



City of Perth

Design Advisory Committee

19 March 2020

Agenda

Notice is hereby given that a Design Advisory Committee of the City of Perth will be held in Committee Room 1, Level 9, Council House, 27 St Georges Terrace, Perth on Thursday, 19 March 2020 at 3pm.

Mr Murray Jorgensen
Chief Executive Officer
12 March 2020

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin	Peter Hobbs
Warren Kerr	
Chris Melsom	Ben De Marchi
Andrew Howe	
Stuart Pullyblank	Tony Blackwell
Geoff Warn (State Government Architect)	Melinda Payne (State Government Architect)
Jayson Miragliotta (City of Perth. General Manager, Planning & Economic Development)	Craig Smith (City of Perth, City Architect)

Quorum: Four

Terms Expire: 16 October 2021

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.

Order of Business

Item

1. **Declaration of opening**
2. **Apologies and Members on Leave of Absence**
Nil
3. **Confirmation of minutes**
Design Advisory Committee – 20 February 2020
4. **Correspondence**
5. **Disclosures of members interest**
6. **Reports**

Item No.	Item Title	Page No.
6.1	712 - 720 (Lots F12, 31 and 12) Hay Street Mall, Perth – Proposed Change of Use of the Second and Third Floor Levels to 'Office' including New Ground Floor Lobby, Additional Floor Area to the Third Floor Level and Fourth Level Roof Garden.	1
6.2	98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 18-Storey Office Tower and 32-Storey Office and Hotel Tower Including Dining and Community Facilities	12

7. **Motions of which Previous Notice has been given**
8. **General Business**
9. **Items for consideration at a future meeting**
Outstanding Reports: Nil
10. **Closure**

6.1 712 - 720 (Lots F12, 31 and 12) Hay Street Mall, Perth – Proposed Change of Use of the Second and Third Floor Levels to ‘Office’ including New Ground Floor Lobby, Additional Floor Area to the Third Floor Level and Fourth Level Roof Garden.

File reference	DA-2020/5064
Report author	Michaela Trlin, Senior Statutory Planner
Other contributors	Nil
Reporting service unit and alliance	Development Approvals, Planning and Economic Development
Report author disclosure of interest	Nil
Date of report	10 March 2020
Attachment/s	Attachment 6.1A – Location Plan Attachment 6.1B – Perspectives An FTP Link is provided to Committee members with the Development Plans
Landowner	Perth Central Holdings Pty Ltd
Applicant	Hames Sharley
Zoning	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
Approximate cost	\$2.35 million

Background

The subject site is located on the northern side of the Hay Street Mall at 712 – 720, near the corner of the Hay Street Mall and William Street, Perth. The 3,293m² site has street frontages to both the Hay and Murray Street Malls and is occupied by a four level building with the ground and first floor level predominantly occupied by Target and used for retail purposes. The second and third floor levels of the building are vacant and have been for more than twenty years.

Details

The application seeks approval to change the use of the southern portion of the Hay Street Mall side of the existing building on the ground, second and third floor levels to office use, including a new entry lobby and exhibition space directly off the Hay Street Mall. The proposal includes the following works to the existing building:

- The creation of a new 52m² entry lobby and exhibition space off the Hay Street Mall to provide access to new lifts and the existing fire stairs;
- New bike store adjacent to the lobby to accommodate 16 bicycles;
- The demolition of existing internal walls on level two to create a 318m² office space and 54m² open terrace to the Hay Street Mall;
- The demolition of internal walls on level three and the construction of additional floor area to create a 695m² office floor, a 45m² open terrace and new bathroom facilities;
- The addition of a 161m² roof garden on level four with lift access and storage;
- The reskin of the southern façade on the south eastern side of the building with a mesh façade to visually link the ground level entry lobby to the upper levels; and
- New black profile steel canopy to the Hay Street Mall entry to office.

Compliance with Planning Scheme

Land use

The subject site is located in the City Centre Use Area of the Citiplace Precinct (P5) under City Planning Scheme No. 2 (CPS2). 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.

In the City Centre area of the Citiplace Precinct (P5), 'Office' use is classified as a contemplated 'C/X(1)' use which is prohibited where it fronts the street at pedestrian level in the main 'retail core' centred on the Hay and Murray Street Mall. The application proposes a lobby and exhibition space at mall level, with office use being located on the second and third floors of the building. The width of the new frontage has been kept to a minimum to match that of the existing office lobby space also located directly off the mall, such as the nearby Sheffield House. This section of the building façade fronting the Hay Street Mall consists of fire doors and equipment cabinets that are recessed 500mm from the boundary line. The proposal includes a new glazed entrance door which will lead to the existing staircase, a new lift and includes an exhibition space for the future tenant to display creative models, visualisations for its projects and offers a space for temporary activations off the mall.

Development requirements

New development within the Citiplace Precinct will generally reflect the traditional height and scale of adjacent buildings and will allow sun penetration into the streets in winter. Building facades will incorporate interesting elements thereby contributing to a lively, colourful and stimulating environment. Shop fronts will be continuous, complementing traditional shop fronts and providing awnings and verandas over footpaths.

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

Development Standard	Proposed	Permitted
Maximum Plot Ratio:	2.9:1 (9,706m ²)	5:1 (16,500m ²)
Maximum building height: <u>Hay Street Mall</u>	21.9 metres with the third and fourth floor levels encroaching into the 45 degree angled height plane.	14 metres with any additional height within a 45 degree angled height plane from street building height.
Setbacks: <u>Hay Street Mall</u> <u>Side (East)</u> <u>Side (West)</u> <u>Murray Street Mall</u>	Nil to 21 metres and encroaching into the 45 degree angled height plane above levels three and four. Nil Nil No change.	Nil up to height of 14 metres with additional height to be setback within a 45 degree angled height plane. Nil Nil Nil
Car Parking: Commercial Tenant	Nil	39 bays
Bicycle Parking: Office	16 bays	2 bays

State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy 7.0 - Design of the Built Environment addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. It sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.

The applicant has provided their response to the design principles of the Policy, which is summarised below:

Design Principle	Comments
<p>1. Context and character</p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<ul style="list-style-type: none"> • Creates new upper level activation with diversification of use within the core of the CBD; • Occupies disused space that brings new social, economic and environmental benefits to the city and for the occupants; • Integrated green courtyard and roof gardens provide environmental benefits for the proposed office and support the City's desire for distinctive places within the CBD fabric; and • Enhances and builds on an existing retail podium and brings new activation to the site.
<p>2. Landscape quality</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>	<ul style="list-style-type: none"> • Creates three new upper level landscaped courtyards designed to provide improved amenity for the office workers. The spaces have been designed by landscape architects to provide a variety of external experiences from passive to active; • Provides some exposed spaces and some with shelter allowing useability in all conditions. Some spaces taking advantage of northern sun access; • Landscaping brings natural ecosystems back into the city through the introduction of new communal spaces and rooftop gardens; and • Provision has been made to allow the building landlord to introduce bee colonies in the CBD at the rooftop garden space.
<p>3. Built form and scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates</p>	<ul style="list-style-type: none"> • Seeks a modern incursion into the existing street building height into Hay Street Mall to provide the office space with visibility from the street; • The scale and height of the incursion is limited to approximately a quarter of the overall frontage in order to minimise the impact on the solar access into the mall; • The small extension to the Hay Street Mall seeks to embellish its role as a natural cross section of city of

Design Principle	Comments
between existing built form and the intended future character of the local area.	<p>narrow/vertical frontages evident within the Hay Street Mall; and</p> <ul style="list-style-type: none"> • The building veil provides a uniform and consistent expression to the street that is sunlight permeable which diminishes the overall perceived scale of the extension.
<p>4. Functionality and build quality</p> <p>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</p>	<ul style="list-style-type: none"> • Create a new contemporary office space at upper level within the core of the CBD with easy access from the mall that meets current demand for bespoke style CBD office; • Incorporates landscaping over three external terrace areas that improve the offer and provides superior amenity for occupants; • Utilises the existing fabric with a high 4.6 metres volume and outlook to Hay Street Mall; and • Modest foyer entry from Hay Street Mall minimises the impact to ground floor retail ad provides a discreet design lead entry with high quality materials and finishes.
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<ul style="list-style-type: none"> • Promotes passive sustainability initiatives including natural ventilation and sunlight into internal spaces; • Ability to re-introduce ecosystems into the CBD via a rooftop garden; and • Provision for solar Photovoltaic reducing over energy consumption.
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</p>	<ul style="list-style-type: none"> • Incorporates a new use into the site and the core of the CBD with office workers and visitors that drive new activation with the Hay Street Mall; • Provides external spaces that are well designed, landscaped, that promote healthy office spaces; • The office space has access to natural light and outlook to wider city context and/or the landscaped terrace spaces; and • Natural ventilation provides a pleasant and healthy office environment.
<p>7. Legibility</p>	<ul style="list-style-type: none"> • Integrate a ground plane entry foyer that is easy to navigate and seek to provide a connection through design to the upper level; and

Design Principle	Comments
<p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</p>	<ul style="list-style-type: none"> • The office space curates the best CBD views along the mall to its advantage whilst the veil screen allows less desirable views to be screened from view.
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<ul style="list-style-type: none"> • Promotes new works into the CBD, often beyond core retail hours that enhances the safety of the retail core; • Provides passive surveillance of the mall below from within the development, 'eyes on the street'; and • Street front office foyer proposes clean robust materials.
<p>9. Community</p> <p>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</p>	<ul style="list-style-type: none"> • Participates in the economic and activation strategy for the CBD retail core and introduces new uses to it; • Responds to ongoing urban intensification and inner city population growth; and • Amplifies activity in the city and provides additional life to the surrounding locality.
<p>10. Aesthetics</p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<ul style="list-style-type: none"> • Simple restrained architectural intent is proposed, one that has a presence and address to the mall without being dominant. Monochrome palette is proposed that responds to the existing building; • Quality materials are proposed together with landscaping elements that are wrapped in the permeable veil that allows sunlight to shine through creating a dappled effect on the mall below; and • The night time effect of the screen provides the ability to view into the building to the activity within. The proposal becomes a beacon of sorts within the street context.

Conclusion

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

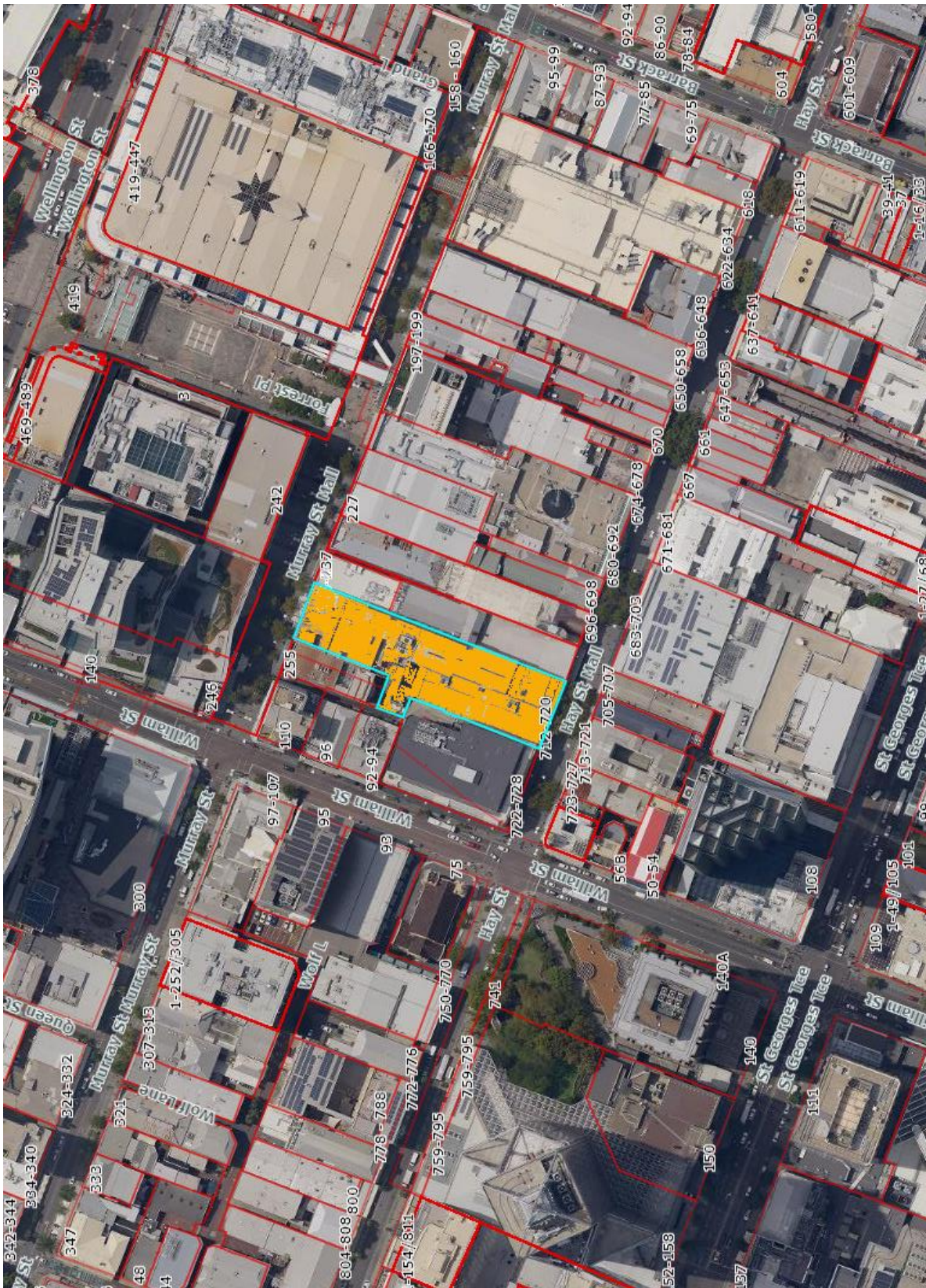
A verbal presentation will be given to the Committee in regard to this application.

Recommendation

That the Design Advisory Committee considers the proposed change of use of levels two and three to office, new ground floor office lobby and exhibition space, additional floor area to the third level and fourth floor roof garden and provides advice on:

1. The general design and aesthetic quality of the development, including its presentation to the Hay Street Mall;
2. The proposed variations to the maximum street building height and setback requirements of the City Planning Scheme No. 2 and Building Heights and Setbacks Policy (4.4) and their impact on overshadowing of the Hay Street Mall; and
3. Whether the development is sympathetic with the heritage listed properties in the Hay Street Mall, within close proximity of the proposed development.

Attachment 6.1A



DA 2020/5064; 712 – 720 Hay Street Mall, Perth



DA 2020/5064; 712 – 720 Hay Street Mall, Perth



DA 2020/5064; 712 – 720 Hay Street Mall, Perth



6.2 98 (Lot 2002) Mounts Bay Road and 17 (Lot 2003) Mount Street, Perth – Proposed 18-Storey Office Tower and 32-Storey Office and Hotel Tower Including Dining and Community Facilities

File reference	DA-2019/5335
Report author	Dewald Gericke, Principal Statutory Planner
Other contributors	Nil
Reporting service unit and alliance	Development Approvals, Planning and Economic Development
Report author disclosure of interest	Nil
Date of report	12 February 2020
Attachment/s	Attachment 6.2A – Location Plan Attachment 6.2B – Perspectives An FTP Link is provided to Committee members with the Development Plans
Landowner	AAIG Nominees Pty Ltd and AAIG Pty Ltd
Applicant	Rowe Group and Stewart Urban Planning
Zoning	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
Approximate cost	\$140 million

Background

The Site consisting of Lots 2002 and 2003 has a total land area of 15,827 square metres, with frontages to Mounts Bay Road, Spring Street and Mount Street of approximately 185m, 160m and 35m respectively. The western most portion of the site, contained within Lot 2003, is situated beneath the Mitchell Freeway overpass.

The current Capital Square site was the formerly occupied by the Emu Brewery. The building was demolished in 1993 and the Mia Yellagonga Woodside Office and podium buildings were erected as part of the Capital Square stage 1 development after development approval was granted by the City of Perth Local Development Assessment Panel 19 July 2013 consisting of:

- Tower 1: a 31-level office building situated at the corner of Mount Street and Spring Street;
- Tower 2: a 34-level building fronting Spring Street with a 120-room hotel and 200 serviced apartment dwellings;

- Tower 3: a 42-level building at the corner of Spring Street and Mounts Bay Road with 68 dwellings on the upper floors and a single-storey art gallery at ground level;
- Podium: a low-rise car park 'sleeved' by a 5-level office building fronting Mounts Bay Road and a single-storey Showroom under Mitchell Freeway; and
- Public Plaza: a landscaped pedestrian plaza situated on top of the podium and flanked by a two-storey commercial building with retail, office, recreation and community uses.

This application is for replacement of Tower 2 with a new office tower and a revised design for Tower 3. The application also includes a change in the parking bay use and allocation, which was constructed as part of stage 1 of the original approval serving the whole of the Capital Square development.

The application was presented to the Design Advisory Committee on 3 October 2019 where the DAC provided the following advice:

“the site forms an iconic western gateway to the Perth CBD and, therefore, demands a high-quality design response. It is considered that the ‘campus’ description for the overall development of the site is not reflected by the form, character and spatial arrangement of the proposed buildings or by the quality of the spaces between the buildings and that the design of Towers 2 and 3 should be further revised to address the following matters:

- 1. the general composition of the three towers relies on their glass facades and their generally curved plan forms to unify the design. However, the plan forms are not similar enough to really homogenise the design, nor different enough to create a meaningful composition. The central tower should be reconsidered as a link piece and perhaps be given some additional facade treatment;*
- 2. the design quality of the project relies on the finer details of the proposal and that the quality of the renders needs to be improved to provide a more realistic presentation of the two towers, reflecting different light conditions, the details of the façade systems, the level of transparency of the glazing and the changes in the façade created by the opening of the winter gardens in Tower 3;*
- 3. changes to the National Construction Code will make it increasingly difficult for buildings with glass facades to achieve Part J compliance and some form of external shading may need to be considered;*
- 4. the ground plane should be redesigned to better engage with Spring Street and to provide a better quality transition between the street and the podium level public plaza;*
- 5. the vehicle driveways between the buildings lack the activation of the former hotel port-cochere. These spaces are a lost opportunity to provide a sense of discovery through improved landscaping and activation, inviting the public to move through the spaces and to discover the public plaza; and*

6. *the location, shape and dimensions of the proposed art gallery should be reviewed with further consideration given to its functionality, how the space would be programmed, and whether the restaurant within Tower 3 would be better suited to this location, embracing the street more effectively than a gallery space."*

Response to the DAC advice

To address the comments of the Design Advisory Committee, particularly with respect to ground level activation, the land use composition of Tower 3 has been amended. The Application for Development Approval lodged in September 2019 proposed Residential, Dining and Community and Cultural Use Groups within Tower 3. To increase ground level interaction at the base of Tower 3, it is now proposed to incorporate a hotel ('Special Residential') replacing the multiple dwellings.

In addition to the modifications to Tower 3, it is proposed to increase the Public Fee-Paying Parking provision from the original proposed 191 bays to 298 bays (plus 3 ACROD bays).

Horizontal fins have been introduced at every second level of Tower 2 to reduce the impact of sunlight and break up the built form. The fin projections encroach into the Parliament House Height Plane area previously remaining open for an approximate depth of 2m however according to the applicant with minimal effect on sightlines between Parliament House and the Swan River.

The applicant has responded to the DAC advice by addressing their advice as follows:

"1. the general composition of the three towers relies on their glass facades and their generally curved plan forms to unify the design. However, the plan forms are not similar enough to really homogenise the design, nor different enough to create a meaningful composition. The central tower should be reconsidered as a link piece and perhaps be given some additional facade treatment;

This comment is noted, and the following action has been taken:

- *The design team doesn't agree with the above comment and it's opinion is that the composition of the towers are very different in both plan and elevation and do in fact provide a meaningful composition.*
- *Tower 2 has been decreased in height significantly from the previously approved DA design and provides an adequate link piece between the development. So as not to detract from the important architectural statement that is Tower 1, Tower 2 has kept a similar curved form and detailing whilst not overpowering in elevation. The Tower 3 circular form design is sympathetic to T1 & T2 and provides a standalone statement piece that again doesn't overpower or detract from Tower 1.*
- *By reducing the height and plan form, the middle building further differentiates itself from the other two towers and provides a more subtle link piece.*
- *In response to the design items highlighted by DAC regards additional façade treatment Tower 2 has had horizontal shading elements added. This feature will assist to further differentiate the composition of the three towers.*
- *It must be noted that the horizontal shading elements will result in a minor encroachment into the Parliamentary View Corridor. We appeal for this encroachment to be reviewed and considered as part of this submission.*

2. the design quality of the project relies on the finer details of the proposal and that the quality of the renders needs to be improved to provide a more realistic presentation of the two towers, reflecting different light conditions, the details of the façade systems, the level of transparency of the glazing and the changes in the façade created by the opening of the winter gardens in Tower 3;

This comment is noted, and the following action has been taken:

- *We refer the enclosed updated enhanced renders that reflect a more realistic presentation of the new towers. Renders now capture the full spectrum of expected realistic light conditions.*
- *The façade system details have been further refined to include façade stack joint horizontal lines and additional detail added to represent a more realistic image.*
- *The different light conditions now allow the transparency of the glazing and changes to the facade to be further explored and demonstrated. Window treatments have been enhanced to increase façade activation.*
- *Renders have been updated to reflect current building height and plan location.*
- *Given the proposed change in use of Tower 3 to Office and Hotel the wintergardens have been removed from the design.*
- *Please refer to attached architectural document for updated renders.*

3. changes to the National Construction Code will make it increasingly difficult for buildings with glass facades to achieve Part J compliance and some form of external shading may need to be considered;

This comment is noted, and the following action has been taken:

- *It should be noted that the proposed development will be assessed under the provisions of NCC BCA 2016.
However, the current design has now been modelled under NCC BCA 2019 and we confirm that the façade is fully compliant. The glass selected for the development inclusive of Tower 1 is next generation high performance Triple Low E Coated with a very low SHGC and U-Value. This glazing system exceeds the requirements under Part J by 30% thus providing the highest level of performance glazing available.*
- *In addition to this we will utilise a fully thermally broken façade system that further reduces heat transfer in and out of the building and utilising insulated spandrel sections to a vision height of 2700mm.*
- *As stated in item 1 the addition of significant horizontal shading elements to Tower 2 will only improve the buildings performance.*

4. the ground plane should be redesigned to better engage with Spring Street and to provide a better quality transition between the street and the podium level public plaza;

This comment is noted, and the following action has been taken:

- *The Capital Square development incorporates an already constructed Public Plaza featuring a series of future food and beverage tenancies that will become the focal point of the*

development. The Public Plaza will be fully operational once Stage 2 of the Capital Square development is complete.

- To increase activation within the central plaza, all retail and hospitality tenancies will be located centrally within the Capital Square precinct. The exception being the art gallery located at the base of Tower 3 and the café / restaurant spaces within the lobby of Tower 3.
- In order to facilitate the ground level activation, the development is generally to incorporate nil set back to the Podium level. However, in this instance the towers to ground building typology is more appropriate in consideration of the central location of the Public Plaza and established built form (primarily the heritage Bishop See Gardens). The building philosophy provides for increase private realm landscaping and unimpeded interactions between the public and private realm.
- To assist the development better engage with Spring St and provide better quality transition between the street and the podium level public plaza the hardscaping design has been reviewed and amended as shown in the enclosed images.
- The entry statement adjacent the driveways have been softened by deleting the raised planter and extending the stairs to provide a more welcoming and appealing entry to both plazas for pedestrians. The increase visual permeability of the pedestrian realm encourages public movement throughout the site.
- Additional landscape elements have been incorporated into the design of the ground level spaces which provides a more inviting plaza, encouraging the general public to make use of the central plaza. Pedestrians are welcomed and encouraged to circulate within the plaza and utilise the many seat and bench elements that complement the building and reinforce the theme already created around Tower 1 and Podium level.
- Enclosed is further imagery to assist in demonstrating the multiple transition avenues between Spring St and the Podium Level Public Plaza.
- To dramatically increase the activation of the ground plane and Spring St we have proposed a change of use at Tower 3 to Hotel and Office. The increased pedestrian activity created by the Gallery, Hotel and Office will further assist to unify the whole development and provide a point of interest and destination.
- The Hotel is vital to activate the existing Ground Floor Podium retail precinct after typical office work hours whilst the additional office space in Tower 3 will assist to activate a breakfast and lunch trade in the retail precinct.
- This Development Application also proposes that the existing residential carparking bays be converted to 301 public bar parking bays. The public parking provision will further aid to activate the ground plane of all towers and ensure the feasibility of the development's retail precinct.

5. the vehicle driveways between the buildings lack the activation of the former hotel port-cochere. These spaces are a lost opportunity to provide a sense of discovery through improved landscaping and activation, inviting the public to move through the spaces and to discover the public plaza;

This comment is noted, and the following action has been taken:

- As per the previous comment please refer enclosed updated drawings and perspectives that identify design changes to the Tower 2 and 3 plaza ground planes. We believe the significant additional landscaping and hardscape elements at Spring St will assist to create a more inviting and accessible plaza level.

- *As previously mentioned, we have proposed a Hotel now in Tower 3. The port cochere will provide activation to the ground plane. The increased activation from the Hotel paired with increased Office occupants in Tower 3 will organically encourage the public to move through the whole development and embrace the sense of discovery.*
- *To provide for activation and discovery of the central public plaza, the public realm connection between Tower 1 & Tower 2 will be activated through the incorporation of an extensive external lighting display.*
- *The visual connection between Spring St, Stair 7 and the Podium Plaza has been greatly enhanced by the redesign and relocation of landscape elements that were previously deemed obtrusive and uninviting.*
- *The negative detail around the columns and core of Tower 2 will provide an opportunity to use lights to highlight the vertical building elements and provide opportunity for projected digital displayed artwork for promotional purposes to support the Podium public plaza retail units. This will assist with activation whilst inviting the public to explore the vibrant plaza.*

6. the location, shape and dimensions of the proposed art gallery should be reviewed with further consideration given to its functionality, how the space would be programmed, and whether the restaurant within Tower 3 would be better suited to this location, embracing the street more effectively than a gallery space.

This comment is noted, and the following action has been taken:

- *The proposed Gallery is situated on an important historical site for the City of Perth. The Mounts Bay Road frontage of the development is situated in close proximity to the original Swan River Riverbank alignment. The location also holds significant Aboriginal cultural significance as the first point of contact between Mia Yellagonga and the British settlers. The location and use of this Gallery therefore have significant cultural value to both the development and the history of Perth.*
- *The gallery is envisaged to host displays and collections that reflect the historical significance of the site and the greater Perth region. The gallery is significant cultural heritage element of the development and will be used to interpret, celebrate, recognise and educate visitors about the history of the site both pre and post colonisation.*
- *The exhibition content would be managed to provide contemporary displays, ensuring all sectors of the public are adequately engaged and educated through various mediums. The Gallery and Café space will be available to public and will become a drawcard for visitors entering the CBD from the west.*
- *The gallery is accessed via an entry door from Mounts Bay Road. There is an internal link to Tower 3 Ground floor lobby via dedicated stairs. The Tower 3 ground floor lobby will include a café, bar, art viewing spaces and seating.*
- *The gallery approved as part of the previous DA is an important element to tie the overall development of the site together and provide a prominent place of interest at the Mounts Bay Road intersection.*
- *The prominent corner will act as a western entry statement to the CBD and be activated 24 hours a day. This can be achieved by extensive lighting displays or choreographed exhibitions that will enhance an inactive intersection.*

- *The scale of the gallery and seamless connection to Tower 3 allows for a welcoming and inviting entry into the development from street level and provides an interesting sense of discovery through the buildings to the adjacent plaza and Spring St frontage.*
- *Refer enclosed updated drawings and perspectives that provide further clarity surrounding the functionality of the proposed Café and Gallery space.”*

Since the above submission the applicant has advised that the proposed fins on Tower 2 which was proposed to project into the previously approved view corridor between Parliament House and the Swan River was not supported by the The Western Australian Planning Commission administration. The applicant has therefore made further modifications to the design of Tower 2 removing the horizontal fins and relying on the glazing treatment to meet the solar requirements for the building. The building height has also been reduced by a further 4 levels to 18 levels and further setback from the existing Woodside Tower to address the concerns expressed by DAC and focus on Tower 2 being better integrated with Towers 1 and 3, focusing on Tower 2 as a link in the composition.

In further discussion with the City the design of Tower 3 predominantly the crown was still raised to be unresolved and the applicant advised that further options would be refined for presentation to the DAC.

Compliance with Planning Scheme

Land Use:

The site is located within the City Centre area of the St Georges Precinct (P6) of City Planning Scheme No. 2. The St Georges Precinct will continue to function as the State’s principal centre for business, finance, commerce and administration. The Precinct will also accommodate a range of commercial uses, particularly at street level, to create more diversity and interest. Under the Use Group Table for the St Georges Precinct, ‘Offices’ and ‘Dining’ are preferred (‘P’) uses, and ‘Residential’ and ‘Community and Cultural’ are (‘C’) uses.

Development Requirements

The continuation of large-scale development in the St Georges Precinct (P6) will reflect its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State’s business heart. The design of buildings will be such that they minimize overshadowing of nearby parklands and be of a high architectural standard to reflect the status of the Precinct. Building heights should step down in the western part of the Precinct to maintain views from Parliament House toward the River and to protect the identity and prominence of the Mt Eliza escarpment and Kings Park.

Building designs will contribute to an interesting and comfortable pedestrian environment, minimizing strong wind conditions, glare and sun reflection in the street. New development should provide protective podia with other elements, such as street furniture, planting and public art.

The Building Heights Plan does not stipulate any height control for development on the site, but identifies the site as being within the Parliament House Precinct. Council is to have regard for these building height requirements, but is not bound by the policy and may consider the proposed building heights on their merit.

Town Planning Scheme No. 21:

Town Planning Scheme No. 21 (TPS21) applies specifically to the development site. The objective of the minor Scheme is to ensure that the development of the Scheme Area takes place in a coordinated matter. For the purpose of determining plot ratio and car parking requirements under the City Planning Scheme No. 2 the Scheme area is treated as one site.

The proposal has been assessed against the City Planning Scheme No. 2, Parliament House Precinct Policy and the Town Planning Scheme No. 21 requirements. The proposal's compliance with these requirements is summarised below:

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio	<p>Tower 1 and podium building constructed with a plot ratio floor area of 44,664m²</p> <p>Tower 2 proposed plot ratio floor area 25,470m² (reduced in modified design for Tower 2)</p> <p>Tower 3 proposed plot ratio floor area 12,260m²</p> <p>Public fee-paying car parking plot ratio floor area 6,177m²</p> <p>Total proposed plot ratio floor area including existing 88,571m²</p>	<p>4.0:1 (74,132m²)</p> <p>Maximum Bonus Ratio of 20% (14,826m²) approved for provision of a Public Facility</p> <p>Total Plot Ratio Floor Area approved (88,958m²)</p>
<p>Maximum Building Height</p> <p>- Tower 2 (22 levels)</p> <p>- Tower 3 (36 levels)</p>	<p>93.9m above ground</p> <p>136.9m above ground</p>	<p>25.94m AHD</p> <p>29.42m AHD</p>
<p>Setbacks</p> <p>-Mounts Bay Road</p> <p>-Spring Street</p> <p>-Mount Street</p> <p>-Mitchell Freeway</p>	<p>Nil</p> <p>Nil to 8 metres</p> <p>2 to 3 metres</p> <p>The 2m fins projecting into the envelope has now been</p>	<p>Nil Permitted</p> <p>Nil Permitted</p> <p>Nil Permitted</p>

Development Standard	Proposed	Permitted/Required
	removed in further modifications to the design of Tower 2	Previously approved Parliament House Height Plane envelope
Maximum Car Parking -Commercial Tenant -Public short stay	360 bays 298 bays	360 bays (maximum) No provision
Bicycle Facilities -Commercial	510 bicycle racks and associated end of trip facilities	58 bays including end of trip facilities (minimum)

Conclusion

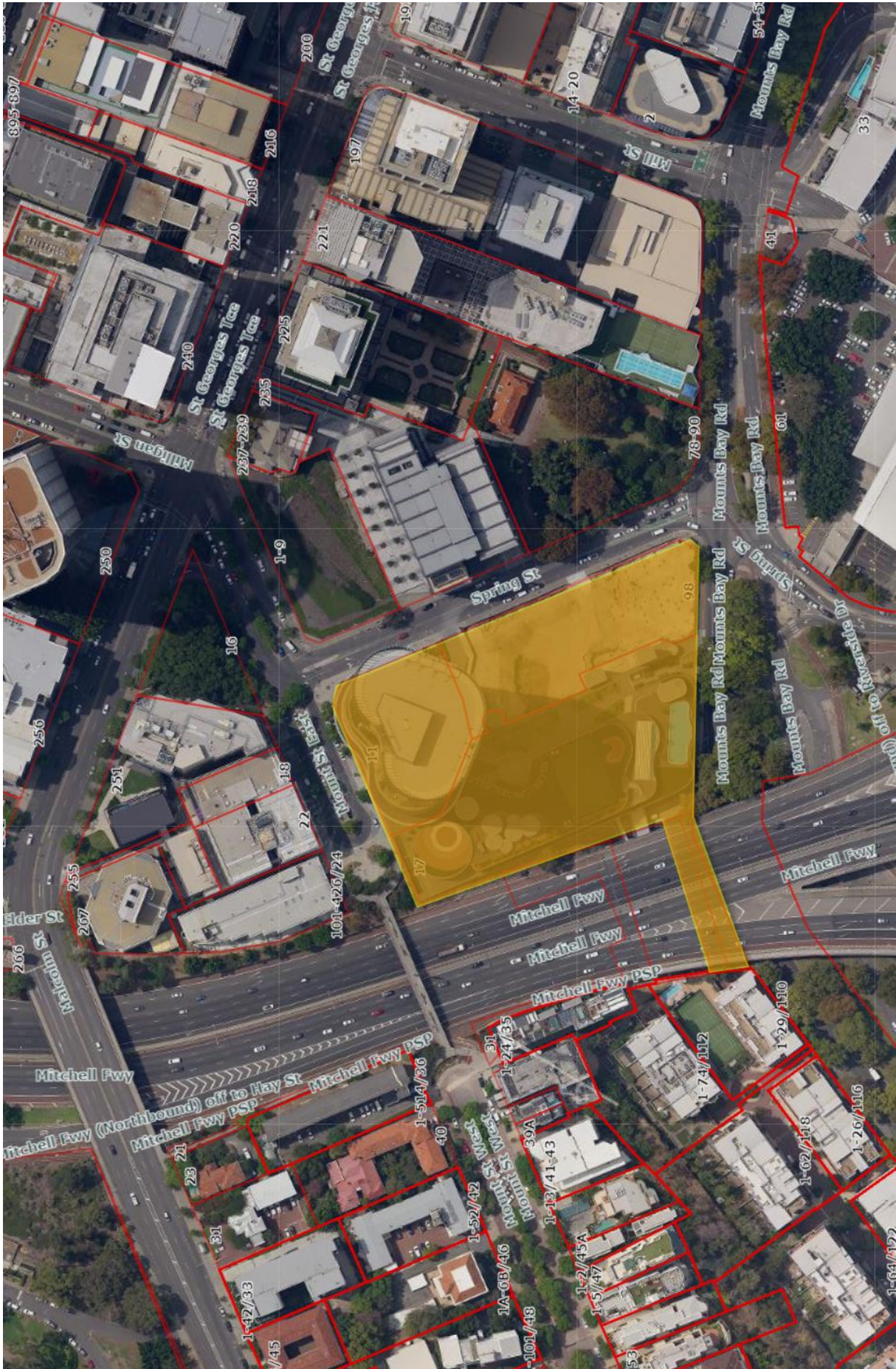
The Design Advisory Committee is requested to comment on the aspects of the development detailed in the recommendation section of this report.

A verbal presentation will be given to the Committee in regard to this application, with the applicant presenting design options for the design of Tower 3 addressing the concerns expressed regarding the upper levels and crown previously proposed.

Recommendation

That the Design Advisory Committee considers the design for a new 22 storey office tower (Tower 2) and the revised design for the previously approved residential tower to a mixed use building including 22 office levels and 10 special residential (hotel) levels providing 120 rooms including dining and community facilities on the lower levels (Tower 3) at 98 Mounts Bay Road and 17 Mount Street, Perth and provides advice on:

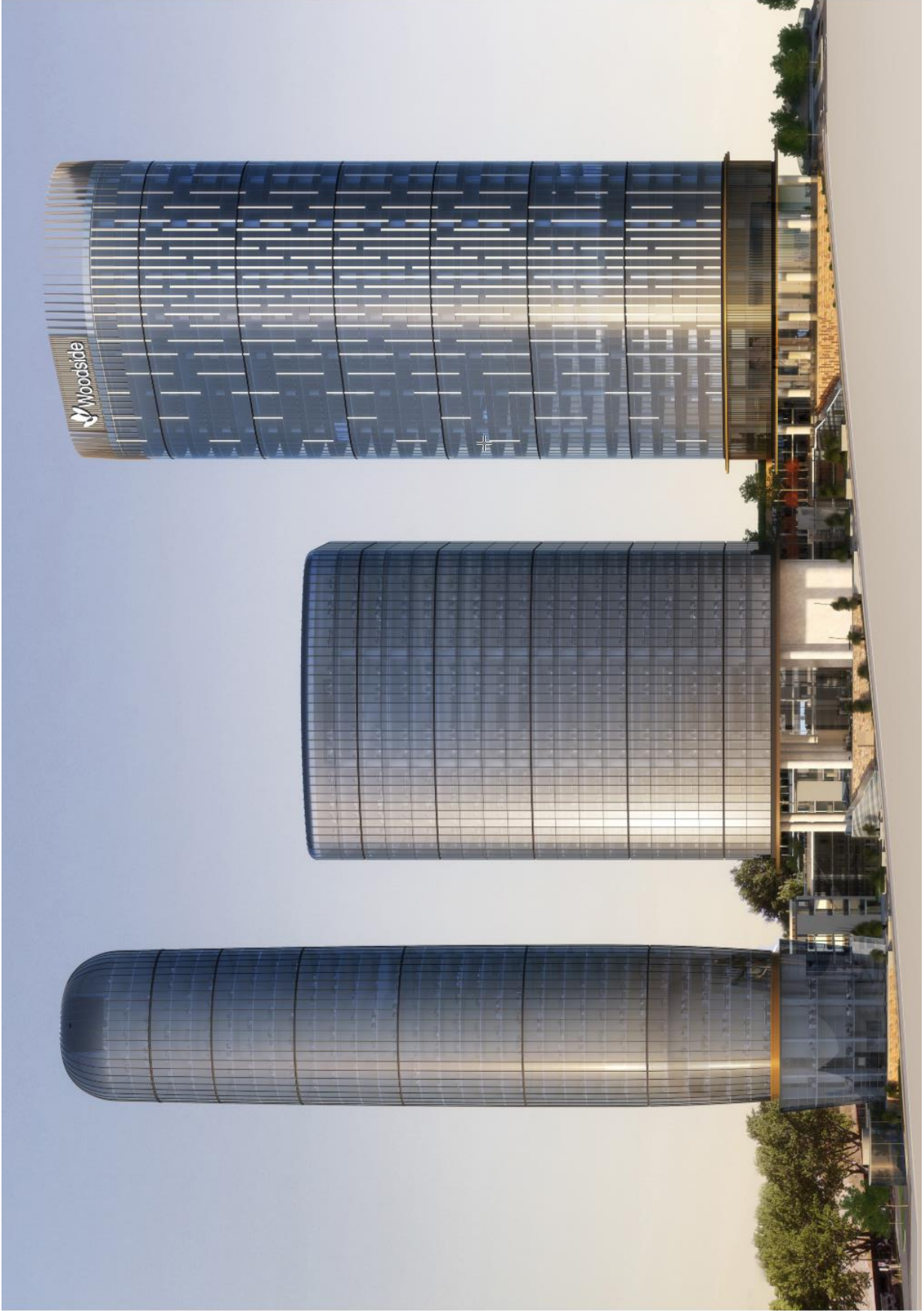
1. General design and aesthetic quality of the development, including:
 - 1.1 its presentation to Kings Park, the Mitchel Freeway, Mounts Bay Road and Spring Street and the ground floor interface; and
 - 1.2 the proposed external materials and finishes;
2. Response to issues raised in previous advice.



2019/5335; 98 (LOT 202) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH



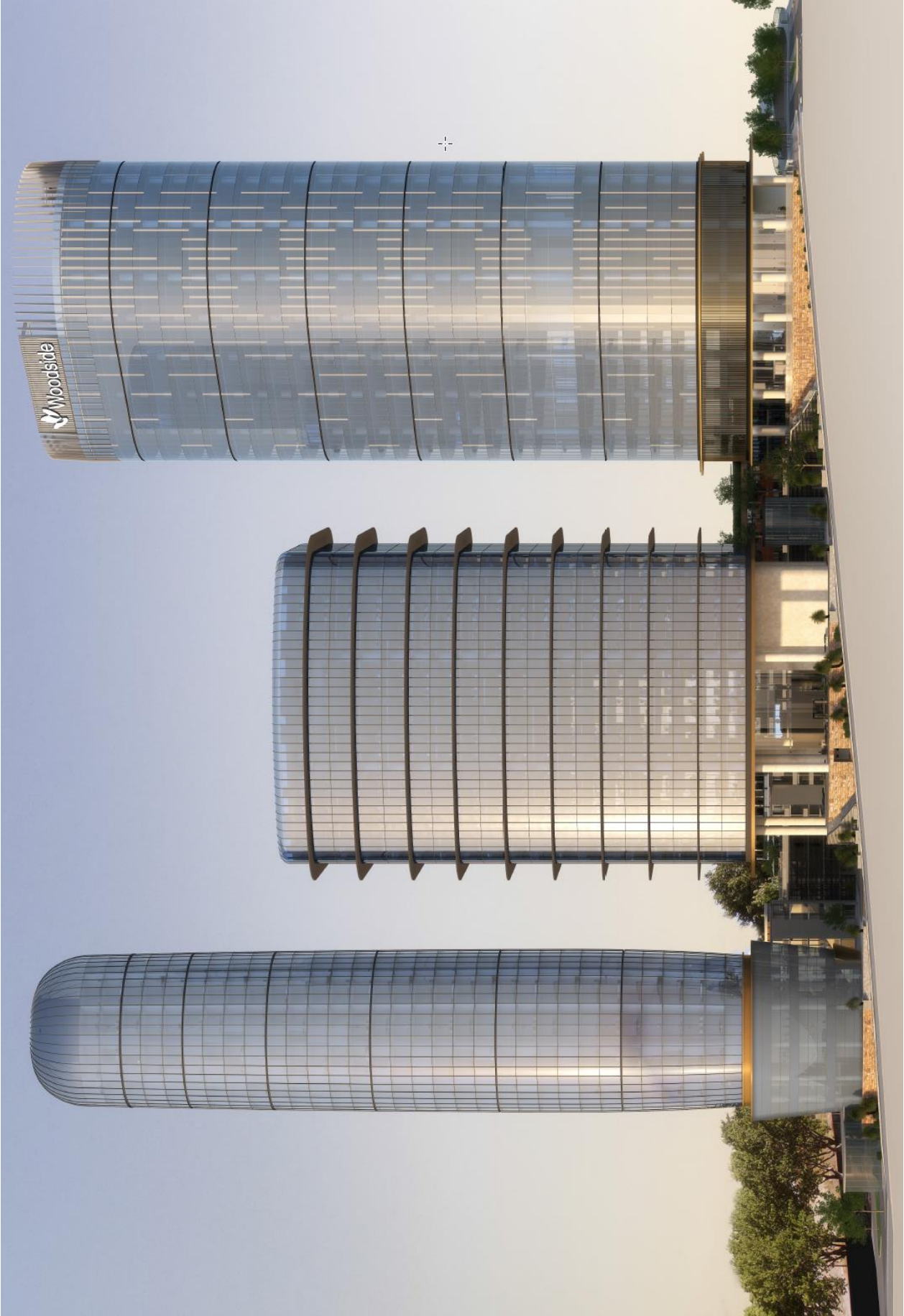
2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH 1



2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH 2



2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH (3 Modified render)



2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH (4 Modified render)





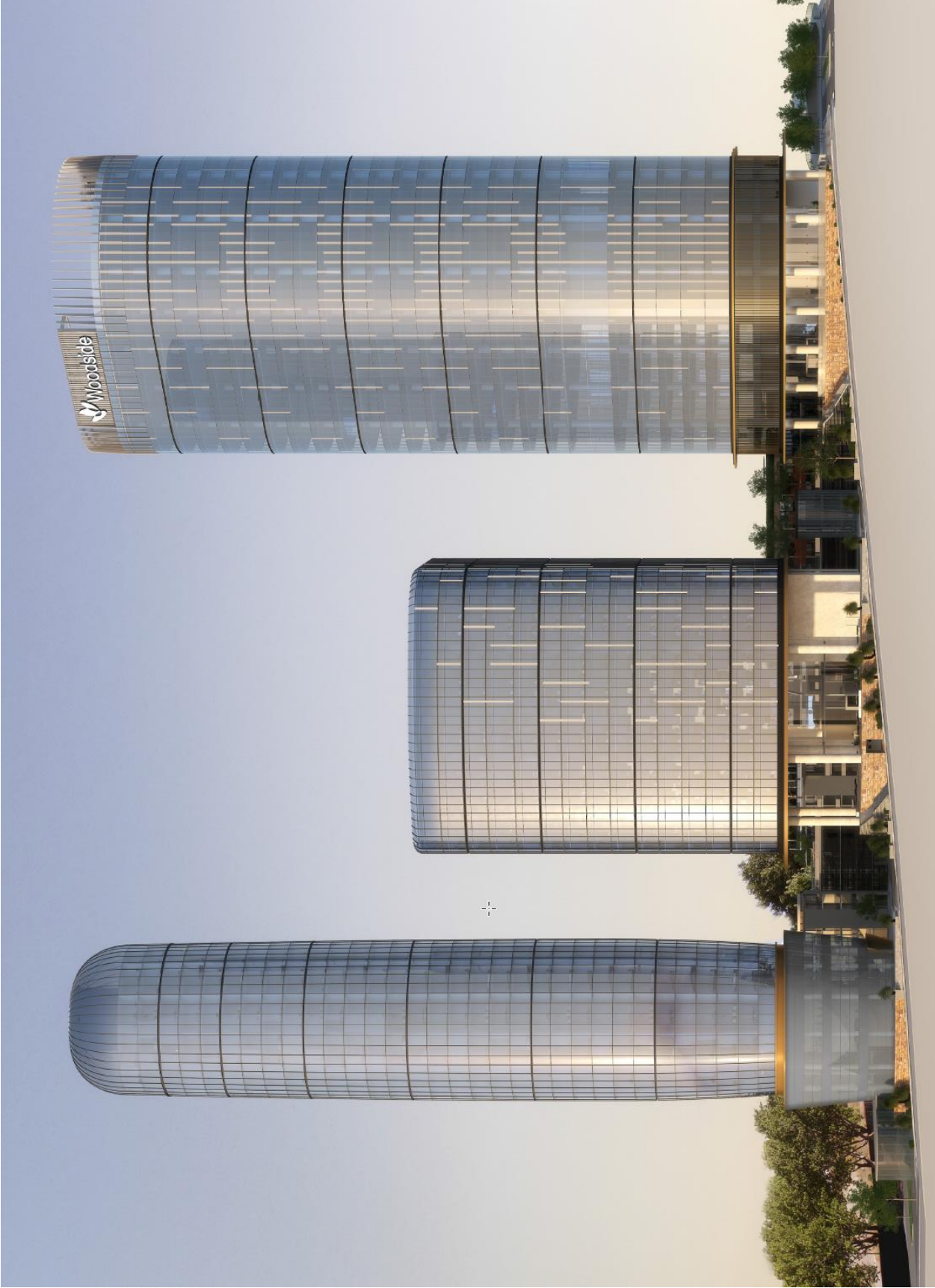
NOTE:

- 01. Steps significantly widened to provide more welcoming approach from Spring Street
- 02. Planter boxes lowered to open up plaza to Spring Street
- 03. Landscaping enhanced to improve building approach and pedestrian amenity

**SPRING STREET ENTRANCE
TOWER 3**



2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH 7 (MODIFIED TOWER 2)



2019/5335; 98 (LOT 2002) MOUNTS BAY ROAD AND 17 (LOT 2003) MOUNT STREET, PERTH 8 (MODIFIED TOWER 2)