



Minutes

Design Advisory Committee

13 May 2021

Approved for release

Michelle Reynolds

Chief Executive Officer

19 May 2021

Minutes to be confirmed at the next Design Advisory Committee Meeting

These minutes are hereby certified as confirmed as a true and accurate record.

Presiding member's signature _____ Date _____

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
Rebecca Moore (State Government Architect)	Melinda Payne (Office of the 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

Terms of Reference

Introduction

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.

The Committee membership will comprise:

- two Architects (plus one Deputy) to be selected from a panel of five nominations presented by the Australian Institute of Architects;
- two Town Planners (plus one Deputy) to be selected from a panel of four nominations from the Planning Institute of Australia;
- one Landscape Architect (plus one Deputy) to be selected from a panel of two nominations presented by the Landscape Architects Institute of Australia;
- State Government Architect or their nominee; and
- Director Planning and Development of the City of Perth (plus City Architect as deputy).

Fifty percent of the members are required to attend a meeting to represent a quorum.

With the exception of Council officers, the membership of the Committee will be for a two year period and the Council reserves the right to reappoint any member nominated by the respective institutes.

The Council may terminate the appointment of any member of the Committee prior to the expiry of the term of office.

Referral of Applications

The following applications will be referred to the Design Advisory Committee:

1. Applications for development which 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.
2. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Applications for bonus plot ratio or major developments requiring design advice will be presented to the Committee in the form of a written report from the Development Approvals Unit.

For design advice on other minor developments, a verbal presentation of the application will be made by the City's Planning Officers at the Committee 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.
- Pedestrian links.
- Conservation of heritage places.
- Provision of specific facilities on private land.
- Residential Use: Maximum 20% bonus.
- 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 Development Approvals Unit will establish and maintain a register recording the following information:

- Details of the development and facility seeking bonus plot ratio.
- Details of the development and major design issues to be addressed.
- The Committee's recommendation of the proposal.
- The Council's/LDAP's decision in regard to each application.

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1. Declaration of Opening

The City Architect declared the Design Advisory Committee Meeting for the City of Perth open at 3.05pm

1.1 Election of a Presiding Member

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

Warren Kerr nominated Peter Hobbs to preside over the meeting.

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

2. Acknowledgement of Country

The Presiding Member respectfully acknowledged the Traditional Owners of the land on which we met, the Whadjuk Nyoongar people of Western Australia, and paid respect to Elders past and present.

3. Attendance

Members in Attendance

Peter Hobbs Presiding Member

Andrew Howe

Rebecca Moore

Stuart Pullyblank

Warren Kerr

Craig Smith

Officers in Attendance

Acting General Manager Planning and Economic Development	Megan Adair
Alliance Manager Development Approvals	Dewald Gerwick
Principal Statutory Planner	Roberto Colalillo
Senior Statutory Planner	Jasmine Hancock
3D Model Officer	Shervin Family
Governance Officer	Olivia Prior

Deputations

In Favour of Item 7.1

Jarrad Wilson Woolworths

Dominic Snellgrove	Cameron Chisolm Nicol
Keat Tan	Cameron Chisolm Nicol
Kris Nolan	Urbis
Tom Keen	Woolworths

3.1 Apologies

David Karotkin	Presiding Member
Chris Melsom	

3.2 Approved Leave of Absence

Nil.

4. Confirmation of Minutes

Committee Resolution

Mover	Andrew Howe
Seconded	Craig Smith

That the minutes of the [Design Advisory Committee](#) meeting held on 11 March 2021 be CONFIRMED as a true and correct record.

CARRIED UNOPPOSED (6/0)

For	Peter Hobbs, Andrew Howe, Rebecca Moore, Stuart Pullyblank, Warren Kerr, Craig Smith
Against	Nil.

5. Correspondence

Nil.

6. Disclosures of Interests

Nil.

Presentations and Deputations

Item 7.1 - No. 707 (Lot 500) Murray Street, West Perth – Proposed five level mixed-use development

Presentation

3.07pm The Senior Statutory Planner commenced the presentation and provided an overview of the proposed development application. The Senior Statutory Planner and City Architect answered questions from the Committee.

3.31pm The presentation concluded.

Deputation

3.34pm Jarrad Wilson representing Woolworths introduced the deputies who spoke in favour proposed development application. The deputies then answered questions from the Committee.

4.23pm The deputation concluded.

The deputies departed at 4.23pm.

7. Reports

7.1 No. 707 (Lot 500) Murray Street, West Perth – Proposed five level mixed-use development

Responsible Officer	Megan Adair – Acting General Manager Planning and Economic Development
Voting Requirement	Not applicable – Advice only
Attachments/Presentations	Attachment 7.1A – Location Plan Attachment 7.1B – Perspectives An FTP Link is provided to Committee members with the Development Plans A verbal presentation will be given to the Design Advisory Committee regarding this application.

Purpose

To seek the Design Advisory Committee’s advice on this development application.

Recommendation

That the Design Advisory Committee CONSIDERS the design of the proposed five level mixed-use development comprising of a supermarket, liquor store, speciality retail shops, child care centre, medical centre and a total of 45 tenant and 169 public car parking bays at No. 707 (Lot 500) Murray Street, West Perth and provides advice on whether:

1. the proposed development, noting the proposed variations to the setback controls, satisfies the following design principles and built form objectives of Special Control Area 30 of City Planning Scheme No. 2:
 - i. meets the requirements of clause 36 of City Planning Scheme No. 2
 - ii. makes a positive contribution to the adjoining streetscapes, pedestrian amenity, and the character of the locality generally
 - iii. does not result in any undue adverse impact on the amenity of adjoining properties
 - iv. contributes to a sense of arrival into the local government area
 - v. incorporates high quality landscaping
 2. the proposal adequately addresses the design principles of State Planning Policy 7.0 - Design of the Built Environment.
-

Background

1. The subject site has a total area of 5,666m² and is located on the corner of Murray and Thomas Street with the southern portion of the site fronting onto Cook Street. The site was previously used as a car park for the Princess Margaret Hospital. The site has been sold by the State Government to a private developer, for the purpose of being developed as a shopping centre incorporating a supermarket use.
2. Scheme Amendment 43 to City Planning Scheme No. 2 (CPS2) was initiated to create a Special Control Area over the site ('SCA 30') in order to accommodate a supermarket use ('Retail-General') and allow for increased plot ratio and variations to the relevant landscaping and setback controls.
3. At its meeting held on 3 November 2020, Council adopted Scheme Amendment No. 43. The amendment was subsequently approved by the Minister for Planning on 23 March 2021 and is currently awaiting formal gazettal.

Landowner	State of Western Australia/Fabcot Pty Ltd
Applicant	Fabcot Pty Ltd/ Urbis
Zoning	(MRS Zone) Urban (City Planning Scheme Precinct) Precinct 10- West Perth (City Planning Scheme Use Area) Office/Residential (Special Control Area) 30 - 707 Murray Street Special Control Area
Approximate Cost	\$26.5 million

Details

4. The application seeks approval to demolish the existing car park and associated minor structures and to construct a five level mixed-use development comprising of a supermarket, liquor store, retail and food and beverage outlets, medical centre and pharmacy, child care centre and a total of 45 tenant and 169 public car parking bays.
5. Specific details of the proposed residential development are as follows:

Basement 1	This level contains 111 car parking bays comprising of 21 commercial tenancy bays, 90 short term public car parking bays including eight customer pick up bays, two motorcycle bays and eight bicycle bays accessed via Murray Street. The commercial tenancy fronting Murray Street (73m ²) is also located at this level.
Mezzanine	This level comprises of 116 car parking bays including 24 commercial tenancy bays, 92 short term public car parking bays, 11 motorcycle bays and 34 bicycle bays. The end of trip facilities, building services and tanks are also located at this level.
Ground Floor	This level contains the supermarket (3,593m ²), liquor store (399m ²), and three commercial tenancies fronting Cook Street (82m ² , 95m ² and 102m ²).

Level 1	This level comprises of commercial tenancies fronting Murray and Thomas Streets (1285m ²), male and female toilet facilities, vehicle deliveries area accessed from Cook Street (764m ²), store rooms, building services and staff amenity area (221m ²).
Level 2	This level contains the childcare centre (692m ²) and associated outdoor play area.
Roof Level	The roof levels contain solar panels.

6. The applicant advises that:

“the design for the project has been approached with the understanding that the character of the Precinct is in transition within the immediate surrounds and the future Subi East Redevelopment Area. A genuine effort has been made to make this building ‘of its place’ with mass and scale of the building that is sympathetic to its surroundings and the anticipated scale of future developments. The design is inspired by the materials and forms of the surrounding built form and materiality, bringing a unique West Perth influence to the architectural approach. The use of brick breezeway façade, precast concrete, bronze and timber link vertical battens seek to reference buildings in the area to create a uniquely contextual response.”

Compliance with Planning Scheme

Land Use

7. The subject site is located within the Office/Residential Use Area of the West Perth Precinct 10 under CPS2. The West Perth Precinct is intended to provide for a wide range of office and residential activities together with restaurants (including cafes) and other uses which serve the immediate needs of the work force and residents and add to the area’s vitality and attraction.
8. As noted previously site is also located within SCA30. The main objective of SCA30 is accommodate the floor space requirements of a supermarket-led development that will assist in meeting the daily and weekly shopping needs of the community. Provisions to accommodate a large supermarket (‘Retail-General’) have therefore been incorporated under Schedule 5 – Additional Uses of CPS2.
9. The proposed use of the site as ‘Retail-General’ for a supermarket, liquor store and associated storage are classified as permitted uses under Schedule 5 – Additional Uses of CPS2. The proposed medical centre (‘Healthcare 1’) and the restaurants and cafes (‘Dining’) are preferred (‘P’) uses, with the childcare centre (‘Education 1’) and specialty retail (‘Retail-Local’) classified as contemplated (‘C’) uses in this location. A public car parking facility is an unlisted use under CPS2.

Development Requirements

10. Development on the site is to exhibit high design quality that will positively contribute to the desired character and amenity of the surrounding locality and create a landmark entry statement to the local government area.

11. The proposal's compliance with the SCA30 of CPS2 is summarised below:

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio:		
Maximum Plot Ratio	2.48:1 (14,078m ²)	Base Plot Ratio for development that incorporates a 'Retail-General' use with a minimum floor area of 3,000m ² 4:1 (22,664m ²)
Maximum Building Height:		
Maximum Building Height	20.7 metres	29 metres (maximum)
Setbacks:		
Front (Primary) – Murray St	1.7 metres (street level) Nil to 4.2 metres (upper levels)	4.5 metres (minimum)
Front (Secondary) – Cook St	6.3 metres (street level) 5.5 metres to 19.7 metres (upper levels)	3 metres (minimum)
Front (Secondary) – Thomas St	2 metres (street level) Nil to 14.3 metres (upper levels)	3 metres (minimum)
Side – Substation	Nil to 14.8 metres	Nil to 14.8 metres
Rear - Substation	Nil	4 metres (minimum)
Side - East	Nil to 9.7 metres	4 metres (minimum)
Car Parking:		
Commercial tenant	45 staff bays, 8 pick-up bays and 5 universal access bays	113 bays (maximum)
Public car park	169 bays	N/A
Motorcycle	13 bays	N/A
Landscaping:		
Landscaping	12.2% of site (693m²) comprising 445m² ground level landscaping and 248m² on structure	Minimum 25% of site (1,414.5m ²)

Development Standard	Proposed	Permitted/Required
Bicycle Parking and End of Journey Facilities:		
Bicycle Parking	50 bays	28 bays (minimum)
Shower/Change Facilities	2 male and 2 female showers, and 16 lockers	3 male and 3 female shower and change, 28 lockers

12. The 'Design Principles and Built Form' provisions of SCA30 prescribe:

"Where a development incorporates a supermarket within the 'Retail (General)' use group with a minimum floor area of 3,000m², variations to the building setback and landscaping requirements applicable under CPS2 may be permitted where necessary to accommodate a functional supermarket floorspace layout, subject to ensuring that the built form satisfies the following requirements: -

- a. meets the requirements of clause 36 of CPS2;*
- b. makes a positive contribution to the adjoining streetscapes, pedestrian amenity, and the character of the locality generally;*
- c. does not have an undue adverse impact on the amenity of adjoining properties;*
- d. contributes to a sense of arrival into the local government area; and*
- e. incorporate high quality landscaping."*

Clause 36 of CPS2 requires that:

"36(3)(c)(i) if approval were to be granted, the development would be consistent with:

- a. the orderly and proper planning of the locality;*
- b. the conservation of the amenities of the locality; and*
- c. the statement of intent set out in the relevant precinct plan; and*

(ii) the non-compliance would not have any undue adverse effect on:

- a. the occupiers or users of the development;*
- b. the property in, or the inhabitants of, the locality; or*
- c. the likely future development of the locality."*

State Planning Policy 7.0 – Design of the Built Environment

13. 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.

14. The applicant has provided their response to the design principles of the policy, which is outlined 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>	<p><i>“As outlined in the architectural design statement, inspiration has been taken from surrounding developments, particularly in relation to material selection.</i></p> <p><i>The proposed development abuts the West Perth town centre, and represents a natural link from that centre to the Subi East redevelopment area. The development reflects and will fulfil the needs of the existing resident and worker population and encourage and sustain further growth.</i></p> <p><i>The development will replace an unsightly derelict car park with a major built form expression at the western gateway to the City of Perth. The development will project a sense of vitality and urbanity that is currently absent.”</i></p>
<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>	<p><i>“The development seeks to reflect the intended garden character of West Perth through alternative ways, with a variety of in-ground, structure and verge landscaping. The footprint of the supermarket and the associated facilities and services do not allow for the generous setbacks that are otherwise required in West Perth.</i></p> <p><i>Instead, in-ground landscaping is proposed along all frontages. Upper levels cantilever over in-ground landscaping areas to Murray Street and Thomas Street. This allows for landscaping at street-level, without compromising the need to accommodate a full-line supermarket. The Cook Street interface is more open and generous, with landscaping provided to the pedestrian plaza. On-site landscaping is also complemented by proposed generous street-tree additions and verge upgrades, including a completely remodelled interface to the eastern portal of the Thomas Street pedestrian underpass.</i></p> <p><i>Plan E has proposed to use a wide variety of species, including WA wildflowers at various locations.”</i></p>
<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 between existing built form and the intended future character of the local area.</p>	<p><i>“The development, whilst relatively intense from a floor area perspective, is well below the maximum building height that applies to the precinct – representing a natural gap in height between the town centre and future development in Subi East.</i></p> <p><i>The varied materials, massing, depths, and heights of the development offset its significant frontage, particularly to Murray Street. On-structure landscaping also offsets the scale of the site.</i></p> <p><i>Pedestrian entrances are sheltered and recognisable, with distinct materials and signage proposed to ensure legibility at a human-scale where relevant.</i></p>

Design Principle	Comments
	<p><i>Surrounding scale is intended to increase significantly, with major towers planned for Subi East, and much of West Perth identified for residential intensification in strategic planning documents.”</i></p>
<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>	<p><i>“The development has managed to satisfy a complicated brief (full-line supermarket with limited configuration options, substantial loading requirements, and car parking requirements), a site with varying topography, and the need to balance desired urban outcomes with the harsh environment of Thomas Street.</i></p> <p><i>Car parking, for example, is set entirely below street level at Cook Street, and is screened from Murray Street. The development can adapt over time through the provision of additional commercial tenancies to Murray Street.</i></p> <p><i>Upper-level loading, whilst unusual, remains efficient and will be largely enclosed to reduce potential negative external impacts.</i></p> <p><i>Innovative measures, like the projection of upper levels over landscaped areas at ground, allow for critical brief elements to be achieved whilst meeting planning goals.</i></p> <p><i>The pedestrian arcade through the site provides simple, efficient access for all vertical transportation through the development, whilst also providing a convenient mid-block link.”</i></p>
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<p><i>“The development will achieve a 4 star Green Star rating, with a range of measures outlined in the architectural design statement.</i></p> <p><i>The proposal represents an efficient use of rare inner city land, and will provide new employment opportunities for locals, as well as economic activity through the construction phase.</i></p> <p><i>The quality of life for residents and local workers will be improved, with substantially increased local access to goods and services. Locals will no longer need to travel afar, including to the core CBD, for basic daily and weekly needs. This will have a larger, long-term impact on the capacity of West Perth to attract new residents.”</i></p>
<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>	<p><i>“Natural light is provided to key circulation spaces, as well as to all commercial tenancies. The child care centre will have access to the northern light and fresh air, with its outdoor play space well positioned to the north west of the building.</i></p> <p><i>Shoppers are provided convenient pedestrian access, as well as vehicle and cycle parking, together with the option of online order pick up bays.</i></p> <p><i>Supermarket staff will have a dedicated team room, and access to end of trip facilities and bicycle parking.</i></p> <p><i>On-site and on structure landscaping will also enhance the internal amenity for occupants.</i></p>

Design Principle	Comments
	<p><i>There are no immediately abutting residential properties, and it is expected that the development will improve the development capacity and opportunities for surrounding sites."</i></p>
<p>7. Legibility</p> <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>	<p><i>"Clear, separate entrances are provided for pedestrians and vehicles, with service and general parking access also separated.</i></p> <p><i>The pedestrian arcade through the site is direct and logical and will be well signed.</i></p> <p><i>Different materials and signage will enable clear identification of the varying uses with the proposed development.</i></p> <p><i>Intelligent use of levels, such as at the Cook Street outdoor dining area, is used to delineate public and semi-public space."</i></p>
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p><i>"When operational, the development will be professionally managed, with appropriate security measures.</i></p> <p><i>The development will provide 7-day activation, ranging from early morning into the evenings. This is a substantial improvement from the existing derelict car park.</i></p> <p><i>Upper level tenancies have perspectives over adjacent public areas, as do commercial tenancies direct to surrounding streets, providing extensive passive surveillance.</i></p> <p><i>The safety of the pedestrian underpass will be substantively improved by the more open interface and increased pedestrian and vehicular traffic."</i></p>
<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>	<p><i>"The development will fill critical service gap in the local community. The centre will welcome people via all modes of travel, from the West Perth area and the broader catchment.</i></p> <p><i>The development is open to all members of the public, and the mix of dining, general retail, health and wellbeing, and child care uses will ensure a diverse base of users.</i></p> <p><i>The development will benefit those who are not direct building users, with the provision of short-stay public parking and improvements to the pedestrian underpass interface."</i></p>
<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>	<p><i>"The design team has investigated countless options and scenarios, including consideration of alternative forms, layouts and land uses. This has included ongoing liaison with the City Architect.</i></p> <p><i>The final design satisfies a challenging brief and site conditions in a smart, urban form with no major compromises on building users or the public realm.</i></p> <p><i>The development will transform a derelict car park into a well-designed centre for the West Perth community."</i></p>

Relevant Documents

[Development Plans & Landscape Concept Plans](#) (FTP Link)

Further Information

Nil.

The Committee's final advice is as follows:

Committee Resolution

Mover Andrew Howe

Secunder Warren Kerr

That the Design Advisory Committee, having considered the proposed five level mixed-use develop at 707 (Lot 500) Murray Street, West Perth, ADVISES that:

1. the proposal does not provide a strong positive contribution to the Murray Street and Thomas Street streetscapes
2. while the Committee acknowledges the potential for future small-scale retail on Murray Street the design currently lacks activation and transparency with no ability to see the internal building due to limited glazing and openings to Murray Street
3. the design does not contribute to a strong sense of arrival into the city as it is a missed opportunity to provide a landmark and rather is an understatement
4. the design of the Murray and Thomas Street corner consists of solid walls providing for limited street level interaction, with the levels above being setback from the boundary reducing visual interaction and diminishing the prominence of the corner
5. an opportunity is missed with no direct pedestrian access being provided from the Thomas Street pedestrian underpass, with a long travel distance to the main entrances via Murray Street or potentially Cook Street
6. the design of the development on the eastern boundary has an undue adverse impact on the amenity of the existing adjoining buildings and future development potential, with the blank wall presenting an undesirable visual outcome from the surrounding streets
7. the landscaping extent is well below the expectation for West Perth, with clear detail lacking, noting a large portion of the landscaping indicated is not part of the property. The differentiation between landscaping as part of the development and landscaping outside the property boundaries which is not part of the development is not clear. The landscaping shown outside the property along Thomas Street is supported in general, however, may not be available noting that the reserve may be required for road or alternative transport. No alternative option for pedestrian access is being provided into the development. It is also unclear if the landscaping external to the site is being proposed to be part of the development or if the development will be contributing to the upgrading of the landscaping and access to the pedestrian underpass.

CARRIED UNOPPOSED (6/0)

For Peter Hobbs, Andrew Howe, Rebecca Moore, Stuart Pullyblank, Warren Kerr, Craig Smith

Against Nil

8. Motions of which Previous Notice has been Given

Nil.

9. General Business

Nil.

10. Items for Consideration at a Future Meeting

Nil.

11. Closure

The Presiding Member declared the meeting closed at 4.45pm.



707 (LOT 500) MURRAY STREET, WEST PERTH



707 (LOT 500) MURRAY STREET, WEST PERTH – MURRAY STREET FRONTAGE



707 (LOT 500) MURRAY STREET, WEST PERTH – MURRAY STREET ENTRANCE



707 (LOT 500) MURRAY STREET, WEST PERTH – COOK STREET FRONTAGE



707 (LOT 500) MURRAY STREET, WEST PERTH – THOMAS AND MURRAY STREET AERIAL