colour schemes.

Royal Hotel

- The reconstruction of the two storey verandah the façade;
- The conservation of the façade including colour schemes; and
- The restoration of the shop fronts, including the replacement of the existing gates.

'Hob Nob' Building

- The conservation of the façade including colour schemes; and
- The restoration of the shop fronts.

DETAILS:

Approval is sought for the construction of a new hotel tower on the southern portion of the site fronting Murray Street as well as the upgrading of the existing retail plaza and ground plane, the construction of a new cinema within the podium of the Bankwest tower as well as significant heritage conservation works to the heritage listed buildings on the subject site. This application seeks a bonus plot ratio of 11.9% (on top of the previous 8.1% plot ratio granted) for a bonus plot ratio of 20% This proposed bonus is sought based on the extensive additional conservation works proposed to the historically significant buildings on site and the improvements to the public realm and pedestrian links through the site.

In addition to this, the application seeks a bonus plot ratio of 143m² or 0.52% special residential bonus for the additional hotel rooms proposed on the northern portion of the site within the refurbished Royal Hotel. The additional bonus plot ratio being sought equates to a total of 74,000m² (6.01:1) of total plot ratio floor area for the whole site.

The application proposes the conservation, enhancement and adaptive re-use of the existing heritage buildings as part of the refurbished ground floor plane. The proposed works include:

Royal Hotel:

The hotel will be repurposed for use as a boutique tavern and dining tenancy at the ground floor level with the upper floor levels used for hotel accommodation. The ground floor will be adapted to provide a new William Street entry for the reconfigured dining precinct at the lower ground level of the existing Bankwest podium. Additional hotel rooms are proposed as part of the refurbished Royal Hotel and will include a new wing to the rear of the existing building. The proposed works include the reinstatement of the tuck pointed face brick work and exposed rear stucco as well as reconstructing and extending the verandah along the width of William Street facade and the reinstatement of the access to the verandah from the first floor.

Hotel Wentworth:

The hotel will be adapted to include a retail tenancy at the corner of William and Murray Streets which will include the partial demolition of the hotel room layout to accommodate a retail use. The existing façade and windows will be conserved and a new paint scheme introduced to complement the period and style of the building. The existing awning will be retained and glazed lightwells incorporated into the design. A small portion of the ground floor will be used for a café / bar area within the proposed new hotel entry lobby.

Bohemia Hotel:

The proposed development will retain and conserve the core of the hotel as part of the hotel tower lobby at the ground floor with a new club library located on the first floor. The 1980's faux heritage façade of the Murray Street frontage will be removed and replaced with a glazed façade that forms part of the podium for the proposed mixed-use hotel tower.

Glyde Chambers (Hob Nob Building):

This building will be re-purposed as a food and beverage tenancy with direct access off Wellington Street. The original façade of the building will be reinstated by removing paint and reinstating the tuck pointed face brick with cement stucco detailing. It is also proposed to incorporate a new access to the retained belvedere.

10 – 14 Queen Street:

The development will conserve the exterior form of the existing two storey commercial building and is seeking approval to change the use of the existing retail tenancies from a retail use to a Healthcare 1 (Consulting Rooms) use.

William Street shop fronts:

The William Street shop front facades will be restored to reflect their original appearance by removing the paint and reinstating the tuck-pointed face brick with cement stucco detailing. The ground floor presentation will be enhanced with the awnings restored and extended for the full width of the facades. The internal space

will be adapted to provide new food and beverage tenancies that wrap around the new pedestrian laneway proposed at the William Street frontage providing access from through to the main retail plaza and out onto Murray and Queen Streets.

Public Plaza works:

The application also involves the enhancement of the existing public plaza through the simplification of landscaping treatments and creating more activated edges. The pedestrian links through the site will be simplified with the redevelopment maintaining the links through the site that connect to the Perth Underground Railway Station and new Perth Underground Busport. The pedestrian links will also provide a midblock east – west connection through the site between William and Queen Streets.

New Mixed Use Tower:

The proposed new 15 level mixed-use building consists of hotel and club facilities and the redevelopment of the podium level and ground level retail spaces. At the ground floor level, the hotel lobby and club lobby will form part of the re-purposed Hotel Wentworth and Bohemia Hotel buildings. At the first floor level, it is proposed to create a new club library and service floor above. The new hotel building will provide a two storey retail tenancy on the site of the former Moon and Sixpence tavern fronting Murray Street. The third and fourth floor levels step back from the street and comprise a 3,000m² health and fitness centre over two levels including a gymnasium, lap pool, wellness centre and associated facilities.

The fifth floor level will provide conference and banquet facilities including back of house facilities, informal meeting rooms, seminar rooms and bathroom facilities. The sixth floor will contain a club bar and kitchen, management office and administration area, staff room, store room, private dining rooms, club amenity space and bathroom facilities. Levels 7 – 14 of the hotel contains 22 hotel rooms per floor and associated back of house facilities with access via a central lift lobby and stairs. A total of 176 hotel rooms are proposed. The rooftop level contains plant equipment, a rooftop bar and restaurant.

The new development has been designed with a side core arrangement with long east-west spans. The tower will be constructed of modulated pre cast concrete panels with curtain glass walls, aluminium clad structural columns and anodised aluminium vertical fin sun shading. The ground floor level will consist of clear glass shopfronts with steel entry portals.

The development is to be undertaken in a staged manner with the retail plaza and ground plane works including all heritage works being undertaken as part of stage one of the proposal and the mixed-use hotel tower being undertaken as stage two.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject property is located in the City Centre use area of the Citiplace Precinct of the City Planning Scheme No. 2 (CPS2). The precinct aims to provide a wide range of general and specialised retail uses as well as a mix of other uses such as entertainment, commercial, medical, service industry, residential and minor office uses. Uses at street or pedestrian level will mainly be shops, restaurants, taverns and other uses that have attractive shop fronts and provide activity, interest and direct customer service. Other uses will be established above or below street level and major pedestrian levels.

'Special Residential', 'Dining', 'Retail' and 'Entertainment' uses are all preferred ('P') uses within the City Centre use area of the Citiplace Precinct. It is considered that the proposed uses comply with the Statement of Intent of the Precinct.

Development Requirements

The Statement of Intent for the Citiplace Precinct recognises that new development will generally be low rise, reflecting the traditional height and scale of adjacent buildings and allowing sun penetration into the streets in winter. Building facades will incorporate interesting elements thereby contributing to a lively, colourful and stimulating environment.

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	74,000m² (6.01:1 including 20% bonus plot ratio for heritage and public facilities and public spaces and 0.52% special residential bonus).	61,580m ² (5:1) Maximum Bonus Plot Ratio of 50% for northern portion of the site and maximum bonus plot ratio of 20% for the southern portion of the site consisting of a combination of any of the below: Special Residential Development (20% maximum) Public Facility and Public Spaces (20% maximum) and Heritage (20% maximum)

Development Standard	Proposed	Required / Permitted
Car Parking:	195 bays	185 bays (maximum)
Building Height:	14 metres (existing Wentworth Hotel) The new tower encroaches into the 45 degree angled height plane above level 11.	14 metres at street frontage with additional height contained within a 45 degree angled height plane (Murray Street frontage)
Setbacks:		
Murray Street:	Nil (to existing Wentworth Hotel)	Nil
William Street:	Nil (to existing Wentworth Hotel) 10.9 metres to new hotel tower	Nil up to 14 metres, 5 metre setback up to 65 metres then 10 metre setback required.
Bicycle Parking:	60 bays	59 bays

Bonus Plot Ratio:

The site is eligible for 50% maximum bonus plot ratio on the northern portion (Wellington Street) of the site and a maximum 20% bonus plot ratio on the southern portion (Murray Street). The bonus plot ratio may be comprised 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; and
- Special Residential Use: Maximum 40% bonus (20% for a special residential use or 40% for high a quality hotel use).

Grounds for Bonus Plot Ratio

The applicant is seeking an additional bonus of 11.9% bonus plot ratio predominantly for the proposed heritage works combined with the minor public works for the new pedestrian links and improvements to the public plaza and a further 0.52% bonus for the provision of special residential use. This is based on the application complying with the requirements specified under clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.5.1.

Heritage

Under the City's Bonus Plot Ratio Policy the conservation of heritage places and heritage areas may be eligible for the awarding of up to 20% bonus plot ratio. The applicant is seeking bonus plot ratio (above the existing 8.1% already granted) for the site based on the enhancement and maintenance of the Wentworth Hotel, the Royal Hotel, Bohemia Hotel, Glyde Chambers, 10 – 14 Queen Street and the William Street shop fronts, all of which are considered places of cultural heritage significance and therefore qualifying for the awarding of bonus plot ratio.

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

- The existing Royal Hotel, Bohemia Hotel and Hotel Wentworth are all identified as being of cultural heritage value and are all listed on the CPS2 Register of Places of Cultural Heritage Significance;
- The conservation of the heritage listed buildings will be undertaken in accordance with the Conservation Management Plan for the site;
- The adaption of the buildings will enable ongoing access and patronage of the buildings for the general public; and
- The key heritage benefits include the restoration of the original appearance of the facades of the buildings including the reconstruction of the Royal Hotel.

The proposed works are considered to comply with the 'essential criteria' and the 'performance guidelines' under the policy and it is considered that the value of the conservation works proposed to the community is significant and worthy of the additional plot ratio bonus being sought.

Pedestrian Facilities

In accordance with the City's Bonus Plot Ratio Plan, the pedestrian facilities and/ or amenities provided must result in the provision of "public good" which will 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 ambiance of the city.

The application is seeking a portion of the requested bonus plot ratio on the basis of providing improved pedestrian access through the site. The proposed redevelopment includes a new pedestrian laneway accessed off William Street providing for improved east-west pedestrian links through the city block that forms Raine Square. The new laneway will be an open-air pedestrian laneway sleeved with active uses at the Murray Street level which will connect through to the existing pedestrian thoroughfares on site. The improvement of the legibility of the site and pedestrian links is considered to contribute to the awarding of bonus plot ratio.

Public Spaces

The intent of this bonus plot ratio category is to encourage the provision of high quality public spaces within appropriately located development. The application is

seeking bonus plot ratio on the basis of the refurbishment of the existing public plazas on site that are currently underutilised and have little functionality. The existing public plaza is to be enhanced through simplified landscaping treatments and the introduction of more activated edges. The spaces will incorporate more seating, the planting of shade trees, the creation of more passive surveillance of the area through the provision of additional active commercial tenancies fronting the plaza space, additional lighting and continual universal access with the plaza being flush with the level of the adjoining footpath.

It is considered that predominantly the proposed heritage works and to a minor extent the proposed public works are considered to be worthy of the combined heritage and public spaces and pedestrian facilities bonus of 11.9% being sought.

Special Residential

Developments which incorporate a Special Residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Special Residential Bonus Plot Ratio Plan contained within CPS2.

Under Section 7.1 Design Criteria of the City's Bonus Plot Ratio Policy 4.5.1 a special residential use must be designed in accordance with the provisions of the CPS2 Special Residential (Serviced and Short Term Accommodation) Policy 3.9. In addition, hotels seeking bonus plot ratio must provide the following basic facilities and amenities:

- a lobby/reception area;
- back of house/administration facilities, including housekeeping areas to enable a fully serviced hotel to function, staff ablution/locker facilities, office space and storage areas; and
- bathrooms within guest rooms which incorporate at a minimum a basin, shower and toilet. Laundry facilities shall not be provided within hotel guest rooms.

In support of the request for 0.52% bonus plot ratio for the hotel the applicant has advised the restored hotel will have a dedicated hotel lobby and lifts at ground floor level with all guest rooms located entirely above ground level. Each room will be provided with a bathroom which incorporates a basin, shower and toilet facilities. The hotel will have back of house / administration facilities to enable efficient operation of the hotel.

The hotel is consistent with the design criteria of the policy relating to Special Residential Development and is considered worthy of the relatively minor bonus plot ratio of 0.52%.

Conclusion

The Design Advisory Committee is requested to comment on the aspects of the development detailed in the recommendation section of this report.

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

SCHEDULE 2



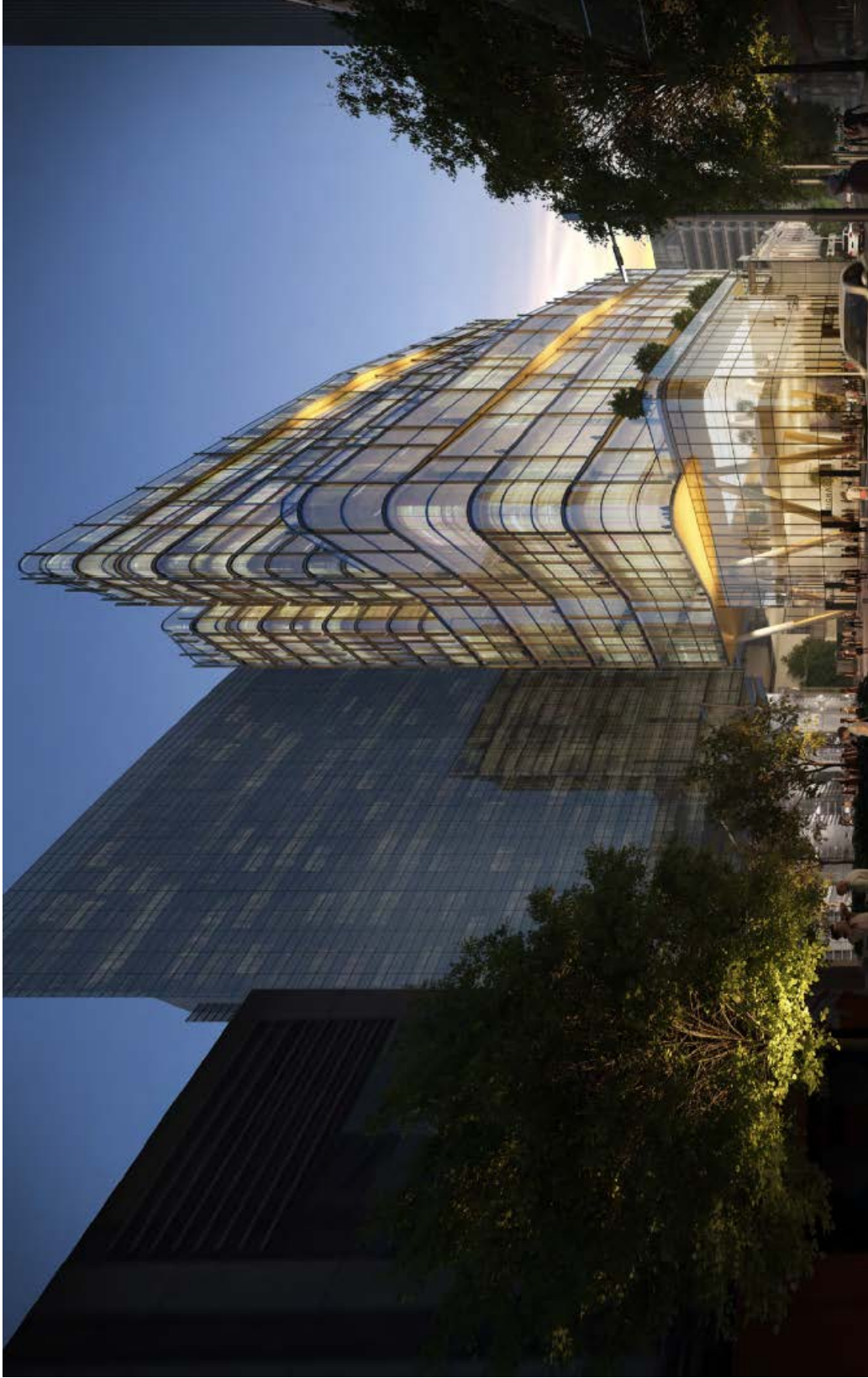
2016/5263; 300 (LOT 350) MURRAY STREET, PERTH

SCHEDULE 2



2016/5263; 300 (LOT 350) MURRAY STREET, PERTH

SCHEDULE 2



2016/5263; 300 (LOT 350) MURRAY STREET, PERTH

ITEM NO: 3

89-91 (LOT 427) AND 95 (LOT 428) STIRLING STREET, PERTH – AMENDED APPLICATION TO DEMOLISH THE TWO EXISTING SINGLE STOREY COMMERCIAL BUILDINGS AND THE CONSTRUCTION OF A 23-LEVEL STUDENT HOUSING DEVELOPMENT CONTAINING 571 BEDS IN 247 UNITS, ONE COMMERCIAL TENANCY AT THE GROUND FLOOR LEVEL AND 28 CAR PARKING BAYS - BONUS PLOT RATIO

RECOMMENDATION:

(APPROVAL)

That the Design Advisory Committee considers the amended application and the awarding of bonus plot ratio for a proposed 23-level student housing development containing 571 beds in 247 units, one commercial tenancy at the ground floor level and 28 car parking bays and provides advice on:

- 1. whether the proposed development complies with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of 5.89% (359m²) bonus plot ratio floor space for the provision of a pedestrian facility;***
- 2. the further encroachments into the upper building level street, side and rear setbacks resulting from the additional floor level; and***
- 3. the minor modifications to the design of the lower and upper ground floor levels to accommodate the new pedestrian linkage and waste collection from the existing right of way to the rear of the property; and***
- 4. the redesign of the twin studio apartments to provide natural light and additional privacy for each bed.***

BACKGROUND:

SUBURB/LOCATION: 89-91 (Lot 427) and 95 (Lot 428) Stirling Street,
Perth
FILE REFERENCE: 2016/5261
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development

DATE: 15 August 2016
MAP / SCHEDULE: Schedule 3 - Map and coloured perspectives for 89-91 and 95 Stirling Street, Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Centex Pty Ltd
APPLICANT: Stirling Capital Pty Ltd and Urbis Pty Ltd
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Stirling Precinct 3
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$21.5 million

The subject site is located to the north west of Stirling Street, comprising of two separate lots with a total site area of 1,523m². The site contains two commercial buildings which do not have any formal heritage listing and have been approved for demolition.

At its meeting held on 26 May 2016, the City of Perth's Local Development Assessment Panel (LDAP) approved the demolition of the two existing commercial buildings and the construction of a 22-level student housing development containing 543 beds and 28 car parking bays including the awarding of 20% bonus plot ratio for the provision of a special residential use.

The City's LDAP also recommended that the applicant further investigate the provision of a pedestrian link through the site to connect with the approved hotel development at the rear in order to complete a strategic mid-block pedestrian route through this section of the Stirling Precinct.

DETAILS:

The amended application is seeking to address the City's previous requests in terms of providing a pedestrian link through the site and allowing for waste collection via the existing right of way rather than from Stirling Street. The applicant is also seeking to provide an additional floor level of student accommodation, increasing the total number of beds from 543 beds to 571 beds. In order to accommodate the additional floor level of student accommodation the applicant is seeking the awarding of 5.89% bonus plot ratio floor space (359m²) for the provision of a pedestrian link through the site.

A summary of the main modifications to the existing approval is outlined below:

- The provision of a pedestrian walkway through the building to connect with the approved hotel development at 90-96 Beaufort Street. This link will be accommodated within the structure of the building, providing shelter as well as access control. The walkway is proposed to be 2.7 metres or more in width and will be universally accessible;

- A new at-grade connection with the rear right of way into the development and a relocated bin store and hardstand facilities to allow for the collection of waste by the City via the existing right of way. A bin chute system and compactor will be provided allowing for an improved waste disposal and storage system;
- Reorganisation of the service areas and the lobby area on the ground floor to accommodate the above changes resulting in the loss of 1 motorcycle bay and an increase of 2 bicycle bays;
- An additional level 23 of student housing being provided, increasing the total number of beds from 543 beds to 571 beds; and
- The redesign of the 'Twodio' units to allow for direct solar access for each bed and to provide additional privacy via a full-height opaque glass and moveable dividers.

Details of the proposed development are as follows:

Ground Floor Lower Level	This level will contain one commercial tenancy earmarked as a café or small bar. It will also contain the main entrance, reception and lift lobby for the student accommodation. The vehicle entrance to the building will be provided at this level from Stirling Street with 54 bicycle parking bays as well as back of house facilities, transformer and switch room, pump room and tank rooms.
Ground Floor Upper Level	This level will contain the bin storage room and hardstand collection area adjacent to the rear right of way, 5 car parking bays, 99 bicycle bays a switch/communications room and storage room.
First Floor Level	This level will contain an office space fronting onto Stirling Street (81m ²), a mezzanine space over the ground floor commercial tenancy (79m ²), 23 car parking bays including two universal access bays, 147 bicycle parking bays and 12 scooter/motorcycle bays.
Second Floor Level	This level will contain communal facilities including a gymnasium (113m ²), a 15 metre lap pool, outdoor common space, function area, common area, group study areas, library, laundry, male and female change facilities.
Third to Twenty Second Floor level	Each level will contain six accommodation types including one 6 bedroom unit with a shared kitchen/dining area, lounge, and two bathrooms (118m ²), one 5 bedroom apartment with a shared kitchen/dining area, lounge and two bathrooms (108m ²), one 5 bedroom unit with a shared kitchen/dining area and lounge and five ensuite bathrooms (118m ²), two units with 2 bedrooms and 1 shared bathroom (27m ²), seven 1 bedroom units each with its own ensuite (18m ²), and one 1 bedroom universal access unit with an ambulant bathroom facility (27m ²). Each level will also contain a shared space with two meeting rooms, bin storage

	facility and cleaning store room.
Twenty Third Floor Level	This level will contain one 5 bedroom unit with a shared kitchen/dining area, lounge and 5 ensuite bathrooms (118m ²) and six 1 bedroom units each with an ensuite bathroom (18m ²). A communal area including a rooftop outdoor cinema, bar and outdoor kitchen will also be provided at this level.
Roof Level	This level will contain a fully enclosed mechanical plant room.

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. The student housing proposal has been defined by the applicant as a lodging house which falls within the 'Special Residential' use under CPS2.

A 'Special Residential' use is a preferred ('P') in the Stirling Precinct however it is prohibited where it fronts the street at pedestrian level unless it provides pedestrian interest and activity. The application proposes a commercial tenancy at the ground floor level with a mezzanine above which is earmarked for 'Retail (General)', 'Dining' (café) or 'Entertainment (small bar) purposes which are contemplated ('C') uses in this location.

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	5.04:1 (7,669m²) 20% bonus plot ratio for a special residential use and 5.89% for a public facility	4:1 (6,092m ²) Maximum 20% bonus for a special residential use and 20% for a public facility providing a total plot ratio of (8,529m ²)
Building Height:	Street building height of 8.93 metres with a 5 metre to 7.5 metre setback up to a height	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a

Development Standard	Proposed	Required / Permitted
	of 77.48 with encroachments into the 10 metre setback from 65 metres (level 20) and above	10 metre setback above this with no prescribed maximum height limit
Setbacks:		
<u>Side (North-East)</u>		
Lower Building level	Nil - 4 metres	Nil (no openings) 4 metres (with openings)
Upper Building Level	4 metres (up to 65 metres)	4 metres (up to 65 metres)
	4 metres to 12 metres (over 65 metres)	8 metres (over 65 metres)
<u>Side (South-West)</u>		
Lower Building Level	Nil - 4 metres	Nil (no openings) 4 metres (with openings)
Upper Building Level	4 metres	4 metres (up to 65 metres)
	4 metres – 12.4 metres	8 metres (over 65 metres)
<u>Rear</u>		
Lower Building Level	Nil – 6.4 metres	Nil (no openings) 4 metres (with openings)
Upper Building Level	4 metres (up to 65 metres)	4 metres (up to 65 metres)
	4 metres to 14.9 metres (over 65 metres)	8 metres (over 65 metres)
Car Parking:	28 bays including one universal access bay	30 bays (maximum)
Bicycle Parking:	300 bays	63 bays (minimum)

COMMENTS:

Bonus Plot Ratio

Under City Planning Scheme No. 2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of the City Planning Scheme No. 2 and detailed within the 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; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Bonus Plot Ratio for a Public Facility

The proposed development has 7,669m² of plot ratio floor area which exceeds the maximum plot ratio for the site by 1,577m², representing 25.89% bonus plot ratio. The original application included the award of 20% bonus plot ratio for the provision of a student housing development (Special Residential Use). The current application is seeking a further 5.89% bonus plot ratio for the provision of a pedestrian link through the site. The applicant has justified the proposals compliance with the City's Bonus Plot Ratio Policy 4.5.1 for the provision of a pedestrian facility based on the following grounds:

- The site has been acknowledged by the City as having a strategic purpose with the current distance between James and Aberdeen Street being over 220 metres;
- There are no existing pedestrian connections in this location and the link will feed into other mid-block pedestrian links;
- The proponent is open to facilitating access for up to 24 hours a day with the hours being reviewed based on patronage and safety;
- The walkway will be universally accessible, safe, convenient and comfortable to use with the facility being entirely undercover;
- The facility will link McIver Train Station and the surrounding properties via other mid-block walkways in the area to Beaufort Street and Northbridge;
- The link will increase pedestrian permeability through a large street block bounded by James Street, Stirling Street, Aberdeen Street and Beaufort Street;
- The pedestrian link is located within the building structure however is not considered a pedestrian tunnel or bridge;

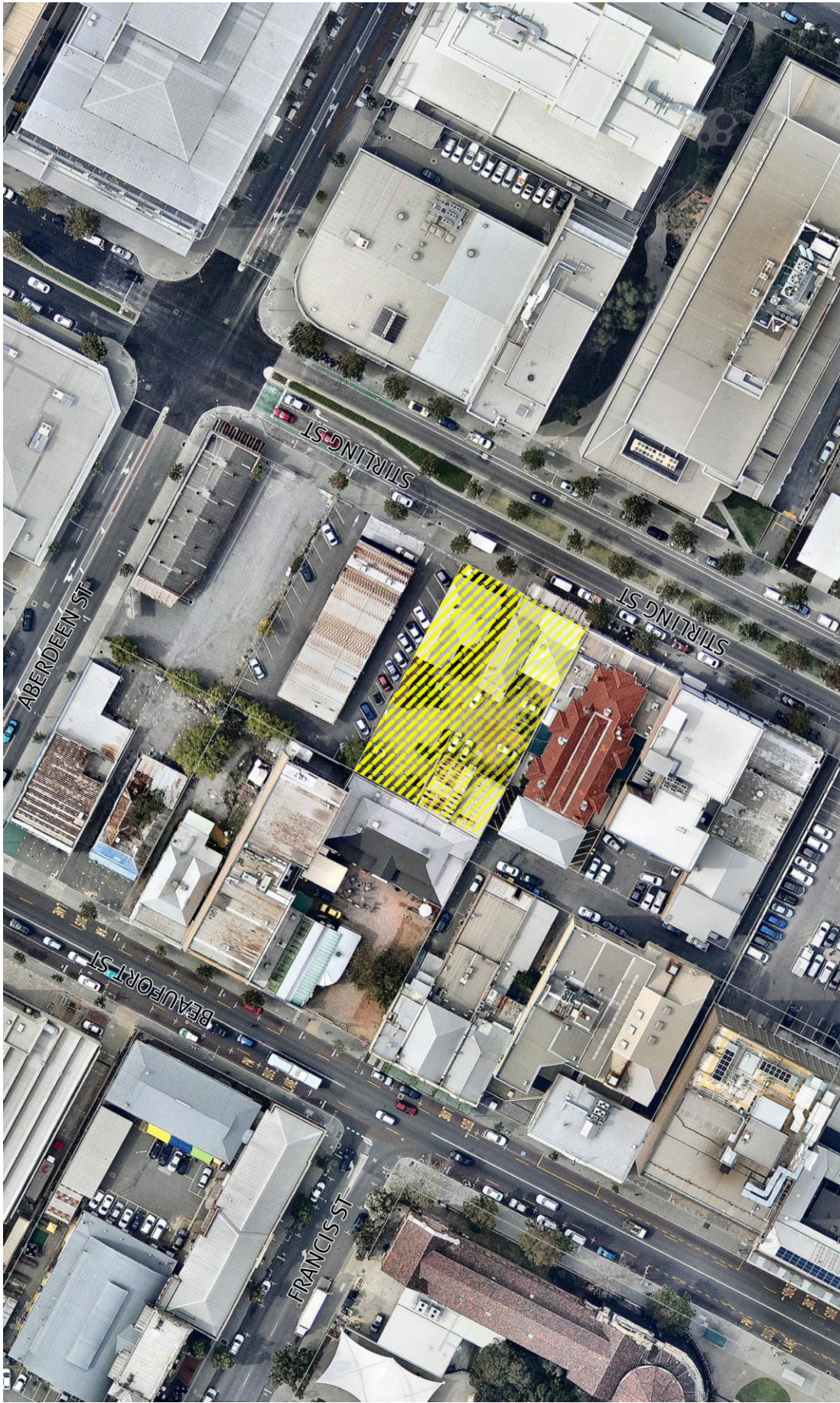
- Although not achieving the standard 3 metre width the walkway width has been designed to a typical width of 2.7 metres or wider with some narrower points due to the columns which is the maximum width achievable; and
- The maintenance and cleaning of the facility will be incorporated into the student accommodation operator's contract with the design of the walkway allowing it to be closed at either end for operational reasons.

Conclusion

The Design Advisory Committee is requested to consider the additional information provided by the applicant and provide comments on the following:

- whether the proposed development complies with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of 5.89% (359m²) bonus plot ratio floor space for the provision of a pedestrian facility;
- the further encroachments into the upper building level street, side and rear setbacks resulting from the additional floor level;
- the minor modifications to the design of the lower and upper ground floor levels to accommodate the new pedestrian linkage and waste collection from the existing right of way to the rear of the property; and
- the redesign of the twin studio apartments to provide natural light and additional privacy for each bed.

SCHEDULE 3



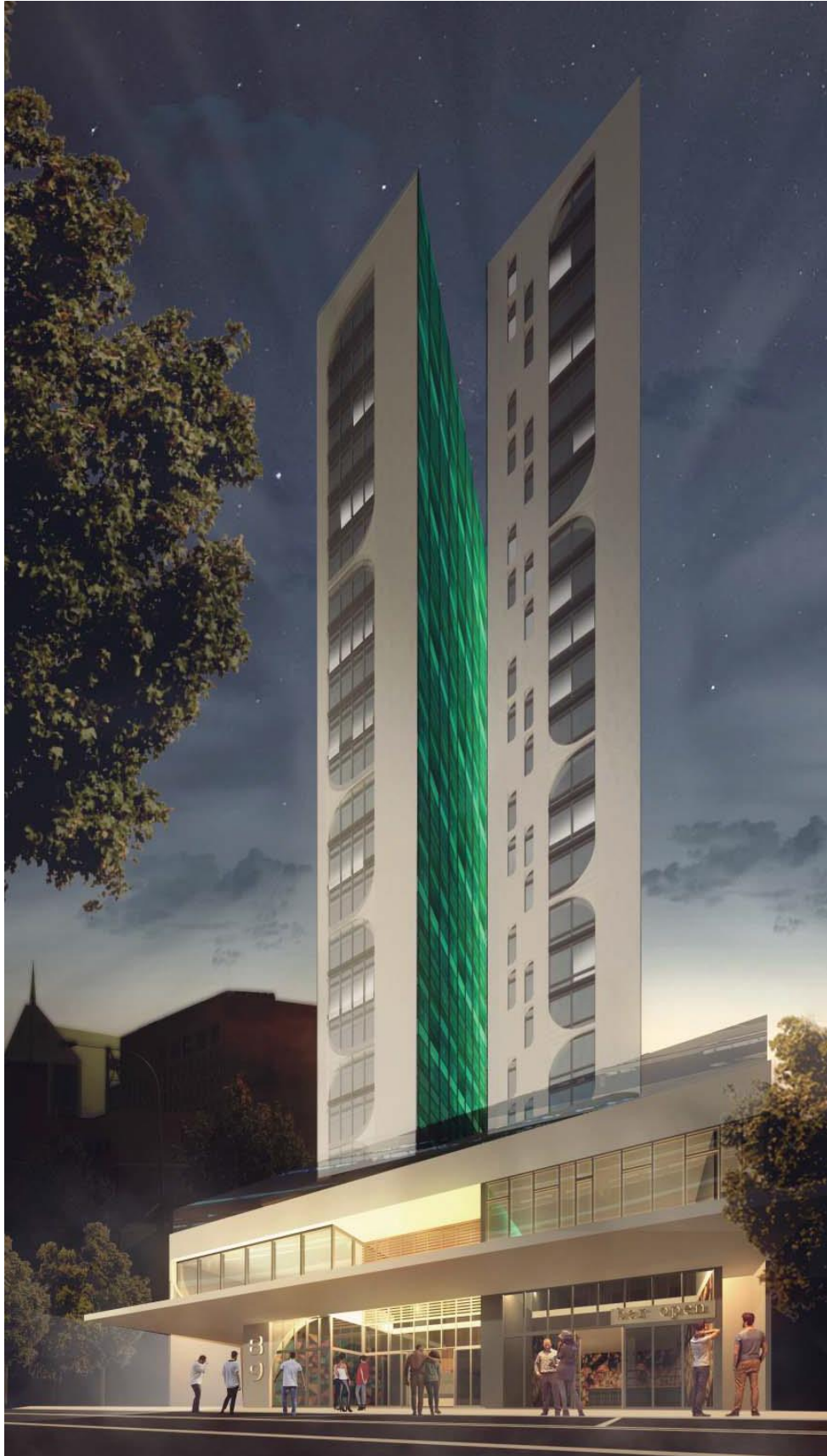
16/5218; 89-91 AND 95 (LOTS 427 AND 428) STIRLING STREET, PERTH

SCHEDULE 3



**2016/5218; 89-91 AND 95 (LOTS 427 AND 428)
STIRLING STREET, PERTH**

SCHEDULE 3



**2016/5218; 89-91 AND 95 (LOTS 427 AND 428)
STIRLING STREET, PERTH**

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SCHEDULE 3



**2016/5218; 89-91 AND 95 (LOTS 427 AND 428)
STIRLING STREET, PERTH**