

Design Advisory Committee

Notice of Meeting
26 July 2018
10am

Committee Room 1
Ninth Floor
Council House
27 St Georges Terrace, Perth



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of minutes – 3 May 2018
- 4 Correspondence
- 5 Disclosure of Interest Information Session – Neil Douglas, McLeods Barristers & Solicitors
- 6 Disclosure of Members' interests
- 7 Reports
 - 7.1 44 (Lots 6 And 7) Mounts Bay Road, Crawley – Expansion of St George's College Including the Addition of 45 Student Accommodation Rooms, Administration Offices, Communal Facilities and Car Parking Area
- 8 Motions of which Previous Notice has been given
- 9 General Business
 - 9.1 Responses to General Business from a Previous Meeting
 - 9.2 New General Business
- 10 Items for consideration at a future meeting
Outstanding Reports: Nil
- 11 Closure

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER
19 July 2018

This meeting is not open to members of the public

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

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

Quorum: Four

Terms Expire: October 2019

Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of clause 66A of the Supplemental Provisions to the Deemed Provisions (refer Schedule A of the City Planning Scheme No. 2, as gazetted on 24 February 2017).

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and 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 that are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.

- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

Bonus plot ratio will not be awarded “as of right”. Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within Perth as a capital city.

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

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

Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will be requested to provide advice on the extent of bonus plot ratio which is warranted.

In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high quality hotel as identified in the Bonus Plot Ratio Policy.

Reference should be made to the Bonus Plot Ratio Policy for full 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, the Deemed Provisions 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; and
- The Council's decision in regard to each application

Report to the Design Advisory Committee

Agenda Item 7.1 **44 (Lots 6 And 7) Mounts Bay Road, Crawley – Expansion of St George’s College Including the Addition of 45 Student Accommodation Rooms, Administration Offices, Communal Facilities and Car Parking Area**

Recommendation:

That the Design Advisory Committee:

1. ***CONSIDERS*** the design for the proposed expansion of St George’s College including the addition of 45 student accommodation rooms, administration offices, communal facilities and car parking area at 44 (Lots 6 and 7) Mounts Bay Road, Crawley; and
2. ***PROVIDES*** advice on the general aesthetic quality of the development including the proposed materials and finishes and impact on the adjacent heritage building.

FILE REFERENCE:	2018/5231
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	18 July 2018
ATTACHMENT/S:	Attachment 7.1A – Location Plan Attachment 7.1B – Perspective
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	St Georges College Inc
APPLICANT:	Christou Design Group Pty Ltd
ZONING:	(Metropolitan Region Scheme) Public Purposes – University
APPROXIMATE COST:	\$8.3 million

Purpose and Background:

The subject site is 1,876m² in area and is located on the northern side of Mounts Bay Road within the suburb of Crawley and is occupied by St George’s College. The site is bound by Park Road to the north, the University of Western Australia’s (UWA) ‘Tuart House’ and ‘Park Avenue Building’ site to the east, Mounts Bay Road to the south and St Thomas More College to the west.

St George’s College, founded in 1931, is the oldest residential college associated with the UWA campus. The original wing and chapel are significant parts of Western Australia’s built heritage and are complemented by the site’s landscaping and extensive gardens. The college houses approximately 220 residents, with the majority studying undergraduate or postgraduate courses at UWA. The site is listed on both the City of Perth’s City Planning Scheme No. 2 (CPS2) Heritage List and the Heritage Council of Western Australia’s (HCWA) State Register of Heritage Places.

Details:

Approval is sought for an additional student accommodation development and associated administrative and communal facilities. The key elements of the proposal are outlined as follows:

- a reconfigured at grade carpark to the south of the proposed building site;
- three linked buildings creating a cloister, a covered courtyard and a terrace facing south;
- common facilities on the ground floor - incorporating administration, common room (Ruth Rodgers), a meeting room, amenities, a laundry and back of house facilities;
- an outdoor terrace area directly link to the common room (Ruth Rodgers), a covered courtyard for events and collegiate activities, and a drying court to the western boundary with access from the laundry;
- new fire pumps and tanks and a bin enclosure;
- provision of 45 student accommodation rooms over three to four levels;
- a covered walkway which links the new wing to the chapel level and the existing northern gardens; and
- a roof top common room pavilion for collegiate activities.

The applicant has provided the following additional details of the four main elements comprising the development:

Administration	Incorporate administration offices and new common room to host events, collegiate activities, and student exhibitions. These spaces will form the public interface of the building.
Ruth Rodgers Common Room	The main collegiate space of the building, being a dedicated space primarily for the graduate level residents of the college, however all residents will be encouraged to use it to socialise with the more mature students, seeking advice, guidance and experience. The room is proposed to accommodate casual seating to provide for conversations and informal discussions. The flexibility of the design of the space will also allow for hosting of small music recitals and gatherings.
Accommodation	Suitably designed and equipped student rooms with ensembles. All rooms are provided with access to natural light and ventilation and views to external spaces.
Covered Courtyard	The space contains vegetation, seating, light and power to accommodate various college related activities. The space will also allow key views from the student rooms and covered walkways to the western façade of the original wing, with a high level of transparency and natural light. The courtyard includes a fully glazed canopy using transparent fritted glass for solar control with an associated detailed steel structure support.

Compliance with Planning Scheme:

Land Use

The expanded use of the site for student accommodation and associated facilities is consistent with the purpose and intent for which the land is reserved for 'Public Purposes - University' under the Metropolitan Region Scheme (MRS). The use is also consistent with the intent of the wider Matilda Bay Precinct (P9) under CPS2 which is to accommodate a variety of uses located within defined areas including associated university housing.

In addition, the State Government's draft state level strategic framework 'Perth and Peel @3.5million' identifies the site as being within an 'activity centre' where further concentrations of residential accommodation are supported.

Development Requirements

The proposed development is located within a Metropolitan Region Scheme (MRS) Reserve for 'Public Purposes - University' and as such is not zoned under CPS2 and therefore the Scheme provisions are not relevant to the site. It is however desirable to consider the relevant CPS2 Statement of Intent for the Precinct and relevant policies guiding design, parking and residential development. The City is required to provide comment to the Western Australian Planning Commission (WAPC) who will ultimately determine the application.

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



2018/5231 - 44 (LOTS 6 AND 7) MOUNTS BAY ROAD, CRAWLEY



2018/5231 – 44 (LOTS 6 AND 7) MOUNTS BAY ROAD, CRAWLEY (PERSPECTIVE)