



CITY of PERTH

Lord Mayor, Councillors and Committee Members,

NOTICE IS HEREBY GIVEN that the next meeting of the **Design Advisory Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 2 June 2016 at 4.00pm.**

Yours faithfully

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**

26 May 2016

Committee Members:

Members:

David Karotkin (Presiding Member)
Warren Kerr
Peter Ciemitis
Malcolm Mackay
Andy Sharp
State Government Architect or Nominee
Director Planning and Development

Deputy:

Vacant
Vacant
Stuart Pullyblank
N/A
City Architect



Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin (Presiding Member)	Vacant
Warren Kerr	
Peter Ciemitis	Vacant
Malcolm Mackay	
Andy Sharp	Stuart Pullyblank
State Government Architect or Nominee	N/A
Director Planning and Development	City Architect

Quorum: Four
Terms Expire: October 2017
Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of Clause 40 of the City Planning Scheme No. 2, which was gazetted on 9 January 2004.

The Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting a Plot Ratio Bonus in the Central Area and design issues on 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 which are seeking bonus plot ratio whether inside or outside the Central Area;
2. Applications for major developments within the city;
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application; and
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme No. 2. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.
- Bonus plot ratio will not be awarded “as of right” but must be earned.
- The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should benefit the population of the city and the community as a whole, enhance enjoyment of the city and contribute positively to the overall physical environment and ambience of the city.

The policy identifies the following list of facilities 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; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Note: Consequential amendment of the eligible category list has been included here resulting from the gazettal of Amendment No. 25 of the City Planning Scheme No. 2 (Plot Ratio and Bonus Plot Ratio) on 26 February 2013.

Reference should be made to the Bonus Plot Ratio Policy for 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 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;
- The Council's decision in regard to each application.

This meeting is not open to members of the public

**DESIGN ADVISORY COMMITTEE
2 JUNE 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 12 & 16 May 2016**
- 4. Correspondence**
- 5. Disclosure of Members' Interests**
- 6. Reports**
- 7. Motions of which Previous Notice has been Given**
- 8. General Business**
 - 8.1 Responses to General Business from a Previous Meeting**
Nil
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

EVACUATION ALARM/PROCEDURES

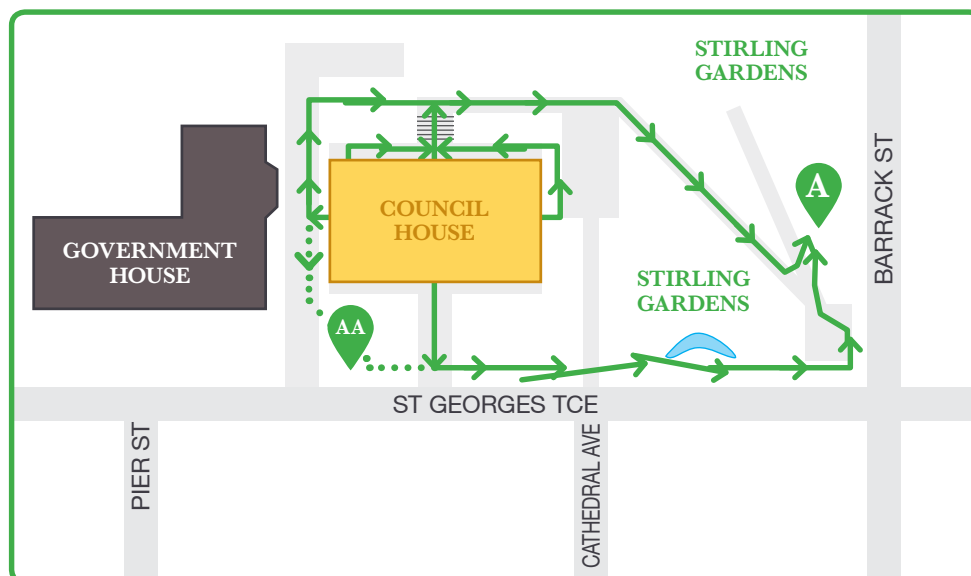
whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**



EVACUATION ASSEMBLY AREA



 Assembly Area

 Alternate Assembly Area

INDEX OF REPORTS

Item	Description	Page
1	39 (LOTS 4 AND 551), 41 (LOT 1) AND 47 - 55 (LOTS 1 AND 2) MILLIGAN STREET AND 469 (LOT 2) AND 471 (LOTS 66 AND 550) MURRAY STREET, PERTH – PROPOSED MIXED-USE DEVELOPMENT COMPRISING A 52 LEVEL RESIDENTIAL BUILDING CONTAINING 359 MULTIPLE DWELLINGS, A 37 LEVEL HOTEL BUILDING CONTAINING 406 HOTEL ROOMS AND ASSOCIATED DINING AND RETAILS USES AND A TOTAL OF 272 CAR PARKING BAYS – BONUS PLOT RATIO	2
2	250 (LOT 164) ST GEORGES TERRACE AND 962 (LOT 162) AND 943 (LOTS 15 AND 163) HAY STREET, PERTH – REDEVELOPMENT OF THE EXISTING QV1 PUBLIC PLAZA AND THE CONSTRUCTION OF A 11-LEVEL MIXED-USE DEVELOPMENT (QV2) AND 17-LEVEL MIXED-USE DEVELOPMENT (QV3) COMPRISING OF OFFICE, RETAIL, DINING AND COMMUNITY USES – BONUS PLOT RATIO	22

ITEM NO: 1

39 (LOTS 4 AND 551), 41 (LOT 1) AND 47 - 55 (LOTS 1 AND 2) MILLIGAN STREET AND 469 (LOT 2) AND 471 (LOTS 66 AND 550) MURRAY STREET, PERTH – PROPOSED MIXED-USE DEVELOPMENT COMPRISING A 52 LEVEL RESIDENTIAL BUILDING CONTAINING 359 MULTIPLE DWELLINGS, A 37 LEVEL HOTEL BUILDING CONTAINING 406 HOTEL ROOMS AND ASSOCIATED DINING AND RETAILS USES AND A TOTAL OF 272 CAR PARKING BAYS – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the revised design and the awarding of bonus plot ratio for the proposed mixed-use development comprising a 52 level residential building containing 359 multiple dwellings, a 37 level hotel building containing 406 hotel rooms and associated dining and retail uses and a total of 272 car parking bays at 39 (Lots 4 and 551), 41 (Lot 1) and 47 - 55 (Lots 1 and 2) Milligan Street and 469 (Lot 2) and 471 (Lots 66 and 550) Murray Street, Perth and provides advice on:

- 1. compliance with the City's Bonus Plot Ratio Policy 4.5.1:**
 - 1.1 for the awarding of 20% bonus plot ratio for the provision of a residential use in accordance with Residential Design Policy 4.9, noting 52% of dwelling sizes are below those recommended under the City's Policy;**
 - 1.2 for the awarding of 20% bonus plot ratio for the provision of a special residential use in accordance with Special Residential (Serviced and Short Term Accommodation) Policy 3.9; and**
 - 1.3 for the awarding of a 10% bonus plot ratio for the conservation of the heritage listed Pearl Villa and Hostel Milligan in accordance with Heritage Policy 4.10.**

- 2. the extent to which the applicant has addressed previous concerns raised in relation to:**
 - 2.1 the design of the space between the retained portions of the Hostel Milligan and Pearl Villa including details**

- of the design of the new roof between the heritage buildings; the landscaping and proposed use of the space and of public access to the space;*
- 2.2** *the treatment and extent of retention of the Hotel Milligan façade to better reflect the requirements of the City's Heritage Policy 4.10;*
- 2.3** *the interface of the northern façade of the Hostel Milligan with the street;*
- 2.4** *how the quality of the design and layout of the apartments might otherwise address the Policy requirements to ensure the development delivers a standard of accommodation that is desired for the city;*
- 2.5** *details and refinement of the design of the roof and of the balcony screens/façades;*
- 2.6** *the layout and distribution of the residential storerooms to address potential safety and security issues;*
- 2.7** *the setback variation to the southern boundary resulting in balconies being positioned too close to the approved office building at the adjacent Melbourne Hotel site, which will impact on the amenity of the apartments;*
- 2.8** *the detailed landscaping plan;*
- 2.9** *details provided regarding the Milligan Street vehicle entry/exit width; and*
- 2.10** *the applicant's approach to providing pedestrian shelter in consideration of the impact on the collective building facades.*

BACKGROUND:

SUBURB/LOCATION:	39 – 55 Milligan Street and 469 – 471 Murray Street, Perth
FILE REFERENCE:	2016/5095
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	26 May 2016
MAP / SCHEDULE:	Schedule 1 - Map and coloured perspectives for 39 – 55 Milligan Street and 469 – 471 Murray Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: Fragrance WA – Perth (Milligan) Pty Ltd
APPLICANT: TPG Town Planning, Urban Design and Heritage
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Citiplace (P5)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$200 million

SITE HISTORY:

The subject site is located on the south western corner of the Milligan and Murray Street intersection and consists of eight lots totalling 3,560m². The significant buildings on site include the two storey, Regency Victoria style (1887) 'Pearl Villa', set back from Murray and Milligan Street frontage and concealed by the Inter-War Art-Deco (1930's) addition being 'Hostel Milligan'. These buildings are listed on the City Planning Scheme No. 2 (CPS2) Register of Cultural Heritage Significance. The remaining four buildings on the site are single or two storey commercial buildings of diverse styles spanning the 20th century.

An application for construction of a mixed-use development comprising two main buildings was approved by the City of Perth Local Development Assessment Panel on 11 July 2013. The application proposed the:

- retention, conservation and adaptation of the Pearl Villa;
- retention, partial demolition and adaptation of the Hostel Milligan;
- demolition of all other structures on the site;
- the construction of a 15 level office building integrating the Pearl Villa and Hostel Milligan (Stage 1); and
- Construction of a 13 level hotel building fronting Murray Street (Stage 2).

A maximum plot ratio of 7.0:1.0 inclusive of 40% bonus plot ratio was approved on the basis of 20% plot ratio bonus for provision of a new special residential use and 20% bonus plot ratio for the retention and upgrade of the heritage listed Pearl Villa and Milligan Hostel buildings. The approval subsequently lapsed and the development did not proceed.

The current application was originally considered by the Design Advisory Committee (DAC) at its meeting on 21 April 2016 where it was resolved that the Committee:

- 1. supports the awarding of 20% bonus plot ratio for the provision of a new hotel (Special Residential use) in accordance with the Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9;*
- 2. considers that the heritage components of the development have not been fully resolved and therefore, does not support the awarding of 10% bonus plot ratio for the conservation of the heritage listed Pearl Villa and Hostel Milligan until the following matters have been reviewed and further refined:*
 - 2.1 the design of the space between the retained portions of the Hostel Milligan and Pearl Villa being further developed, including details of the*

- design of the new roof between the heritage buildings; the landscaping and proposed use of the space and of public access to the space;*
- 2.2 further consideration being given to the treatment and extent of retention of the Hotel Milligan façade to better reflect the requirements of the City's Heritage Policy 4.10;*
 - 2.3 the interface of the northern façade of the Hostel Milligan with the street being improved;*
- 3. considers that the resolution of the design of the residential tower is inadequate for a project of this scope and complexity and therefore, does not support the awarding of 20% bonus plot ratio for the provision of a residential use until the following matters have been addressed:*
 - 3.1 the majority of the 359 apartments do not satisfy the guidelines for minimum apartment sizes contained in the Residential Design Policy 4.9 and this needs to be reviewed or further information is required to demonstrate how the quality of the design and layout of the apartments might otherwise address the Policy requirements to ensure the development delivers a standard of accommodation that is desired for the city;*
 - 3.2 the design of the roof and of the balcony screens/façade detail requires further detail and refinement;*
 - 3.3 the layout and distribution of the residential storerooms needs to be reviewed to address potential safety and security issues;*
 - 4. supports the proposed variations to the maximum street building height and setback requirements for Milligan and Murray Streets, noting the variations are minor, however raises concerns that the setback variation to the southern boundary will result in balconies being positioned too close to the approved office building at the adjacent Melbourne Hotel site, which will impact on the amenity of the apartments;*
 - 5. a detailed landscape plan needs to be submitted;*
 - 6. The width of the vehicle entry/exit on the Milligan Street frontage should be reduced to limit its impact on the streetscape and on pedestrian safety; and*
 - 7. the provision of canopies along the Milligan Street frontage needs to be reviewed, with a canopy being provided across the frontage of the Hertz Building and the height of the canopy to the hotel entry being lowered to provide more effective pedestrian shelter."*

In response to the DAC's comments, the applicant has submitted revised plans as well as an accompanying written submission addressing the relevant concerns raised above.

In relation to point 2.1, the applicant has submitted revised plans to address the matters raised and advises *"the revised glazed roof between now floats within the confines of the original roof volume to Hostel Milligan so as to not impact upon the view of both heritage buildings from both the street and proposed heritage forecourt.*

The design of the new glazed roof takes reference from the retained internal wall portions adjoining the Hostel façade which aids in the identification and legibility of the former use of the upper floor.

The proposed bar is primarily accommodated within the confines of the Hostel Milligan envelope on the ground floor plane. Entry to the bar will be available via the existing access points located to the north east (on the corner of Milligan and Murray Streets) together with the existing principle Hostel entry on Murray Street. In addition, there is an operable glass wall within the glass 'box' insertion providing a threshold between the newly created space between the two heritage buildings and the Heritage Forecourt to the west. The proposed land uses will ensure that the public have access to Pearl Villa, the Hostel and the space circumnavigating the heritage buildings.

The landscaping and urban design treatments proposed have been sensibly considered and are implanted primarily within the heritage fore court and semi-external zone between the two heritage buildings.”

With regards to point 2.2, revised plans have been developed by the applicant which includes *“greater retention of the internal fabric as it relates to the Hostel Milligan façade to better reflect the original use of the space is proposed at ground and first floors. Proposed retention of the shop front window formats to two of the original ground floor retail bays fronting Milligan Street have been included.*

The southern elevation to the Hostel Milligan facade is proposed to be reinterpreted as this also forms the alignment of the glazed colonnade flanking the southern elevation of Pearl Villa. This achieves a greater sense of identity and importance to the Hostel as its presence is experienced whilst within the Hotel Lobby and Colonnade.”

With respect to point 2.3, the applicant has submitted revised plans which provide for a *“a more holistic approach for the Hostel Milligan facade by way of retention of the western gable wall return in an attempt to give the heritage building a greater sense of place and legibility. The retention of the Hostel Milligan gable façade, has subsequently allowed the proposed glazed 'box' insertion to better integrate and form a comfortable composition with the existing heritage buildings. The newly inserted glazed 'box' elements which adjoin Pearl Villa underwent further refinement with the removal of the previously proposed expressed steel structure, opting for frameless glass and structural glass construction in lieu”.*

To address point 3.1, the applicant has provided additional detailed apartment layout plans *“pertaining to the size of apartments, with architectural areas which offers a comparable resemblance to the desired apartment nett areas as it applies the City's Residential Design Policy”.*

In terms of point 3.2, additional plans and details have been provided by the applicant to the clarify that *“the proposed contemporary glazed skin façade is intended to deliver operable and open treatments for the east and west balconies. This will simultaneously extend upward, seamlessly forming the tower capital and sky garden enclosure”.*

In relation to point 3.3, revised plans specific to the storerooms located on levels eight and nine have been provided by the applicant to *“demonstrate improved circulation, safety and way finding for the residents of the building. In addition, the increase in natural light from fire-rated glass windows to the perimeter of the podium will vastly improve the ambience of space and further negate any potential safety and security issues. Furthermore, CCTV cameras will be installed in these areas to deter any antisocial behaviour and reduce any perceived risk”*.

In response to point 4., the applicant has submitted revised elevation plans illustrating the setback to the adjacent development and advises *“the approved office building proposed at the Melbourne Hotel site is setback a considerable distance from the respective boundary as it relates to the residential tower. The residential tower proposes a 3.2 metre setback to the balcony and the distance to the approved setback of the adjacent office tower is approximately 12 metres, which we believe is acceptable for an inner city location”*.

To address point 5., a detailed landscaping plan incorporating the revised design of the development has been submitted by the applicant.

In relation to point 6., the applicant has provided additional detailed plans and advises *“the coordination of the vehicular crossover to Milligan Street for the Hotel development has been designed to accommodate an array of functions, however pedestrian safety is paramount to its design. It is intended that the crossover and driveway appear more as a plaza for the hotel as opposed to a space oriented and dominated by vehicles.*

The vehicular cross over itself has a width slightly larger than standard width to accommodate larger vehicles requiring access to the rear service loading bay. Additionally, the location for the crossover has been strategically located to enable a wider vista toward the southern facade of the reinstated Hertz Building.”

With regards to point 7., the applicant *“believes the addition of an awning to this building will detract from the architectural merit and alter the current streetscape view of the Hertz building. However, we have introduced a contemporary, glazed canopy measuring 2 metres wide that will have minimal impact upon the aesthetics of the Hertz façade”*.

DETAILS:

The amended plans retain the composition of the development with approval being sought for the demolition of all of the existing buildings on site, with the exception of the Pearl Villa and Hostel, and the façade of the former Hertz Building at 41 Milligan Street, and the construction of a mixed use development comprising a 52 level residential building, 37 level hotel building and 272 car parking bays.

The applicant advises that *‘the containment of the residential and hotel land uses within separate tower elements ensures an appropriate level of amenity and security for permanent residents, with separate pedestrian access points, lifts and stairs provided for each of the residential, hotel and commercial components of the*

proposed development. Separate car parking and vehicle access points are also provided for the proposed hotel and residential land uses’.

The composition of each of the buildings within the development is outlined as follows:

Residential Tower	
Ground Floor Level	One restaurant tenancy and one shop/café tenancy fronting Murray Street Grand entrance hall and apartment lobby Separate office and residential lift lobbies Separate goods lift Management office and mail room Vehicular crossover to Murray Street Vehicle loading area Off-street residential porte-cochere and drop-off bay 18 residential stores Separate residential and commercial bin stores Utilities and services infrastructure
Mezzanine Floor Level	18 residential stores
First Floor Level	Four double-level, one-bedroom adaptable dwellings / offices, across the first and second floor levels fronting Murray Street 18 resident car parking bays Two hired car bays Two motorcycle bays Six resident bike bays 21 residential stores
Second Floor Level	Upper levels of apartments across the first and second floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays Nine resident bike bays; and Eight residential stores.
Third Floor Level	Four double-level, one-bedroom adaptable dwellings / offices, across the first and second floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays 20 resident bike bays Five residential stores
Fourth Floor Level	Upper levels of apartments across the third and fourth floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays 20 resident bike bays Five residential stores
Fifth Floor Level	Four double-level, one-bedroom adaptable dwellings / offices, across the first and second floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays

	20 resident bike bays Five residential stores
Sixth Floor Level	Upper levels of apartments across the third and fourth floor levels fronting Murray Street 34 resident car parking bays Two motorcycle bays 20 resident bike bays Five residential stores
Seventh Floor Level	Communal landscaped podium deck 37 resident car parking bays Two motorcycle bays 20 resident bike bays Five residential stores
Eighth Floor Level	187 residential stores
Ninth Floor Level	87 residential stores Utilities and services infrastructure
Tenth Floor Level	Communal residential facilities, including: <ul style="list-style-type: none"> • Heated swimming pool and pool deck • Spa and plunge pool • Steam room and sauna • Gymnasium • Function room • Landscaped deck • Male and female change room facilities
Eleventh Floor Level	Void over communal facilities level
Twelfth to Fourteenth Levels	Four one-bedroom apartments Four two-bedroom apartments One three-bedroom apartment Communal 'zen' garden/void
Fifteenth Floor Level	Four one-bedroom apartments Three two-bedroom apartments One three-bedroom apartment Communal library and reading area Communal 'zen' garden
Sixteenth to Thirty First Floor Levels	Four one-bedroom apartments Four two-bedroom apartments One three-bedroom apartment Communal 'zen' garden/void
Thirty Second to Forty Second Floor Level	Five one-bedroom apartments Four two-bedroom apartments One three-bedroom apartment
Forty Third to Forty Eighth Floor Level	One one-bedroom apartment Six two-bedroom apartments One three-bedroom apartment
Forty Ninth Floor Level	One one-bedroom apartment Four two-bedroom apartments Two three-bedroom apartments (lower levels)

	One three-bedroom apartment
Fiftieth Floor Level	Two three-bedroom apartments (upper levels) Two three-bedroom apartments (lower levels) Communal residential facilities, including: <ul style="list-style-type: none"> • Outdoor cinema • Function room • Garden lounge
Fifty First Floor Level	Upper level of two three-bedroom apartments Residents activity suite and terrace Utilities and services infrastructure
Fifty Second Floor Level	Residents sky lounge and barbecue deck Games hall and children's play area Utilities and services infrastructure
Roof Level	Roof mounted solar panels

Hotel Tower	
Basement Floor Level Two	27 car parking bays, including two tandem bays Five motorcycle bays 10 bicycle bays
Basement Floor Level	20 car parking bays, including two universal access bays Four motorcycle bays 14 bicycle bays Utilities and services infrastructure
Ground Floor Level	One hotel restaurant / bar tenancy and one shop tenancy fronting Milligan Street and Murray Street Heritage forecourt located within the existing Hostel Milligan buildings Hotel entrance hall and grand lobby Hotel reception and concierge facilities Hotel office, laundry and rest room facilities Hotel luggage room Vehicular crossover to Milligan Street Vehicle loading area Off-street hotel drop-off bay Separate hotel and restaurant bin stores Utilities and services infrastructure
First Floor Level	Guest breakfast room and lounge Restaurant dining area Hotel back-of-house facilities Utilities and services infrastructure
Second Floor Level	Two conference / function rooms Two meeting rooms Outdoor cocktail terrace Hotel back-of-house facilities Male and female bathroom facilities
Third Floor Level	Day spa and treatment rooms Hotel gymnasium Outdoor yoga and recreation terrace

	Male and female change room facilities Utilities and services infrastructure
Fourth Floor Level	14 hotel rooms Utilities and services infrastructure
Fifth to Thirty Second Floor Levels	14 hotel rooms Utilities and services infrastructure
Thirty Third Floor Level	Utilities and services infrastructure Communal hotel facilities, including: <ul style="list-style-type: none"> • Heated swimming pool and pool deck • Landscaped terrace and bar area • Male and female bathroom facilities

The proposed development will provide a total of 359 long term residential apartments in the following range of unit types:

- 12 one bedroom and one bathroom adaptable office/apartments;
- 142 one bedroom and one bathroom apartments
- 89 two bedroom and two bathroom apartments;
- 74 two bedroom plus study and two bathroom apartments;
- 38 three bedroom and two bathroom apartments; and
- 4 three bedroom and three bathroom apartments.

With regards to short term accommodation, the hotel will provide a total of 406 rooms ranging in size from 22m² to 28m², including 58 'dual-key' units and 16 universally accessible units.

The applicant advises that the "the proposed development will provide a high quality, architecturally designed built form, incorporating a diverse range of high quality materials and finishes to produce a striking, contemporary façade design. The development has been carefully designed so as to showcase the sites unique heritage value, whilst providing a high quality architectural outcome for this prominent development site. The proposal will affect the conservation and adaptation of the heritage listed Pearl Villa and Hostel, contributing to the historic character and ambiance of the city centre, as well as the ongoing use and enjoyment of the site's unique heritage. The development provides activation of the public realm through the provision of active ground floor commercial tenancies and glazed lobby spaces fronting both Murray Street and Milligan, promoting an open and interactive relationship with the surrounding public realm."

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 proposed uses including 'Dining', 'Entertainment', 'Retail' and 'Special Residential' uses which are classified as preferred 'P' uses in the City Centre area of the Citiplace Precinct (P5). The proposed 'Residential' and 'Office' uses are classified as contemplated 'C' uses and are considered to be consistent with the precinct statement of intent in contributing to the local day and night time economy in support of the aforementioned commercial uses.

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 veranda's over footpaths.

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

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	7.5:1 (26,700m²) inclusive of a plot ratio bonus of 50% (8,900m²) on the basis of: a 20% bonus for including residential development, a 20% bonus for including special residential development and a 10% bonus for the conservation of heritage buildings	Base Plot Ratio 5:1 (17,800m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Heritage Conservation (20% maximum)
Maximum Street Building Height:		
<u>Murray Street</u>		
Residential Tower	27.5 metres	14 metres
Hotel Tower	10.5 metres	14 metres

Development Standard	Proposed	Required / Permitted
<u>Milligan Street</u> Hotel Tower	14.5 metres	21 metres
Maximum Building Height: Residential Tower Hotel Tower	179 metres 121 metres	No prescribed limit No prescribed limit
Setbacks: <u>Murray Street (north)</u> Residential Tower Hotel Tower <u>Milligan Street (east)</u> Hotel Tower <u>Side (south)</u> - Lower Building Levels Residential Tower	<p>Nil up to 27.5 metres in height then 3.7 metres (minor projection) to 9 metres up to a maximum height of 179 metres</p> <p>Nil up to 10.5 metres in height then 17.5 metres up to a maximum height of 121 metres</p> <p>Nil to 2 metres up to 14.5 metres in height then 5 metres up to a maximum height of 121 metres (exceeding the provision from 65 metres upwards)</p> <p>Nil up to 33 metres in height (exceeding the</p>	<p>Nil up to height of 14 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development</p> <p>Nil up to height of 14 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development</p> <p>Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres and then a 10 metre setback for the remainder of the development</p> <p>Nil (no openings/balconies)</p>

Development Standard	Proposed	Required / Permitted
Hotel Tower	provision from 14 metres upwards) Nil up to 19 metres in height	Nil (no openings/balconies)
- Upper Building Levels		
Residential Tower	3.2 metres (balconies) to 4 metres (main building)	4 metres (up to 65m in height) 8 metres (over 65m in height)
Hotel Tower	3 metres (architectural features) to 4 metres (main building)	4 metres (up to 65m in height) 8 metres (over 65m in height)
<u>Side (west)</u>		
- Lower Building Levels		
Residential Tower	Nil up to 33 metres in height (exceeding the provision from 14 metres upwards)	Nil (no openings/balconies)
Hotel Tower	Nil up to 19 metres in height	Nil (no openings/balconies)
- Upper Building Levels		
Residential Tower	3.5 metres (balconies) to 4 metres (main building)	4 metres (up to 65m in height) 8 metres (over 65m in height)
Hotel Tower	9.5 metres	4 metres (up to 65m in height) 8 metres (over 65m in height)
Car Parking:		
Residential	225 bays	538 bays (maximum)
Commercial Tenant	47 bays	53 bays (maximum)
Bicycle Parking:		

Development Standard	Proposed	Required / Permitted
Residential	115 bays	120 bays or can be located within residential stores (minimum dimension 2.2m and area of 5m ²)
Commercial (including Hotel)	24 bays	138 bays (minimum)

Bonus Plot Ratio:

The site is eligible for 50% maximum bonus plot ratio which may be comprised of:

- Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, conservation of heritage places and provision of specific facilities on private land).
- Residential Use: Maximum 20% bonus.
- Special Residential Use: Maximum 40% bonus (20% for a special residential use or 40% for high a quality hotel use).

The applicant is seeking a total of 50% bonus plot ratio, comprised of 30% bonus plot ratio for a high quality hotel and 20% bonus plot ratio for a residential use. This is based on the application complying with the requirements specified under clause 28 of the CPS2 and the City’s Bonus Plot Ratio Policy 4.5.1.

Bonus Plot Ratio for Residential

Developments which incorporate a residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the residential use in a mixed-use development to form part of the base plot ratio, the bonus plot ratio floor area must be used for the residential use. The applicant has provided a detailed report indicating compliance with the City’s Residential Design Policy 4.9, a summary of which is provided as follows:

Element 1 – Streetscape Interface and Dwelling Mix

The residential building entry is clearly defined and visible from the street.

The proposed development provides a diversity of dwelling sizes, including 41% single bedroom dwellings, 47% two bedroom dwellings and 12% three bedroom dwellings.

The range and average of dwelling sizes are as follows:

- One-bedroom dwellings: all 41.1m² / 41.1m² average
- Two-bedroom dwellings: 72.1m² to 79.6m² / 73.7m² average
- Three-bedroom dwellings: 93.3m² to 117.8 m² / 95.6 m² average

The above minimum dwelling sizes are below those recommended under the City's Policy of 50m² (one bedroom apartment) and 100m² (three bedroom apartment). In this regard, all of the one bedroom apartments and 90% of the three bedroom apartments do not meet the respective recommended dwelling sizes. However, all of the two bedroom apartments meet the 70m² dwelling size recommended by the Policy. Overall, the development achieves 48% compliance with the City's Policy with regards to the recommended minimum dwelling sizes for apartments.

The applicant notes that *"the proposed one bedroom apartments have been strategically designed in consultation with key advisory groups to produce an economy of lifestyle, scale and entry pricing point for the Perth Central Business District market. In addition, the vast majority of the one bedroom dwellings have access to their respective communal 'secret' winter gardens which terrace up the lower eastern facade of the residential tower.*

We believe it is imperative to mention all balconies proposed within the development exceed the required minimum 10m² by the Policy. Furthermore, the dimensions of all the balconies designed allow these areas to be 'useable' as defined in the Policy. Offering direct extensions to open plan living spaces, it is proposed where possible to include doors which have a bi-fold and/or stacking mechanism and floor finish and level which are mirrored between indoor and outdoor environments. Blurring this threshold will allow for a greater sense of openness, connectivity and usability between these highly compatible areas and instil the essence of a Perth outdoor lifestyle."

Element 2 – Privacy and Security

Privacy

The proposed development has been designed to ensure an appropriate level of visual privacy to all dwellings and private open space areas, with the proposed tower elements being setback from each other in accordance with the side and rear setback requirements of the City's Building Height and Setbacks Policy.

In addition, the placement and design of major openings and outdoor living areas ensures that there will be no visual privacy (cone of vision) incursions within the individual tower elements.

Surveillance

The proposed development has been designed with major openings and outdoor habitable spaces fronting surrounding streets. This will serve to ensure sufficient passive surveillance of the public realm, and will result in improvements to both actual and perceived safety in the locality. Building entrances are clearly defined and visible from the street and adjacent buildings.

Lighting

Appropriate lighting will be provided in accordance with Australian Standards and the principles of Crime Prevention through Environmental Design (CPTED), with further

details to be provided at the Working Drawings stage.

Element 3 – Noise

The acoustic report prepared in support of the proposal demonstrates that the proposed development complies with the relevant acoustic standards and requirements. Noise mitigation strategies have been identified and full acoustic assessments will be undertaken at detailed design stage.

Element 4 – Open Space

Private Open Space

Each dwelling is provided with an outdoor living areas that is:

- in excess of the minimum 10m² requirement (minimum 12.5m²);
- directly accessible from a habitable room;
- receives adequate levels of natural light and ventilation ; and
- provides adequate weather protection, and is located and designed to maximise visual privacy between individual apartments and surrounding buildings.

Communal Open Space

High quality communal spaces for residents are provided at both the podium deck and roof levels of the proposed residential tower. These include a heated swimming pool and pool deck, gymnasium, spa room, function room, landscaped podium deck, and resident sky lounge and terrace. The communal facilities are accessed via the separate residential lift lobby and stairs, thereby ensuring that the communal facilities are secure and accessible for residents.

Landscaping

Given the development's nil street frontage setbacks, minimal 'in-ground' landscaping is proposed which is appropriate to its inner urban context. A mixture of soft and hard landscaping is provide within the various communal spaces and 'zen' gardens.

Element 5 – Efficient Resource Use and Provision of Daylight

Heating and Cooling

The proposed development has been designed to capitalise on access to northern solar access as far as is practicable, with the majority of balconies and major openings provided with access to northern daylight at various periods throughout the day.

Ventilation

The proposed development provides operable windows and natural cross ventilation where appropriate.

Stormwater

Opportunities for stormwater redistribution on site will be investigated at the detailed design stage.

Clothes Drying

The design of residential dwellings provides place for an internal dryer. The design of the balcony will enable residents to open and close their balconies as per their required needs, however no external clothes drying facilities are provided.

Borrowed Light

Direct natural light is provided to all living, dining and sleeping areas through the provisions of major openings to all habitable rooms.

Light Wells

The layout of the buildings do not require the provision of light wells.

Relationship to adjoining buildings

The built form of the proposal provides for appropriate building-to-building separation, allowing for natural light, ventilation and outlook between buildings, and maximising sunlight penetration into streets and public spaces as far as is practicable.

Greywater Use

Feasibility of greywater reuse and recycling will be considered at further stage of development.

Sustainable Development

The proposed development promotes sustainable design principles through design strategies that maximise sunlight access to apartments and promotes natural ventilation. The development proposal also seeks to reduce dependency on private vehicle transport, given proximity to rail and bus services and to the city centre.

Element 6 – Access and Parking

The proposed development is provided with secure, convenient and accessible vehicle and bicycle parking, with direct access to car parking areas provided via the central lift lobby and stairs within the residential tower, and separate secure bicycle parking provided throughout the podium levels.

Element 7 – Servicing

Stores

Each dwelling is provided with a secure, accessible storage area, with a minimum internal area of 4m².

Mailboxes

A residential mail room is provided at the ground floor level, with access directly of the apartment lobby space. This ensures that the mail facilities are provided in a consolidated area that is easily accessible via the building entrances.

Noting the above, the proposal considered to generally satisfy the Policy requirements in order to be awarded maximum bonus plot ratio of 20% for the provision of a residential use.

Bonus Plot Ratio for Special Residential

Developments which incorporate a Special Residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Special Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the special residential use in a mixed use development to form part of the base plot ratio, the bonus floor area must be used for the special residential use.

Under Section 7.1 Design Criteria of the City's Bonus Plot Ratio Policy 4.5.1 a special residential use must be designed in accordance with the provisions of the CPS2 Special Residential (Serviced and Short Term Accommodation) Policy 3.9. In addition, hotels seeking bonus plot ratio must provide the following basic facilities and amenities:

- a lobby/reception area;
- back of house/administration facilities, including housekeeping areas to enable a fully serviced hotel to function, staff ablution/locker facilities, office space and storage areas; and
- bathrooms within guest rooms which incorporate at a minimum a basin, shower and toilet. Laundry facilities shall not be provided within hotel guest rooms.

In support of the request for 20% bonus plot ratio for the hotel the applicant has indicated:

'A reception desk is provided within the ground floor lobby and lounge. The reception area will be attended by staff at all times during check-in / check-out periods. Full back of house amenities will be provided. A dedicated hotel lobby and lifts is provided at the ground floor level ensuring secure access for patrons that is appropriately separated from surrounding residential access points. Guest room sizes range in size between 22m² to 28m² including bathrooms (with shower, basin and toilet) and excluding any kitchenette or laundry facilities.'

Noting the above, the proposal satisfies the Policy requirements in order to be awarded bonus plot ratio of 20% for the provision of a special residential use.

Bonus Plot Ratio for Heritage Conservation

Developments which conserve heritage listed places may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Heritage Bonus Plot Ratio Plan contained within CPS2.

The application is seeking the award of 10% bonus plot ratio for the conservation of the heritage listed Pearl Villa and Hostel Milligan. The applicant has provided the following information and justification for the facilities to satisfy the applicable requirements of the City's Bonus Plot Ratio Policy 4.5.1:

- *The existing Hostel Milligan buildings are recognised as being of cultural heritage value by virtue of their listing on the City of Perth's Register of Places of Cultural Heritage Significance;*
- *The proposed development will ensure the ongoing protection and conservation of the heritage listed buildings within an appropriate setting, as discussed in detail in the associated Heritage Impact Statement;*
- *The conservation of the heritage listed buildings has been undertaken in accordance with the Conservation Plan applicable to the place, as discussed in detail in the associated Heritage Impact Statement;*
- *The proposed use of the space will perpetuate historic retail and hospitality uses, and will enable greater access and patronage from the general public;*
- *The proposed new development, landscaping and urban design treatments have been carefully considered and sensitively introduced to respect and respond to the cultural heritage values of the place, as discussed in the associated Heritage Impact Statement;*
- *The place will be the subject of appropriate interpretation to complement the proposed development and to provide the local and wider community with a deeper and more comprehensive understanding of the place. Interpretation will transmit the history and significance of the place as documented in the relevant Conservation Plan (2013);*
- *The key heritage benefit of the current proposal is the way in which it reveals Pearl Villa by removing portions of the 1930 addition, and meticulous reconstructing the front façade and entrance from Murray Street. This will allow visitors and passers by to better understand and appreciate the original, and most significant, building on the site; and*
- *The proposal incorporates the facade of the former Hertz Building located at No. 41 Milligan Street. Although this building is not subject to any statutory protection, the proponent recognises that this component makes a valuable contribution to the historic character of the area and creates an opportunity to enhance the redevelopment of the site through its retention.'*

Noting the above, the proposal is considered to generally satisfy the Policy requirements in order to be awarded bonus plot ratio of 10% for the conservation of a heritage listed place.

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.

ITEM NO: 2

250 (LOT 164) ST GEORGES TERRACE AND 962 (LOT 162) AND 943 (LOTS 15 AND 163) HAY STREET, PERTH – REDEVELOPMENT OF THE EXISTING QV1 PUBLIC PLAZA AND THE CONSTRUCTION OF A 11-LEVEL MIXED-USE DEVELOPMENT (QV2) AND 17-LEVEL MIXED-USE DEVELOPMENT (QV3) COMPRISING OF OFFICE, RETAIL, DINING AND COMMUNITY USES – BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and the awarding of bonus plot ratio for the proposed redevelopment of the existing QV1 public plaza and the provision of a childcare centre and the construction of an 11-level mixed-use development (QV2) and 17-level mixed-use development (QV3) at 250 (Lot 164) St Georges Terrace and 962 (Lot 162) and 943 (Lots 15 and 163) Hay Street, Perth and provides advice on:

- 1. whether the proposed development complies with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of 20% bonus plot ratio for the redevelopment of the existing public plaza and the provision of a child care centre (specific facilities on private land);*
- 2. the impact of the street setback variations for the QV2 building; and*
- 3. the general design and aesthetic quality of the development.*

BACKGROUND:

SUBURB/LOCATION: 250 (Lot 164) St Georges Terrace and 962 (Lot 162) and 943 (Lots 15 and 163) Hay Street, Perth
FILE REFERENCE: 2015/5453
REPORTING UNIT: Development Approval
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 26 May 2016

MAP / SCHEDULE:	Schedule 2 - Map and coloured perspectives for 250 St Georges Terrace and 962 and 943 Hay Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Investa Nominees Pty Ltd, Commonwealth Superannuation Corporation and City of Perth
APPLICANT:	TPG Town Planning, Urban Design and Heritage
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace Precinct 5 and St Georges Precinct 6 (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$147 million

SITE HISTORY:

The application site consists of two separate land parcels to the north and south of Hay Street with a total land area of 16,386m². The site to the south of Hay Street contains the QV1 development, which comprises of a 43 storey office tower with a main entrance from St Georges Terrace, a two-storey retail plaza and a public plaza with a water feature, tree plantings and alfresco style seating. The site to the north of Hay Street is linked via an enclosed pedestrian bridge and comprises of a multi-storey car park facility. For the purposes of plot ratio the colonnade area which has been ceded to the City of Perth free of cost for the widening of Hay Street has also been included in the calculation of the site area, resulting in a total and area of 17,197m².

The original development application for the existing QV1 development was approved by Council on 14 December 1987. The approval included the award of 20% bonus plot ratio above the maximum plot ratio of 4:1 to a total plot ratio of 4.8:1. The bonus plot ratio was awarded for the inclusion of specific facilities on private land including the provision of a public plaza and pedestrian links through the site. Based on the applicant's review of the as constructed drawings the current development is calculated to have a total plot ratio floor area of 73,866m² (4.3:1). It is noted that since Amendment No. 25 to City Planning Scheme No. 2 was gazetted in February 2013, the plot ratio for the site has increased to 5:1.

DETAILS:

The application seeks approval for the construction of two additional office towers on the site as well as the refurbishment of the public plaza and the reconfiguration of the on-site car parking areas.

Further details of the proposed development are included below:

PLAZA REFURBISHMENT

- Replacing the existing water feature with raised landscaping beds which are designed to provide informal seating with materials to match the podium levels;

- Replacing the existing palm trees with mature native tree planting within the raised landscaping beds;
- Providing a glazed and steel canopy structure (referred to as the 'oculus') over the public plaza area to provide increased weather protection (solar, rain and wind) and to enhance the usability of the space; and
- Increasing activation of the public plaza through the provision of enhanced food and beverage options around the perimeter of the plaza as well as alfresco dining opportunities.

QV2 TOWER – HAY STREET (SOUTH)

Basement Level	This level will contain 151 car parking bays (including 3 drop off bays), 6 motorcycle bays, bin storage area, sprinkler tank and pump rooms, transformer and main switch room.
Ground Floor Level	This level will contain new reconfigured retail tenancies to the public plaza (1,116m ² floor space), office lobby, 373 bicycle bays, male and female end of trip facilities including 480 lockers, 40 showers and 10 toilets.
First Floor (Upper Plaza) Level	This level will contain a childcare facility (770m ²), external play area for the child care facility (400m ²), office tenancies (830m ²), plant and store rooms.
Second Floor Level	This level will contain an office tenancy (800m ²), terrace (460m ²) and male and female toilet facilities.
Third to Eighth Floor Levels	Each level will contain 1,090m ² of office floor space and male and female toilet facilities.
Roof Level	This level will contain the mechanical plant with a metal louvered roof.

QV3 TOWER – HAY STREET (NORTH)

Part Basement/Part Ground Floor Level (Murray Street)	This level will contain existing retail tenancies, 116 car parking bays, new pump room/tanks, generator tanks/pump, electrical switch room and bin storage area.
Ground Floor Level (Hay Street)	This level will contain a retail tenancy (292m ²), commercial lobby (415m ²), 112 car parking bays, 8 motorcycle bays, 165 bicycle parking bays, 232 lockers, 15 male and female showers, change facilities, drying facilities and 5 toilets.
First Floor Level	This level will contain the car park including a total of 144 car parking bays including 3 universal access bays.
Second Floor Level	This level will contain 164 car parking bays including 3 universal access bays.
Third Floor Level	This level will contain 171 car parking bays including 2 universal access bays.
Fourth Floor Level	This level will contain 1,110m ² of office floor space, male and female toilet facilities and an outdoor terrace area.
Fifth Floor Level	This level will contain 1,150m ² of office floor space and male and female toilet facilities.

Sixth, Eighth, Tenth, Twelfth, and Fourteenth Floor Levels	Each level will contain 1,800m ² of office floor space and male and female toilet facilities and a 40m ² terrace.
Seventh, Eleventh and Thirteenth Floor	Each level will contain 1,800m ² of office floor space and male and female toilet facilities.
Roof Level	This level will contain the mechanical plant room which will be fully enclosed.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The QV1 site is located across two precincts including the St Georges Precinct 6 and the Citiplace Precinct 5 of City Planning Scheme No. 2. The new office towers will however be located entirely within the Citiplace Precinct. The Citiplace Precinct will offer a wide range of general and specialised retail uses as well as a mix of other uses such as residential and visitor accommodation, entertainment, commercial, medical, service industry and offices. Uses at the street and pedestrian level will mainly be shops, restaurants and other uses that have attractive shop fronts and provide activity, interest and direct customer service.

The proposed 'Office' and 'Community and Cultural' (childcare centre) uses are contemplated ('C') in the Citiplace Precinct 5 with 'Retail-General' and 'Dining' being preferred ('P') uses in this location. It is considered that the predominant use of the QV2 and QV3 building's as offices is in keeping with the statement of intent for the area and the general locality. The proposed childcare centre at QV2 and retail and dining uses is also consistent with the statement of intent for the area, providing essential services for those working and living in the area as well as enhancing the vibrancy of the area.

Development Requirements

New buildings within the Citiplace Precinct will have a nil street setback and be of a low scale along the street frontage with any additional building heights being setback from all lot boundaries. Building heights should be tailored to ensure adequate levels of sunlight penetration into key pedestrian areas and public spaces. Building facades will incorporate interesting architectural elements thereby contributing to a lively, colourful and stimulating environment. Shop fronts will be continuous, complementing traditional shop fronts and will provide awnings or verandahs over footpaths to provide weather protection for pedestrians.

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	Required / Permitted
Maximum Plot Ratio:	6:1 (103,182m²) 20% bonus plot ratio (17,197m²) for public facilities	5:1 (85,985m ²) Maximum 20% bonus for a public facility providing a total plot ratio of (103,182m ²)
Building Height: <u>QV2 Building</u> <u>QV3 Building</u> Hay Street Murray Street	Varying street setbacks including ground floor level setback 5 metres , first floor level nil, second floor level 4 metres with a 1 to 4 metre setback from the third floor level and above up to a height of 42.3 metres Existing car park at street frontage with new tower setback 13.4 metre setback up to a height of 65 metres Existing car park at street frontage with new tower setback 24 metres up to a height of 65 metres	Maximum street building height of 14 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above with no prescribed maximum building height limit Maximum street building height of 14 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above with no prescribed maximum building height limit Maximum street building height of 14 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above with no prescribed maximum building height limit
Setbacks: <u>QV2 Building</u> Side (Western) - Lower building level - Upper building level Side (Eastern)	Nil – 1.2 metres (no openings) 7.3 metres – 9.2 metres	Nil (no openings), 3 metres (with openings) 3 metres

Development Standard	Proposed	Required / Permitted
- Lower building level	62.4 metres	Nil (no openings), 3 metres (with openings)
- Upper building level	71 metres	3 metres
Rear (Southern)		
- Lower building level	Nil – 5.4 metres	Nil (no openings)
- Upper building level	5 metres – 8.2 metres	3 metres
<u>QV3 Building</u>		
Side (Western)		
- Lower building level	N/A - existing	Nil (no openings) 3 metres (with openings)
- Upper building level (Tower Extension)	9.1 metres	3 metres
Side (Eastern)		
- Lower building level	N/A - existing	Nil (no openings), 3 metres (with openings)
- Upper building level (Tower Extension)	20.8 metres	3 metres
Rear		
- Lower building level	N/A – existing	Nil (no openings) 3 metres (with openings)
- Upper building level (Tower Extension)	23.9 metres	3 metres
Car Parking:	311 commercial tenant bays as a staged reduction at completion of QV2 and QV3	328 commercial tenant bays (maximum)
Bicycle Parking		
<u>QV2 Building</u>		
Bicycle Bays	373 bays	59 bays total across the site

Development Standard	Proposed	Required / Permitted
End of Journey Facilities	22 male and 19 female showers and 618 lockers	5 male and 5 female shower and change facilities and 59 lockers total across the site
<u>QV3 Building</u>		
Bicycle Bays	165 bays	As shown above
End of Journey Facilities	8 male and 7 female showers and 232 lockers	As shown above

COMMENTS:

Bonus Plot Ratio

Under City Planning Scheme No. 2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of City Planning Scheme No. 2 and detailed within the Bonus Plot Ratio Policy 4.5.1. A maximum bonus of 50% is applicable to this site and can be made up of:

- Public Facilities or Heritage: Maximum 20% bonus. Includes public spaces, pedestrian links and the provision of specific facilities on private land;
- Residential Use: Maximum 20% bonus for the provision of a residential use; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Grounds for Bonus Plot Ratio:

The proposed development has 99,882m² of plot ratio floor area which exceeds the maximum plot ratio of the site by 13,897m², representing 16% bonus plot ratio. The applicant however is seeking a plot ratio bonus of 20% or 17,197m² of floor area to accommodate for any modifications during the detailed design stage of the development. The applicant is seeking a public facilities bonus for the redevelopment of the existing public plaza and the provision of a public childcare facility within the QV2 building. The proposed childcare centre will comprise of a 770m² tenancy located at the first floor level, as well as a 400m² external play area and associated male and female bathroom facilities. The childcare centre will provide places for approximately 65 to 80 children however the applicant advises that this will be determined following detailed discussions with potential operators at a later date and subject to the relevant legislation. It is noted that in other developments where plot ratio bonuses were approved for child care facilities it was a condition of approval that the facility should be available to the public and not be limited to occupants of the building. The applicant has advised that three dedicated vehicle drop off bays for the childcare centre will be provided within the existing QV1 car park.

The applicant has justified the proposal's compliance with the City's Bonus Plot Ratio Policy 4.5.1 for the provision of a specific facility on private land based on the following grounds:

Public Plaza

"Having due regard to the City's Policy 4.5 it is considered that the proposed refurbishment of the existing public plaza onsite meets the Essential Criteria in relation to the provision of public places, for the following reasons:

- *The existing public plaza is strategically located in an area that has a significant identified public need for such a space, as established at the time of the original approval when bonus plot ratio was awarded for the provision of the public space. The existing plaza represents a key public space along the western frame of the Perth CBD, and provides mid-block pedestrian links through the subject site;*
- *The proposed refurbishment will represent a significant enhancement to the existing public plaza, restoring the currently underutilised space to one of outstanding design quality, which will be both attractive and inviting to the public. The refurbishment will provide for increased weather protection through the provision of a glazed and steel canopy structure (known as the 'oculus') over the main public plaza, which will enhance the usability of the space throughout the year; and*
- *The refurbished public plaza will be freely available and accessible to the public throughout the year, consistent with the existing arrangement on site.*

In addition, the proposed refurbishment is consistent with the relevant Performance Requirements under Policy 4.5, in that:

- *The public space provides sufficient area to allow for usable, comfortable and varied spaces, with the 'oculus' structure designed to provide a generous double height space that will promote a sense of openness within the main public plaza area;*
- *The refurbished public plaza will be available to the public during the day and night, and is framed by a number of active ground floor commercial tenancies, offering a range of food and beverage options;*
- *The proposed 'oculus' structure along with the landscaping to the plaza will improve the wind conditions as experienced by pedestrians, which are currently identified as adverse, as noted in the pedestrian and wind impact assessment contained at Appendix C.*
- *The proposed development will provide for an increase in commercial activity surrounding the public space, with the provision of enhanced food and beverage tenancies promoting an open and active relationship with the*

refurbished public plaza, maximising opportunities for passive surveillance and providing an appropriately defined building edge;

- *The proposed upgrades include the provision of small-scale alfresco dining areas, which will enhance activation of the existing public plaza as well as providing for an increase in passive surveillance of the street and public spaces;*
- *The proposed upgrades to the existing public plaza will promote a greater sense of individual character and identity for the space, introducing increased colour and vitality to the space, and enhancing its landmark qualities through the provision of the glazed 'oculus' structure;*
- *The public plaza is provided with a moderate to high level of sunlight access, particularly during the middle of the day between August and April each year;*
- *The 'oculus' structure will provide for increased weather protection throughout the year, which will enhance public enjoyment and usability of the space year-round;*
- *The proposed works include significance enhancements to the current landscape design, including the provision of a raised garden bed with an integrated seating wall;*
- *The proposed refurbishments will include the provision of public art within the plaza area to serve as visual attractors to draw pedestrians and visitors to the space, with further details to be provided at the working drawings stage. In addition the proposed 'oculus' structure will in itself provide a unique visual attractor that will attract visitors and promote a distinct identity for the upgraded public space;*
- *The space has been designed to ensure the safety and security of users, with the proposed refurbishment resulting in increased passive surveillance of the public plaza area through the provision of additional food and beverage tenancies fronting the plaza;*
- *The landscape design has been carefully considered so as to avoid entrapment areas, with appropriate lighting to be provided to ensure increased safety and security after dark;*
- *The refurbishment of the existing public plaza has been designed to allow for continued universal access; and*
- *The refurbishment of the plaza enhances city life at the street level by encouraging pedestrians to walk through the site; and utilise the active ground level uses and spaces.*

The refurbishment of the existing public plaza will result in the provision of a 'public good' which will benefit the community, residents, works and visitors and will

enhance the overall physical environment and ambiance of the area.”

Childcare Centre

“The proposed childcare facility meets the Essential Criteria in relation to the provision of specific facilities on private land under the City’s Policy 4.5, in that the facility:

- Addresses the need for additional childcare facilities in close proximity to the Perth CBD;*
- Is appropriately located to effectively meet the identified community need for such a facility, being in close proximity to the main commercial centre in Western Australia; and*
- Has been appropriately integrated into the design of a high quality, architecturally designed commercial development, which will make a high quality contribution to the streetscape and the amenity of the locality.*

Furthermore, the proposed childcare facility is consistent with the relevant Performance Requirements under Policy 4.5, in that:

- The proposed facility addresses the need for additional childcare facilities in the locality, as noted above;*
- The location and design of the proposed childcare facility is appropriate to its function, setting, context and surrounding land uses, providing an appropriate ancillary land use for a major employment destination;*
- The facility will provide for a range of childcare needs including before and after school care, as well as ongoing childcare services throughout normal office hours; and*
- Appropriate signage will be provided on the site to alert the public to the availability of the facility.*

The proposed child care centre represents an ancillary use for a major employment destination, and will cater for the families of employees within the immediate area by allowing for convenient localised day care for children whilst parents are at work.

Notwithstanding the above, it is noted that there are inherent difficulties in providing appropriately located and affordable child care centres in close proximity to the Perth CBD, due to high commercial leasing rates in the Perth city centre. Consequently, childcare facilities have been identified as lacking in existing employment hubs, such as the Perth City Centre.

The proposed facility will assist in addressing the identified shortage of childcare facilities in close proximity to the Perth CBD, providing a high quality facility that includes a large external play area, which will encourage activation of the upper building levels. As such, the proposed childcare facility, in conjunction with the

refurbishments to the existing public plaza, is considered to warrant the award of the requested plot ratio bonus. In this regard, it is noted that childcare facilities have previously been awarded bonus plot ratio within the CPS2 scheme area, including the existing childcare facility at Brookfield Place.”

CONCLUSION:

The Design Advisory Committee is requested to comment on the following:

- whether the proposed development complies with the City’s Bonus Plot Ratio Policy 4.5.1 for the awarding of 20% bonus plot ratio for the redevelopment of the public plaza and the provision of a childcare centre (specific facilities on private land);
- the impact of the street setback variations for the QV2 building; and
- the general design and aesthetic quality of the development.