


# MINUTES

## DESIGN ADVISORY COMMITTEE

4 AUGUST 2016

APPROVED FOR RELEASE



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MARTIN MILEHAM  
CHIEF EXECUTIVE OFFICER



CITY of PERTH

**MINUTES**

**DESIGN ADVISORY COMMITTEE**

**4 AUGUST 2016**

**THESE MINUTES ARE HEREBY CERTIFIED AS  
CONFIRMED**

**PRESIDING MEMBER'S  
SIGNATURE**

*David Karotkin*

**DATE:** *25.8.2016.*

# DESIGN ADVISORY COMMITTEE

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Minutes of the meeting of the City of Perth **Design Advisory Committee** held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 4 August 2016**.

## **MEMBERS IN ATTENDANCE**

Mr Karotkin - Presiding Member (Departed at 5.39pm)  
Mr Ciemitis  
Mr Sharp  
Mr Warn  
Mr Smith - Deputy for Ms Barrenger

## **OFFICERS**

Ms Smith - Manager Development Approvals  
Mr Gericke - Coordinator Statutory Town Planning  
Mr Colalillo - Senior Planning Officer  
Mr Fotev - 3D Model Officer  
Ms Rutigliano - Acting Governance Officer

## **GUESTS AND DEPUTATIONS**

Mr Hays - Hames Sharley  
Mr Somers - Hames Sharley  
Ms Mason - Hames Sharley  
Mr Bense - Fratelle Group  
Mr McLean - Ferguson Architect

## **DA74/16 DECLARATION OF OPENING**

**4.13pm** The Presiding Member declared the meeting open.

## **DA75/16 APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE**

Mr Mackay (apology)  
Mr Kerr (apology)

**DA76/16 CONFIRMATION OF MINUTES**

*Moved by Mr Sharp, seconded by Mr Warn*

*That the minutes of the meeting of the Design Advisory Committee held on 23 June 2016 be confirmed as a true and correct record.*

*The motion was put and carried*

The votes were recorded as follows:

**For:** Mr Ciemitis, Mr Karotkin, Mr Sharp, Mr Smith and Mr Warn

**Against:** Nil

**DA77/16 CORRESPONDENCE**

Nil

**DA78/16 DISCLOSURE OF MEMBERS' INTERESTS**

<b>Member / Officer</b>	<b>Minute No.</b>	<b>Item Title.</b>	<b>Nature / Extent of Interest</b>
David Karotkin (TRIM 134948/16)	DA80/16	233 – 239 (Lots 12 and 13) James Street, Northbridge – Proposed 15 Level Mixed-Use Development, Two Commercial Tenancies and 86 Car Parking Bays – Bonus Plot Ratio	Nature of Interest - Impartiality Interest - One of the applicants is known to me in a non-financial interest capacity Extent of Interest – Minor and insignificant

**PRESENTATION:** **Agenda Item 1, DA80/16** – 233 – 239 (Lots 12 and 13) James Street, Northbridge – Proposed 15 Level Mixed-Use Development, Two Commercial Tenancies and 86 Car Parking Bays – Bonus Plot Ratio

**4.14pm** The Senior Planning Officer commenced the presentation and provided a brief overview of the proposed development application. The Senior Planning Officer and

City Architect then answered questions from the Design Advisory Committee.

4.20pm

The presentation concluded.

**DEPUTATION:**

**Agenda Item 1, DA80/16** – 233 – 239 (Lots 12 and 13) James Street, Northbridge – Proposed 15 Level Mixed-Use Development, Two Commercial Tenancies and 86 Car Parking Bays – Bonus Plot Ratio

4.22pm

Mr Hays commenced the deputation and provided a brief overview of the proposed development application. Mr Hays then answered questions from the Design Advisory Committee.

5.00pm

The deputation concluded.

**PRESENTATION:**

**Agenda Item 2, DA79/16** – 31 (Lot 220) Malcolm Street, West Perth – 7 Level Hotel Development Containing 43 Hotel Rooms and Six Car Parking Bays

5.01pm

The Coordinator Statutory Town Planning commenced the presentation and provided a brief overview of the proposed development application. Coordinator Statutory Town Planning then answered questions from the Design Advisory Committee.

5.09pm

The presentation concluded.

5.10pm

Mr McLean was present to answer any questions from the Design Advisory Committee.

**Meeting Note:** The Design Advisory Committee agreed that the order of business detailed in the agenda be amended so Item 2 could be considered as the first item of business at the meeting, specifically:

1. **Agenda Item 1, DA79/16** – 31 (Lot 220) Malcolm Street, West Perth - 7 Level Hotel Development Containing 43 Hotel Rooms and Six Car Parking Bays
2. **Agenda Item 2, DA80/16** - 233 – 239 (Lots 12 and 13) James Street, Northbridge – Proposed 15 Level Mixed-Use Development, Two Commercial Tenancies and 86 Car Parking Bays – Bonus Plot Ratio

**DA79/16 31 (LOT 220) MALCOLM STREET, WEST PERTH – 7-  
LEVEL HOTEL DEVELOPMENT CONTAINING 43  
HOTEL ROOMS AND SIX CAR PARKING BAYS**

**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 1,418m<sup>2</sup>. 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:

<b>Basement Level</b>	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
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	also contain the building's services including an electrical substation, pump room, comms room, handyman room, store room and bin storage area.
<b>Ground Floor Level</b>	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.
<b>First to Fourth Floor Levels</b>	Each level will contain seven standard hotel rooms ranging in size from 27m <sup>2</sup> to 31m <sup>2</sup> , with two universal access suites of 30m <sup>2</sup> and 53m <sup>2</sup> . A service room and linen storage area will also be provided at each level.
<b>Fifth Floor Level</b>	This level will contain seven standard hotel rooms ranging in size from 27m <sup>2</sup> to 43m <sup>2</sup> . 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:



<b>Development Standard</b>	<b>Proposed</b>	<b>Required / Permitted</b>
<b>Maximum Plot Ratio:</b>	1.44:1.0 (2,035m <sup>2</sup> )	2.0:1.0 (2,836m <sup>2</sup> )
<b>Building Height</b>		
Mount Street Design Policy	23.6 metres	24 metres (maximum)
Parliament House Precinct Policy	<b>23.6 metres</b>	5.4 metres (maximum)
<b>Setbacks:</b>		
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)
<b>Commercial Tenant Car Parking:</b>	6 bays including one universal access bay	14 bays (maximum)
<b>Open Space:</b>	56 per cent (806m <sup>2</sup> )	50 per cent (709m <sup>2</sup> )
<b>Landscaping:</b>	38 per cent (531m <sup>2</sup> )	25 per cent (354.5m <sup>2</sup> )
<b>Bicycle Parking</b>	16 bays	14 bays (minimum)
<b>End of Journey Facilities:</b>		
Shower/change room:	<b>one male and one female</b>	two male and two female (minimum)
Lockers:	<b>8 lockers</b>	14 lockers

## **Conclusion**

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

***Moved by Mr Ciemitis, seconded by Mr Warn***

***That the Design Advisory Committee, having considered the Design of the Proposed 7-level Hotel Development Containing 43 Hotel Rooms and Six Car Parking Bays at 31 (Lot 220) Malcolm Street, West Perth:***

- 1. supports and appreciates the simplicity of the proposed design but considers more cognisance needs to be given to the appearance of the eastern façade as viewed from the city and St Georges Terrace; for instance the bath/toilet windows, are considered to be a lost opportunity on this eastern facade;***
- 2. the building's compliance with the City's height requirements is noted, however a minor variation to the height limit would be supported to achieve a better outcome in terms of how the building finishes at the skyline;***
- 3. the applicant should consider relocating the transformer from the exterior of the building to provide more flexibility for the future use of the basement level***

***The motion was put and carried***

**The votes were recorded as follows:**

**For: Mr Ciemitis, Mr Karotkin, Mr Sharp, Mr Smith and Mr Warn**

In accordance with Section 5.6 of the *Local Government Act 1995*, the Presiding Member sought nominations for a member to preside over the meeting.

Mr Warn nominated Mr Smith to preside over the meeting.  
Mr Smith accepted the nomination.

There being no further nominations, Mr Smith accepted the nomination and assumed the Chair.

**5.39pm** Mr Karotkin previously disclosed a Impartiality Interest in Item DA80/16 (as detailed at Item DA78/16) and departed the meeting and did not return.

**DA80/16 233-239 (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**

**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 1,372m<sup>2</sup> 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:

<b>Ground Floor Level</b>	This level contains two commercial tenancies (123m <sup>2</sup> and 154m <sup>2</sup> ), 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
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	stairwells, lifts and lift lobby.
<b>Lower First Floor Level</b>	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.
<b>Upper First Floor Level</b>	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.
<b>Second Floor Level</b>	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.
<b>Third Floor Level</b>	This level contains three 2-bedroom/2-bathroom apartments (75m <sup>2</sup> to 83m <sup>2</sup> ) with terraces (21m <sup>2</sup> to 52m <sup>2</sup> ), one 2-bedroom/1-bathroom apartment (70m <sup>2</sup> ) with a terrace (21m <sup>2</sup> ) and four 1-bedroom/1-bathroom apartments (51m <sup>2</sup> to 52m <sup>2</sup> ) with terraces (27m <sup>2</sup> to 50m <sup>2</sup> ), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
<b>Fourth to Eleventh Floor Levels</b>	These levels contain three 2-bedroom/2-bathroom apartments (75m <sup>2</sup> to 84m <sup>2</sup> ) with balconies (15m <sup>2</sup> to 16m <sup>2</sup> ), one 2-bedroom/1-bathroom apartment (70m <sup>2</sup> ) with a balcony (16m <sup>2</sup> ) and four 1-bedroom/1-bathroom apartments (51m <sup>2</sup> to 52m <sup>2</sup> ) with balconies (15m <sup>2</sup> to 16m <sup>2</sup> ), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
<b>Twelfth Floor Level</b>	This level contains two 2-bedroom/2-bathroom apartments (75m <sup>2</sup> and 83m <sup>2</sup> ) with balconies (15m <sup>2</sup> and 16m <sup>2</sup> ) and two 1-bedroom/1-bathroom apartments (52m <sup>2</sup> ) with balconies (15m <sup>2</sup> and 16m <sup>2</sup> ), passageway, communal residential amenities including BBQ facilities, seating and landscaping, fire exit stairwell, lifts and lift lobby.
<b>Thirteenth and Fourteenth Floor Level</b>	These levels contain two 2-bedroom/2-bathroom apartments (75m <sup>2</sup> and 83m <sup>2</sup> ) with balconies (15m <sup>2</sup> and 16m <sup>2</sup> ) and two 1-bedroom/1-bathroom apartments (52m <sup>2</sup> ) with balconies (15m <sup>2</sup> and 16m <sup>2</sup> ), 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:

<b>Development Standard</b>	<b>Proposed</b>	<b>Required / Permitted</b>
<b>Maximum Plot Ratio:</b>	<b>3.6:1 (4,939m<sup>2</sup>) inclusive of a plot ratio bonus of 20% (823m<sup>2</sup>) on the basis of a 20% bonus for including residential</b>	Base Plot Ratio 3:1 (4,116m <sup>2</sup> )  Maximum Bonus Plot Ratio of 50% consisting of a

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

<b>Development Standard</b>	<b>Proposed</b>	<b>Required / Permitted</b>
<u>Side (east)</u> - Lower Building Levels  - Upper Building Levels	openings)  Nil (no openings)  3 metres (walls with no openings); <b>3 metres                      (balconies);</b> 4metres (walls with openings)	Nil (no openings/balconies) 3 metres (with openings/balconies)  3 metres (no openings/balconies) 4 metres (with openings/balconies)
<b>Car Parking:</b> - Residential  - Commercial	84 bays  2 bays	84 bays (minimum) 168 bays (maximum)  16 bays (maximum)
<b>Bicycle Parking:</b> - 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; and
- 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:

- 51m<sup>2</sup> for the one-bedroom dwellings; and
- 70m<sup>2</sup> for the two-bedroom dwellings.

The above minimum dwelling sizes adhere to those recommended under the City's Policy of 50m<sup>2</sup> for one bedroom apartments and 70m<sup>2</sup> 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 10m<sup>2</sup> requirement (proposal provides minimum 15m<sup>2</sup>);
- 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 4m<sup>2</sup>. It is noted that a proportion of the stores (20

of the 84 provided) have an internal area of only 3m<sup>2</sup> which is below the 4m<sup>2</sup> 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 was requested to comment on the aspects of the development detailed in the recommendation section of this report.

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

#### ***Moved by Mr Ciemitis, seconded by Mr Sharp***

***That the Design Advisory Committee, having considered the Design and 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:***

- 1. notes that the proposed development generally satisfies the requirements of the Residential Design Policy 4.9 and the criteria for the awarding of 20% bonus plot ratio for the provision of a residential use, however considers that the architectural expression of the proposed building lacks sufficient distinction to support the implementation of the bonus plot ratio;***
- 2. does not support the form of the tower, noting the extent of the proposed variations to the building height and setback requirements and the proposal's failure to satisfactorily address the principles and objectives of the Building Height and Setback Policy;***
- 3. considers that more attention should be given to the design of the prominent southern façade of the tower given the way in which it will address the city and Perth City Link;***
- 4. acknowledges the attempt made to add visual interest to the upper levels of the podium but encourages activation of the front façade of the podium to provide informal surveillance and improved amenity to the street;***

***(Cont'd)***

5. *the applicant is encouraged to consider innovative ways to address the on-site parking provision to reduce the impact that parking has on the form of the proposed building and the extent of variations being proposed to the development standards;*
6. *questions whether two fire escapes are required to the front of the building, noting their impact on the building's interface with the street.*

*The motion was put and carried*

The votes were recorded as follows:

For: Mr Ciemitis, Mr Sharp, Mr Smith and Mr Warn

**DA81/16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**DA82/16 GENERAL BUSINESS**

**Responses to General Business from a Previous Meeting**

**1. Filling Vacant Deputy Positions**

The Manager Development Approvals gave an update with regards to filling the current deputy vacancies. Nominations have been received by the Planning Institute and the Australian Institute of Architects with a report going to Council on Tuesday, 9 August 2016.

**New General Business**

**1. 20<sup>th</sup> Century Heritage Buildings**

The City Architect requested that the Committee consider any potential nominations of 20<sup>th</sup> Century heritage buildings for inclusion in the City of Perth Heritage Inventory (such as award winners and those in the Australian Institute of Architects list of significant 20<sup>th</sup> Century buildings) and report back to the Committee at its next meeting.

The City Architect undertook to contact the Australian Institute of Architects to assist in the formulation of a response.

**DA83/16 ITEMS FOR CONSIDERATION AT A FUTURE MEETING**

**Outstanding Items:**

Nil

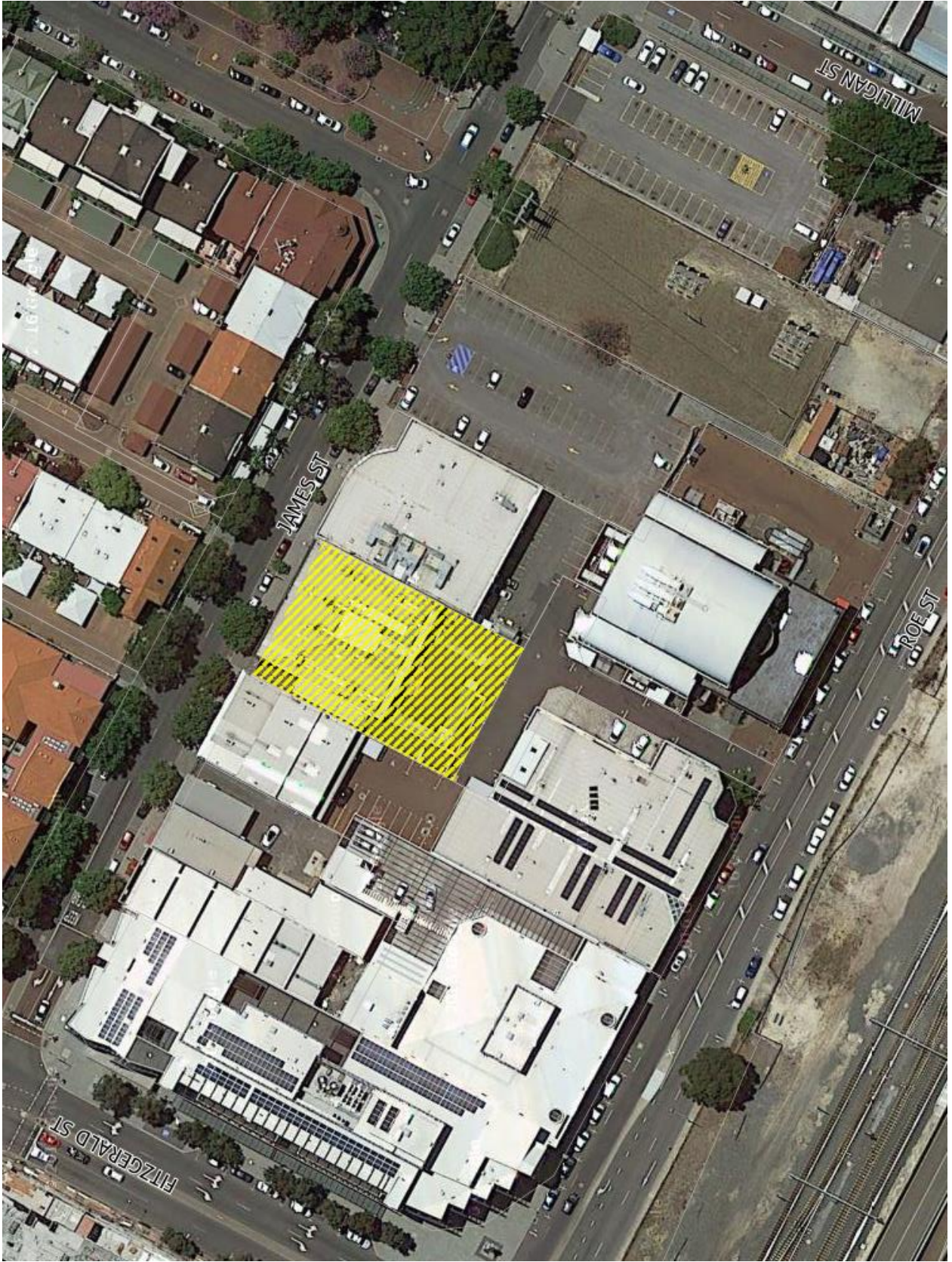
**DA84/16 CLOSE OF MEETING**

**6.05pm** There being no further business the Presiding Member declared the meeting closed.

**SCHEDULES  
FOR THE MINUTES OF THE  
DESIGN ADVISORY  
COMMITTEE MEETING  
HELD ON  
4 AUGUST 2016**

SCHEDULE 1

SCHEDULE 1



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

SCHEDULE 1



SCHEDULE 1

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



SCHEDULE 1



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

SCHEDULE 2

SCHEDULE 2



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



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



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