



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, 4 August 2016 at 4.00pm.**

Yours faithfully

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**

28 July 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:

Vacant
Vacant
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)	Vacant
Warren Kerr	
Peter Ciemitis	Vacant
Malcolm Mackay	
Andy Sharp	Stuart Pullyblank
State Government Architect or Nominee	N/A
Director Planning and Development	City Architect

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
4 AUGUST 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 23 June 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**

Nil
 - 8.2 New General Business**
 - 20th Century Heritage Buildings

The City Architect to discuss potential nomination of select 20th Century heritage buildings in Perth for inclusion in the City of Perth Heritage Listing.
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

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2	31 (LOT 220) MALCOLM STREET, WEST PERTH – 7- LEVEL HOTEL DEVELOPMENT CONTAINING 43 HOTEL ROOMS AND SIX CAR PARKING BAYS	10

ITEM NO: 1

233-239 (LOTS 12 AND 13) JAMES STREET, NORTHBRIDGE – PROPOSED 15 LEVEL MIXED-USE DEVELOPMENT CONTAINING 84 MULTIPLE DWELLINGS, TWO COMMERCIAL TENANCIES AND 86 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 15 level mixed-use development containing 84 multiple dwellings, two commercial tenancies and 86 car parking bays at 233-239 (Lots 12 and 13) James Street, Northbridge and provides advice on:

- 1. compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Residential Design Policy 4.9 for the awarding of 20% bonus plot ratio for the provision of a residential use;*
- 2. the proposed variations to the maximum building height and front setback requirements and their impact on the James Street streetscape and local amenity;*
- 3. the proposed setback variations to the side boundaries (balconies only) and their impact on adjoining properties;*
- 4. the general design of the proposed development and its presentation to the street and adjoining properties, particularly at the ground and podium levels; and*
- 5. the proposed measures for noise attenuation noting the development's proximity to entertainment venues.*

BACKGROUND:

SUBURB/LOCATION:	233-239 James Street, Northbridge
FILE REFERENCE:	2016/5222
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	28 July 2016
MAP / SCHEDULE:	Schedule 1 - Map and coloured perspectives for 233-239 James Street, Northbridge
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Desan Resources Pty Ltd
APPLICANT: Hames Sharley
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Northbridge (P1)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$19 million

SITE HISTORY:

The subject site comprises of a total area of 1,372m² and is located on the south side of James Street, Northbridge. Alternative vehicular access to the site is provided via a rear Right of Way (ROW) which has access to Roe Street. The site accommodates an existing single storey building formerly known as the 'Bakery Artrage Complex' which is currently disused.

DETAILS:

Approval is sought to demolish all existing structures on site to construct a 15 level mixed-use development including two commercial tenancies at the ground floor level, 84 residential units above and 86 residential and commercial tenant car parking bays.

Details of the proposed development are as follows:

Ground Floor Level	This level contains two commercial tenancies (123m ² and 154m ²), residential lobby and mail room, 20 residential tenant, two commercial tenant car parking bays and two loading/service bays with the internal driveway accessed via a rear ROW, 31 bicycle parking bays, fire control room, bin stores, fire pumps, transformer room, toilets, fire exit stairwells, lifts and lift lobby.
Lower First Floor Level	This level contains 10 residential tenant car parking bays accessed via a ramp from the ground level parking area, five residential store rooms, lifts and lift lobby, water pump/tank room and fire exit stairwells.
Upper First Floor Level	This level contains 34 residential tenant car parking bays accessed via a ramp from the lower Level 1 parking area, two residential store rooms, fire exit stairwells, lifts and lift lobby.
Second Floor Level	This level contains 20 residential tenant car parking bays accessed via a ramp from the upper level 1 parking area, 23 residential store rooms, fire exit stairwells, lifts and lift lobby.
Third Floor Level	This level contains three 2-bedroom/2-bathroom apartments (75m ² to 83m ²) with terraces (21m ² to 52m ²), one 2-bedroom/1-bathroom apartment (70m ²) with a terrace (21m ²) and four 1-bedroom/1-bathroom apartments (51m ² to 52m ²) with terraces (27m ² to 50m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Fourth to Eleventh	These levels contain three 2-bedroom/2-bathroom

Floor Levels	apartments (75m ² to 84m ²) with balconies (15m ² to 16m ²), one 2-bedroom/1-bathroom apartment (70m ²) with a balcony (16m ²) and four 1-bedroom/1-bathroom apartments (51m ² to 52m ²) with balconies (15m ² to 16m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Twelfth Floor Level	This level contains two 2-bedroom/2-bathroom apartments (75m ² and 83m ²) with balconies (15m ² and 16m ²) and two 1-bedroom/1-bathroom apartments (52m ²) with balconies (15m ² and 16m ²), passageway, communal residential amenities including BBQ facilities, seating and landscaping, fire exit stairwell, lifts and lift lobby.
Thirteenth and Fourteenth Floor Level	These levels contain two 2-bedroom/2-bathroom apartments (75m ² and 83m ²) with balconies (15m ² and 16m ²) and two 1-bedroom/1-bathroom apartments (52m ²) with balconies (15m ² and 16m ²), passageway, fire exit stairwell, lifts and lift lobby.

The proposed development will provide a total of 84 long term residential apartments in the following range of unit types:

- 42 one bedroom and one bathroom apartments;
- 9 two bedroom and one bathroom apartments; and
- 33 two bedroom and two bathroom apartments.

With regards to design, the applicant advises that the *“external aesthetic is simple and robust as an extrapolation of the nightclub/arthouse and industrial vernacular of its past. It is also reminiscent of a museum/gallery aesthetic that allows its subject matter be the focus and not the envelope. This development attempts to capture activation and history within its façade and material palette to make it contextual to place and not simply another white box apartment. The staggered approach to the building height reduces the impact to the street and creates opportunities for a roof top terrace to the north whilst the apartments face the city to the south.”*

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.

'Residential' is a Preferred use ('P') within the City Centre use area of the Northbridge Precinct (P1), for properties west of Russell Square. The applicant has proposed 'Dining' and 'Office' uses for the ground floor commercial tenancies. A 'Dining' use is also a preferred ('P') use in this location, whilst 'Office' is a contemplated ('C') use. It is considered that the residential, 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. Redevelopment of small to moderate size lots is appropriate as opposed to the amalgamation of the existing lots into large sites. 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 including Russell Square. 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:	3.6:1 (4,939m²) inclusive of a plot ratio bonus of 20% (823m²) on the basis of a 20% bonus for including residential development	Base Plot Ratio 3:1 (4,116m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Heritage Conservation (20% maximum)
Maximum Street Building Height:	12.5 metres	14 metres
Maximum Building Height:	49 metres	33 metres

Development Standard	Proposed	Required / Permitted
<p>Setbacks:</p> <p><u>Front (James Street)</u> - Lower Building Levels</p> <p>- Upper Building Levels</p> <p><u>Rear (south)</u> - Lower Building Levels</p> <p>- Upper Building Levels</p> <p><u>Side (west)</u> - Lower Building Levels</p> <p>- Upper Building Levels</p> <p><u>Side (east)</u> - Lower Building Levels</p> <p>- Upper Building Levels</p>	<p>Nil up to 12.5 metres</p> <p>2 metre setback up to 49 metre building height</p> <p>Nil (with no openings)</p> <p>6.2 metres (balconies)</p> <p>Nil (no openings)</p> <p>3 metres (walls with no openings); 3 metres (balconies); 4metres (walls with openings)</p> <p>Nil (no openings)</p> <p>3 metres (walls with no openings); 3 metres (balconies); 4metres (walls with openings)</p>	<p>Nil up to 14 metres</p> <p>5 metre setback up to 33 metres</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>3 metres (no openings/balconies) 4 metres (with openings/balconies)</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>3 metres (no openings/balconies) 4 metres (with openings/balconies)</p> <p>Nil (no openings/balconies) 3 metres (with openings/balconies)</p> <p>3 metres (no openings/balconies) 4 metres (with openings/balconies)</p>
<p>Car Parking:</p> <p>- Residential</p>	<p>84 bays</p>	<p>84 bays (minimum)</p>

Development Standard	Proposed	Required / Permitted
- Commercial	2 bays	168 bays (maximum) 16 bays (maximum)
Bicycle Parking:		
- Bicycle Bays	31 bays	28 bays (minimum)

Bonus Plot Ratio:

The site is eligible for 50% maximum bonus plot ratio which 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.
- 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 20% bonus plot ratio for a 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.

Bonus Plot Ratio for Residential

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 plot ratio floor area must be used for the residential use. The applicant has provided a detailed report indicating compliance with the City's Residential Design Policy 4.9, a summary of which is provided as follows:-

Element 1 – Streetscape Interface and Dwelling Mix

The residential building entry is clearly defined and visible from the street.

The proposed development provides a diversity of dwelling sizes, including 50% single bedroom dwellings and 50% two bedroom dwellings.

Minimum dwelling sizes are as follows:

- 51m² for the one-bedroom dwellings; and
- 70m² for the two-bedroom dwellings.

The above minimum dwelling sizes adhere to those recommended under the City's Policy of 50m² for one bedroom apartments and 70m² for two bedroom apartments.

Element 2 – Privacy and Security

Privacy

The proposed development has been designed to ensure an appropriate level of visual privacy to all dwellings and private open space areas. Window types and locations have been designed to ensure no direct overlooking between dwellings on the same or adjacent levels. Full height screen walls are also provided between balcony areas.

Surveillance

Appropriate levels of passive surveillance will be achieved through the use of appropriate lighting and overlooking of public spaces from habitable rooms or balconies.

Lighting

Appropriate lighting will be provided in accordance with relevant Australian Standards, with further details to be provided at the detailed design stage.

Element 3 – Noise

The preliminary acoustic report prepared in support of the proposal demonstrates that the proposed development complies with the relevant acoustic standards and requirements. Of particular concern is the proximity of the subject site to an adjacent entertainment venue – Metro City and the potential impacts of 'C' weighted noise levels on the proposed development. Noise mitigation strategies, for both protection from existing uses and within the proposed development, have been identified and full acoustic assessments will be undertaken at the detailed design stage.

Element 4 – Open Space

Private Open Space

Each dwelling is provided with an outdoor living areas that is:

- in excess of the minimum 10m² requirement (proposal provides minimum 15m²);
- directly accessible from a habitable room;
- receives adequate levels of natural light and ventilation; and
- provides adequate weather protection, and is located and designed to maximise visual privacy between individual apartments and surrounding buildings.

Communal Open Space

A communal roof garden on Level 12 is provided which has been designed to be functional area for residents and their guests. The communal open space includes vegetable gardens, barbecues and seating areas.

Landscaping

Given the development's nil street frontage setbacks, minimal 'in-ground' landscaping is proposed which is appropriate to its inner urban context. A mixture of soft and hard landscaping and screening is provided within the communal space and podium levels.

Element 5 – Efficient Resource Use and Provision of Daylight

Heating and Cooling

The proposed development has been designed to capitalise on access to northern solar access as far as is practicable. The majority of balconies and major openings provided with access to northern daylight at various periods throughout the day, whilst the extent of glass on the western face of the building is limited.

Ventilation

The proposed development provides operable windows and natural cross ventilation where appropriate.

Stormwater

Opportunities for stormwater redistribution on site will be investigated at the detailed design stage.

Clothes Drying

The design of residential dwellings provides place for an internal dryer. The design of the balcony will enable residents to open and close their balconies as per their required needs, however no external clothes drying facilities are provided.

Borrowed Light

Direct natural light is provided to all living, dining and sleeping areas through the provisions of major openings to all habitable rooms.

Light Wells

The layout of the building and setbacks provided does not require the provision of light wells.

Relationship to adjoining buildings

The built form of the proposal provides for appropriate building-to-building separation, allowing for natural light, ventilation and outlook between existing and future buildings.

Greywater Use

Feasibility of greywater reuse and recycling will be considered at further stage of development.

Sustainable Development

The proposed development promotes sustainable design principles through design strategies that maximise sunlight access to apartments and promotes natural ventilation. The Sustainability Report submitted in support of the application confirms that the proposal complies with the relevant energy efficiency requirements of the National Construction Code.

Element 6 – Access and Parking

The proposed development is provided with secure, convenient and accessible vehicle and bicycle parking, with direct access to car parking areas provided via the centrally located lift lobby and stairs. Separate secure bicycle parking is provided on the ground floor level.

Element 7 – Servicing

Stores

Each dwelling is provided with a secure, accessible storage area, with the majority having a minimum internal area of 4m². It is noted that a proportion of the stores (20 of the 84 provided) have an internal area of only 3m² which is below the 4m² recommended by the Policy.

Mailboxes

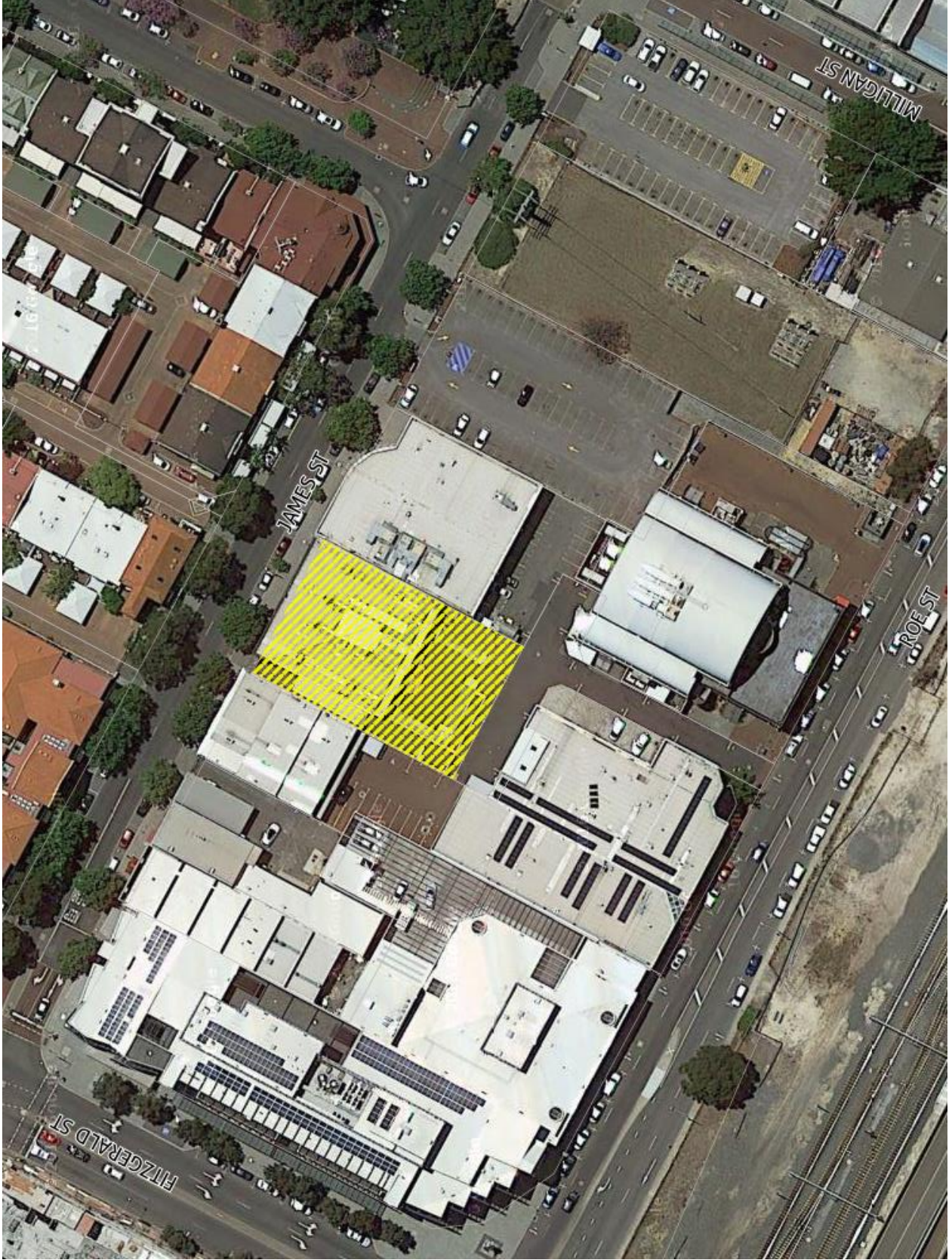
A residential mail room is provided at the ground floor level, with access directly of the apartment lobby space.

Noting the above, the proposal is considered to generally satisfy the Policy requirements in order to be awarded maximum bonus plot ratio of 20% for the provision of a residential use.

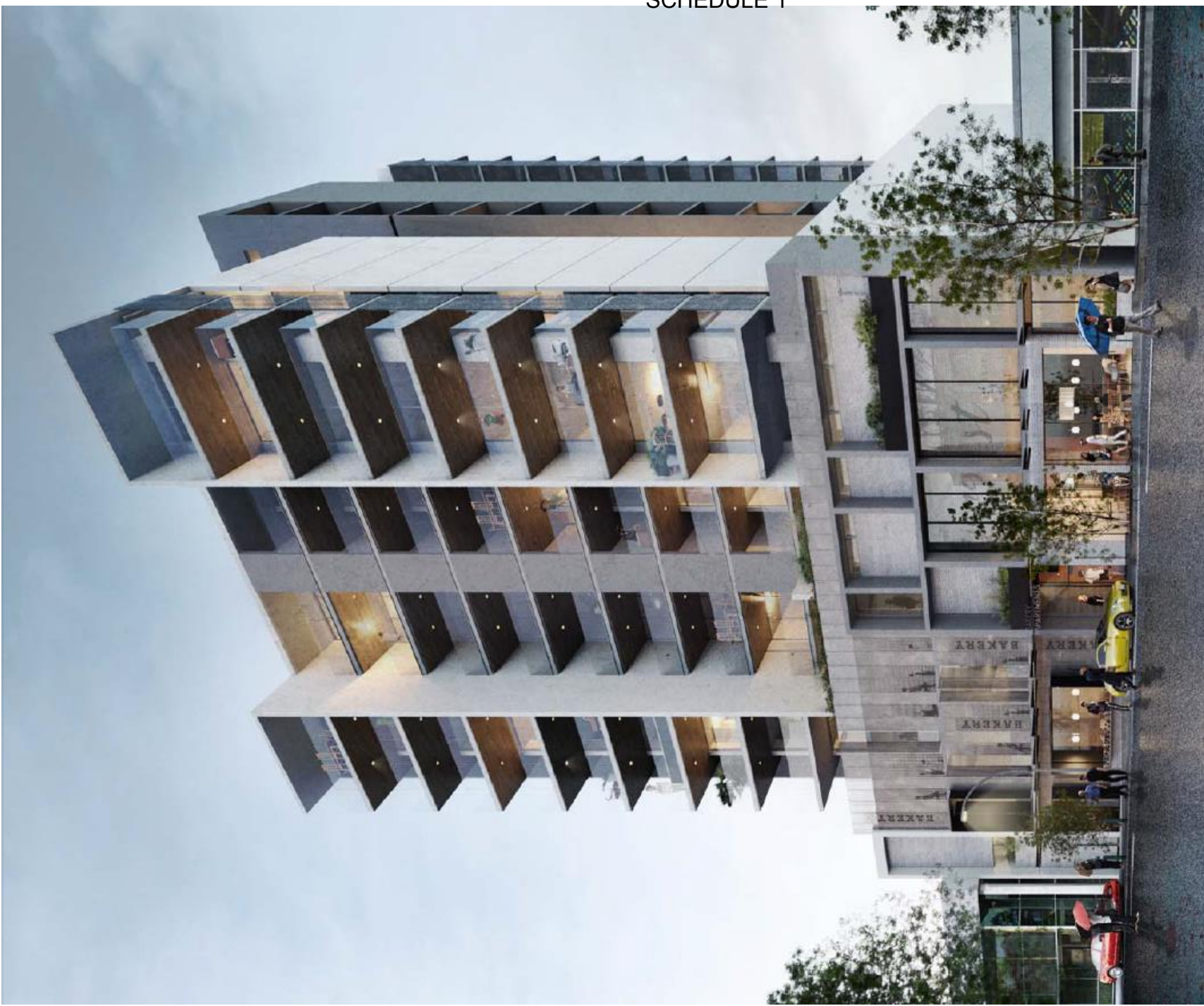
Conclusion

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.



233-239 (LOTS 12 AND 13) JAMES STREET, NORTHBRIDGE



233-239 (LOTS 12 AND 13) JAMES STREET, NORTHBRIDGE (PERSPECTIVES)



233-239 (LOTS 12 AND 13) JAMES STREET, NORTHBRIDGE (PERSPECTIVES)

ITEM NO: 2

31 (LOT 220) MALCOLM STREET, WEST PERTH – 7-LEVEL HOTEL DEVELOPMENT CONTAINING 43 HOTEL ROOMS AND SIX CAR PARKING BAYS

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the 7-level hotel development containing 43 hotel rooms and 6 car parking bays at 31 (Lot 220) Malcolm Street, West Perth and provides advice on the general design of the building, including the building height and its presentation to the street.

BACKGROUND:

SUBURB/LOCATION:	31 (Lot 220) Malcolm Street, West Perth
FILE REFERENCE:	2016/5229
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	11 July 2016
MAP / SCHEDULE:	Schedule 2 - Map and colour perspective for 31 Malcolm Street, West Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Mr F Cardaci and Mr C C Cardaci
APPLICANT:	Ferguson Architects
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) West Perth Precinct 10 (City Planning Scheme Use Area) Residential – R160
APPROXIMATE COST:	\$9.5 million

SITE HISTORY:

The subject site is located on the south eastern side of Malcolm Street with a total site area of 1,418m². The site contains a two storey plus basement house constructed in 1893 and three-storey clay brick walled connection building added in 1958, both of which are reported by the applicant as being in poor condition. The original building is currently unoccupied and does not contain any formal listings as a

Heritage Place under the City Planning Scheme No. 2 or the State Register of Heritage Places.

DETAILS:

Approval is sought to demolish the existing house on the site and to construct a 7-level hotel development containing 43 hotel rooms, six car parking bays and associated hotel facilities.

Details of the proposed development are as follows:

Basement Level	This level will contain 6 car parking bays including one universal access bay, 16 bicycle parking bays and one male and one female shower and change facility. This level will also contain the building's services including an electrical substation, pump room, comms room, handyman room, store room and bin storage area.
Ground Floor Level	This level will contain the hotel lobby and reception, indoor and outdoor dining area, kitchen and conference room facilities. Male and female toilet facilities, a cleaner's room, back of house offices and a baggage storage area will also be provided at this level.
First to Fourth Floor Levels	Each level will contain seven standard hotel rooms ranging in size from 27m ² to 31m ² , with two universal access suites of 30m ² and 53m ² . A service room and linen storage area will also be provided at each level.
Fifth Floor Level	This level will contain seven standard hotel rooms ranging in size from 27m ² to 43m ² . A service room, linen storage area and enclosed mechanical plant room will also be provided at this level.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the Residential-R160 Use Area of the West Perth Precinct 10 of City Planning Scheme No. 2 (CPS2). The West Perth Precinct will be developed as one of several residential quarters, accommodating a range of housing types along with support facilities, as well as providing a secondary business area adjacent to the city centre. It is envisaged that the West Perth Precinct will continue to develop as a living and working environment set in spacious landscaped surrounds, reflecting the original concept for this area of a garden office and residential district. The amenity, character and general environmental quality of the West Perth Precinct should be maintained and enhanced.

A hotel use falls within the 'Special Residential' use group which is a contemplated ('C') use in the Residential-R160 Use Area of the West Perth Precinct 10 of CPS2.

Development Requirements

Buildings are to be well setback from all boundaries and set in generously landscaped gardens creating a serene and park like environment. New buildings should be designed and constructed to reflect the historic fabric, scale, materials and style of buildings in the area. Building height will be limited to reflect the relatively low height of most buildings in the area.

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:	1.44:1.0 (2,035m ²)	2.0:1.0 (2,836m ²)
Building Height		
Mount Street Design Policy	23.6 metres	24 metres (maximum)
Parliament House Precinct Policy	23.6 metres	5.4 metres (maximum)
Setbacks:		
Front:	6 – 7 metres	4.5 metres (minimum)
Side (North-East):	6.8 – 7 metres	3 metres (minimum)
Side (South-West):	3 – 4.1 metres	3 metres (minimum)
Rear:	5.8 metres	3 metres (minimum)
Commercial Tenant Car Parking:	6 bays including one universal access bay	14 bays (maximum)
Open Space:	56 per cent (806m ²)	50 per cent (709m ²)
Landscaping:	38 per cent (531m ²)	25 per cent (354.5m ²)
Bicycle Parking	16 bays	14 bays (minimum)
End of Journey Facilities:		
Shower/change room:	one male and one female	two male and two female (minimum)
Lockers:	8 lockers	14 lockers

Conclusion

The Design Advisory Committee is requested to comment on the general design of the building, including the building height and its presentation to the street.

SCHEDULE 2

SCHEDULE 2



2016/5229 - 31 (LOT 220) MALCOLM STREET, WEST PERTH

SCHEDULE 2

SCHEDULE 2



2016/5229 - 31 (LOT 220) MALCOLM STREET, WEST PERTH

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2016/5229 - 31 (LOT 220) MALCOLM STREET, WEST PERTH