

Design Advisory Committee

Notice of Meeting
5 April 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 – 8 March 2018
 - 4 Correspondence
 - 5 Disclosure of Members' interests
 - 6 Reports
 - 6.1 674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth - Refurbishment of and Additions to Carillon City
 - 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
- Outstanding Reports: Nil
- 10 Closure

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

29 March 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	
Vacant	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

Recommendation:

That the Design Advisory Committee considers the design for the proposed refurbishment of and additions to the Carillon City at 674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth and provides advice on:

- 1. the general aesthetic quality of the development including the proposed materials and finishes;***
- 2. variations to the upper building setbacks to the eastern and western side boundaries;***
- 3. the general design of the reconfigured arcades, noting the proposed variations to the City's requirements for minimum pedestrian walkway widths; and***
- 4. the scale, massing, and grain of the façades in relation to the surrounding buildings noting the proximity to several heritage buildings.***

FILE REFERENCE:	DAP-2018/5074
SUBURB/LOCATION:	674-678 & 680-692 (Lots 100 & 101) Hay Street Mall, Perth & Subterranean Lot 929
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	28 March 2018
ATTACHMENT/S:	Attachment 6.1A – Location Plan Attachment 6.1B – Perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Dexus Wholesale Property Limited, City of Perth
APPLICANT:	Urbis Pty Ltd
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$60.7m

Purpose and Background:

The proposed development is located over three lots (100, 101 and 929) with Lot 100 and 101 owned by Dexu and Lot 929 owned by the City and subleased to Dexu. Incidental works, structures and demolition will affect two lots to the north and south of the site which under the care and control of the City being Forrest Place (Lot 978) and Hay Street Mall (Lot 929). The total area of the subject lots owned by Dexu comprises of a total area of 5,725m². The subject site has frontage to the Murray Street Mall and Hay Street Mall.

Carillon City was previously two separate arcades, being Carillon Arcade (western portion) and City Arcade (eastern portion). City Arcade originally opened in 1970 and Carillon Arcade opened in 1982. In 1998 the then proprietors of Carillon Arcade, Multiplex and Hawaiian Property Group, purchased City Arcade. Both properties were subsequently integrated and refurbished in the following years, becoming Carillon City.

In 2013 and 2014 western portions of the site fronting Murray Street Mall were partially demolished/reconstructed to create a large two-level minor major tenancy (formerly occupied by Topshop and now occupied by Cotton On). The centre's name relates to the Carillon Bells, which are housed on-site in a carillon fronting the Hay Street Mall. The centre comprises four levels of retail, including a basement. An office tower of 15 levels sits above the centre fronting the Murray Street Mall. A fifth retail level, formerly occupied by a single cinema theatre is vacant.

Pedestrian access is currently available to the site via:

- the upper level walkways which connect Carillon City, via a bridge over Murray Street Mall (the Murray Street Mall overpass) to Perth train station via Forrest Chase.
- pedestrian entrances at street-level on the Murray Street Mall and Hay Street Mall.
- Underground connecting to Trinity Arcade which connects to the level 1 (Murray Street Mall level).
- a pedestrian stairwell portal from the Hay Street Mall which connects to level 1 (Murray Street Mall level).

The subject site has four loading bays and two service bays available for contractors in the existing basement. Vehicle access to the subject site, for the purposes of waste management and loading, is via Murray Street Mall, with a ramp at the eastern edge of the property providing access to the basement level.

The applicant has advised that the existing pedestrian portal to and from the Hay Street Mall into the centre (in lot 929) will be redeveloped as an integrated part of Carillon City, however does not form part of this application. Any modifications or removal of the portal is dependent on resolving several service issues, as the portal accommodates exhaust infrastructure and performs a fire egress purpose as well as pedestrian access and egress.

Details:

Approval is sought for the demolition of various components of the existing complex, including existing roof and awning structures. The application will involve the redevelopment of the existing four retail levels, and addition of a fifth level, including redesigned facades to both malls, the realignment of existing malls, and new vertical transport – as well as incidental service works and modifications to loading and waste facilities.

The application proposes to incorporate a cinemas/theatres within the new fifth retail level, including incidental retail and lounge areas, where food and beverages (packaged and/or freshly prepared), including liquor, may be served and/or purchased for consumption on-premises. The remainder of the modified tenancies re proposes to be used for a range of uses including Business Services, Dining, Entertainment (for small bar, tavern, amusement parlour, and betting agency only), Healthcare 1, Mixed Commercial (fast food outlet only), Retail (General), and Retail (Central).

Details of the proposed development are as follows:

Basement	<p>Works within this level will include the conversion and adjustment of the existing tenancy area and tenant storage area into retail areas to accommodate the lower level of two potential multi-level tenancies that front the Murray Street Mall, both with internal vertical transport. The existing servicing areas are proposed to be retained and renewed, with a new expanded loading and service area, with three loading bays, including minor expansion of basement to accommodate a larger bin store.</p> <p>A new end of trip facility will be provided to the basement incorporating 40 bicycle parking bays. All existing visitor parking bays are proposed to be removed.</p>
First Floor (Murray Street Mall)	<p>The existing arcades within the sites will be realigned to accommodate clearer, unobstructed pedestrian flows. The existing escalators will be relocated side-by-side in two locations for more legible navigation. A new façade will be incorporated to the entire Murray Street Mall frontage.</p>
Second Floor (Hay Street Mall)	<p>This site will be reconfigured to have a single point of entry from Hay Street Mall, with a consolidated single arcade through the level, bifurcated in part. The level will also incorporate new amenities (not currently available on this level) and a new façade to the entire Hay Street Mall frontage.</p>
Level 3	<p>This level will be modified to extend over the current Cotton On tenancy. The intent of this level is to focus on restaurant and casual dining activity as well as some retail surrounding a central void/vertical transportation area. This level will incorporate new bathroom amenities (not currently available on this level).</p>
Level 4	<p>This level will be modified to extend over the current Cotton On tenancy. This level will accommodate a nine-screen cinema complex, including associated admission, lounge and food and beverage sales area.</p>
Office tower (15 levels)	<p>The existing office tower is to remain, apart from level 4 which will be absorbed incorporated as part of the cinema complex.</p>

Compliance with Planning Scheme:

Land Use

The subject site is located in the City Centre Use Area of the Citiplace Precinct (P5). The Citiplace Precinct will be enhanced as the retail focus of the State providing a range of retail and related services more extensive than elsewhere in the metropolitan region. The Precinct will offer a wide range of general and specialised retail uses as well as a mixture of other uses such as entertainment, commercial, medical, service industry, residential and minor office. Uses at street and pedestrian level will mainly be shops, restaurants (including cafes), taverns and other uses that have attractive shop fronts and provide for activity, interest and direct customer service.

The development application proposes new cinemas/ theatres ('Entertainment') to level 4 which is a preferred ('P') use in the City Centre use area of the Citiplace Precinct. The remainder of the development will accommodate range of uses including a Small Bar, Tavern, Amusement Parlour and Betting Agency ('Entertainment'), 'Dining', 'Business Services', 'Retail (General)' & 'Retail (Central)' which are all preferred uses within the precinct and a Fast Food Outlet ('Mixed Commercial') which is contemplated ('C') within the precinct. The proponent also proposes to accommodate 'Healthcare 1' which is a contemplated use, noting the use is not permitted for those tenancies fronting either mall at street level. The existing office tower (levels 5-15) will retained for Office use.

As noted above all the proposed land-uses within the development are either preferred or contemplated and are therefore considered to be appropriately located and consistent within the mixed-use nature of the wider development site.

Development Requirements

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	Permitted / Required
Maximum Plot Ratio:		
674-678 (Lot 100) Hay Street Mall	4.55: 1.0 (11,863m ²)	5.0: 1.0 (13,165m ²)
680-692 (Lot 101) Hay Street Mall	2.44: 1.0 (7,682m ²)	5.0: 1.0 (15, 455m ²)
Overall	3.41:1 (19,545m ²)	5.0: 1.0 (28,620m ²)
Building Height		
- Hay Street Building Height	14 metres	14 metre street building height
- Murray Street Building Height	11 - 14 metres	14 metre building height

Development Standard	Proposed	Permitted / Required
<ul style="list-style-type: none"> - Maximum Building Height 	<p>22.7 metres (excluding existing office tower which projects above the height plane)</p>	<p>Variable. Additional height above the Street Building Height within a 45° height plane measured from both the Hay and Murray Street Malls.</p>
<p>Setbacks:</p> <p>Hay Street Mall (South):</p> <ul style="list-style-type: none"> - Lower Building Levels: - Upper Building Levels: <p>Murray Street Mall (North):</p> <ul style="list-style-type: none"> - Lower Building Levels: - Upper Building Levels: <p>Side (East):</p> <ul style="list-style-type: none"> - Lower Building Levels: - Upper Building Levels: <p>Side (West):</p> <ul style="list-style-type: none"> - Lower Building Levels: - Upper Building Levels: 	<p>Nil to 14 metres</p> <p>Complies</p> <p>Nil to 14 metres</p> <p>Complies</p> <p>Nil to 14 metres</p> <p>Nil setback to a height ranging between 15.7 metres, 2 metres setback above to a height of 22.7 metres</p> <p>Nil to 14 metres</p> <p>Nil setback to a height ranging between 15.7 – 22.7 metres</p>	<p>Nil to 14 metres</p> <p>Within 45 degree angled height plane</p> <p>Nil to 14 metres</p> <p>Within 45 degree angled height plane</p> <p>Nil to 14 metres</p> <p>3 metres (No Openings and/or Balconies)</p> <p>Nil to 14 metres</p> <p>3 metres (No Openings and/or Balconies)</p>
<p>Bicycle Parking:</p>	<p>40 bays</p>	<p>40 bays</p>

Pedestrian Walkways

Policy 4.8 of the CPS2 sets out the standards to be applied in regard to the minimum width of arcades and pedestrian walkways to facilitate the efficient flow of pedestrian movement throughout the City. The policy states that the minimum width for arcades and pedestrian walkways which form part of the primary pedestrian network shall be 5 metres. The minimum width for arcades and pedestrian walkways forming the secondary or minor parts of the pedestrian network shall be 4 metres where there are shops on both sides of the walkway and 3.5 metre for arcades with bifurcation.

It is considered the arcades to Levels 1 and 2 that link Hay and Murray Street Malls are part of the primary pedestrian networks within the City. The primary arcade widths to level 1 range between 4 metres to 5.1 metres, noting the arcade does bifurcate. A 2.5 metres walkway is also proposed adjacent to the food court space, however it is noted that this will largely only service food court patrons. The level 2 arcade width ranges between 3.5 metres and 3.9 metres, noting the arcade does bifurcate and only a portion of this arcade has shops on either side of the walkway.

The applicant has provided justification stating that the re-aligned arcades through the subject site are wider, more direct, and complemented by consolidated and clearer vertical transport options than the existing arcade. They have also stated that the widths are in line with the requirements for a secondary walkway with shops on either side, and in part compliant with what would be expected for a primary walkway.

Forrest Place and City Station Development Act 1985

The *Forrest Place and City Station Development Act 1985* was created to facilitate, amongst other things, the Forrest Place public space, and some of the surrounding walkways, including those that connect into Carillon City via the Murray Street Mall overpass from Forrest Chase.

The Act is an agreement between the State Government, City of Perth, PTA, ISPT, PrimeWest, Australia Post and the owners of City Arcade and Carillon Arcade. The Development Plan Agreement (DPA) requires the centre arcades to be kept open from 6am until midnight (except on Good Friday and Christmas Day) so that pedestrian flow is not impeded. In addition to this the Act gives the City various rights to access parts of the subject site to maintain the Murray Street Mall overpass and supporting structures.

Control and Location of Amusement Parlours

Policy 4.2 of the CPS2 sets out where within the City amusement parlours can be located and criteria to which they shall be assessed against. The policy states that no further amusement parlours will be permitted within the area bounded by Wellington, Barrack and William Streets and the south side of Hay Street Mall.

Where an amusement parlour is to be located the City shall ensure that activity shall not be detrimental to the amenity of, and out of character or harmony with the locality, by reason of its appearance, its environmental impact, its character or the likelihood of its generating behaviour offensive to others in the area. The applicant has advised that in the event such a use did eventuate, it would not be at street level at prime frontages, and therefore any restriction on that use at street level or similar would not be objected to.

Streetscape and Built Form

The City's Policy 4.1 City Development Design Guidelines outlines built form principles and guidelines to be applied to development within the City. The policy states that new development should consider the scale, massing, and grain of surrounding buildings, and without seeking to copy or imitate existing structures, make a positive contribution to the streetscape.

In addition to this, new development should conserve and enhance the heritage of the city, and maintain/foster areas of individual and interesting character. Developments should also respect the setting of any surrounding properties of identified heritage and/or streetscape value in terms of building design and form. It is also noted that the City is in the process of declaring the Hay Street Mall area a Heritage Precinct, with the Carillon City Hay Street Mall façade abutting heritage buildings to the east, west and south of the site.

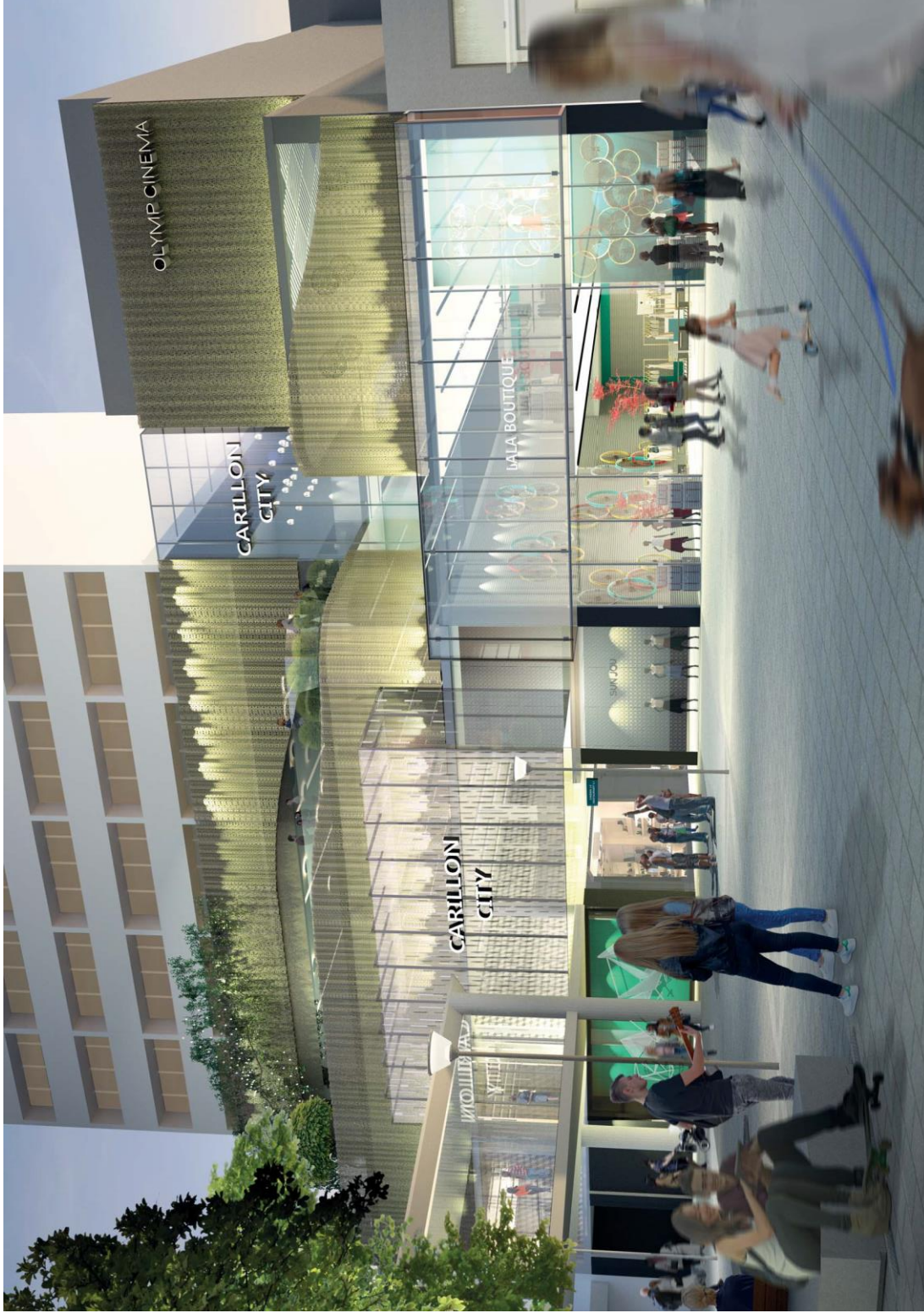
Conclusion

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

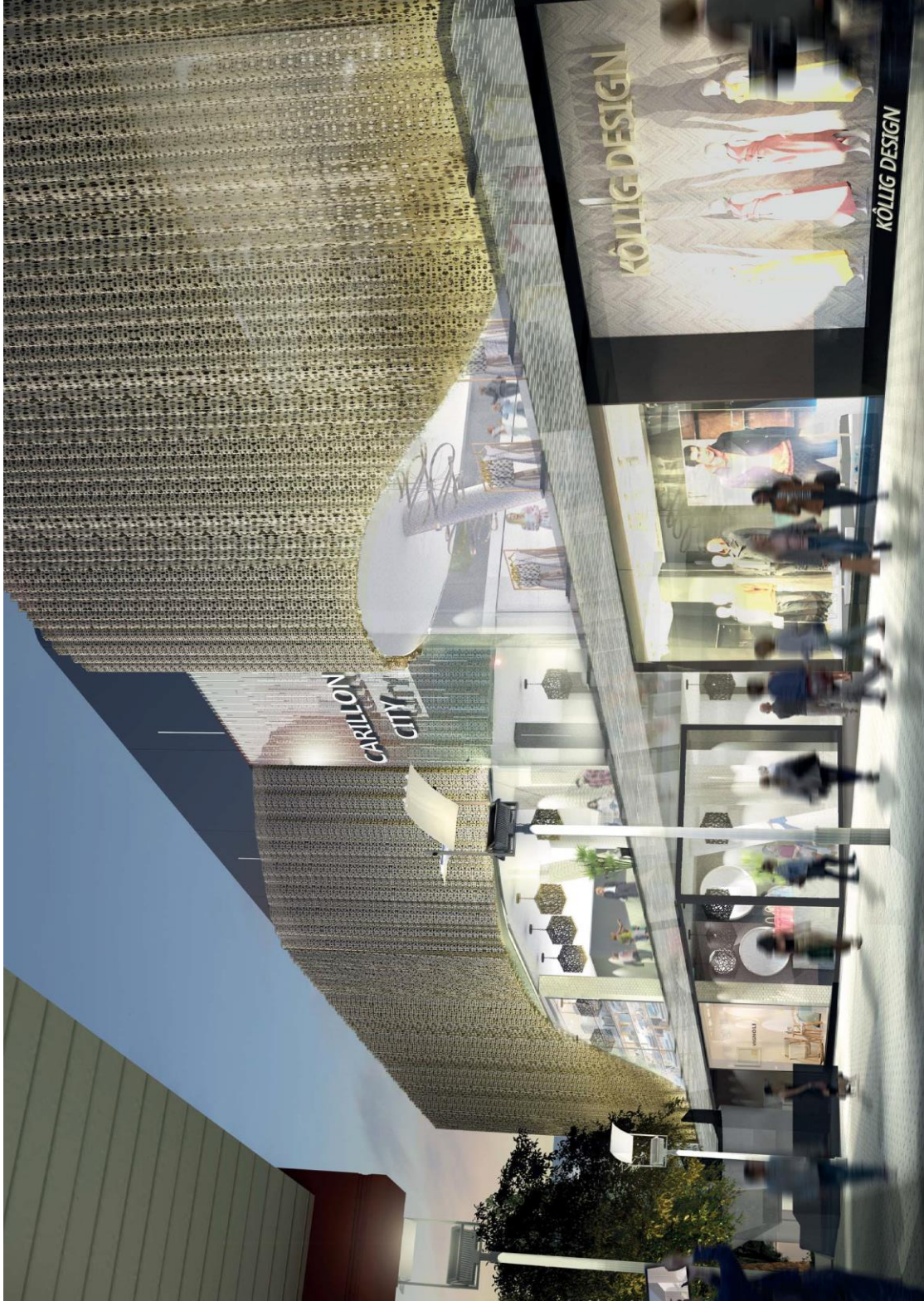
A verbal presentation will be given to the Committee in regard to this application.



2018/5074 - 674-678 & 680-692 (LOTS 100 & 101) HAY STREET MALL, PERTH



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