



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, 16 July 2015 at 4.00pm.**

Yours faithfully

GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER

09 July 2015

Committee Members:

Members:

Peter Ciemitis
Malcolm Mackay
David Karotkin
Warren Kerr
Andy Sharp
State Government Architect or Nominee
Director City Planning and Development

Deputy:

Vacant

John Paul Davies
Stuart Pullyblank
N/A
City Architect

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

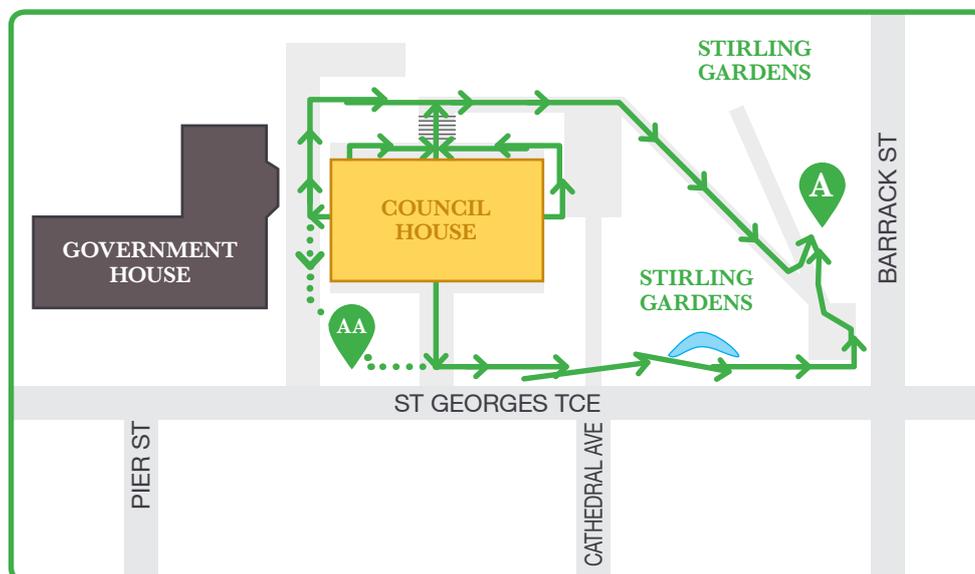
whoop whoop whoop

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

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
Peter Ciemitis	Vacant
Malcolm Mackay	
David Karotkin	John Paul Davies
Warren Kerr	Stuart Pullyblank
Andy Sharp	N/A
Melinda Payne (Office of the State Government Architect) Director City Planning and Development	City Architect

Quorum: Four
Terms Expire: October 2015
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
16 July 2015

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 25 June 2015**
- 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**
 - Event "The DAC is in the Detail" Practitioner Forum - Best Practice for Design Advisory Committees. (Raised 25/06/2015)
 - Quality standard of applications submitted to the Design Advisory Committee. (Raised 25/06/2015)
- 10. Closure**

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ITEM NO: 1

517-533 (LOTS 73, 74 AND 75) HAY STREET, PERTH – PROPOSED HOTEL REFURBISHMENT

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design for the proposed redevelopment of the existing hotel at 517-533 (Lots 73, 74 and 75) Hay Street, Perth and provides advice on the general design and aesthetic quality of the development with particular attention to the refurbished ground level frontage and colonnade area.

BACKGROUND:

SUBURB/LOCATION:	517-533 (Lots 73, 74 and 75) Hay Street, Perth
FILE REFERENCE:	2015/5191
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	8 July 2015
MAP / SCHEDULE:	Schedule 1 - Map and coloured perspectives for 517-533 Hay Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Cascadale Holdings Pty Ltd, City of Perth
APPLICANT:	Christou Design Group Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Civic (P7) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$7.5 million

SITE HISTORY:

The site has a total area of 3,372m² and is located on the south eastern corner of the intersection of Hay and Pier Streets. The site currently contains the Kings Perth Hotel which was constructed in 1967. The proponent currently has a lease with the City of Perth to use a portion of the colonnade lot (at footpath level) for alfresco dining purposes. The rear of the site currently contains a public car park operated by Wilson Parking.

DETAILS:

The applicant advises that the rebranding of the existing hotel from the Kings Perth hotel to a Rydges Hotel will involve a significant upgrade and refurbishment of the existing facilities which is the subject of this development application.

The key elements of the proposed refurbishment which require planning consideration are as follows:

Level	Proposed alterations and additions
Basement Level	<ul style="list-style-type: none">• Decommission the former function room, kitchen and toilet area• Install new fire pump and water tanks• Upgrade finishes to the function room, pre-function area and amenities• Convert existing meeting rooms to pre-function and back-of-house rooms• Install new goods lift• Upgrade existing kitchen to service the function room and main dining area on ground floor• Utilise the existing decommissioned chancery bar and restaurant avery as temporary restaurant areas to service guests (during the construction phase)
Ground Floor Level	<ul style="list-style-type: none">• Decommission current café / dining area• Re-grade new dining area at the same level as Hay Street colonnade• Install new kitchen to service the dining area.• Install lounge bar• Upgrade reception area• Install new public facilities/ablutions• Upgrade existing administration area• Upgrade all finishes to floors, walls, ceilings and services• Install ramps and/or steps to facilitate floor level changes• Install new frontage to entire ground floor level <u>Colonnade</u>• Upgrade paving• Upgrade soffits to colonnade walkway• Upgrade café/dining screening, sun shading and landscaping (hanging planters)• Upgrade lighting• Upgrade driveway paving to the car park and access way and upgrade finish to underside of slab (timber slats).
First to Third Floor Levels	<ul style="list-style-type: none">• Create new light well and convert existing standard car parking bays to small car parking bays• Install new escape stairwell• Modify existing office areas to create 19 new hotel rooms on each level

Level	Proposed alterations and additions
Fourth Floor Level	<ul style="list-style-type: none">• Create light well and convert existing standard car parking bays to small car parking bays• Install new escape stairwell• Modify existing kitchen and sitting rooms to create seven new hotel rooms and a gymnasium• Upgrade existing hotel rooms
Fifth to Seventh Floor Levels	<ul style="list-style-type: none">• Install new escape stairwell from level five to level four• Upgrade all existing hotel rooms
Eighth and Ninth Floor Levels	<ul style="list-style-type: none">• Enclose existing balconies to form part of upgraded hotel rooms.• Upgrade all existing hotel rooms• Remove existing pool and replace with two new hotel rooms
Roof Level	<ul style="list-style-type: none">• Convert former manager's residence to a store room• Add new metal deck roof cover.• Remove existing pool

The applicant advises that separate applications will be lodged in the future relating to new signage and the external refurbishment of the existing facades.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The site is located within the 'City Centre' use area of the Civic Precinct (P7) under City Planning Scheme No. 2 (CPS2). 'Special Residential' which includes hotel is a Preferred/Prohibited (P/X) Use within the precinct noting that it is only prohibited where it fronts the street at pedestrian level unless it provides pedestrian interest and activity. The Civic Precinct will maintain its present functions as the focal point of the city's open space and parkland system, an area of heritage interest and the principal centre for civic and judicial activities. Residential and visitor accommodation is also encouraged within the northern and eastern portions of the Precinct.

It is considered that the proposed development satisfies the Statement of Intent for the Civic Precinct and would contribute to the convenient facilities available to the workforce and pedestrians in the immediate locality and also maintain the provision of hotel accommodation. The increased presence of retail, café and dining functions at the ground level as part of the redevelopment is considered to address the CPS2 requirement for pedestrian interest and activity to be accommodated where hotel development fronts the street.

Development Requirements

The proposed development does not change the building envelope in terms of height and setbacks and does not change the car parking or servicing provisions. Although the application seeks to increase the number of hotel rooms from 115 to 177, the

applicant advises that the plot ratio floor area of the existing development is currently 22,697m² and that this area is being marginally reduced via the proposed changes to 22,508m². Therefore the development standards are not relevant for further consideration.

In terms of other requirements within the Civic Precinct, the restoration and maintenance of buildings, groups of buildings and other objects which have substantial historical or other significance is encouraged. New buildings must be designed to be in close harmony with the style and character of the surrounding buildings. A continuous, safe, attractive and clearly identified network of pedestrian paths, spaces and facilities are to be provided throughout the Precinct.

Conclusion

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

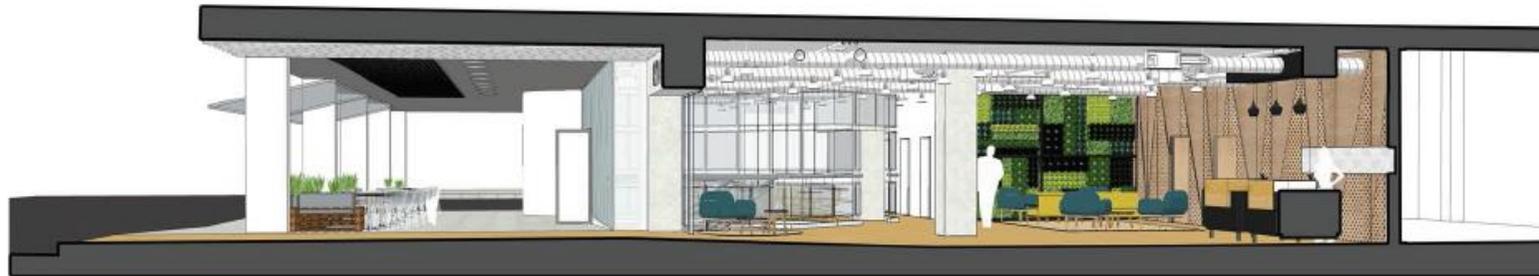
A verbal presentation will be given to the Design Advisory Committee in regard to this application.



2015/5191; 517-533 (LOTS 73, 74 AND 75) HAY STREET, PERTH



DINING - INTERNAL AND COLONNADE



RECEPTION - CAFE AND COLONNADE



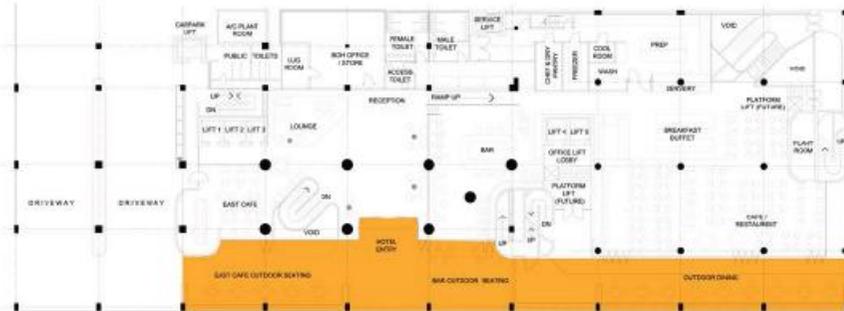
GROUND FLOOR - ELEVATION OF COLONNADE AND NEW PERFORATED AWNING



CHRISTOU

2015/5191; 517-533 (LOTS 73, 74 AND 75) HAY STREET, PERTH (PERSPECTIVE 1)

PERFORATED AWNING (SHADE)



GROUND FLOOR STREET SCAPE - THE OUTDOOR FOOD AND BEVERAGE AREAS WITHIN COLONNADE



CHRISTOU

2015/5191; 517-533 (LOTS 73, 74 AND 75) HAY STREET, PERTH (PERSPECTIVE 2)



GROUND FLOOR CAFE - PLAN AND SPATIAL ARRANGEMENT



CHRISTOU
ARCHITECTURE / INTERIOR DESIGN / LANDSCAPE ARCHITECTURE

2015/5191; 517-533 (LOTS 73, 74 AND 75) HAY STREET, PERTH (PERSPECTIVE 3)



GROUND FLOOR RECEPTION - PLAN AND SPATIAL ARRANGEMENT



CHRISTOU

2015/5191; 517-533 (LOTS 73, 74 AND 75) HAY STREET, PERTH (PERSPECTIVE 4)



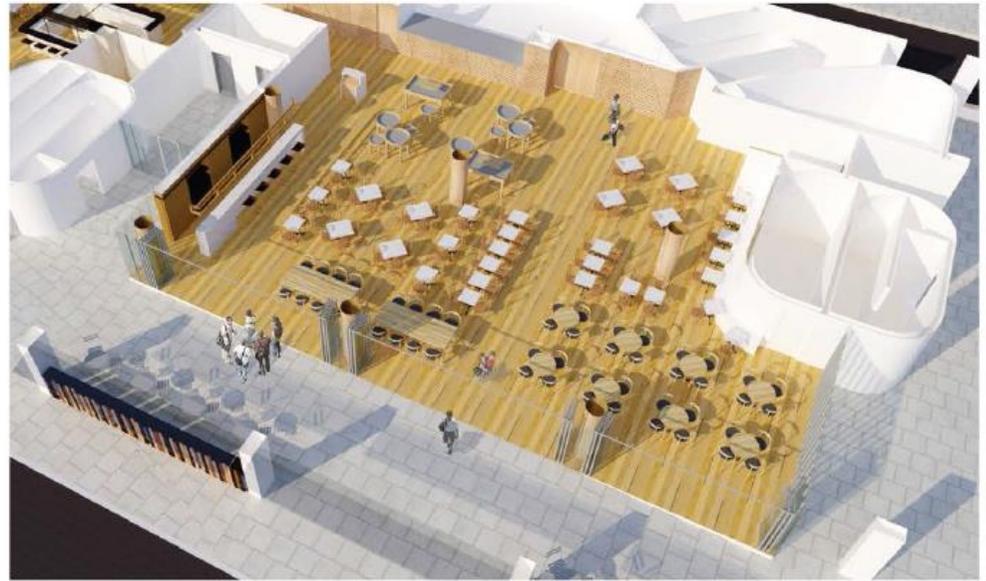
GROUND FLOOR LOBBY BAR - PLAN AND SPATIAL ARRANGEMENT



CHRISTOU

2015/5191; 517-533 (LOTS 73, 74 AND 75) HAY STREET, PERTH (PERSPECTIVE 5)

PERFORATED AWNING (SHADE)



GROUND FLOOR RESTAURANT - PLAN AND SPATIAL ARRANGEMENT



CHRISTOU

2015/5191; 517-533 (LOTS 73, 74 AND 75) HAY STREET, PERTH (PERSPECTIVE 6)

ITEM NO: 2

36 (LOT 18) ST GEORGES TERRACE AND 10-14 (LOTS 19 AND 50) PIER STREET, PERTH – REVISED PLANS FOR PROPOSED 41-LEVEL MIXED-USE DEVELOPMENT INCLUDING 280 APARTMENTS, TWO RETAIL AND ONE DINING TENANCIES, 240 CAR PARKING BAYS AND CONSERVATION OF THE ST ANDREWS CHURCH - BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and awarding of bonus plot ratio for a proposed 41-level residential development including 220 car parking bays and the conservation of the existing St Andrew's Uniting Church heritage building at 36 (Lot 18) St Georges Terrace and 10-14 (Lots 19 and 50) Pier Street, Perth and provides advice on:

- 1. compliance with the City's Bonus Plot Ratio Policy 4.6.1 and Residential Design Policy 4.10 for the awarding of 20% bonus plot ratio for the provision of a residential use and for an 18.6% bonus plot ratio for the Conservation St Andrews Church for a total bonus of 38.6%;***
- 2. the proposed modifications to the approved development.***

BACKGROUND:

SUBURB/LOCATION:	36 St Georges Terrace and 10-14 Pier Street, Perth
FILE REFERENCE:	2015/5201
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	8 July 2015
MAP / SCHEDULE:	Schedule 2 - Map and colour perspectives for 36 St Georges Terrace and 10-14 Pier Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Uniting Church in Australia Property Trust of WA
APPLICANT:	TPG Town Planning, Urban Design and Heritage
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) Civic (P7) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$88 million and \$2 million for the modifications

SITE HISTORY:

The application site comprises of three separate lots located on the corner of St Georges Terrace and Pier Street with a total site area of 2,598m². An application has been lodged with the Western Australian Planning Commission to amalgamate the three lots into one lot on one Certificate of Title.

An application for a 22-level office building on the site was approved by the City of Perth Local Development Assessment Panel (LDAP) at its meeting held on 5 September 2013 proposing the demolition of the existing commercial buildings and the retention of St Andrews Church, and included four basement levels providing 54 tenant car parking bays and end-of-trip facilities; a ground floor comprising a large lobby area; a mezzanine level comprising office and staff amenities and seventeen office levels above. This development was approved with a plot ratio of 5.8: 1.0, including 16.7% bonus plot ratio and with an overall building height of 87.5 metres.

A new application was thereafter submitted proposing to construct a 41-level mixed-use development including 280 residential dwellings, retail and dining tenancies and 240 residential car parking bays at the subject site. The application included the demolition of the existing four storey Westminster House building located at 10-12 (Lot 19) Pier Street and the two storey McNess Memorial Hall building located at 36 St Georges Terrace (Lot 18). The application also proposed the retention and restoration of the St Andrew's Uniting Church. On the basis of the proposed residential development and the conservation works to the heritage building a 31% bonus plot ratio was sought.

At its meeting held on 23 October 2014, the City of Perth's Design Advisory Committee (DAC), confirmed that the proposal satisfied the City's Bonus Plot Ratio Policy 4.6.1 and Residential Design Policy 4.1 to enable the awarding of 20% bonus plot ratio for the provision of a residential use, and 11% bonus plot ratio for the conservation of the St Andrew's Church and associated landscaping works providing public accessibility and integrating the heritage building into the surrounding development. The DAC also supported the proposed height variation, the relatively minor setback variations to Pier Street and the eastern side setbacks and generally was supportive of the proposed development on the basis of the conservation and redevelopment of the St Andrew's Church being an integral part thereof.

In response to design comments made by the DAC, minor design modifications were made to the entrance resulting in a more permeable pedestrian environment at the entry to the building with the entry podium is now accessed by stairs which wrap around the corner, from Pier Street to the plaza at the rear of the church building. Stepped awnings were provided to Pier Street, to match the existing fall of the street providing for greater pedestrian protection. Screening and lighting proposals have been incorporated addressing the concerns regarding light spill and car parking visibility as backdrop to the Church and the internal layout of some apartments have been modified addressing general concerns raised.

The modifications to the design were supported and the application including a plot ratio bonus of 31% was granted conditional approval by the Perth DAP at its meeting held on 11 December 2014.

DETAILS:

The previously approved development comprises a 41-level mixed-use development including 280 residential dwellings, retail and dining tenancies and 240 residential car parking bays. The application also proposes the retention and restoration of the St Andrew's Uniting Church building which is listed on the State Register of Places of Heritage Significance and on the City of Perth's Register of Places of Cultural Heritage Significance under City Planning Scheme No. 2.

Details of the approved development are:

Four Basement Levels (including ramp level)	79 car parking bays including 10 bays on car stackers in basement level 4; 10 motorcycle bays; 56 residential stores and the lift core and stairs.
Ground Floor Level	Two retail tenancies of 75m ² and 34m ² ; one dining tenancy of 287m ² ; a bin store of 52m ² ; the residential lobby and the lift core and stairs.
Mezzanine Floor Level	17 car parking bays; 2 motorcycle bays; lift core and stairs; building services and 11 residential store rooms.
Floor Levels 1-7	Two two-bedroom dwellings (between 66-86m ²); 17 car parking bays; 2 motorcycle bays; 11 residential stores and the lift core and stairs on each level.
Floor Level 8	17 car parking bays; 2 motorcycle bays; 23 residential stores and the lift core and stairs.
Floor Level 9	25 residential stores and the lift core and stairs.
Floor Level 10-33	Four one-bedroom (between 48-56m ²) and seven two-bedroom dwellings (between 66-86m ²); and the lift core and stairs.
Floor Level 34	One penthouse (123m ²) and lower level of second penthouse, communal facilities including pool, deck area, gymnasium and change rooms, and the lift core and stairs.
Floor Level 35	One penthouse (242m ²) upper level, store mechanical plant, and lift motor room and stair.

The proposed amendments to the approved development are minor in nature, primarily internal and is not considered to materially change the approved development however relates to an increase in plot ratio floor area, resulting from internal redesign to a number of the residential apartment layouts adding 917m² plot ratio floor area to the 280 apartments, or an average of less than 3.5m² being added to each apartment. The bonus plot ratio now sought, therefore, increases from 31% to the proposed 38.6% bonus plot ratio. The minor amendments are as follows (with reference to the revised drawing numbers):

- DWG 9: Decrease In number of car parking bays, and increase to stores to basement levels 3 and 4;
- DWG 10: Decrease in number of car parking bays, and increase to stores to basement level 2;
- DWG 11-1: Relocation of the Comms room to basement level 1 allowing the addition of a letterbox alcove to the ground level;
- DWG 12, Expressed structural columns on the south elevation increased in size;
- DWG 13: Stair Pressurization Relief Fan Room - North wall moved 900mm towards the northern boundary (6.1m setback approved. 5.2m setback proposed);
- DWG 14: Apartment 02 - North wall moved 900mm towards the northern boundary (6.1m setback approved. 5.2m setback proposed);
- DWG 15: West Lift Core terminates on Level 7 (not level 8 as approved). North wall to building moved 900mm away from the boundary (4.1m setback approved, 5.0m setback proposed) to create recessed transition between the podium and tower volumes. Stores along the North wall have been deleted and redistributed throughout Level 9;
- DWG 16: North wall moved 900mm towards the northern boundary (6.1m setback approved, 5.2m setback proposed), Stores reconfigured;
- DWG 17-1: Structural columns have been rationalized and bathrooms changed in size resulting in changes to plot ratio of apartments;
- DWG 18: Penthouse Suite 2 has been redesigned within the approved building envelope and is now over 2 levels;
- DWG 19: Addition of second level to Penthouse Suite 2;
- DWG 22, Façade glazing development and refinement. No change to approved building height;
- DWG 24: Façade glazing development and refinement. Building perimeter 'wrap' now extends for full length of building to provide a more consistent aesthetic on all 4 elevations. Lower level podium glazing refined;
- DWG 25: Façade glazing development and refinement. Building perimeter 'wrap' now extends for full length of building to provide a more consistent aesthetic on all 4 elevations. Lower level podium glazing refined;
- DWG 26: North façade mirrors the expression of the south façade in relation to being defined by the building 'wrap' consistent with the rest of the façade treatment;
- DWG 27: Amended to reflect Penthouse Suite 2 now being proposed over 2 levels.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre use area of the Civic Precinct (P7) under City Planning Scheme No. 2. The Civic Precinct will maintain its present functions as the focal point of the city's open space and parkland system, an area of heritage interest and principal centre for civic and judicial activities. Office development will be permitted and residential and visitor accommodation is also encouraged within the

northern and eastern portions of the Precinct. Further development of this Precinct is to fully acknowledge and enhance its links between Perth Water, the foreshore and the city centre thereby promoting the Precinct as one of central Perth's major assets.

The restoration and maintenance of buildings, groups of buildings and other objects which have substantial historical or other significance will be encouraged. New buildings must be designed to be in close harmony with the style and character of the surrounding buildings.

A 'Residential' use is a contemplated/prohibited ('C/X(3)') use in the City Centre use area of the Civic Precinct (P7). The use is prohibited where it fronts the street at pedestrian level. The subject site is located within the northern part of the Precinct and the residential use is proposed on the levels above ground/pedestrian level and therefore is considered to be consistent with the general intent of the Civic Precinct. The proposed 'Retail (General)' and 'Dining' uses are preferred/contemplated ('P/C(1)') uses in the City Centre use area of the Civic Precinct (P7) with the uses being contemplated where properties front St Georges Terrace which is not relevant in this instance.

Development Requirements

The amended proposal's compliance with the relevant City Planning Scheme No. 2 development requirements is summarised below:-

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	6.93:1 (18,000m² including 20%(2,598m²) Residential Bonus and 18.6%(2,412m²) Heritage Bonus	Base Plot Ratio 5:1 (12,990m ²) Maximum Bonus Plot Ratio (50% max) with Residential (20% max) Heritage (20% max)
Building Height:		
-St Georges Terrace	Existing St Andrews Church setback 7 metres with new building setback 34 metres and maximum building height of 121 metres	Maximum street building height of 21 metres setback nil metres with a 5 metre setback from 21 metres up to a height of 65 metres and then a 10 metre setback with 100 metre maximum building height limit
-Pier Street	Setback nil metres up to 14 metres, and nil metre setback continuing up to 37 metres and then varying setbacks	Maximum street building height of 14 metres setback nil metres with a 5 metre setback from 14 metres up to a height of 65 metres and then a 10

eligible bonus plot ratio categories identified within Clause 28 of the City Planning Scheme No. 2 and detailed within the Bonus Plot Ratio Policy. These bonus categories are:

- 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 special residential use or 40% for high quality hotel use).

The proposed development has a plot ratio of 6.93:1 which represents a bonus plot ratio of 38.6% or an additional 5,010m² of plot ratio floor space.

The 38.6% bonus consists of an 18.6% bonus being sought for the retention and restoration of the St Andrew's Uniting Church building which is listed on the State Register of Heritage Places and on the City's Register of Places of Cultural Heritage Significance under City Planning Scheme No. 2 (Schedule 8) and a 20% bonus being sought for the development incorporating a residential use as it is located within the area indicated on the Residential Bonus Plot Ratio Plan contained within CPS2.

This is based on the application complying with the requirements specified under clause 28 of the City Planning Scheme No. 2 and the City's Bonus Plot Ratio Policy 4.6.1.

The applicant advises that as a result of improvements and detail design and development the floor areas of a number of apartments were able to be increased within basically the same building envelope as approved noting that the number of apartments has remained unchanged. The applicant notes that although the current plans still indicate a plot ratio floor area below that applied for, the flexibility is required to allow for a potentially minor increase in plot ratio floor area up to 18,000m².

Heritage Bonus

The applicant acknowledges that this represents an increase in the heritage bonus from the approved 11 to 18.6%. The applicant justifies the increase in plot ratio bonus now sought as follows:

"The amount of bonus previously sought (11 %) was determined by the amount of plot ratio floor area proposed by the development, rather than the application simply seeking the full 20% bonus without proper regard for how this floor area was to be developed within the scheme. This is evidenced by the fact that this amendment application retains the same number of residential apartments approved (280), and it is only as a result of the minor internal redesign to a number of the residential apartment layouts that the plot ratio has increased.

It is noted that City's Design Advisory Committee (DAC) supported the awarding of the 11 % heritage bonus, and was supportive of the proposed development on the

basis of the conservation and redevelopment of the St Andrews Church being an integral part thereof, with all the conservation works being fully implemented in accordance with the Conservation Plan and Heritage Agreement (as modified) prior to occupation of the residential tower.

These heritage outcomes will still be achieved by the development noting that they form conditions of the current approval that will remain.

That this increased quantum of bonus is justified is also evidenced by the previous office development scheme that was approved by the LDAP for the subject site, at its meeting of 5 September 2013, where a bonus of 16.7% was granted, and similar heritage-related conditions imposed. This previous scheme comprised similar conservation works to those proposed by the current approval.

Consistent with the current approval the proposal satisfies the performance guidelines of the City's Bonus Plot Ratio Policy (4.5.1) as follows:

- *A conservation management plan has been prepared (and is also required via Condition 3);*
- *The place is to be retained and conserved in full and will continue in accordance with the conservation management plan;*
- *The new development will preserve the landmark and heritage value of the church;*
- *The place will be publically accessible, with pedestrian access provided around the church, which will continue to serve as an important cultural asset in the City of Perth.*

Based on the above, the proposed heritage bonus of 18.6% is considered to be warranted."

Bonus Plot Ratio for Residential Use

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. Under the City's Bonus Plot Ratio Policy 4.6.2 a residential use must be designed in accordance with the provisions of the CPS2 Residential Design Policy 4.10 with positive outcomes in regard to the following elements:

- Streetscape interface and dwelling mix;
- Privacy and security;
- Noise;
- Open space;
- Efficient resource use and provision of daylight;
- Access and parking;
- Servicing.

The 20% Residential Bonus was supported previously by the DAC and was approved by the LDAP. The revised design maintains compliance with the policy requirements.

Conclusion

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

1. compliance with the City's Bonus Plot Ratio Policy 4.6.1 and Residential Design Policy 4.10 for the awarding of 20% bonus plot ratio for the provision of a residential use and 18.6% bonus plot ratio for the Conservation St Andrews Church for a total bonus of 38.6%;
2. the proposed modifications to the approved development.

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



15/5201; 36 (LOT 18) ST GEORGES TERRACE & 10-14 (LOTS 19 & 50) PIER STREET, PERTH



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