

Design Advisory Committee

**Notice of Meeting
21 September 2017
4.00pm**

**Committee Room 1
Ninth Floor
Council House
27 St Georges Terrace, Perth**



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1** Declaration of Opening
- 2** Apologies and Members on Leave of Absence
- 3** Confirmation of minutes – 24 August 2017
- 4** Correspondence
- 5** Disclosure of Members' interests
- 6** Reports
 - 6.1 - 147 (Lot 28) Fairway, Crawley – Demolition of the Existing Four Storey Residential Building and the Construction of a Five Storey Plus Mezzanine Level Residential Development Comprising of 26 Multiple Dwellings and 32 On-site Car Parking Bays
 - 6.2 - 319-335 (Lots 1, 2, 3, 66, 123 and Q8) Wellington Street – Proposed 30 Storey Student Accommodation Including Three Commercial Tenancies – Bonus Plot Ratio
- 7** Motions of which Previous Notice has been given
- 8** General Business
 - 8.1 - Responses to General Business from a Previous Meeting
 - 8.2 - New General Business
- 9** Items for consideration at a future meeting
Outstanding Reports:
- 10** Closure

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**

14 September 2017

This meeting is not open to members of the public

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)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
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; and
- The Council's decision in regard to each application.

Agenda Item 6.1	147 (Lot 28) Fairway, Crawley – Demolition of the Existing Four Storey Residential Building and the Construction of a Five Storey Plus Mezzanine Level Residential Development Comprising of 26 Multiple Dwellings and 32 On-site Car Parking Bays
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Recommendation:

That the Design Advisory Committee considers the application for the demolition of the existing four storey residential building and the construction of a five storey plus mezzanine level residential development comprising of 26 multiple dwelling and 32 car parking bays and provides advice on the following:

- 1. the general design and aesthetic of the building and its presentation to the street;*
- 2. proposed variations to the maximum building height, lot boundary setbacks and front setback landscaping requirements and its impact on the character and appearance of the streetscape, the amenity of the adjoining residential land and the amenity of the general locality;*
- 3. compatibility of the proposed height variation with the height of surrounding developments and whether the variation enhances the streetscape;*
- 4. proposed variation in plot ratio resulting in a development of a substantially higher density and potentially impacting on the character and the amenity of the established residential area; and*
- 5. the variation to the required mix of apartment types in terms of one and two bedroom apartments.*

FILE REFERENCE:	2017/5344
SUBURB/LOCATION:	147 (Lot 28) Fairway, Crawley
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	14 September 2017
ATTACHMENT/S:	Attachment 6.1A - Map Attachment 6.1B - Perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	Subiaco Properties Pty Ltd
APPLICANT:	TBB Planning
ZONING:	(City of Subiaco Town Planning Scheme No. 4) -Residential R80

APPROXIMATE COST: \$5 million

Site History:

The subject site is located on the corner of Fairway and Princess Road comprising of a total site area of 845m². The site contains an existing four storey residential building with 9 two bedroom strata titled apartments constructed in approximately 1966.

Details:

Approval is sought to demolish the existing four storey residential building on the site and to construct a five storey plus mezzanine level residential development comprising of 26 multiple dwellings and 32 on-site car parking bays.

Details of the proposed development are as follows:

Basement Floor Level	This level contains 20 residential car parking bays, 21 store rooms (4m ² – 10m ²) accessed via a car lift from the ground floor level on Fairway.
Ground Floor Level	This level contains 2 one bedroom apartments (51m ² and 52m ²) with courtyards facing onto Princess Road (24m ² and 36m ²), five store rooms (4m ²) and a bin storage room. The ground level also contains 6 residential car parking bays and 5 visitor bays accessed from Princess Road with 3 visitor bays earmarked for use on Princess Road.
First Floor Level	This level contains 5 two bedroom apartments (71m ²) with balconies (11m ²) facing onto Princess Road and planter boxes to the south at the entrances.
Second to Fourth Floor Level	Each level contains 5 two bedroom apartments (71m ²) with balconies (11m ²) facing onto Princess Road.
Fifth (Mezzanine) Floor Level	This level contains 4 two bedroom apartments with a mezzanine level (72m ²) with two balconies for each apartment (17m ² and 7m ²) facing onto Princess Road. A communal indoor and outdoor entertainment area is also provided at this level (40m ² each).

Compliance with Planning Scheme:

Land Use

The subject site is located within the Residential-R80 zone of the City of Subiaco Town Planning Scheme No. 4 (TPS4). The site is also located within the City of Subiaco University Precinct. The residential development is defined as 'Multiple Dwellings' which is a permitted use in the Residential-R80 zone of TPS4.

Development Requirements

The site is located in the University Precinct which seeks to achieve the following objectives:-

- To protect and enhance the existing established neighbourhood character of the Precinct;
- To enhance the amenity of established residential areas;

- To encourage new development that respects established streetscape qualities, including the pattern, setbacks, roof pitches and materials of other developments within the street and the locality; and
- To facilitate medium and high density residential development consistent with the zoning on land located west of Fairway and south of Princess Road.

The proposal has been assessed against the applicable City of Subiaco TPS4 and R-Codes development requirements which are summarised below:

Development Standard	Proposed	Permitted / Required
Plot Ratio:	2.18: 1.0 (1842m²)	1:0: 1.0 (845m ²)
Building Height:	21. 5 metres	9 metres (maximum) or 12 metres (maximum) where there is no undue adverse amenity impacts
Street Setbacks:		
Primary Road (Princess Avenue)	2 metres	2 metres
Secondary Street (Fairway)	2 metres	2 metres
Lot Boundary Setbacks:		
<u>Southern</u>		
- Ground	2 metres	4 metres
- First to Fourth Floor Levels	2 metres	4 metres
- Fifth (Mezzanine) Floor Levels	2 metres – 8 metres	4 metres
<u>Western</u>		
- Ground Floor	Nil	4 metres
- First to Fifth Floor Levels	2.35 metres (First to Fifth Floor Level)	4 metres
Visual Privacy:		
- Major bedrooms and studies	6.3 metres (southern)	3 metres (minimum)
- Major openings to other habitable rooms	2.35 metres (western boundary however windows to dining and living areas to be obscurely glazed)	4.5 metres (minimum)
- Unenclosed outdoor active habitable spaces	2.35 metres (western balconies however only overlooks street setback)	6 metres (minimum)

Development Standard	Proposed	Permitted / Required
	area of the adjacent development)	
Dwelling Size:		
- 1 bedroom apartments	2	5 (20% minimum) 12 (50% maximum)
- 2 bedroom apartments	24	10 (40% minimum)
Outdoor Living Areas:	26 balconies or enclosed outdoor living area of 11m ² – 36m ² minimum dimension 2.4 metres	26 balconies or equivalent of 10m ² in area (minimum) minimum dimension of 2.4 metres
Landscaping:	80% setback area to Fairway and Princess Road to be hard surface however all street trees and trees to the southern boundary to be retained	Street setback areas 50% maximum hard surface
Car parking:		
- Residential	26 bays	26 bays (minimum)
- Visitor	5 bays (on-site), 3 bays (on-street)	7 bays (minimum)
- Bicycle Parking	9 bays (residents) 4 bays (visitor)	7 bays (minimum)
Utilities and Facilities:	26 store rooms , internal dimension of 1.5 metres and 4m ² to 10m ²	26 store rooms, internal dimension 1.5 metres and 4m ² area (minimum)

Under Clause 42A of the City of Subiaco Town Planning Scheme No. 4 the determination of an application where the wall or overall height is non-compliant can only be approved in the following instances:-

“(a) the local government is satisfied that:

- (i) the non-compliance will have no undue adverse effect on an adjoining residential land or the amenity of the locality;*
- (ii) the wall or overall height which is non-compliant is compatible with the wall and overall heights of the surrounding developments that are designed for residential purposes and are considered by the local government to enhance the streetscape;*

(b) the wall/overall height which is non-compliant:

- (i) meets the Acceptable Development standard of the Residential Design Codes in relation to setbacks; or*

- (ii) *is necessitated by a sloping site and would be unlikely to occur had the site been level; or*
- (iii) *is the result of an irregular roof design and is unlikely to have occurred if the proposed development had a conventionally shaped roof.”*

Conclusion

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



2017/5344; 147 (Lot 28) Fairway, Crawley



2017/5344; 147 (Lot 28) Fairway, Crawley

Recommendation:

That the Design Advisory Committee considers the revised design and the awarding of bonus plot ratio for the proposed 30 storey student accommodation including three commercial tenancies 319-335 (Lots 1, 2, 3, 66, 123 and Q8) Wellington Street and provides advice on:

- 1. compliance with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of:
1.1. 13.6% bonus plot ratio for the conservation of a heritage place; and
1.2. 20% bonus plot ratio for special residential development.*
- 2. the proposed variations to the front and side setback requirements of City Planning Scheme No. 2 and the Building Heights and Setbacks Policy particularly to Pier Street and McLean Lane;*
- 3. the general design and aesthetic quality of the development, including the proposed external materials and finishes;*
- 4. the internal layout and design of the accommodation rooms and units, in particular the '24m² twin rooms', noting the restricted space for privacy, convenience and general wellbeing;*
- 5. the number of bicycle parking bays and provision for private storage space in relation to the number of students; and*
- 6. limiting the maximum number of beds in the total development as a condition of approval.*

FILE REFERENCE:	2017/5355
SUBURB/LOCATION:	319-335 (LOTS 1, 2, 3, 66 and 123) Wellington Street
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	14 September 2017
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B - Perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Wellington Street RE Pty Ltd

APPLICANT: Urbis Pty Ltd
 ZONING: (MRS Zone) Central City Area
 (City Planning Scheme Precinct) Citilpace Precinct 5 (P5)
 (City Planning Scheme Use Area) City Centre

 APPROXIMATE COST: \$70 million

Purpose and Background:

The subject site is located on the western side of Pier Street, southern side of Wellington Street, and eastern side of McLean Lane. The site comprises of six separate lots with a total site area of 1,414m². The site is currently occupied by six structures, all of which are low scale (single or double storey) commercial buildings. The structures are of varying age and typically in poor condition. 105 Pier Street is included on the City's Places of Cultural Heritage Significance Register, which is proposed to be retained and refurbished as part of the development.

Details:

Approval is sought to construct a new 30 level student accommodation building, containing 713 beds in 373 units, together with communal facilities and three ground level commercial tenancies. The facility will also incorporate 120 bicycle parking spaces, some of which will be available in a bicycle share scheme for building occupants.

The development proposes student accommodation unit/room types as detailed below:

- 171 'Studio' units containing a double bed, bathroom, desk and kitchenette (19–22m²)
- 8 mobility accessible 'Studio' units containing a double bed, accessible bathroom, desk and kitchenette (30m²);
- 107 'Twin studio' units containing two single beds and a divider, desks, storage cupboards, bathroom and kitchenette (24-32m²);
- 29 3-bedroom clusters containing three beds in individual rooms with their own bathrooms and a communal living area (78-109m²)
- 57 4-bedroom clusters containing four beds in individual rooms with their own bathrooms and a communal living area (95-107m²)
- 1 5-bedroom cluster containing five beds in individual rooms with their own bathrooms and a communal living area (126m²)

All units have a kitchen and lounge, with each bedroom having its own private ensuite (with the exception of the Twin rooms). All bedrooms also have a desk/study area. The applicant has noted that that bed numbers are likely to change depending on occupant preferences. For example, a studio preliminarily identified to accommodate twin beds, may be used as a single occupant studio, or bunk beds may be provided in some rooms. The beds indicated are therefore indicative only.

Ground Floor Level	This level contains three commercial tenancies ranging in size between 29m ² to 164m ² proposed to be used for a range of uses including retail (general and local), dining and a small bar. The main entrance to the building is located on Wellington Street, with a secondary entrance from McLean Lane, which will enter into a
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	staffed reception area. A 165m ² study lounge area is provided facing onto Pier Street. This level also includes 120 bicycle parking bays facing McLean Lane as well as a drop off zone accessed via the lane. The majority of servicing will be provided facing McLean lane to the south-west of the site.
Level 1	This level contains 3 units including one '3B cluster' unit, one '4B cluster' unit and one '5B cluster' unit. Common facilities including a cinema and communal space are provided. Plant and services is located to the southern and western portions of the site.
Level 2	This level contains a pool and terrace area wrapping around the western, northern and eastern facades. The level also accommodates a number of common facilities including a change room, gymnasium, dining and kitchen areas and a laundry and outdoor drying area. The condenser units for the building are proposed to be concealed within a louvered façade to the southern portion on this level.
Level 3	This level contains 11 units including three 'Studio' units, one 'Accessible Studio' unit, 3 'twin' units, two '3B cluster' units and two '4B cluster' units.
Level 4 to 9	These levels each contain 12 units including three 'Studio' units, one 'Accessible Studio' unit, four 'twin' units, one '3B cluster' unit and three '4B cluster' units.
Level 10 to 17	These levels each contain 12 units including four 'Studio' units, four 'twin' units, one '3B cluster' unit and three '4B cluster' units.
Level 18 to 19	These levels each contain 18 units including 12 'Studio' units, three 'twin' units, one 'Accessible Twin', one '3B cluster' unit and one '4B cluster' unit.
Level 20	This level contains 4 student accommodation units including two 'Twin' units, one '3B Cluster' and one '4B Cluster'. This level also incorporates common facilities to the northern portion of the building, including a TV room, gaming room, common room and terrace.
Level 21	This level contains 15 units including eight 'Studio' units, one 'Accessible Studio' unit, four 'Twin' units, one '3B cluster' unit and one '4B cluster' unit.
Level 22 to29	These levels each contain 17 student accommodation units including 10 'Studio' units, five 'Twin' units, one '3B Cluster' and one "4B Cluster".

Compliance with Planning Scheme:

Land Use

The subject site is located in the City Centre Use Area of the Citiplace Precinct 5 of City Planning Scheme No. 2 (CPS2).). The intent for the Citiplace Precinct is to 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 mix of other uses such as entertainment and minor office uses. The street and pedestrian level will mainly comprise of shops, restaurants (including cafes), taverns and other uses that have attractive shop fronts and provide activity, interest and direct customer services. Other uses will be established above or below street level and major pedestrian levels.

The student housing proposal falls under the definition of a lodging house, which is a 'Special Residential' use under CPS2. A 'Special Residential' use is a preferred ('P') use in the Citiplace Precinct however is prohibited where it fronts the street at the pedestrian level unless it provides for pedestrian interest and activity. The application is also proposing a range of potential commercial activities at the ground floor level including 'Dining', 'Retail-General' 'Retail-Local' and a small bar ('Entertainment') which are preferred ('P') uses in the Civic Precinct under CPS2.

Development Requirements

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

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio	6.68:1 (9,446m²) inclusive of a plot ratio bonus of 20% (1,414m²) for special residential use and 13.6% (962m²) for conservation of a heritage site	Base Plot Ratio 5:1 (7,070m ²) Maximum Bonus Plot Ratio (50% maximum) with Special Residential (20-40% maximum) Heritage (20% maximum)
Maximum street (podium) building height:		
<u>Pier Street (east)</u>	7.7 – 9.8 metres	14 metres
<u>Wellington Street (north)</u>	8.9 – 9.8 metres	21 metres
Maximum Building Height:	96.6 metres	Additional height above the Street Building Height within a 45° height plane measured from the street to the south (Murray Street)
Setbacks:		
<u>Wellington Street (north)</u>	Setback nil metres up to 9.8 metres, 4.6 to 4.8 metres to a maximum building height of 96.6 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
<u>Pier Street (east)</u>	Setback nil metres up to 9.6 metres, 3.5 metres (southern portion) to 8.1 metres (northern portion) to a maximum building height of 96.6	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 metre setback

Development Standard	Proposed metres	Permitted/Required
<u>McLean Lane – side (west)</u>	0.4 to 4.4 metres to ground floor and level 2 deck where no openings, nil (to 3B Cluster bedrooms) 2.35 metres to pool openings.	Nil (no openings), or 3 metres (with openings), up to 21 metres in height
	2.8 metres to southern tower, 4.9 metres to northern tower (both with partial openings).	3 metres (no openings), and 4 metres (with openings), up to 65 metres in height
	2.8 metres to southern tower, 4.9 metres to northern tower (both with partial openings and deck to level 20).	6 metres (no openings), and 8 metres (with openings), over 65 metres in height
<u>Side (south)</u>	3.9 metres with openings up to a 65 metres	3 metres (no openings), and 4 metres (with openings), up to 65 metres in height
	3.9 metres with openings up to a 65 metres	6 metres (no openings), and 8 metres (with openings), over 65 metres in height
Bicycle Parking:		
Bicycle Bays	120 bays	238 bays (based on 1 bay per 3 units and per 500m ² commercial floor space

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 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; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

The 33.6% bonus consists of a 13.6% bonus being sought for the retention and restoration of the building on lot 123, which is listed 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 special residential use.

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.

Bonus Plot Ratio for Special Residential Use

Developments which incorporate a 'Special Residential' use may be awarded bonus plot ratio of up to 20% (or up to 40% in the case of a high quality hotel). The application is seeking 20% bonus plot ratio for the provision of a 'Special Residential' (lodging house) use. Student accommodation falls under the Special Residential Use Group and therefore qualifies for 20% bonus plot ratio.

Heritage Bonus

Under the City's Bonus Plot Ratio Policy, the conservation of heritage places and heritage areas may be eligible for the awarding of up to 20% bonus plot ratio. The applicant is seeking bonus plot ratio for the site based on the enhancement and maintenance of the heritage building on the site. In support of the proposed heritage bonus of 13.6% (962m²) the applicant provides the following justification in relation to the performance criteria of the policy:-

Essential Criteria

The proposal meets the essential criteria as the site is listed under the City Planning Scheme No. 2 Register of Places of Cultural Heritage Significance. In addition to this, the applicant has advised, supported by a Heritage Impact Statement undertaken by Griffith Architects, that the works will ensure the protection and conservation of the cultural significance and integrity of the site with:

- *"The buildings of heritage significance being largely retained, including the façade and significant parts of the building fabric, including walls and other features and materials that will be integrated into the proposed restaurant tenancy.*
- *Later treatments of the buildings will be removed as part of this project, to reveal original building fabric wherever possible. Paint will be removed from brickwork, and windows and shopfronts will be restored.*
- *The most significant cultural heritage aspect of the affected lot is the 'Federation Free Classical Style' representation and practice of living above shops. This became a rare representation after WWII. The two-storey section on the corner is also a contribution to the city setting on an important street corner. The proposed development represents the return of city living and a more modern and intense version of 'living above shops'.*
- *The restored building will 'hold the corner' and represents a sophisticated approach to retaining the City's heritage whilst facilitating important goals such as increasing the local resident population. "*

Performance Criteria

The applicant has advised that the works proposal meets the performance criteria of the policy as:

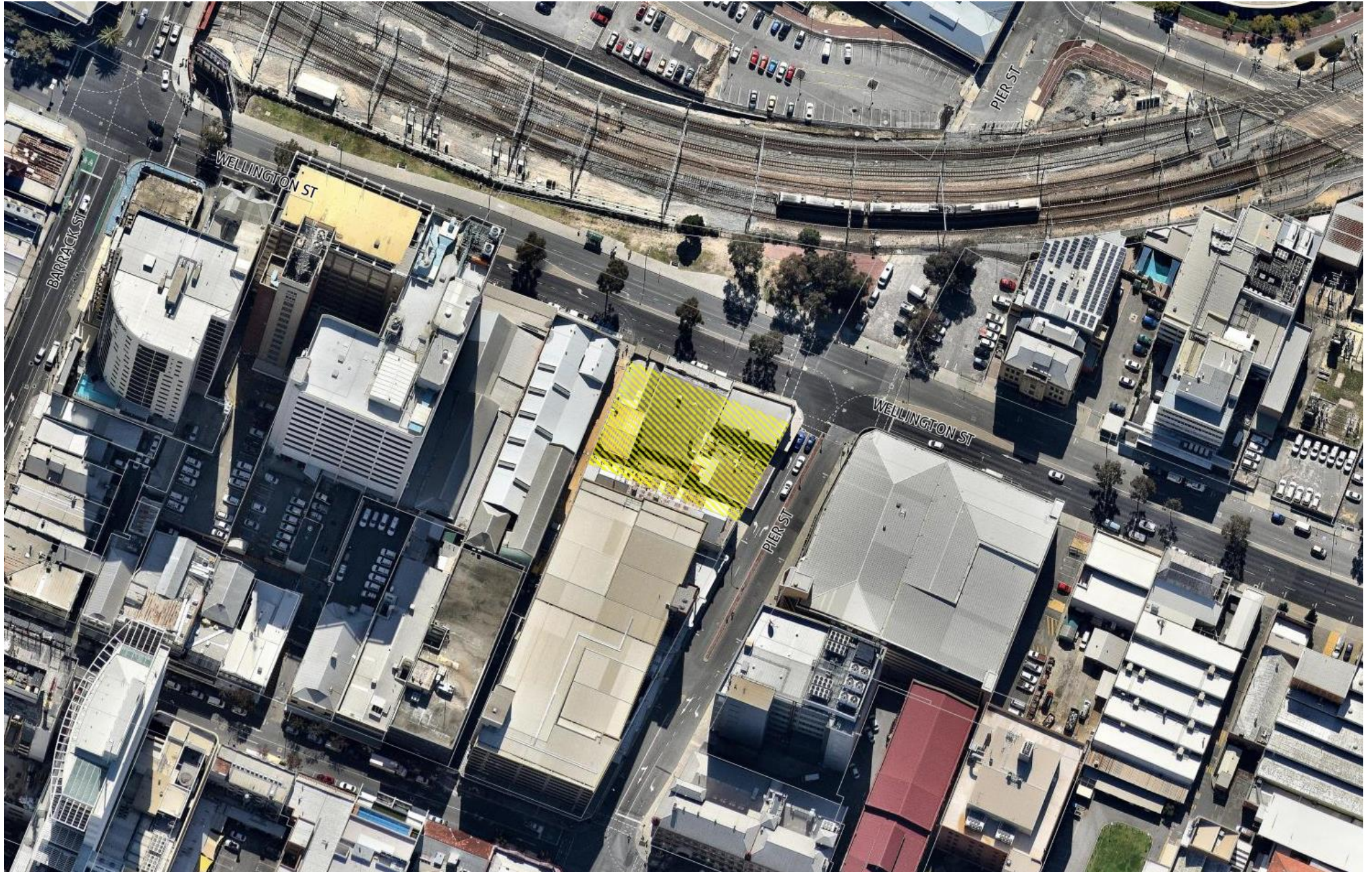
- *“The proposed demolition, conservation and adaption are in line with conserving the most significant heritage elements of the subject site in line with the Heritage Impact Statement.*
- *There is no conservation management plan for the heritage lot. In the absence of this plan, Burra Charter principles apply. Consequently, the significance of the place, and the degree of significance of the plan have been important considerations on determining the acceptable impact on the plane.”*
- *Significant parts of the heritage place will be retained, including the façade, and various internal walls and materials. It is intended that materials within the heritage place will be adapted and re-used in the new development.”*
- *The corner sitting of the heritage place ensures that the retained and enhanced building is highly visible, and ‘holds’ an important city corner. The tower form above has been setback at greater amounts at the corner, to ensure that the tower does not overwhelm the heritage place. The proposed use of the building as a food and beverage tenancy (restaurant or tavern/small bar etc) will mean that the public as well as occupants of the building will be able to enjoy and experience the place.*
- *The proposed new development is consistent in scale with other examples of retained corner heritage places with new development integrated such as the Palace Hotel with 108 St Georges Terrace, and the State Buildings with the David Malcolm Justice Centre.”*
- *The development proposes accommodation above commercial uses and is therefore consistent with original intent and use of the site that makes this site culturally significant. Further to this, the students residing at in the accommodation are highly likely to be employed by the commercial uses on the ground floor.*
- *As outlined above the place will be enjoyed by:*
 - *Passing pedestrians and road users on this prominent city corner.*
 - *Users of the proposed food and beverage tenancy, which will be accessible to the public and building occupants.*
 - *Occupants of the building via level 1 communal lounge/study facilities that will sit partly within the heritage space.*
- *Interpretation strategies are yet to be determined, and this will be considered during the detailed design process It is expected that final details of the heritage place will need to be provided to the City as part of a condition on any approval.”*

In light of the above, the applicant considers that the conservation measures being undertaken as part of this development warrant the 13.6% (962m²) plot ratio bonus.

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.



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)



2017/5355 – 319-335 (LOTS 1, 2, 3, 66, 123 AND Q8) WELLINGTON STREET (PERSPECTIVES)