

Design Advisory Committee

Notice of Meeting
18 October 2018
10am

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 – 20 September 2018
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports

Report No.	Item Title	Page
6.1	125 – 129 (Lots 3 and 68) Murray Street, Perth - Proposed Refurbishment of the Existing Nine-Level Office Building including the Change of Use of the Ground Floor Level for 'Dining' and 'Retail (General)' Uses, Construction of New End of Trip Facilities and Upgrade Works to the Laneway - Bonus Plot Ratio	1

- 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: Nil
- 10 Closure

ROBERT MIANICH
ACTING CHIEF EXECUTIVE OFFICER

11 October 2018

This meeting is closed 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	
Anthony Brookfield	Stuart Pullybank
State Government Architect or Nominee	N/A
Director Planning and Development	City Architect

Quorum: Four

Terms Expire: October 2019

Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of clause 66A of the Supplemental Provisions to the Deemed Provisions (refer Schedule A of the City Planning Scheme No. 2, as gazetted on 24 February 2017).

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and other applications referred to it for consideration.

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development that are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.

- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

Bonus plot ratio will not be awarded “as of right”. Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within Perth as a capital city.

The policy identifies the following list of categories eligible for bonus plot ratio:

- Public spaces. Maximum 20% bonus;
- Pedestrian links. Maximum 20% bonus;
- Conservation of heritage places. Maximum 20% bonus;
- Provision of specific facilities on private land. Maximum 20% bonus;
- Residential Use: Maximum 20% bonus; and
- Special Residential use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will be requested to provide advice on the extent of bonus plot ratio which is warranted.

In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high quality hotel as identified in the Bonus Plot Ratio Policy.

Reference should be made to the Bonus Plot Ratio Policy for full details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2, the Deemed Provisions and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

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

Report to the Design Advisory Committee

Agenda Item 6.1 **125 – 129 (Lots 3 and 68) Murray Street, Perth - Proposed Refurbishment of the Existing Nine-Level Office Building including the Change of Use of the Ground Floor Level for ‘Dining’ and ‘Retail (General)’ Uses, Construction of New End of Trip Facilities and Upgrade Works to the Laneway - Bonus Plot Ratio**

Recommendation:

That the Design Advisory Committee CONSIDERS the design and the awarding of bonus plot ratio for the proposed exterior refurbishment works to the nine-level office building including retail and dining uses to the ground floor level, new end of trip facilities and upgrading of the laneway at 125 – 129 (Lots 3 and 68) Murray Street, Perth and provides advice on:

- 1. the general design and aesthetic quality of the proposed facade refurbishment of the building, including the proposed materials and colours and its presentation to the street and laneway; and***
- 2. compliance with the City’s Bonus Plot Ratio Policy 4.5.1 for the awarding of 3.2% (180m²) bonus plot ratio for the provision of a public facility through improvements to the existing pedestrian access and laneway between Murray and Hay Streets on the subject site.***

FILE REFERENCE:	2018/5365
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	27 September 2018
ATTACHMENT/S:	Attachment 6.1A – Location Plan Attachment 6.1B – Perspectives Attachment 6.1C – Development Plans
3D MODEL PRESENTATION:	A 3D Model for this application <u>will not</u> be available at the Committee meeting.
LANDOWNER:	Silverleaf Investments Pty Ltd
APPLICANT:	PTS Town Planning Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace Precinct 5 (City Planning Scheme Use Area) Residential – City Centre
APPROXIMATE COST:	\$5 million

Background:

The 1,138m² subject site is located on the southern side of Murray Street, east of the intersection of Murray and Barrack Streets, Perth. The subject site includes Lot 3 and 68 of which Lot 68 is a right-of-way with an easement over it for drainage and access purposes over which Lot 3 has a benefit. The laneway aligns with an easement on the property to the rear to provide a direct vehicular and pedestrian linkage to Hay Street. The site is currently occupied

by a vacant nine level office building plus basement that was constructed in the late 1970's and was previously occupied by HBF. The car park basement is accessed from the rear of the site from Lot 68.

Details:

Approval is sought for the refurbishment of the existing office building including the provision of end of trip facilities, new ground floor dining and retail uses and the upgrade of the adjoining laneway to enhance the pedestrian connection between Murray and Hay Streets. The application seeks a bonus plot ratio of 3.2% (180m²) for proposed improvements to the pedestrian links between Murray and Hay Street as a result of the ground floor activation of the building and proposed upgrade works to the laneway.

The proposed refurbishment works include:

- full height performance glazing to northern and southern facades of the building;
- aluminium cladding to the brick exterior of the façade in various colours including charcoal, bronze and white;
- painting to the existing brickwork; and
- clear glazing to the Murray Street shopfronts.

Specific details of the proposed development are as follows:

Basement Floor Level	This level contains 13 commercial tenant car parking bays with access via an existing ramp from the laneway to the rear of the site, lift and stairs from the basement and plant room.
Ground Floor Level	This level contains a new café tenancy fronting Murray Street, a new retail tenancy, office lobby, 20 bicycle bays and one universal access end of trip facility, lift and plant room.
Mezzanine Floor Level	This level includes end of trip facilities including six showers, 20 lockers and two change rooms, a retail tenancy of 203m ² and a void to the ground level below.
First and Second Floor Levels	These levels contain office floor space of 767m ² and 785m ² .
Third Floor Level	This floor contains 636m ² of office floor space with a balcony fronting Murray Street.
Fourth to Seventh Floor Level	Each of these floors contain 666m ² of office floor area.
Eighth Floor Level and Mezzanine	This level consists of 603m ² of office floor space with a balcony fronting Murray Street and a mezzanine floor area of 196m ² .

Compliance with Planning Scheme:

Land Use

The subject site falls within the City Centre use area of the Citiplace Precinct (P5) under the City Planning Scheme No. 2 (CPS2). The Citiplace Precinct will offer a wide range of general and specialise retail uses as well as a mix of other uses such as residential and visitor accommodation, entertainment, commercial, medical, service industry and office. Uses at street and pedestrian level will mainly be shops, restaurants (including cafes), taverns and

other uses, that have attractive shopfronts and provide activity, interest and direct customer service.

The proposed 'Retail (General)' and 'Dining' uses are both preferred ('P') uses within the City Centre use area of the Citiplace Precinct (P5) of CPS2. The uses are considered to be consistent with the precinct statement of intent in providing for activity, interest and direct customer service at the street level.

Development Requirements

Building facades within the Citiplace Precinct should incorporate interesting architectural elements contributing to a lively, colourful and stimulating environment. Shopfronts will be continuous, complementing traditional shopfronts and will provide awnings or verandahs over footpaths to provide weather protection for pedestrians.

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

Development Standard	Proposed	Permitted / Required
Plot Ratio:	5.42:1 (6,171m²) inclusive of a 3.2% (180m²) on the basis of including a public facility (pedestrian link)	5:1 (5,690m ²)
Car parking: Commercial Tenant	13 bays	17 bays
Bicycle Parking: - Bicycle Bays - End of Journey Facilities	20 bays Three female, two male and one unisex showers and change facilities	13 bays (minimum) Three female and three male showers and change facilities

Bonus Plot Ratio:

Under the City's Bonus Plot Ratio Policy 4.5.1, developments which incorporate public facilities may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on Public Facilities Bonus Plot Ratio Plan contained within CPS2. The facilities and/or amenities provided must result in the provision of a "public good" which will 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.

Pedestrian facilities are included as a category which may be considered for the awarding of bonus plot ratio under the Policy. The intent of this bonus plot ratio category is to promote and enhance pedestrian movement within the city by encouraging pedestrian links within appropriately located development. Pedestrian facilities include pedestrian paths, walkways and the upgrading of laneways.

The applicant is seeking the awarding of 3.2% (180m²) of plot ratio for upgrading of the existing laneway. The applicant has provided the following details regarding the proposed works and justification for the request for bonus plot ratio to satisfy the applicable performance requirements of the City's Bonus Plot Ratio Policy 4.5.1.

The proposed works to the access way include:

- the establishment of a ground floor café adjacent to the laneway to increase activation of the façade for the first 13 metres of the laneway;
- new glazing to the bicycle parking area adjacent to laneway to provide interest, activity and passive surveillance to the laneway;
- new paving to the length of the laneway including paving at the entrance to the laneway, natural stone bands along its length and new bitumen;
- new graphics to the building wall; and
- a lighting concept plan to the laneway to provide interest and security.

The justification of the awarding of bonus plot ratio in accordance with the Policy is based on improvements to the existing laneway connection through the large street block, providing a direct north-south connection between Murray Street to the Supreme Court building in Stirling Gardens. The laneway is an existing pedestrian link between Murray and Hay Streets that with new paving, lighting, active ground floor uses and passive surveillance from the café and bicycle parking area will ensure safety within the laneway during the day and at night.

The proposal will activate the laneway through the creation of new entrances to the main building foyer and new end of trip facilities off the laneway and enhance the visual connection of the building to the laneway and promote passive surveillance of the of the area. The laneway will be freely available for public use for the majority of the year with the maintenance of laneway to be managed by the owner of the building.

Noting the above, the proposal is considered to generally satisfy the Policy requirements in order to be awarded bonus plot ratio of 3.2% for the provision of a public facility (pedestrian link).

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.

ATTACHMENT 6.1A



2018/5365 – 125-129 (LOTS 3 AND 68) MURRAY STREET, PERTH



2018/5365 – 125-129 (LOTS 3 AND 68) MURRAY STREET, PERTH (PERSPECTIVES)



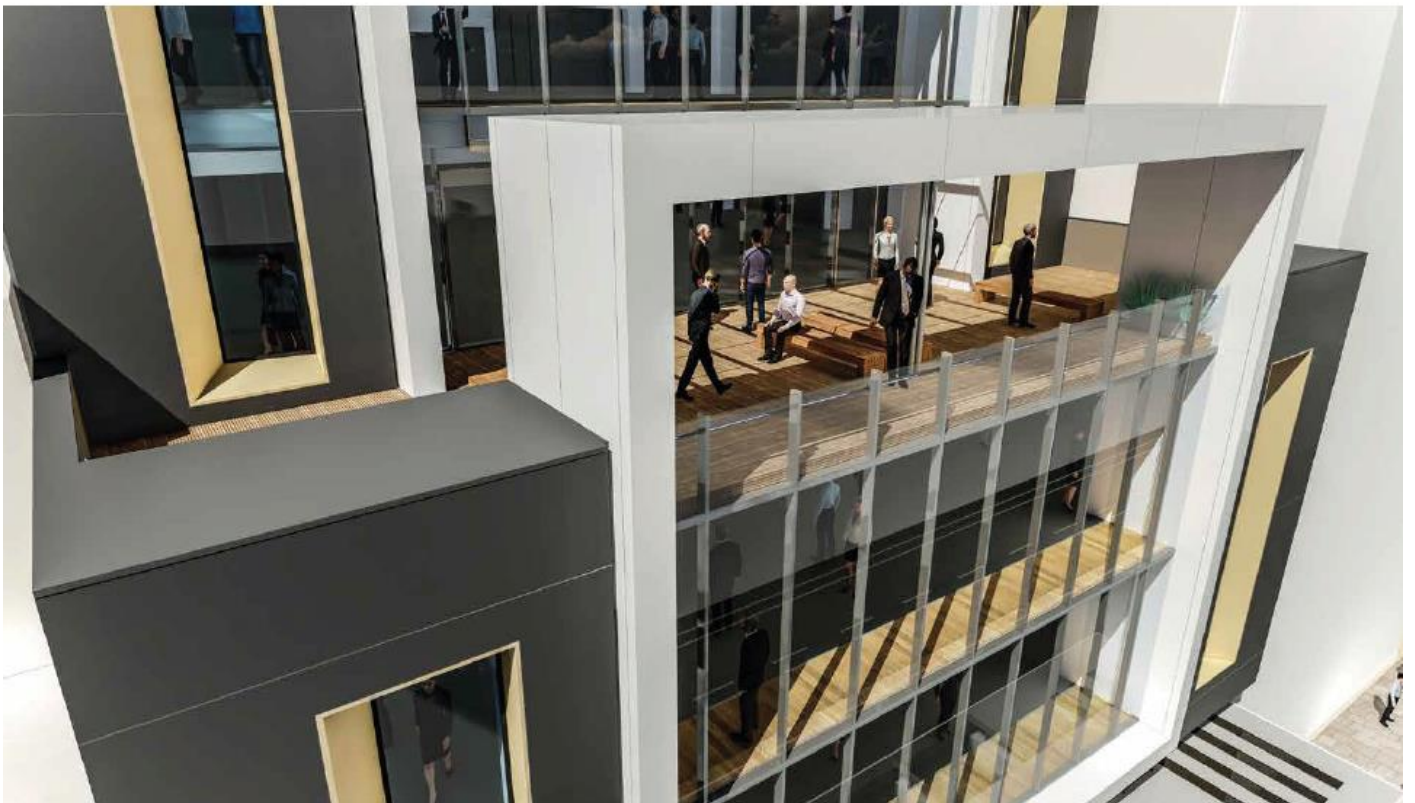
2018/5365 – 125-129 (LOTS 3 AND 68) MURRAY STREET, PERTH (PERSPECTIVES)



2018/5365 – 125-129 (LOTS 3 AND 68) MURRAY STREET, PERTH (PERSPECTIVES)



2018/5365 – 125-129 (LOTS 3 AND 68) MURRAY STREET, PERTH (PERSPECTIVES)



2018/5365 – 125-129 (LOTS 3 AND 68) MURRAY STREET, PERTH (PERSPECTIVES)



2018/5365 – 125-129 (LOTS 3 AND 68) MURRAY STREET, PERTH (PERSPECTIVES)

ATTACHMENT 6.1C



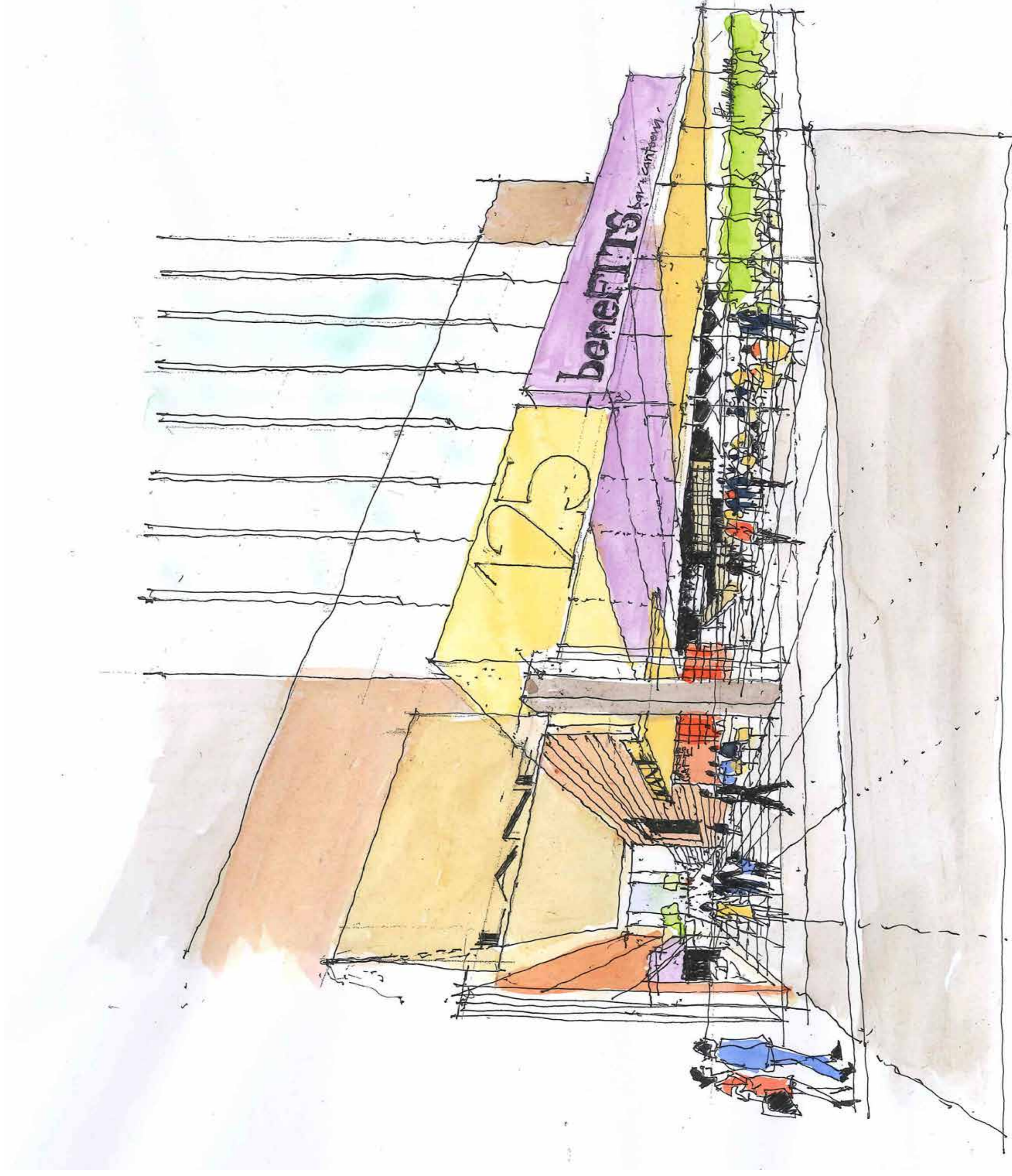
DEVELOPMENT APPLICATION

27 SEPTEMBER 2018 - REVISION A



125 MURRAY STREET

INCLUDING;
 ARCHITECTURAL STATEMENT
 PLANS
 SECTIONS
 ELEVATIONS
 MATERIALS
 THEMATIC IMAGERY
 3D IMAGERY
 FACADE STUDIES
 PLOT RATIO DIAGRAMS
 AREA SCHEDULE



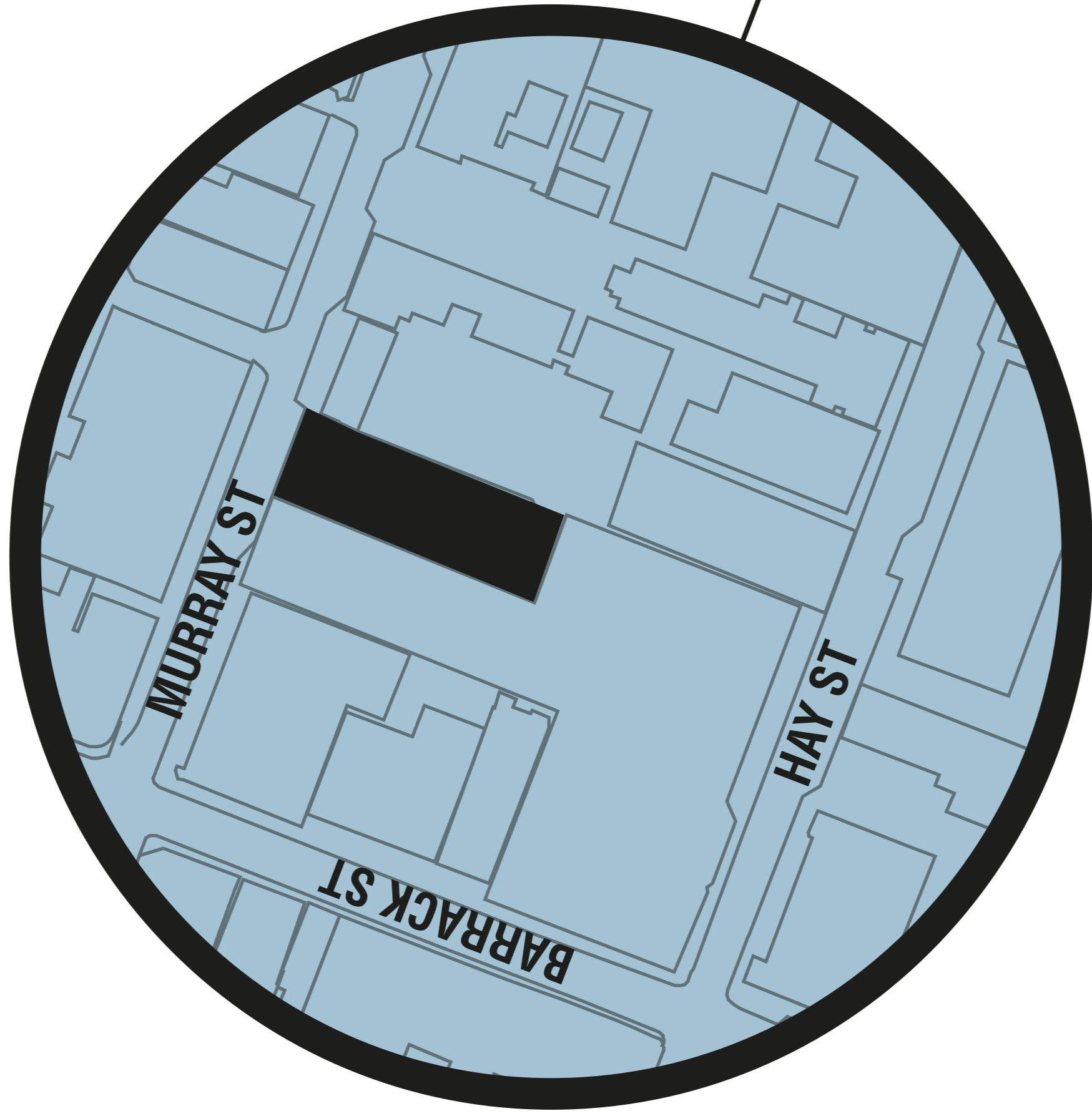
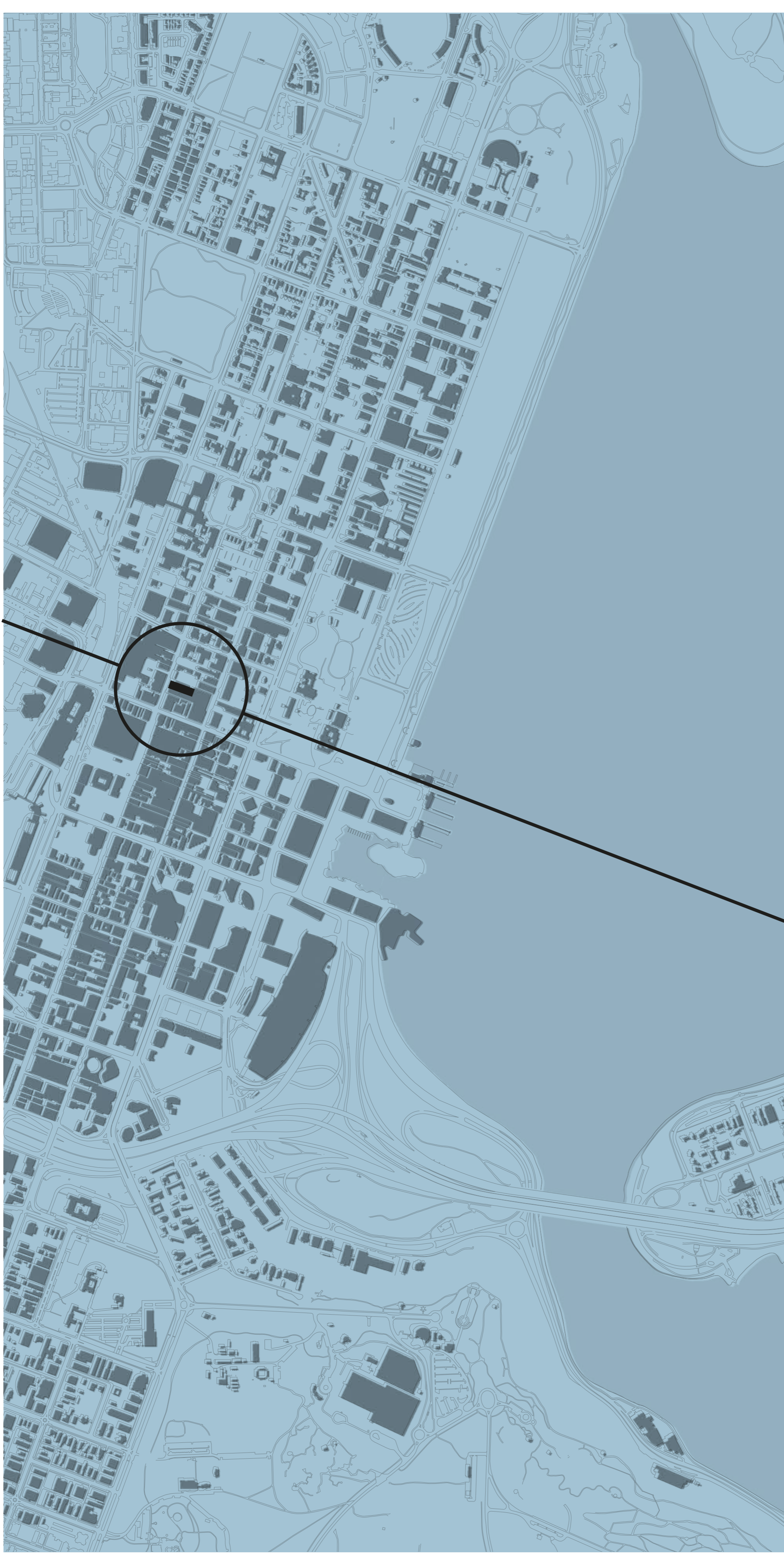
125 MURRAY STREET



DEVELOPMENT APPLICATION

REVISION A
 27 SEPTEMBER 2018
 618117.00

CITY CONTEXT



125 MURRAY STREET



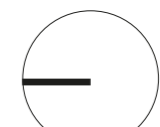
COX ARCHITECTURE

DEVELOPMENT APPLICATION

REVISION A
27 SEPTEMBER 2018
618117.00

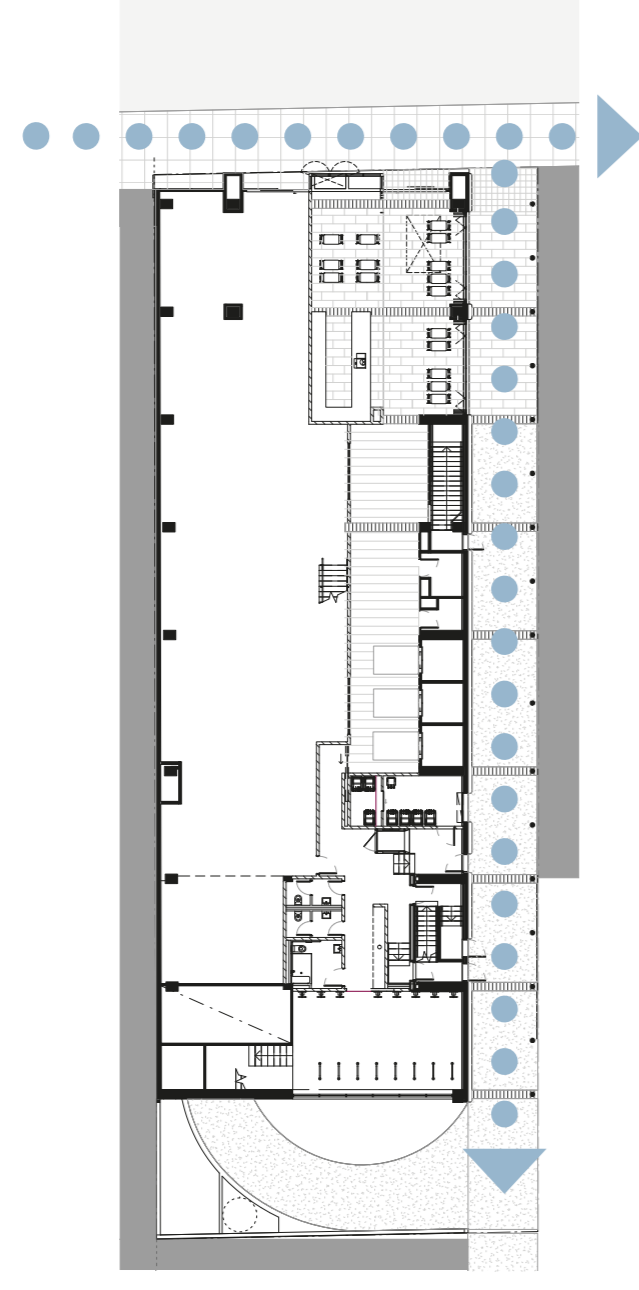
LOCATION PLAN

A-3

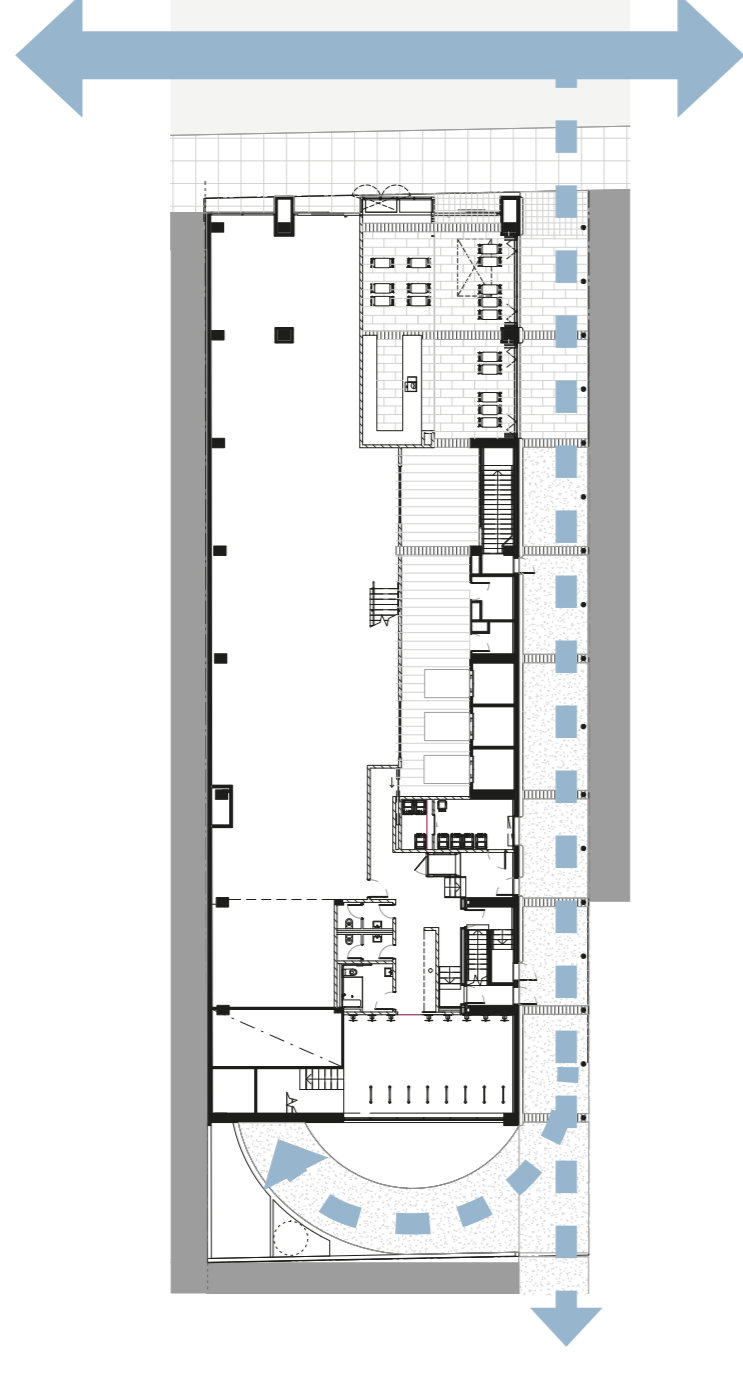


LOCATION

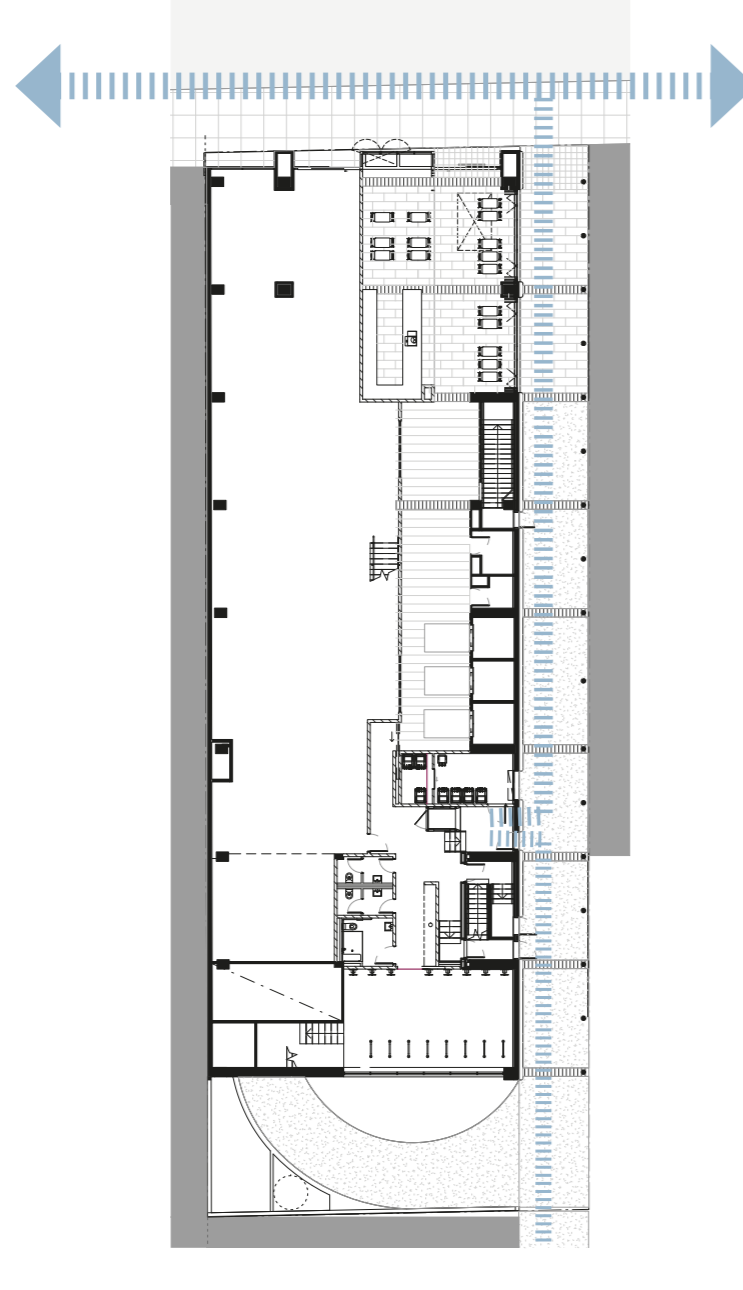
The subject site is located at the southern side Murray Street between Barrack and Pier St., within the Central City Area and east of the principal retail precinct. The site is bound by Murray St. to the north and various mixed developments about the site to the east, west and south. Vehicle and service access is via Murray St, through an easement along the eastern boundary. This takes the form of a covered laneway, providing access to a ramp to the basement carpark on the southern side of the site and a connection to Hay St.



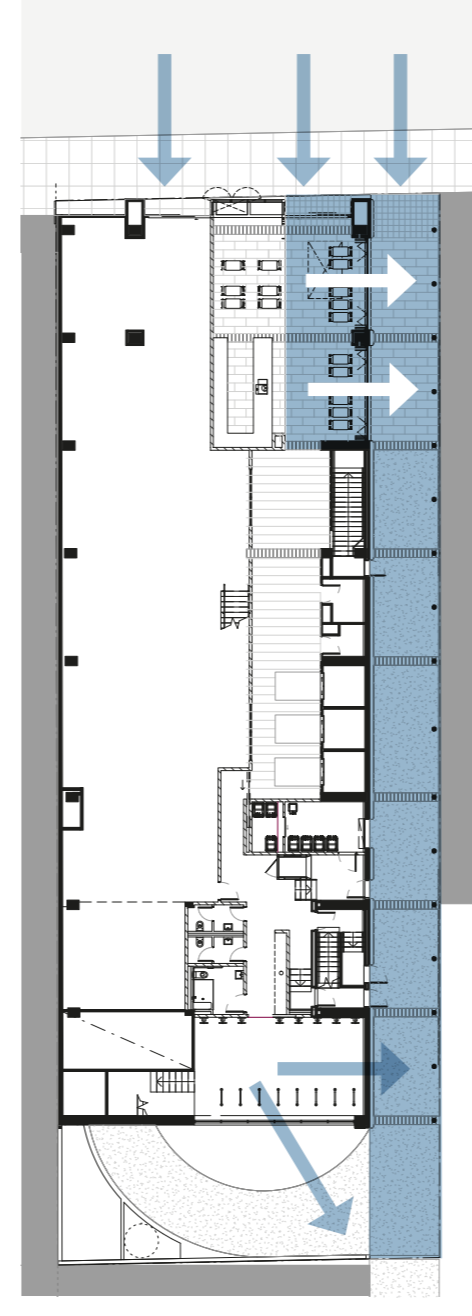
PEDESTRIAN LINKS



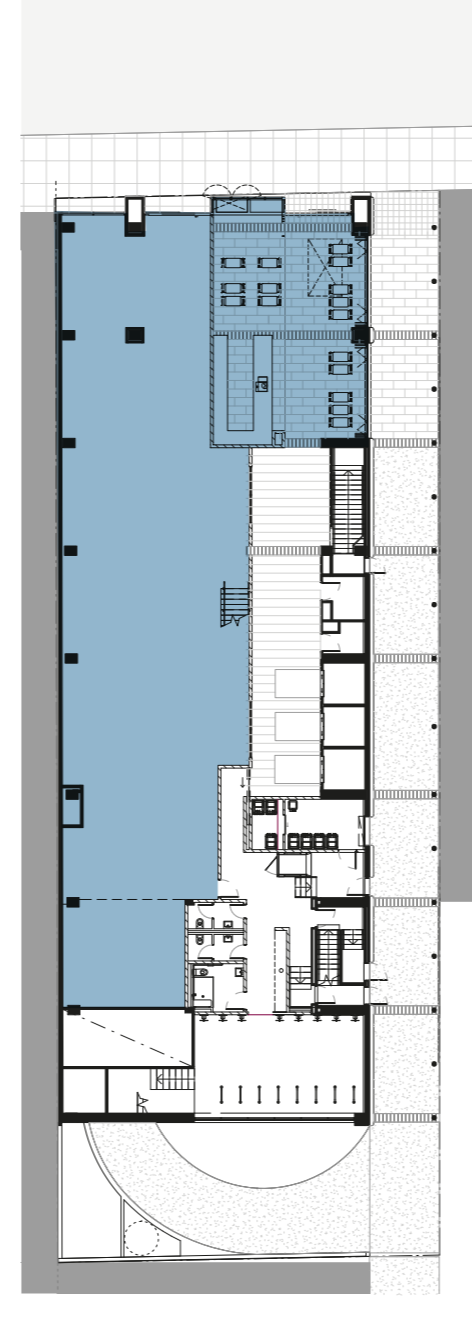
VEHICULAR ACCESS



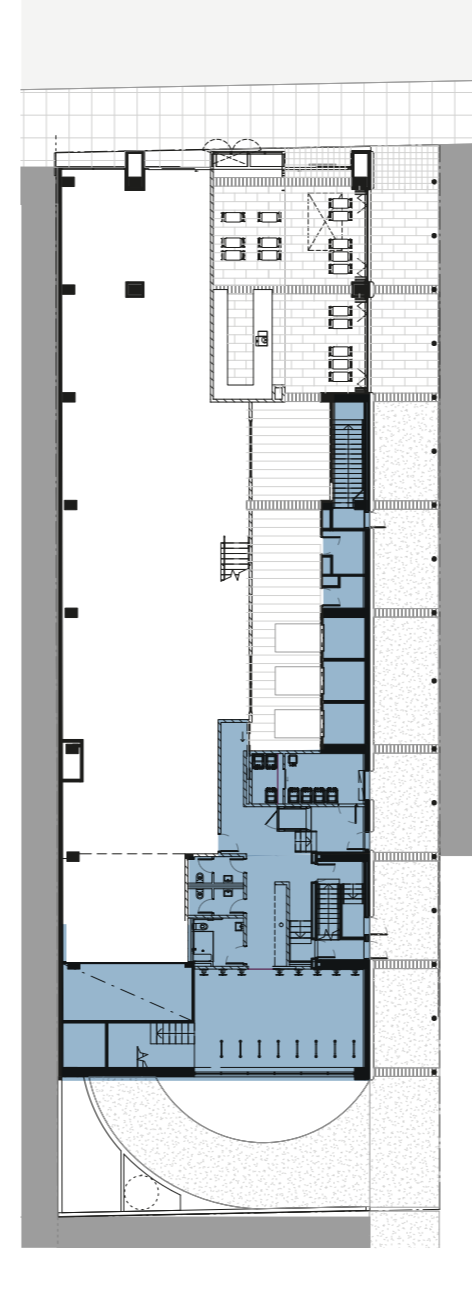
BICYCLE MOVEMENT



PUBLIC REALM TRANSPARENCY



COMMERCIAL SPACES



B.O.H. SPACES

125 MURRAY STREET

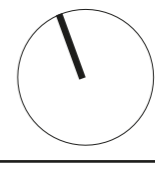


DEVELOPMENT APPLICATION

REVISION A
27 SEPTEMBER 2018
618117.00

ARCHITECTURAL STATEMENT

A-4



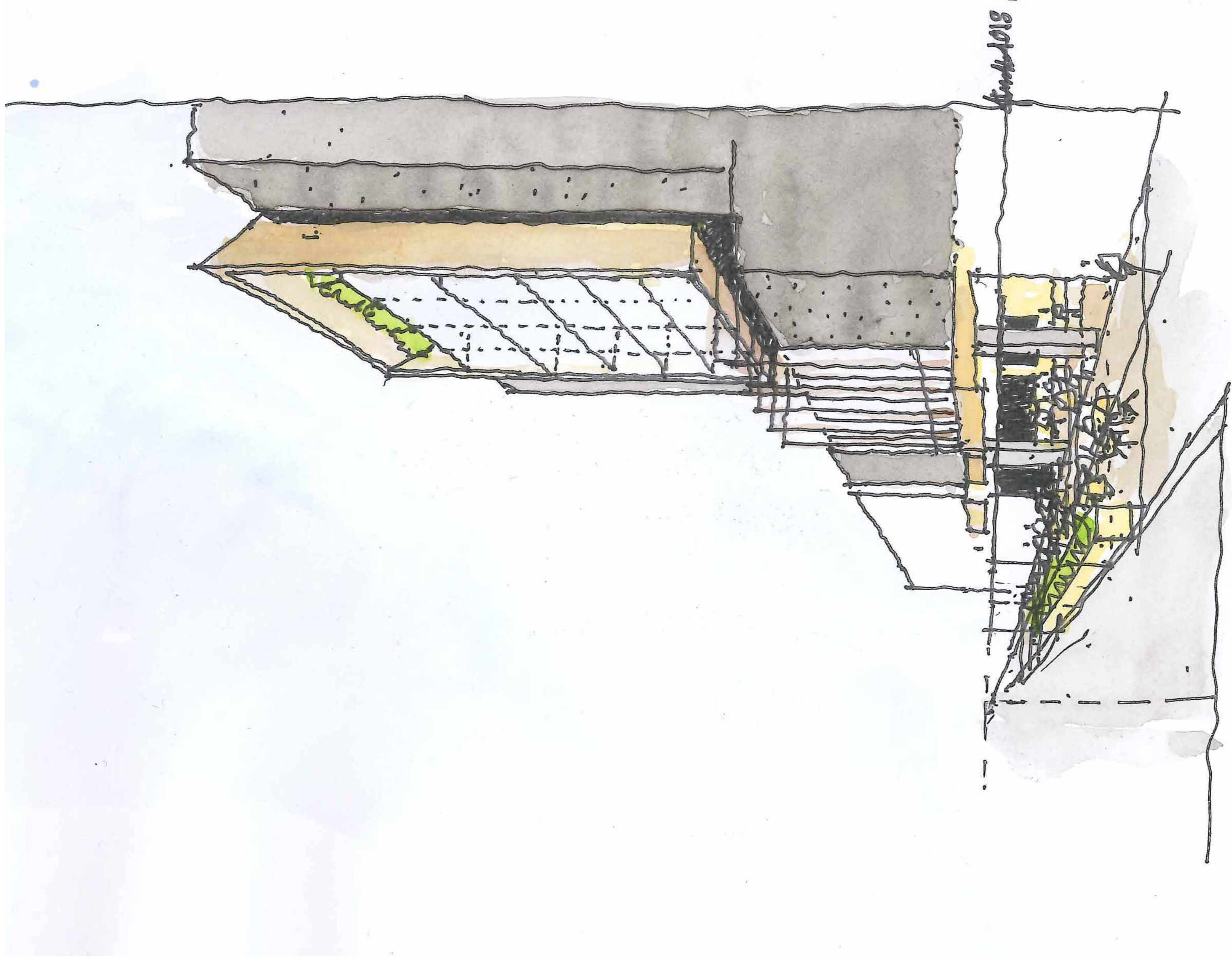
CONTEXT

The proposed refurbishment for the former HBF Head Office Building at 125 Murray Street, offers a significant opportunity in expanding the revitalising of the Eastern Perth CBD. It will contribute to improvement of ground level city fabric, building upon the recent developments in the near vicinity as well as the ongoing programs under Historic Heart.

The existing building is located on Lot 3 Murray Street and incorporates on full length easement that aligns with its rear neighbour's easement effectively providing a direct linkage to Hay Street. This easement provides vehicle access for both sites and is also used as a pedestrian link between Murray Street and Hay Street, ultimately connecting to Cathedral Ave. The proposed refurbishment encapsulates works that enhance this public thoroughfare, expanding the pedestrian network for this precinct and broader CBD public realm.

A significant aspect of the proposal is its capacity to activate the footpath at Murray Street – creating new entries for the main building Foyer, new Retail Tenancy and new Café. Additional activation is provided with the Foyer opening into the easement, physically connecting the Café and improving the transparency.

Further activation is provided at the rear with End of Trip facilities being designed to enhance visual connection to the easement, promoting passive surveillance. Access is via a new entry located within the easement, encouraging passive surveillance.



125 MURRAY STREET



DEVELOPMENT APPLICATION

REVISION A
27 SEPTEMBER 2018
618117.00

BASEMENT PLAN

A-5

ARCHITECTURE

This project consists of a refurbishment of the former HBF headquarters and represents a unique opportunity for contributing to the revitalization of this portion of Murray Street and the greater Perth CBD. A new architectural expression has been carefully crafted around the core building fabric, promoting a timeless design aesthetic for contemporary workplace.

This refurbishment re-brands the existing brown brick building, significantly enhancing its presence on Murray Street. Focus is placed on the Murray Street facade – with well-considered emphasis on design integrity with both form and shape. Architectural composition consists of three ingredients:

Ground Plane: improved activation along the existing easement, reformed main building entry foyer, new Café and new Retail tenancy entry/shopfront. These introduced elements in the refurbishment increases transparency and encourages a variety of uses. The existing canopy is modified with new glazing to portions of the roof, providing a lighter – more welcoming setting for the building itself and enhancing natural light penetration into the internal ground floor areas.

Podium: the 3-storey podium maintains the street scape massing, and incorporates cladding systems that re-shape the buildings form. A simple 'white wrap' element, frames the primary glazing facade, expressing the core workplace environment. New floor to ceiling glazing with rear light-self – projects natural light deep in the interiors. This 'white wrap' extends to offer shading to the terrace at level 3, and is flanked either side by contrasting 'sold' forms. These heighten the reading of the central warp and disconnects form it adjacent building neighbours. Introduced punched windows with splayed reveals, emphasises the reading of solidity, as well as increase natural light harvesting. Level 3 incorporates a small terrace area access form the work place, promoting further activation and amenity.

Tower: being set back from the podium, the refurbished facade continues the vertical expression with a similar 'white wrap' and flanking elements. The high-performance glazing, with clean detailing, expands the reading for the building. The wrap is completed in form at level 8, encompassing the new balcony. Its crown detailing completes the new building image – offering a signature reading for its future use.

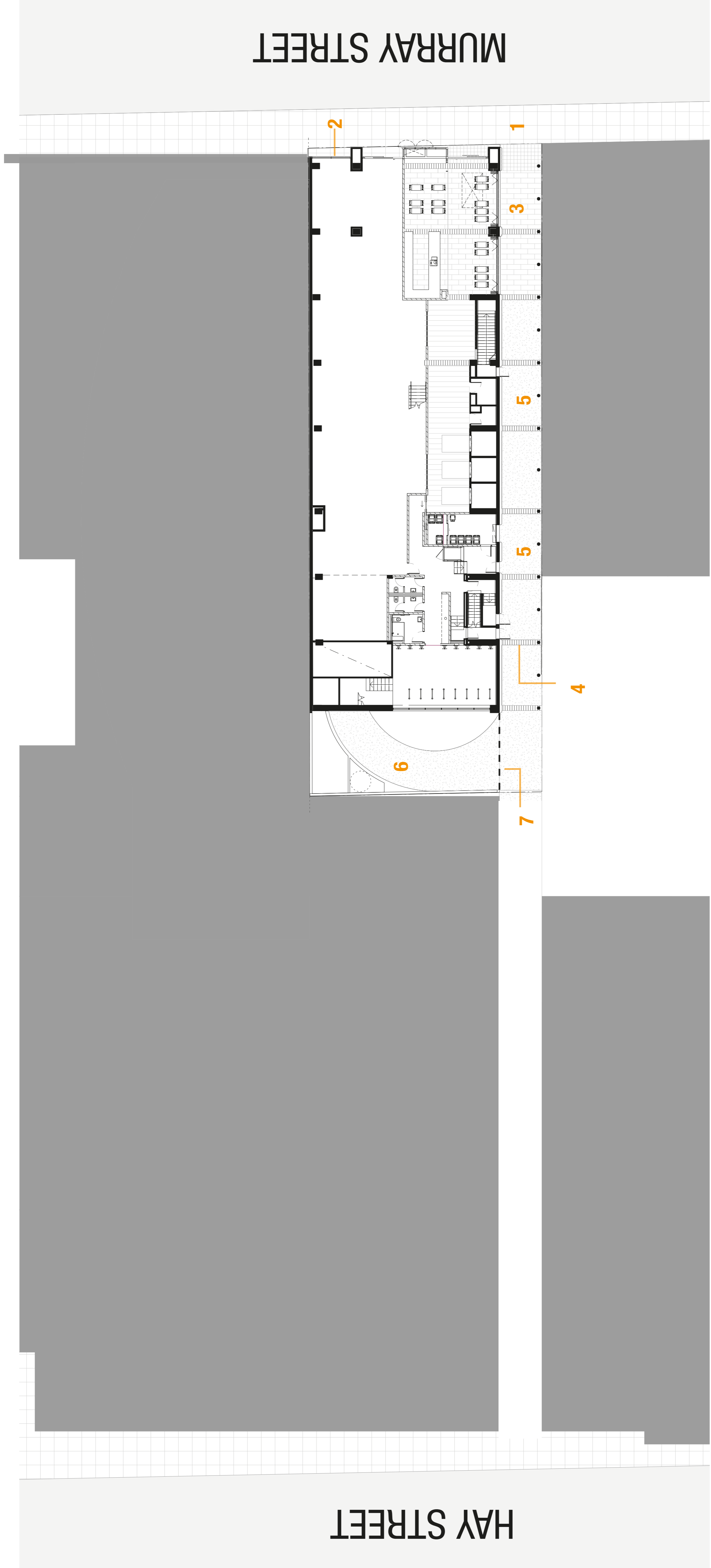
The proposed refurbishment includes more simplified upgrades to the other elevations. The rear facade includes full height performance glazing without the warp or side flank cladding elements. The eastern facade is partially clad with the flank material return to complete the form, and with all remaining exposed brickwork painted a similar colour.

The refurbish design ethos for this project, is highly sympathetic to the existing buildings 'DNA'. Grids, patterns, dimensional rhythms are respected, and influence the creation of the introduced elements. This refurbishment is more a 'metamorphosis' – re-working the building and its services to support a flexible contemporary workplace and remaining architectural relevant for future generations.



LEGEND

- 1. C.O.P. PAVING
- 2. NATURAL STONE SMALL FORMAT
- 3. NATURAL STONE LARGE FORMAT
- 4. NATURAL STONE BAND
- 5. NEW BITUMEN
- 6. EXISTING CONCRETE RAMP
- 7. NEW GATE

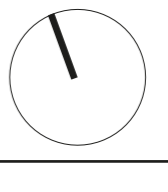


125 MURRAY STREET



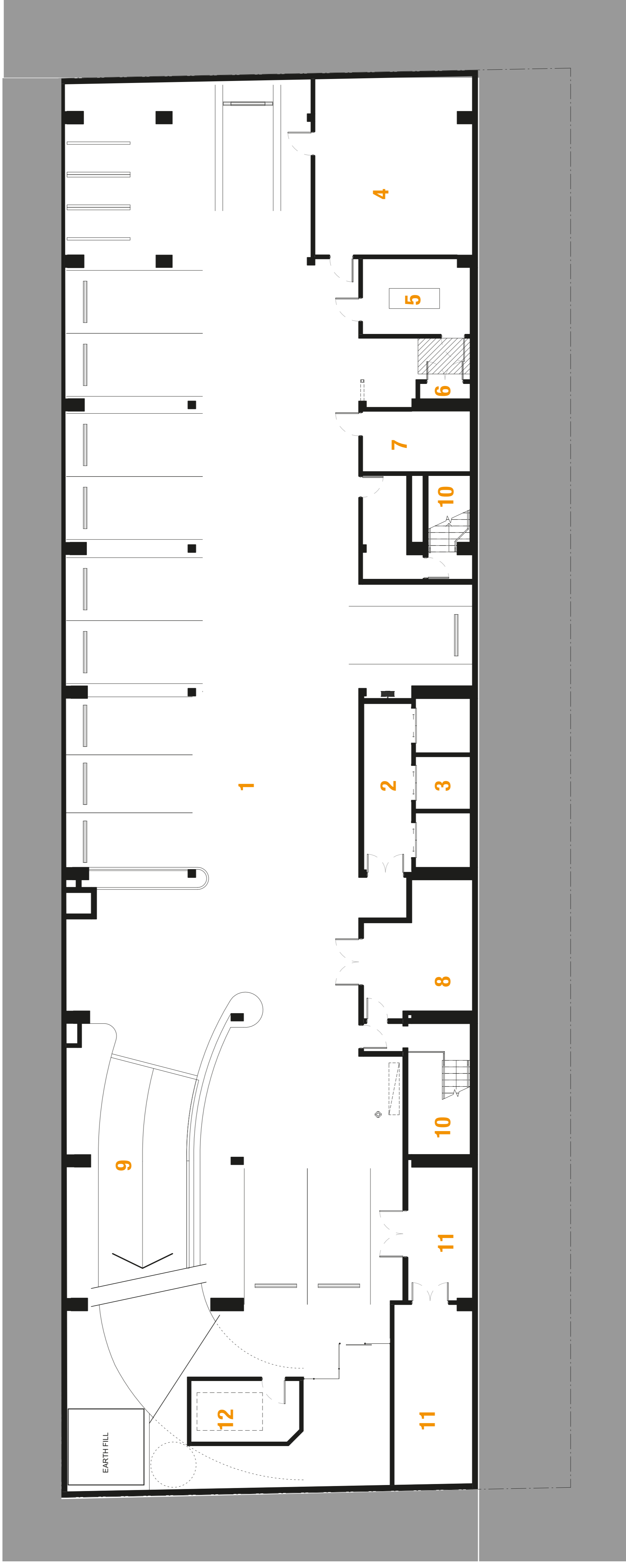
DEVELOPMENT APPLICATION

REVISION A
27 SEPTEMBER 2018
618117.00



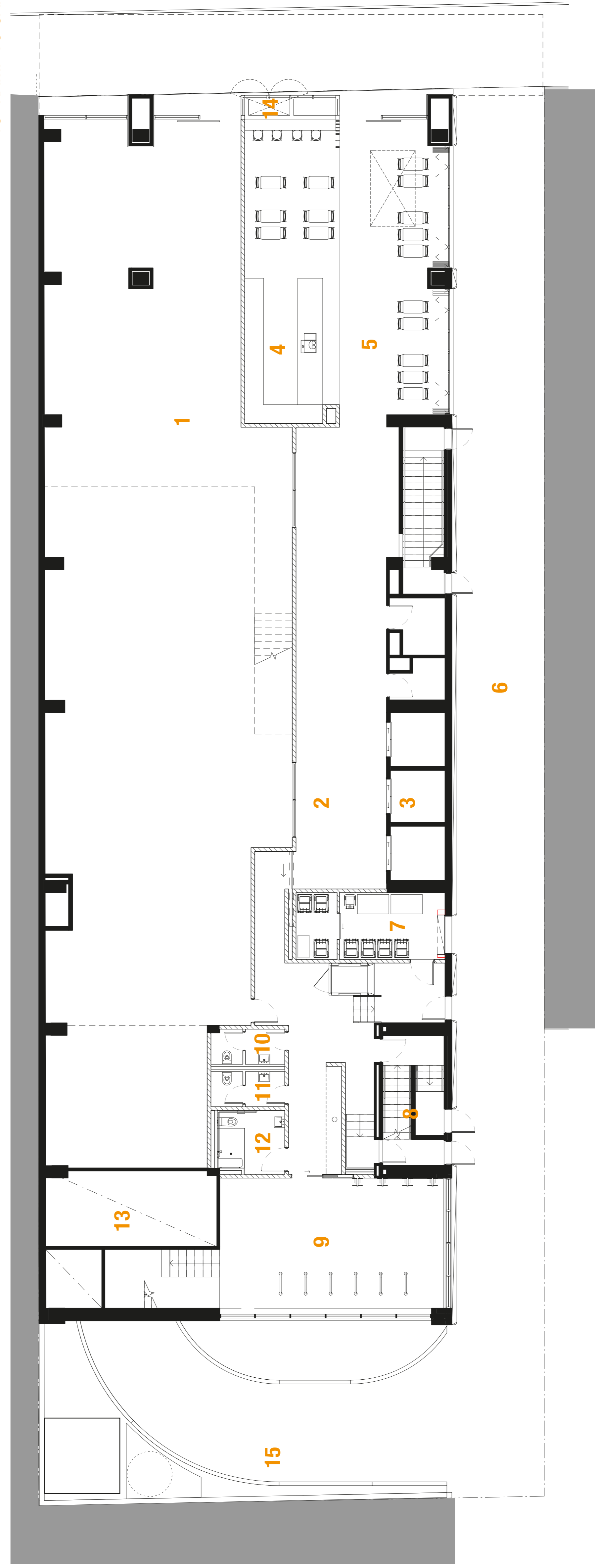
LEGEND

- 1. CARPARK (13 BAYS)
- 2. LIFT LOBBY
- 3. LIFTS
- 4. SUBSTATION
- 5. SWITCH ROOM
- 6. MDF
- 7. PABX ROOM (REDUNDANT)
- 8. FIRE PUMP ROOM
- 9. RAMP
- 10. FIRE STAIR
- 11. GENERATORS (REMOVED)
- 12. DIESEL TANK (REMOVED)



LEGEND

- 1. RETAIL TENANCY
- 2. LIFT LOBBY
- 3. LIFTS
- 4. CAFE
- 5. FOYER
- 6. EASEMENT
- 7. BIN STORE
- 8. FIRE STAIR
- 9. BIKE STORE (20 BAYS)
- 10. MALE TOILETS
- 11. FEMALE TOILETS
- 12. UAT
- 13. VOID OVER RAMP
- 14. LOW LEVEL FIRE BOOSTER
- 15. RAMP TO CARPARK



10 1:100 @ A1

5

0

125 MURRAY STREET



DEVELOPMENT APPLICATION

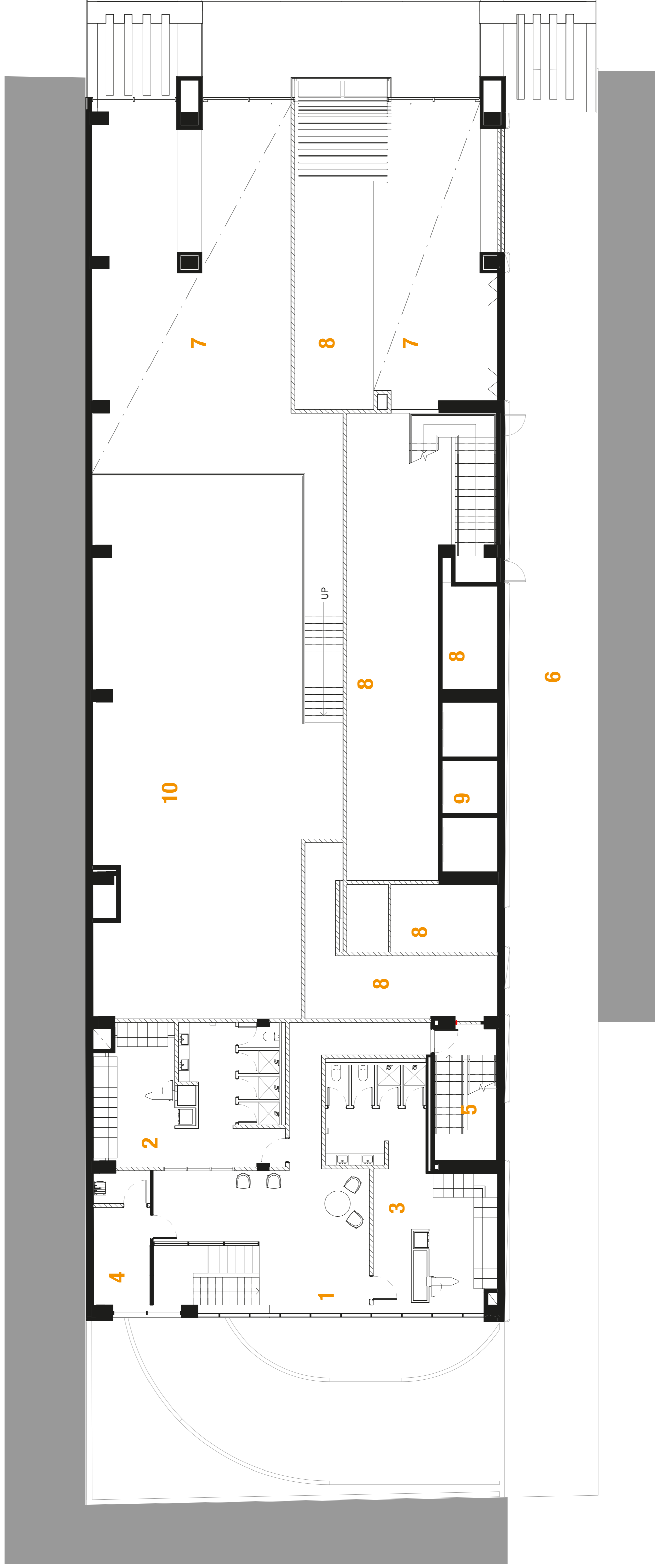
REVISION A
27 SEPTEMBER 2018
618117.00

00 GROUND FLOOR PLAN

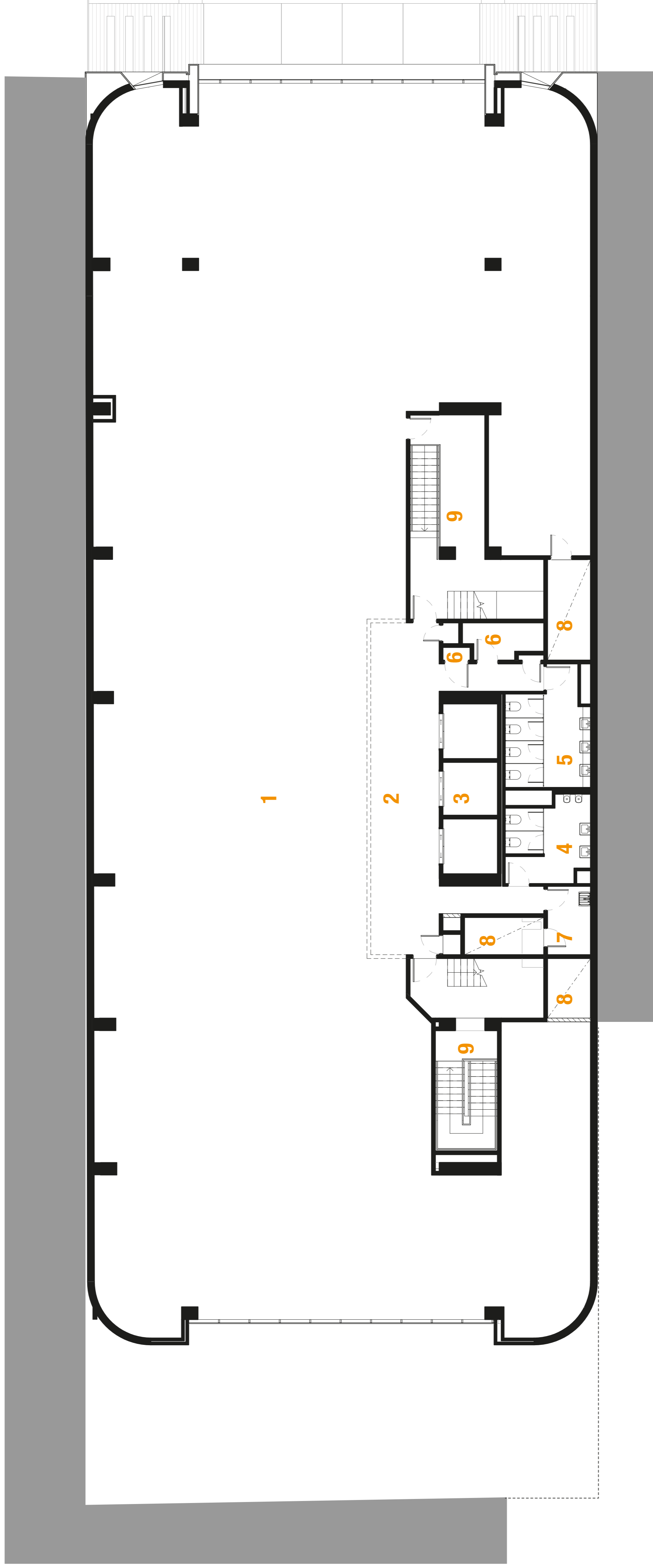
A-9

LEGEND

- 1. LOBBY
- 2. MALE EOT
- 3. FEMALE EOT
- 4. STORE & CLEANER
- 5. FIRE STAIR
- 6. EASEMENT
- 7. VOID
- 8. CEILING BELOW
- 9. LIFT SHAFT
- 10. RETAIL MEZZANINE



- LEGEND**
- 1. OFFICES
 - 2. LIFT LOBBY
 - 3. LIFTS
 - 4. MALE TOILETS
 - 5. FEMALE TOILETS
 - 6. ELECTRICAL
 - 7. CLEANER
 - 8. MECHANICAL RISER
 - 9. FIRE STAIR



125 MURRAY STREET



DEVELOPMENT APPLICATION

REVISION A
27 SEPTEMBER 2018
618117.00

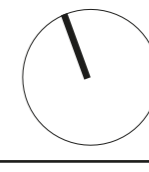
01 FIRST FLOOR PLAN

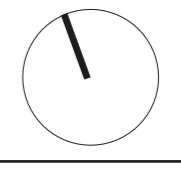
A-11

10 1:100 @ A1

5

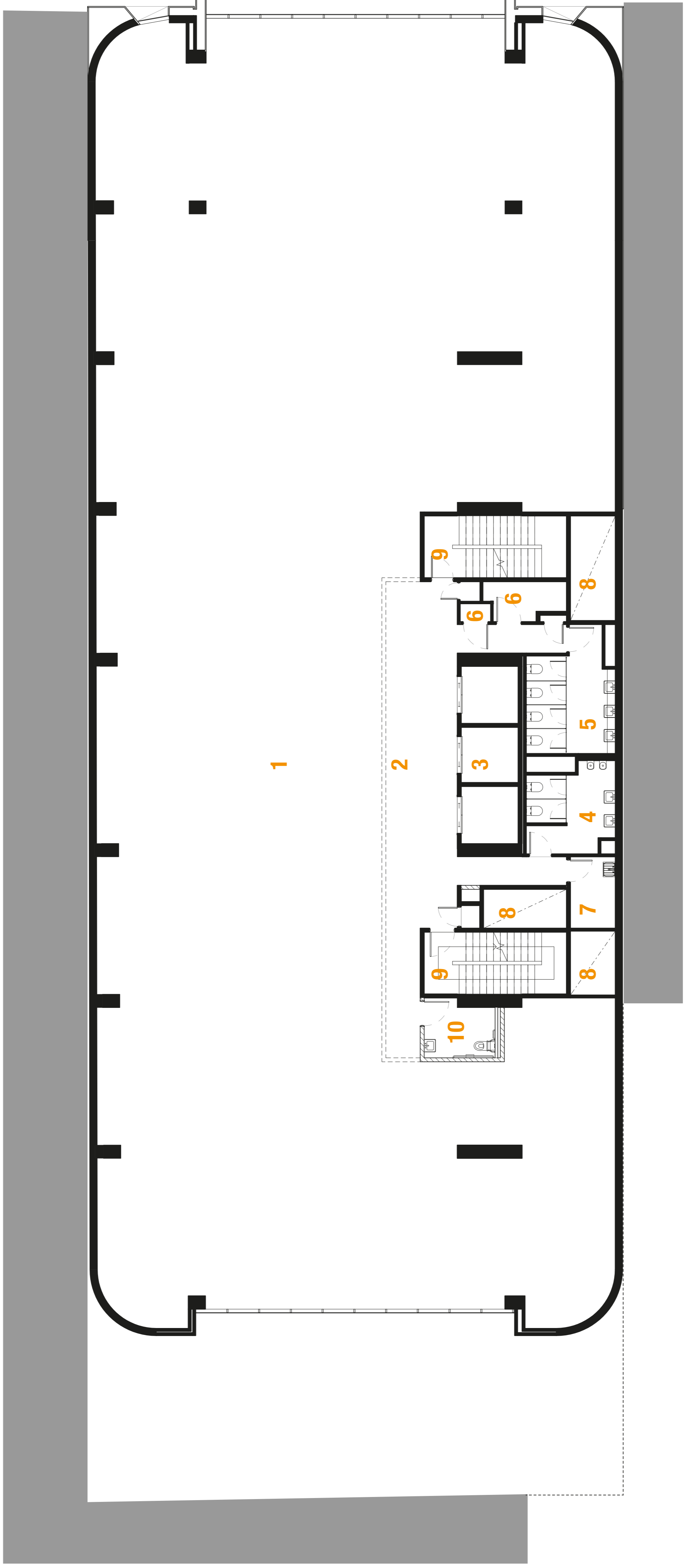
0

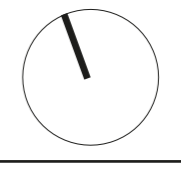




LEGEND

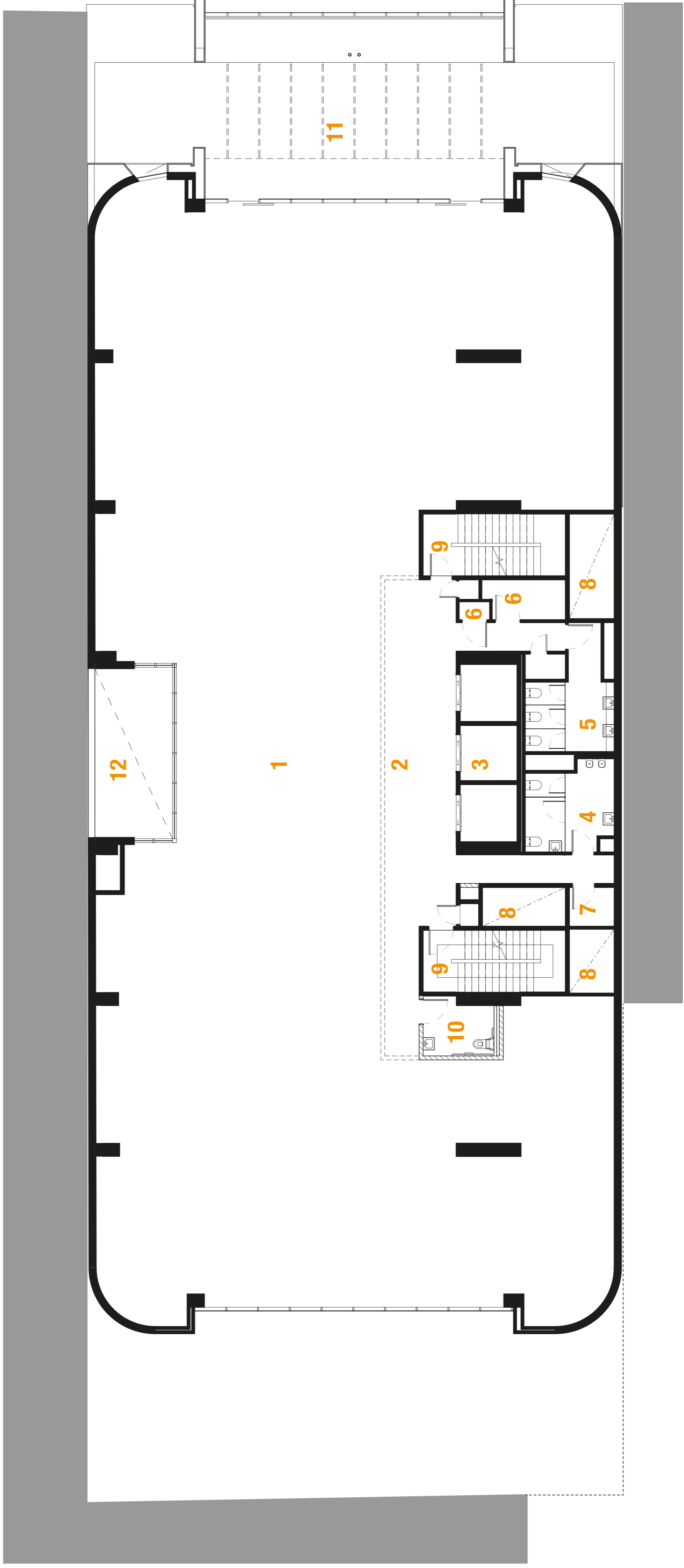
- 1. OFFICES
- 2. LIFT LOBBY
- 3. LIFTS
- 4. MALE TOILETS
- 5. FEMALE TOILETS
- 6. ELECTRICAL
- 7. CLEANER
- 8. MECHANICAL RISER
- 9. FIRE STAIR
- 10. UAT





LEGEND

- 1. OFFICES
- 2. LIFT LOBBY
- 3. LIFTS
- 4. MALE TOILETS
- 5. FEMALE TOILETS
- 6. ELECTRICAL
- 7. CLEANER
- 8. MECHANICAL RISER
- 9. FIRE STAIR
- 10. UAT
- 11. TERRACE
- 12. LIGHTWELL



125 MURRAY STREET



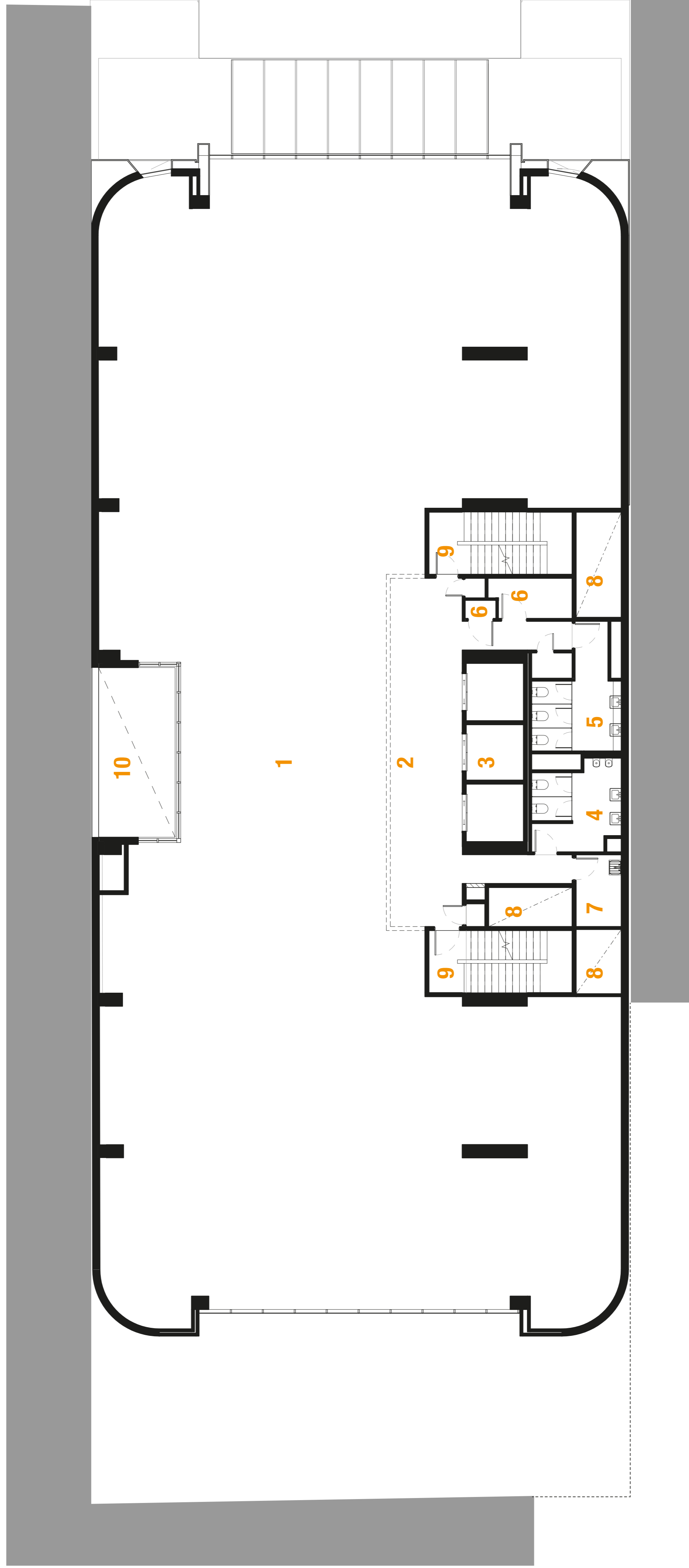
DEVELOPMENT APPLICATION

REVISION A
27 SEPTEMBER 2018
618117.00

TYPICAL FLOOR PLAN 04 FOURTH FLOOR PLAN

A-14

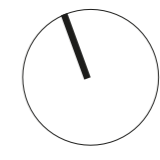
- LEGEND**
- 1. OFFICES
 - 2. LIFT LOBBY
 - 3. LIFTS
 - 4. MALE TOILETS
 - 5. FEMALE TOILETS
 - 6. ELECTRICAL
 - 7. CLEANER
 - 8. MECHANICAL RISER
 - 9. FIRE STAIR
 - 10. LIGHTWELL



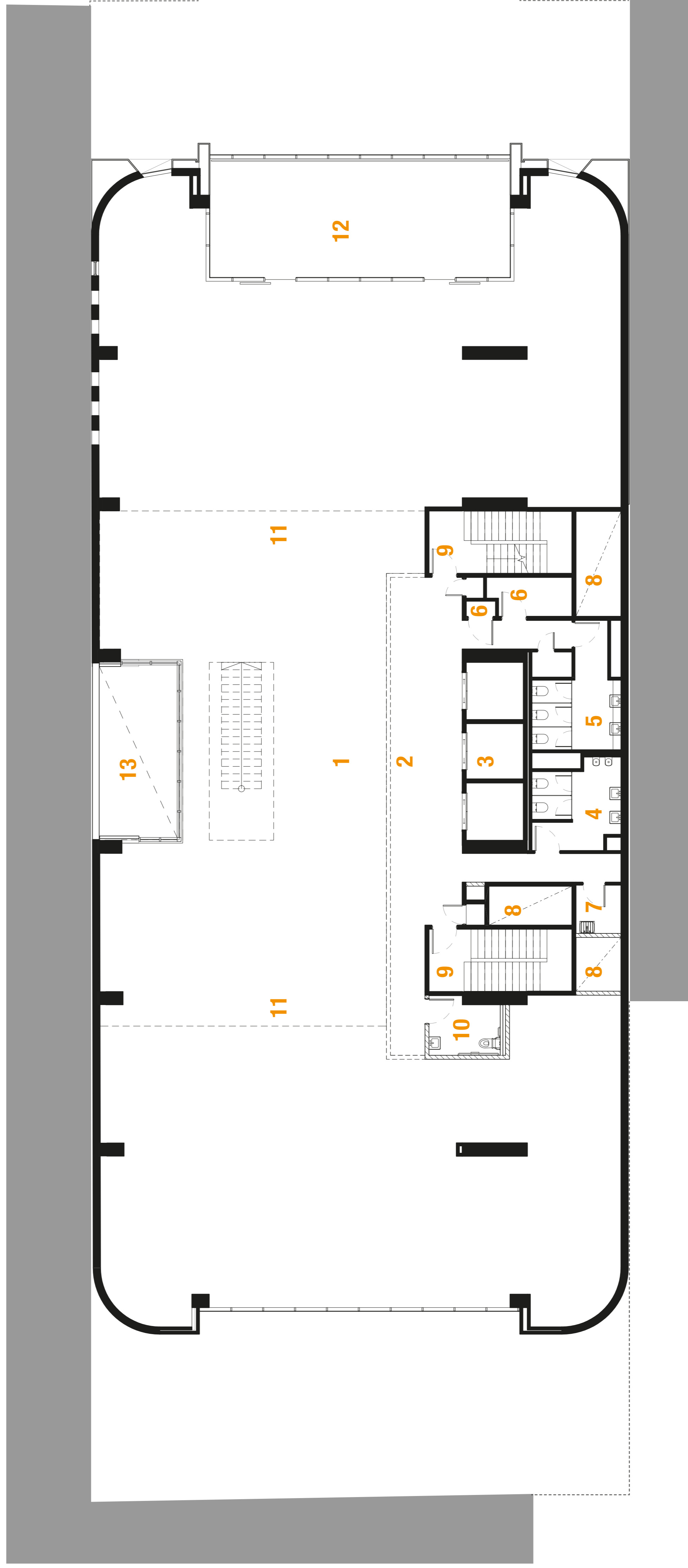
10 1:100 @ A1

5

0



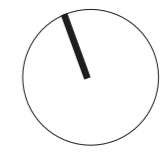
- LEGEND**
- 1. OFFICES
 - 2. LIFT LOBBY
 - 3. LIFTS
 - 4. MALE TOILETS
 - 5. FEMALE TOILETS
 - 6. ELECTRICAL
 - 7. CLEANER
 - 8. MECHANICAL RISER
 - 9. FIRE STAIR
 - 10. UAT
 - 11. MEZZANINE OVER
 - 12. TERRACE
 - 13. LIGHTWELL



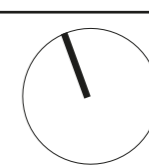
10 1:100 @ A1

5

0

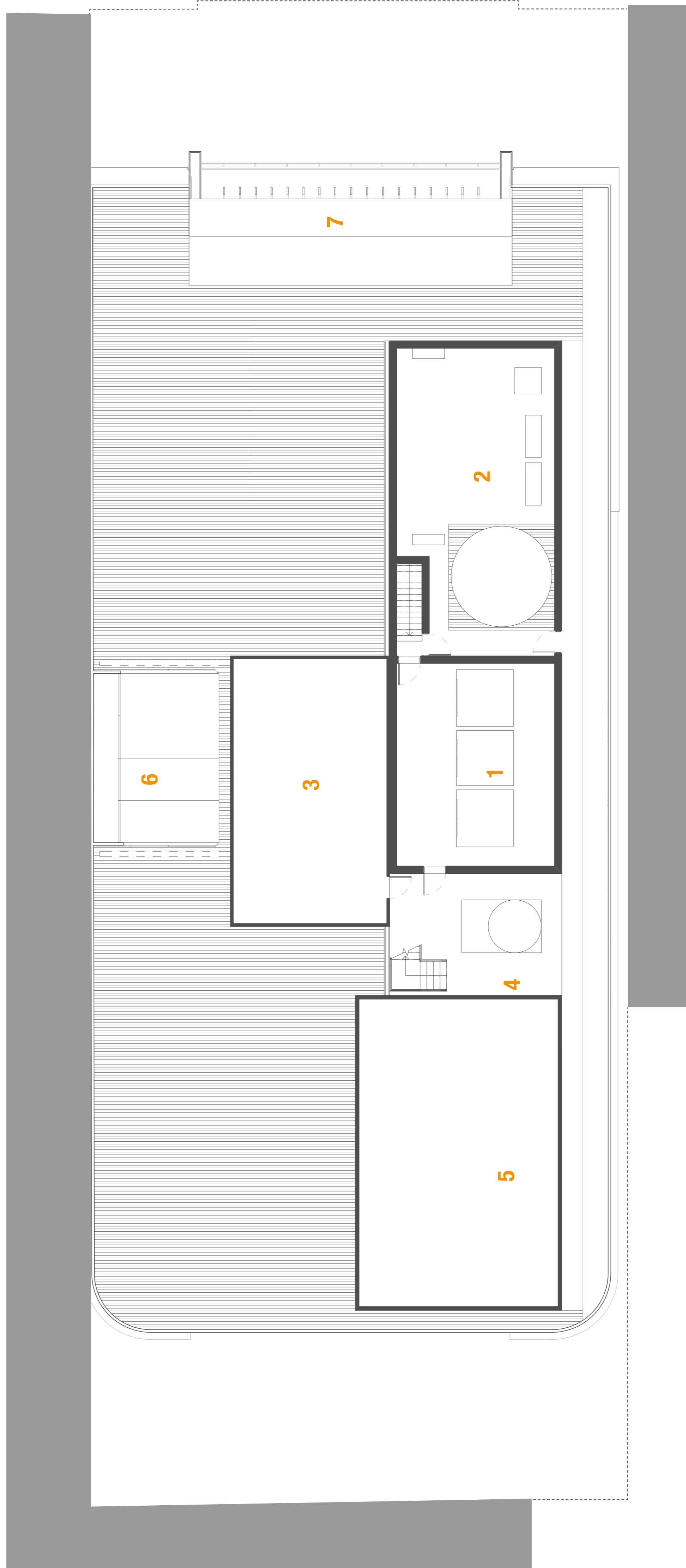


A-15



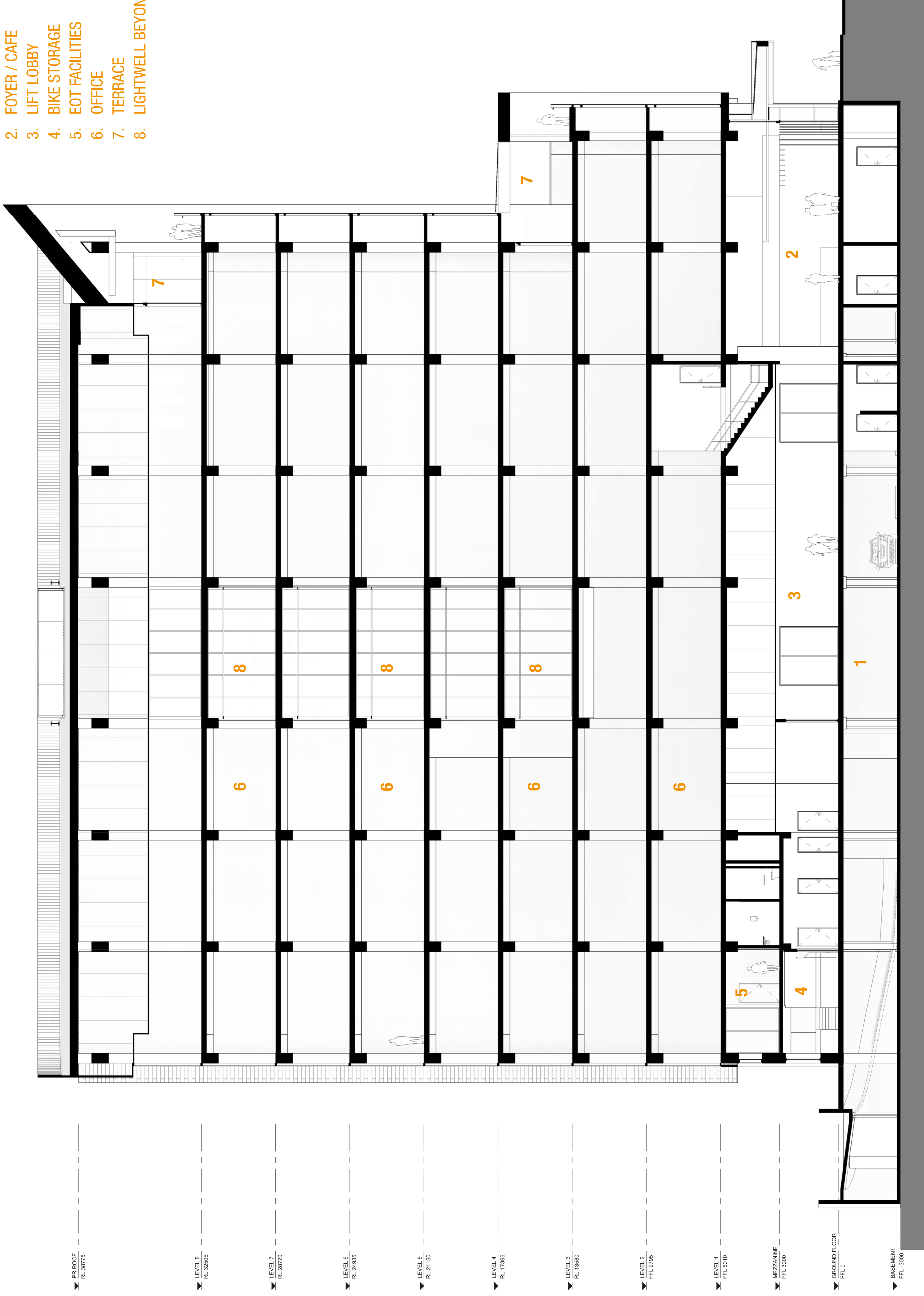
LEGEND

- 1. LIFT MOTOR ROOM
- 2. COOLING TOWERS
- 3. MECHANICAL PLANT
- 4. OPEN PLANT
- 5. NEW PLANT ENCLOSURE
- 6. SKYLIGHT
- 7. ROOF ABOVE TERRACE



LEGEND

- 1. BASEMENT
- 2. FOYER / CAFE
- 3. LIFT LOBBY
- 4. BIKE STORAGE
- 5. EOT FACILITIES
- 6. OFFICE
- 7. TERRACE
- 8. LIGHTWELL BEYOND



125 MURRAY STREET



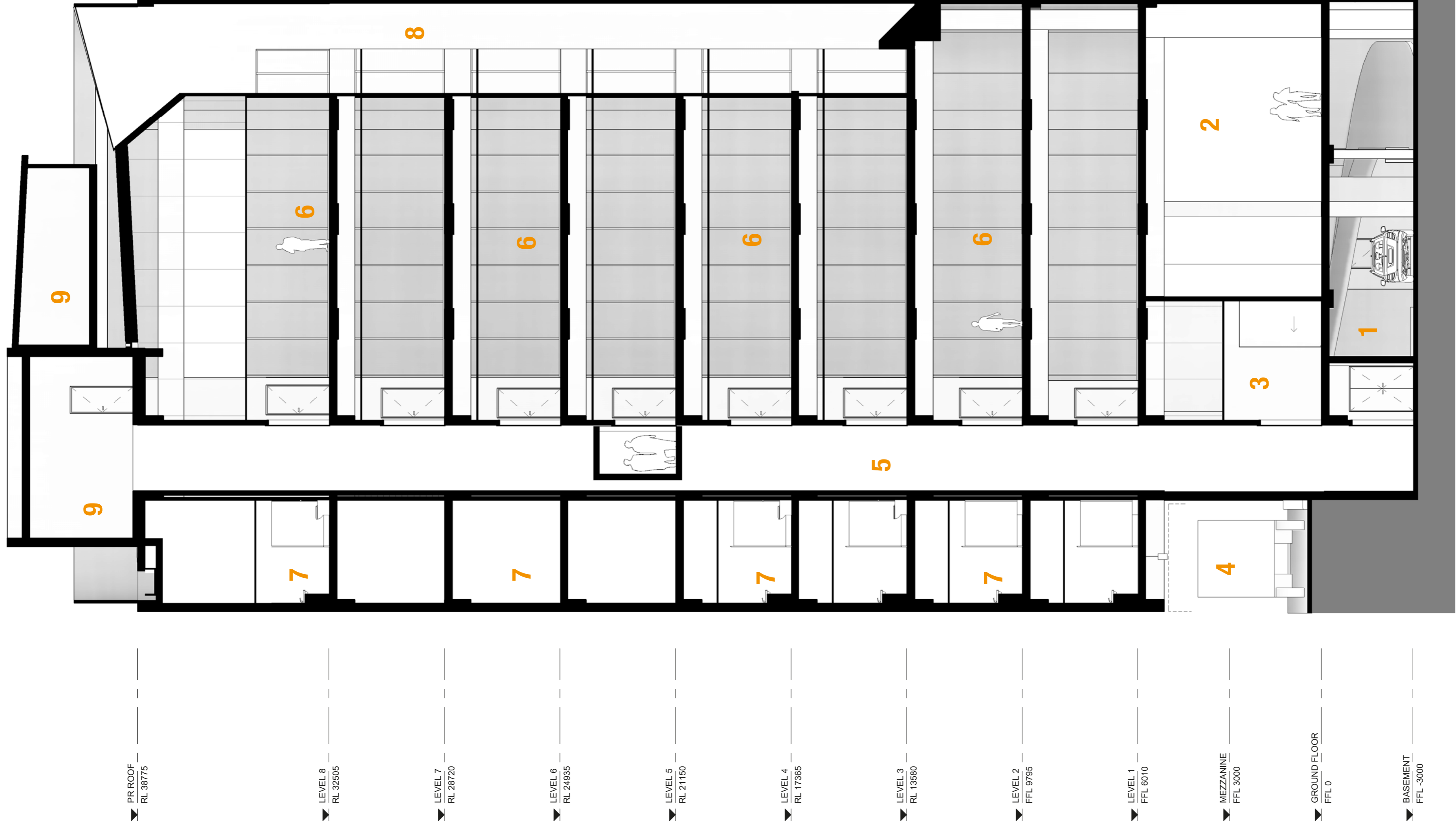
DEVELOPMENT APPLICATION

REVISION A
27 SEPTEMBER 2018
618117.00

LONGITUDINAL SECTION

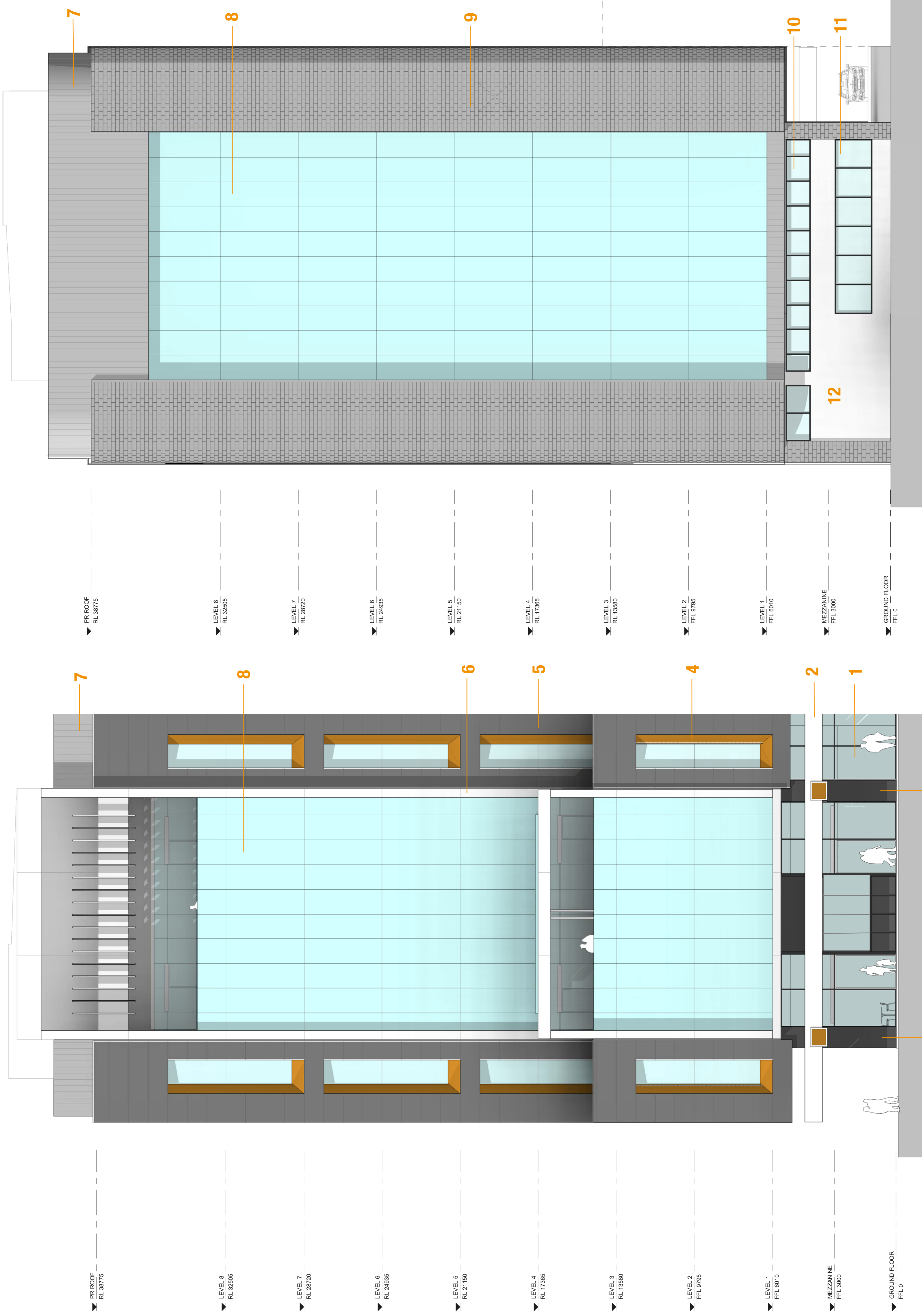
LEGEND

- 1. BASEMENT
- 2. RETAIL
- 3. LIFT LOBBY
- 4. EASEMENT
- 5. LIFT SHAFT
- 6. OFFICE
- 7. WET AREAS
- 8. LIGHT WELL
- 9. PLANT



LEGEND

- 1. CLEAR SHOP FRONT GLAZING
- 2. ALUMINIUM / GLAZED AWNING
- 3. SELECTED STONE CLADDING (DARK GREY)
- 4. ALUMINIUM CLADDING (BRONZE)
- 5. ALUMINIUM CLADDING (CHARCOAL HORIZONTAL PATTERN)
- 6. ALUMINIUM CLADDING (WHITE)
- 7. ALUMINIUM CLADDING (MID GREY VERTICAL PATTERN)
- 8. GLASS FACADE (HIGH PERFORMANCE)
- 9. EXISTING BRICKWORK (PAINTED)
- 10. FROSTED GLAZING
- 11. CLEAR GLAZING TO BIKE STORE
- 12. EXISTING CONCRETE (PAINTED)



01 - NORTH ELEVATION

02 - SOUTH ELEVATION

125 MURRAY STREET



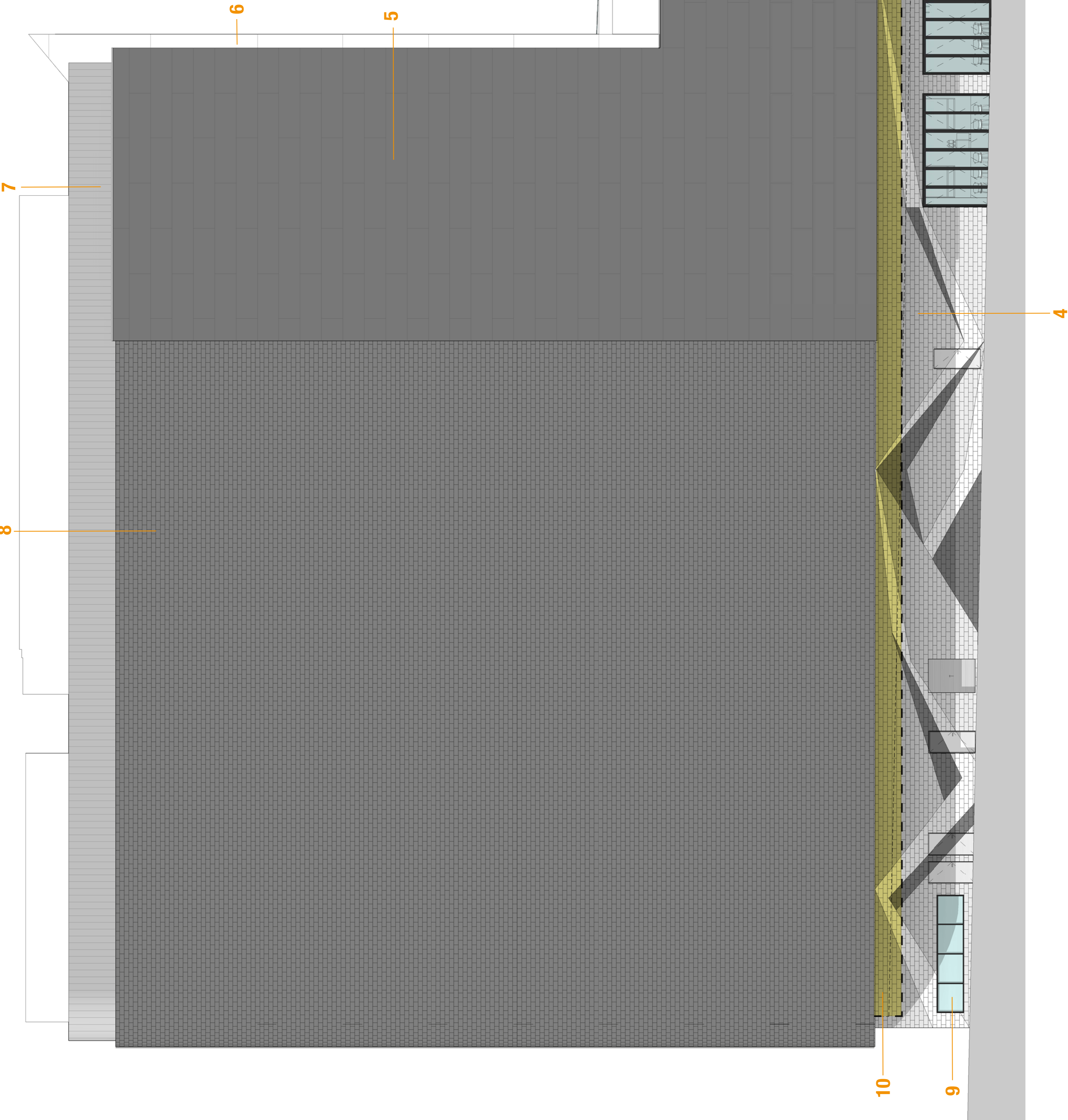
DEVELOPMENT APPLICATION

REVISION A
27 SEPTEMBER 2018
618117.00

ELEVATIONS

LEGEND

- 1. OPERABLE SHOP FRONT GLAZING
- 2. AWNING
- 3. STONE / METAL CLADDING (ALUMINIUM CLAD / GLASS INFILL)
- 4. GRAPHIC TO EXISTING BRICKWORK (DARK GREY)
- 5. ALUMINIUM CLADDING (CHARCOAL HORIZONTAL PATTERN)
- 6. ALUMINIUM CLADDING (WHITE)
- 7. ALUMINIUM CLADDING (MID GREY VERTICAL PATTERN)
- 8. EXISTING BRICKWORK (PAINTED)
- 9. BIKE STORE NEW CLEAR GLAZING
- 10. METAL MESH LINING & FEATURE LIGHTING



- ▼ PREROOF
RL 38775
- ▼ LEVEL 8
RL 32505
- ▼ LEVEL 7
RL 28720
- ▼ LEVEL 6
RL 24935
- ▼ LEVEL 5
RL 21150
- ▼ LEVEL 4
RL 17365
- ▼ LEVEL 3
RL 13580
- ▼ LEVEL 2
FFL 9795
- ▼ LEVEL 1
FFL 6010
- ▼ MEZZANINE
FFL 3000
- ▼ GROUND FLOOR
FFL 0

03 - EAST ELEVATION

125 MURRAY STREET



DEVELOPMENT APPLICATION

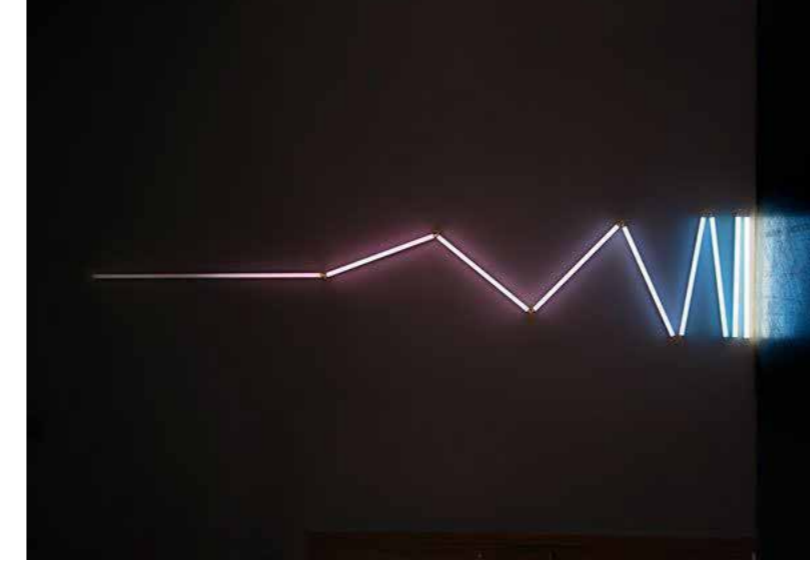
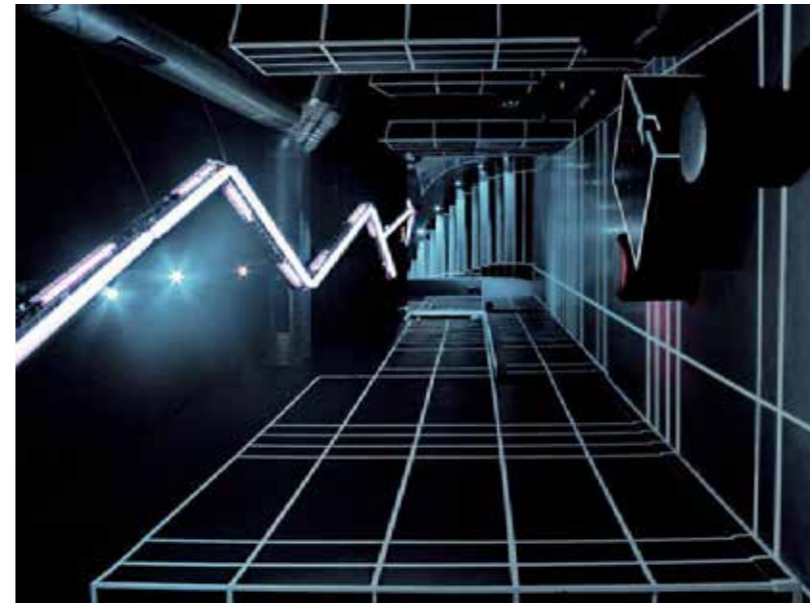
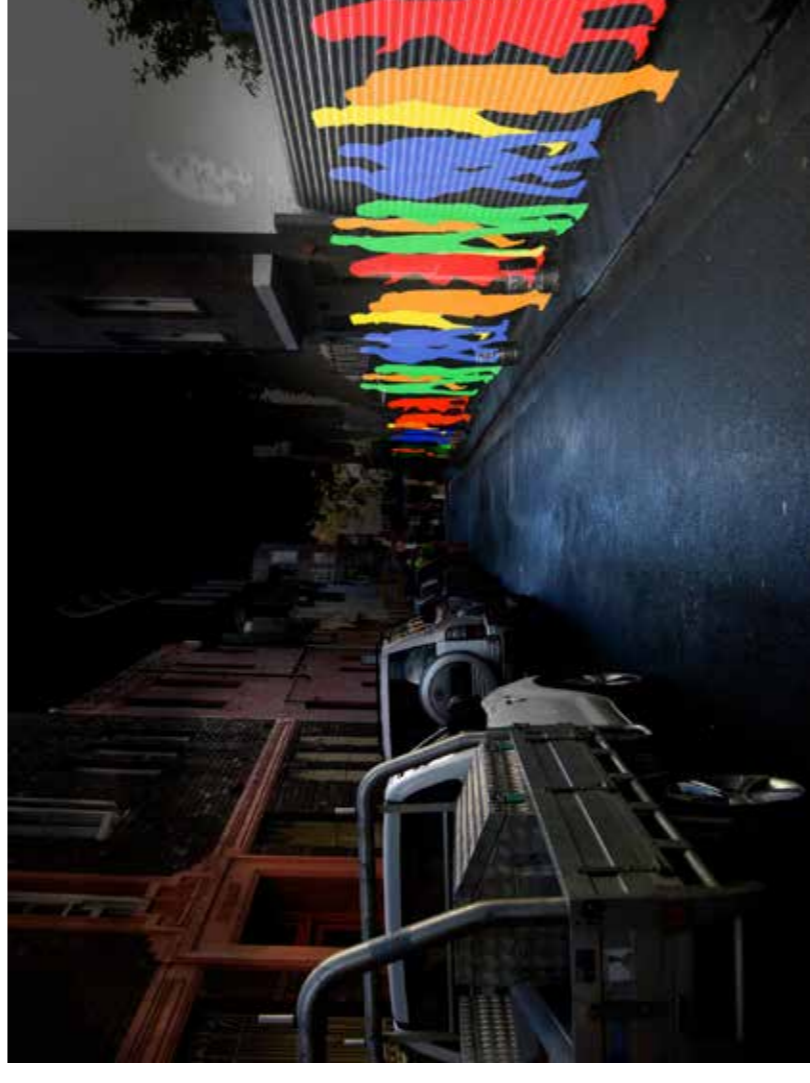
REVISION A
27 SEPTEMBER 2018
618117.00

10 5 0
1:100 @ A1

F&B/ CAFE



EASEMENT



MATERIALS



125 MURRAY STREET



DEVELOPMENT APPLICATION

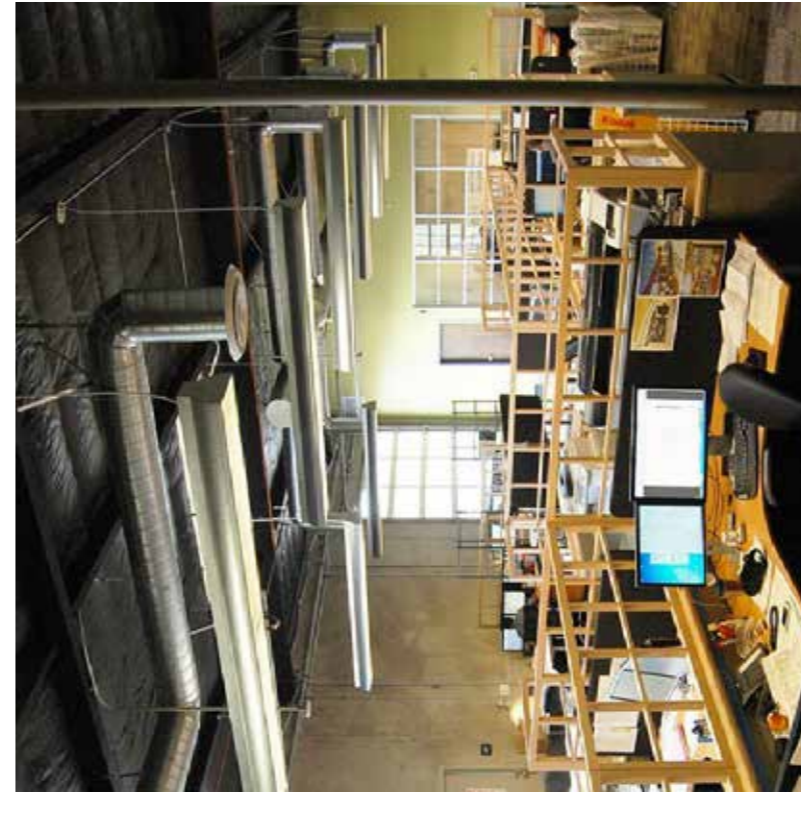
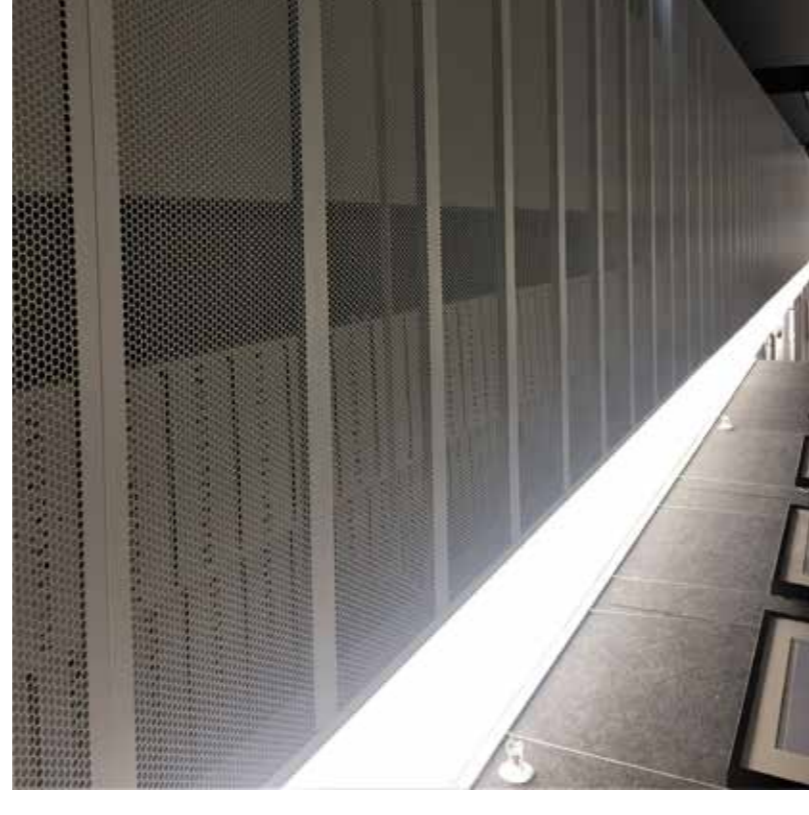
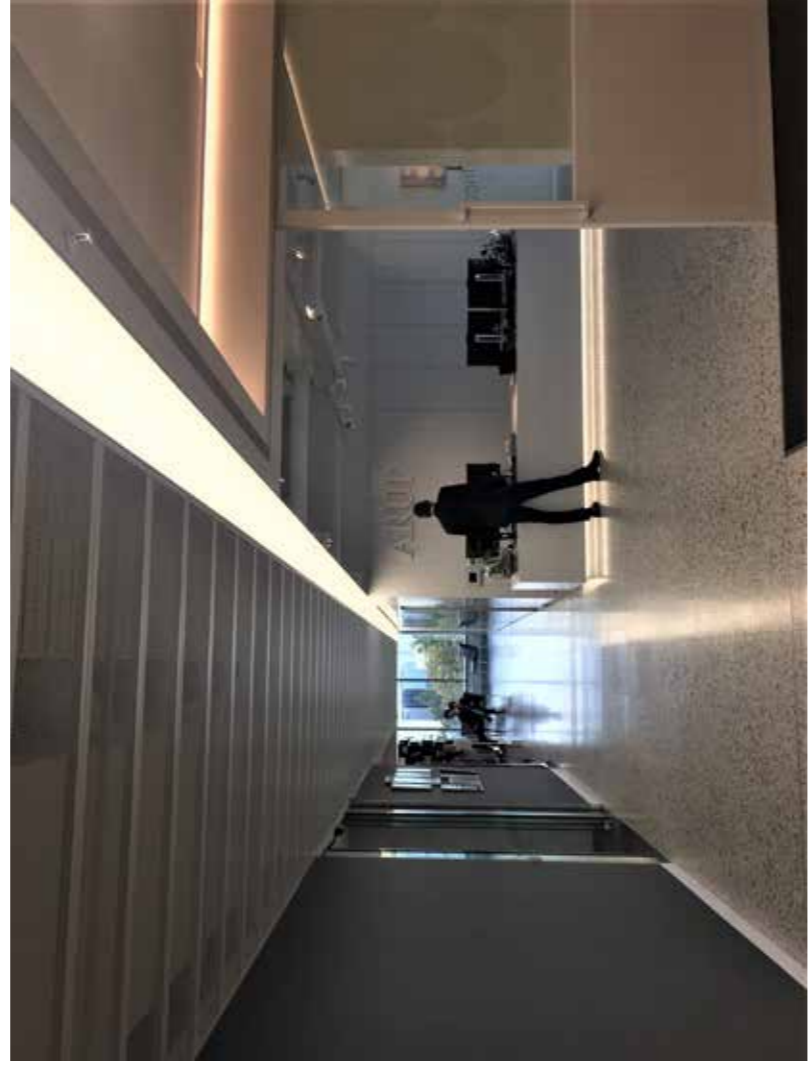
REVISION A
27 SEPTEMBER 2018

618117.00

A-21

THEMATIC IMAGERY

WORKPLACE



125 MURRAY STREET



COX ARCHITECTURE

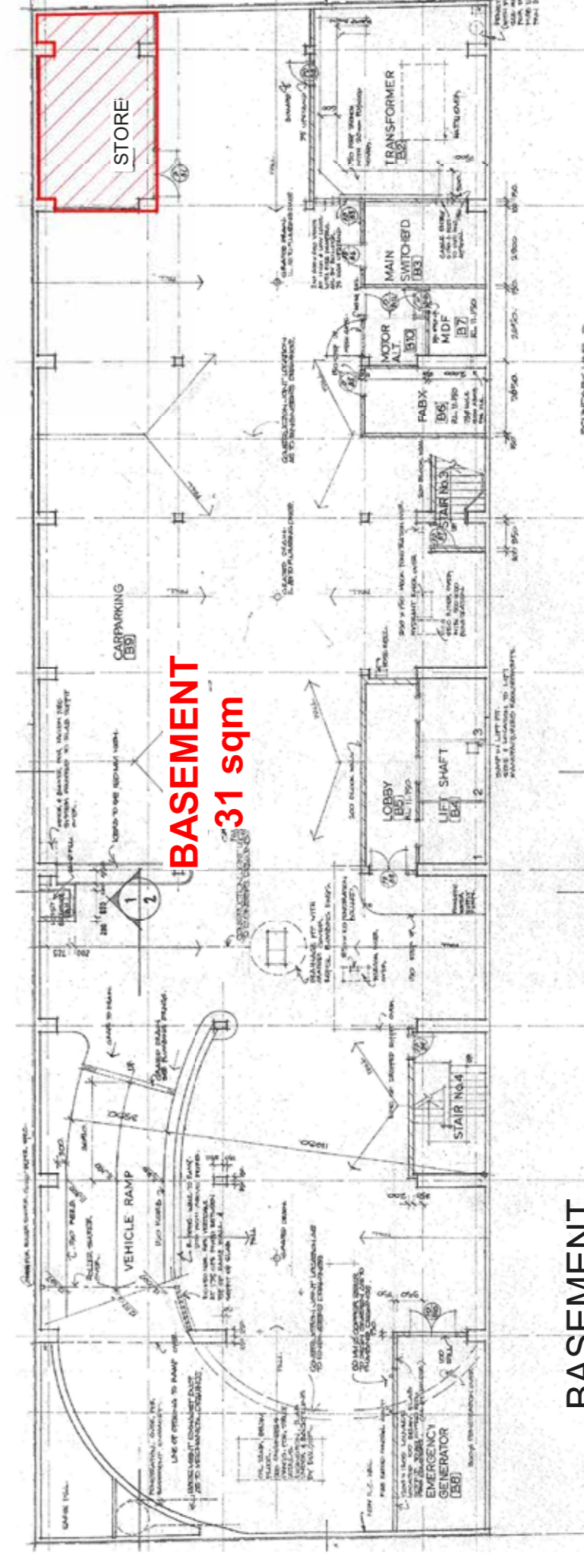
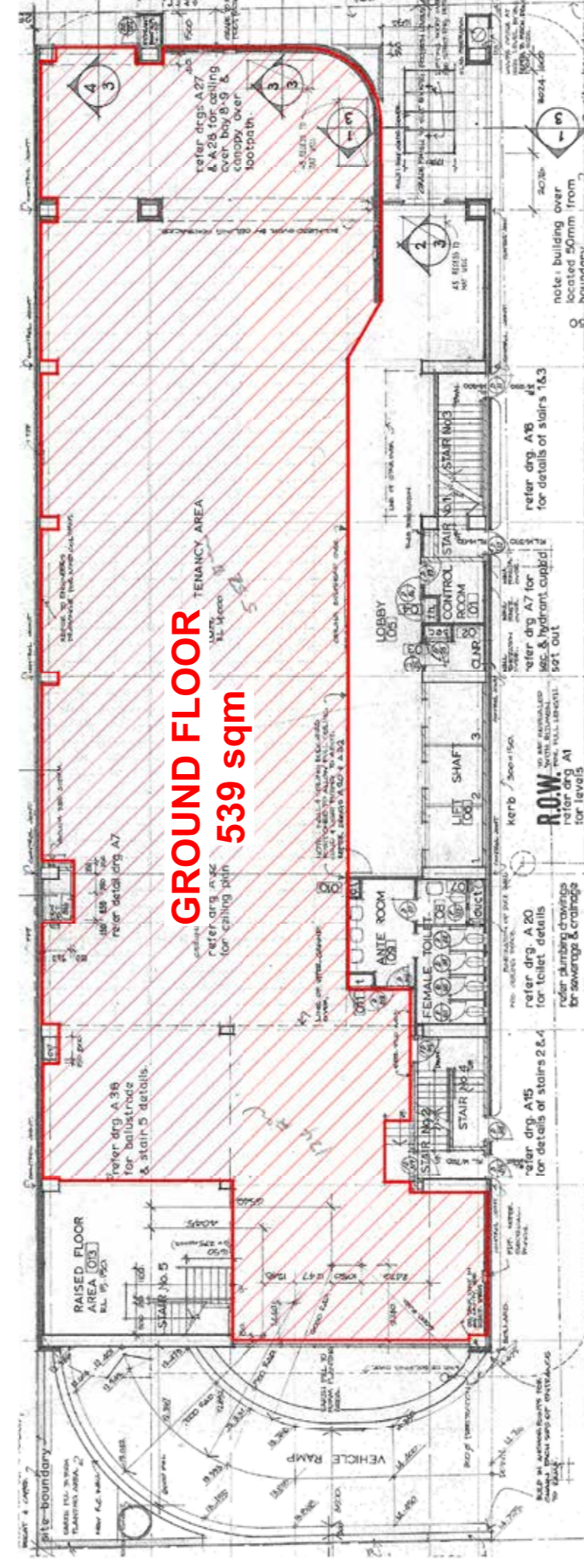
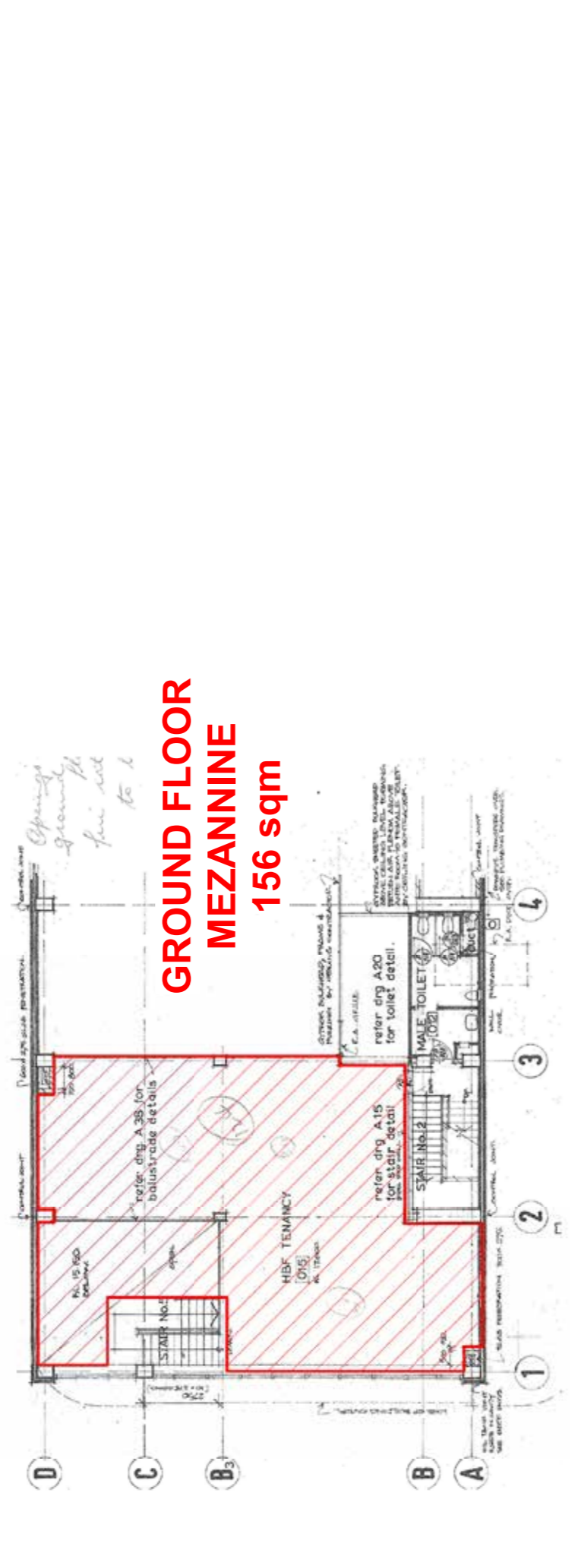
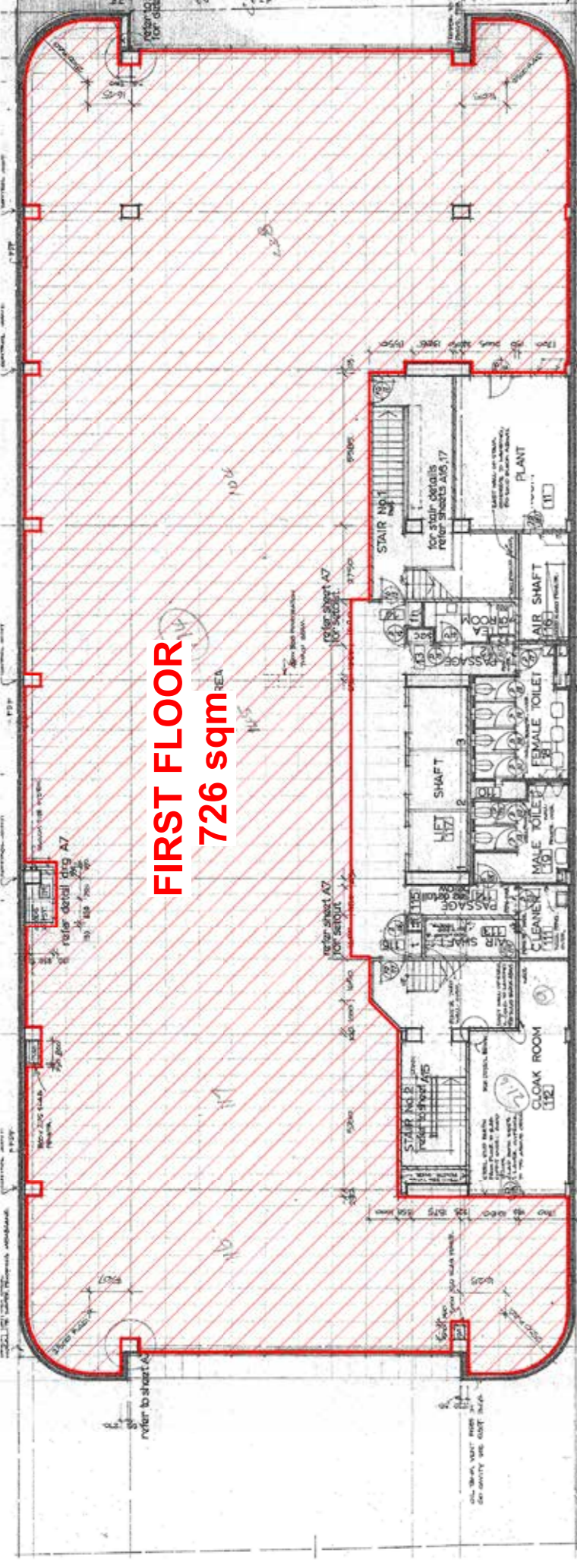
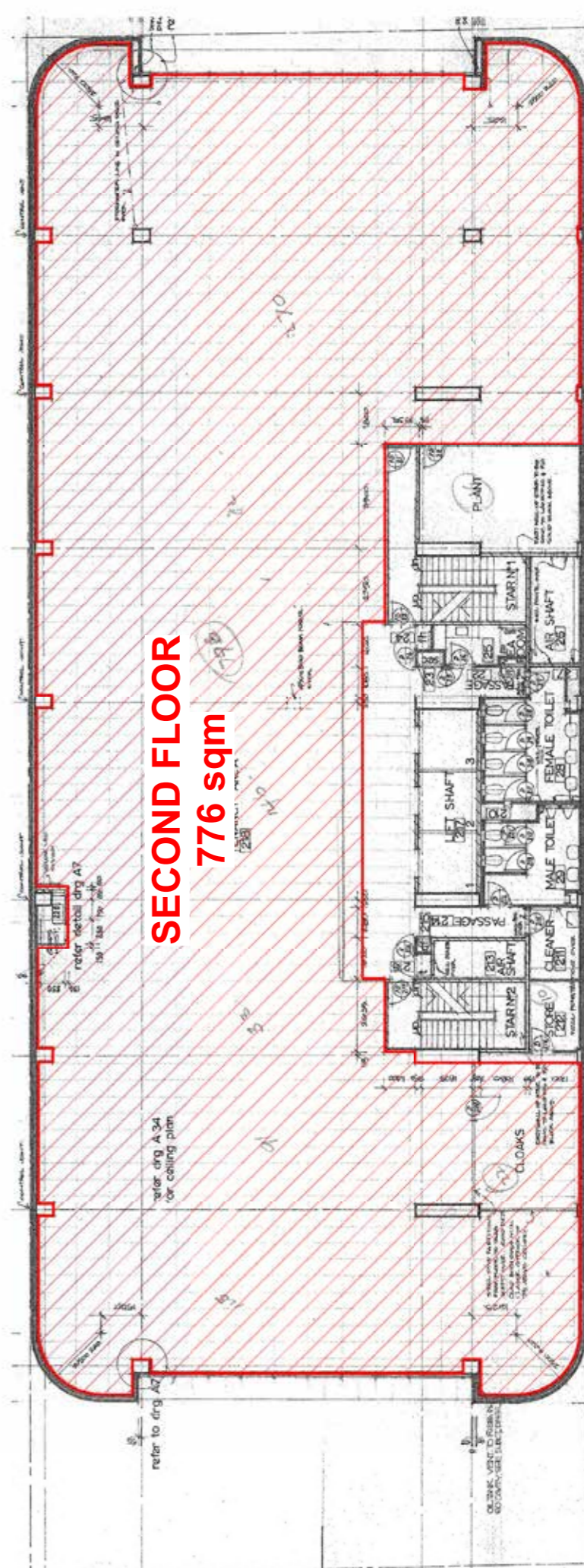
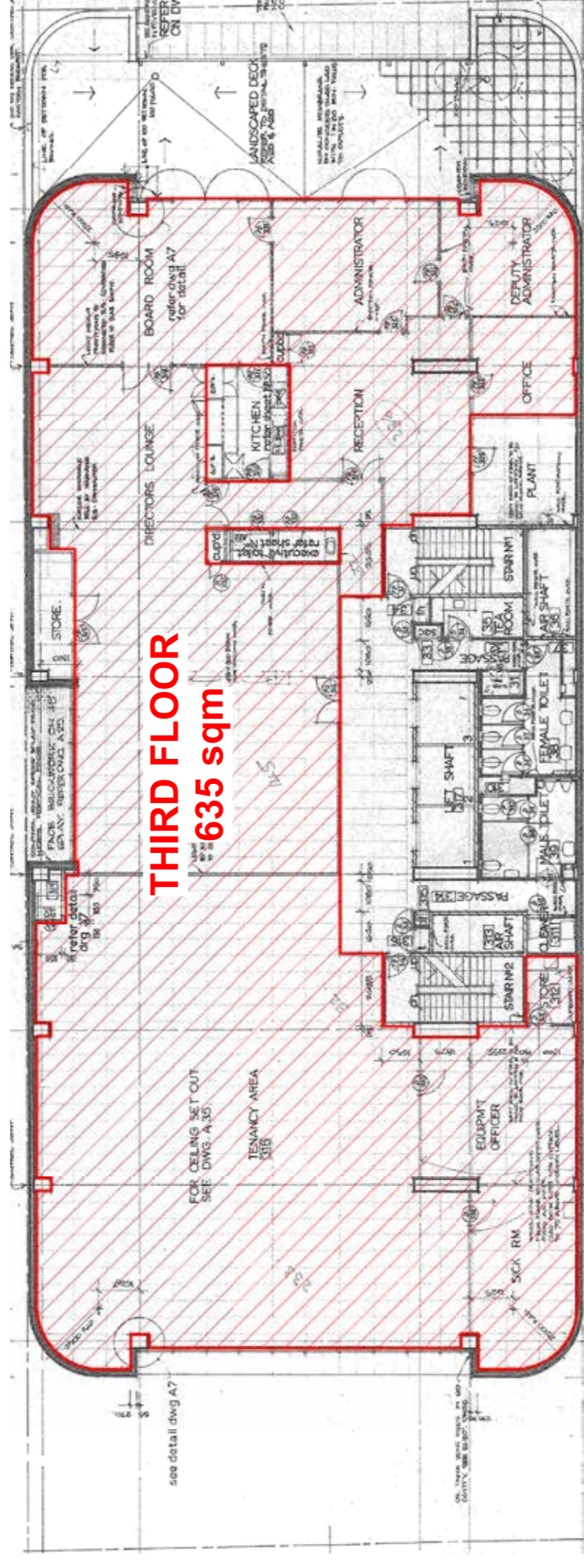
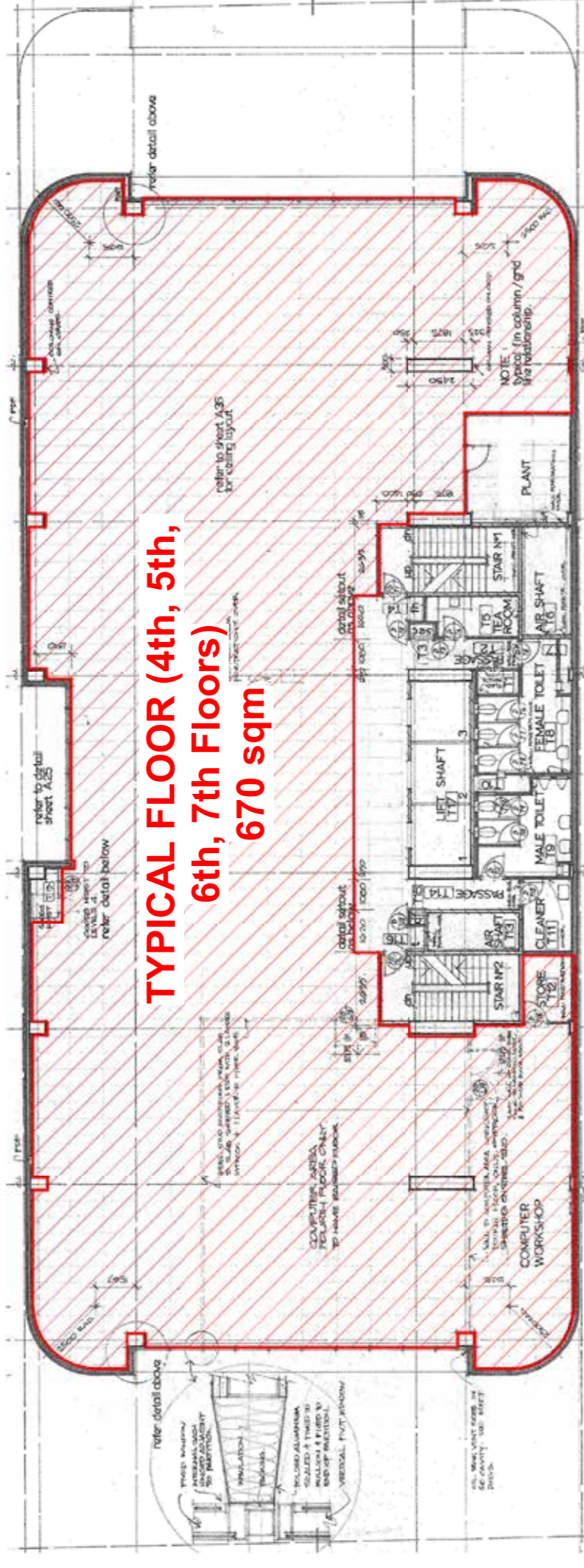
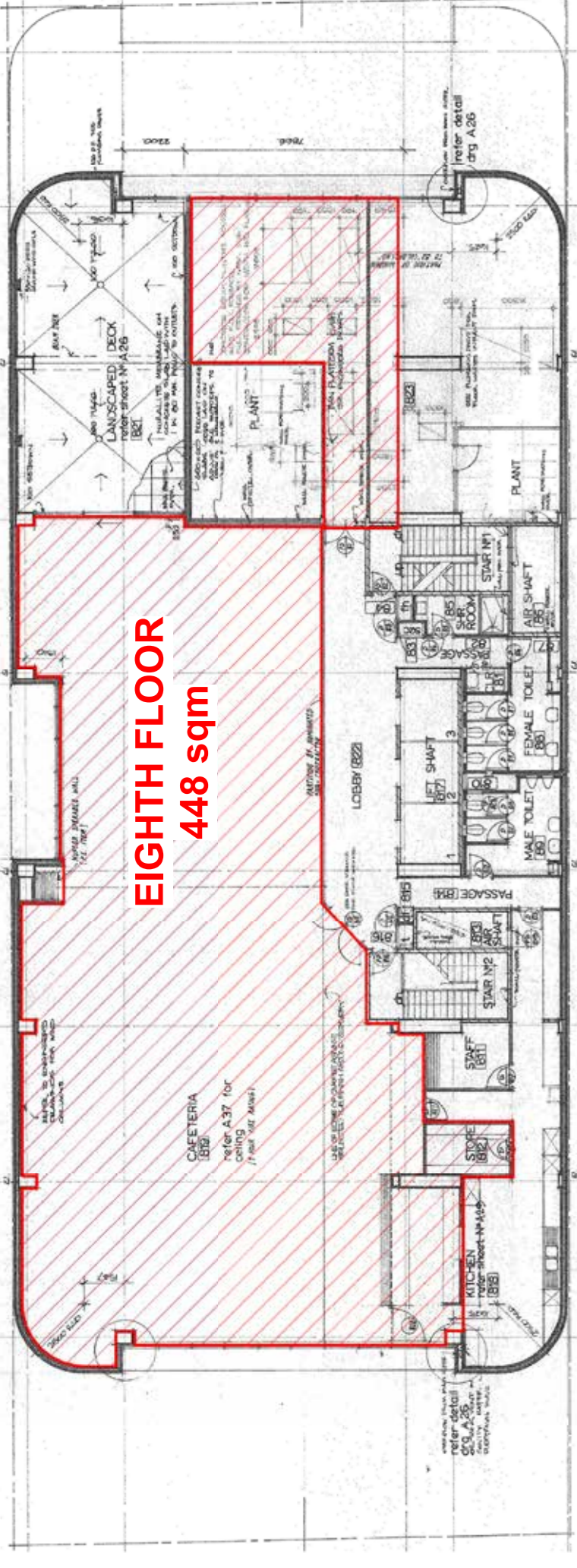
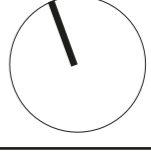
DEVELOPMENT APPLICATION

REVISION A
27 SEPTEMBER 2018

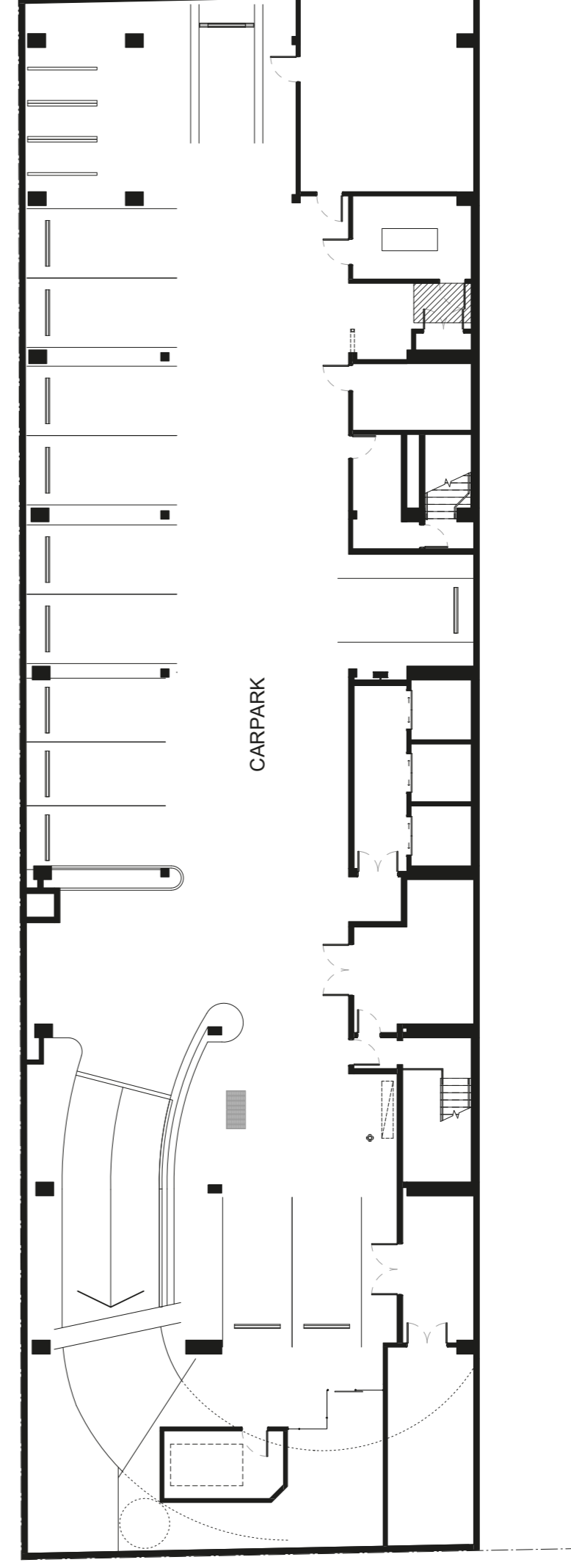
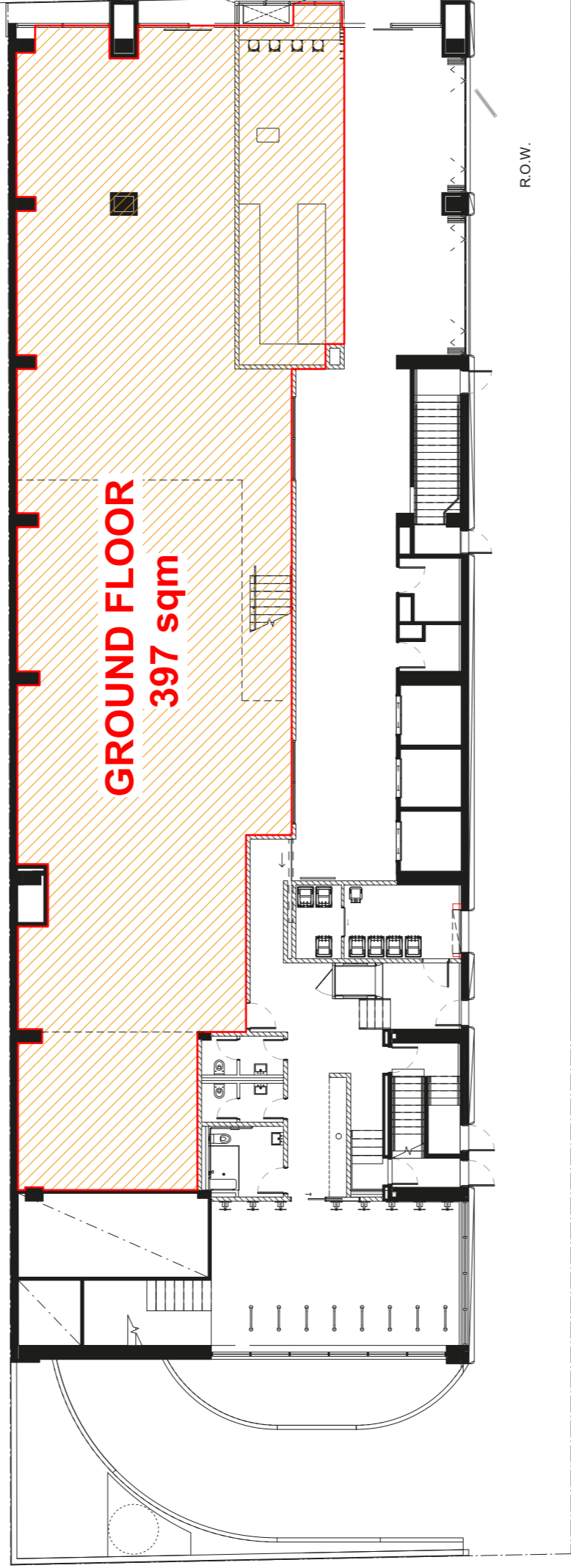
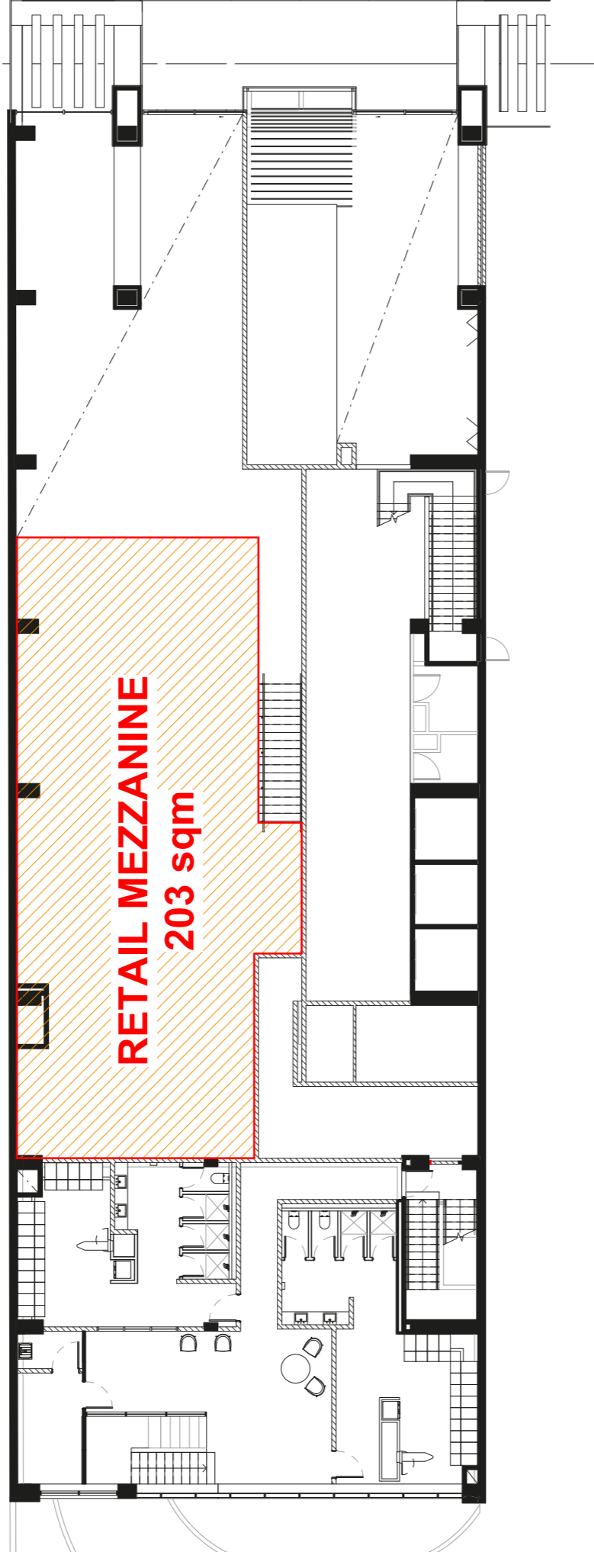
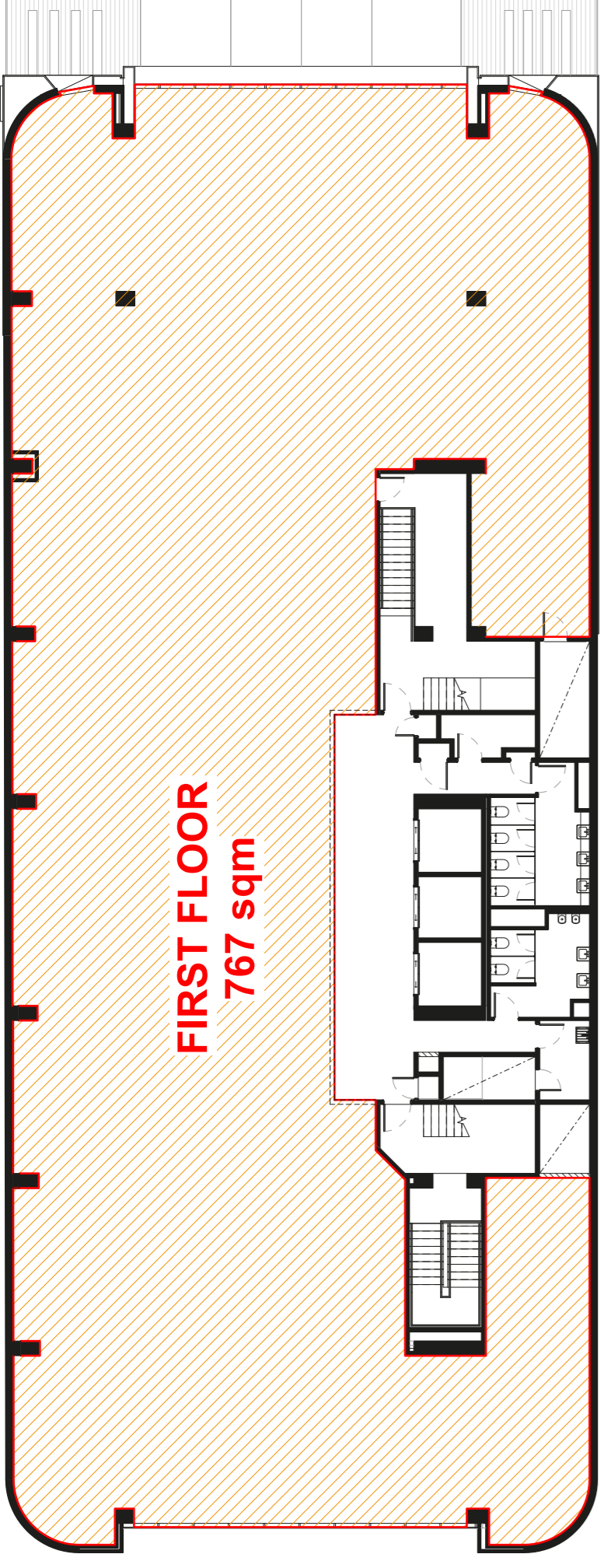
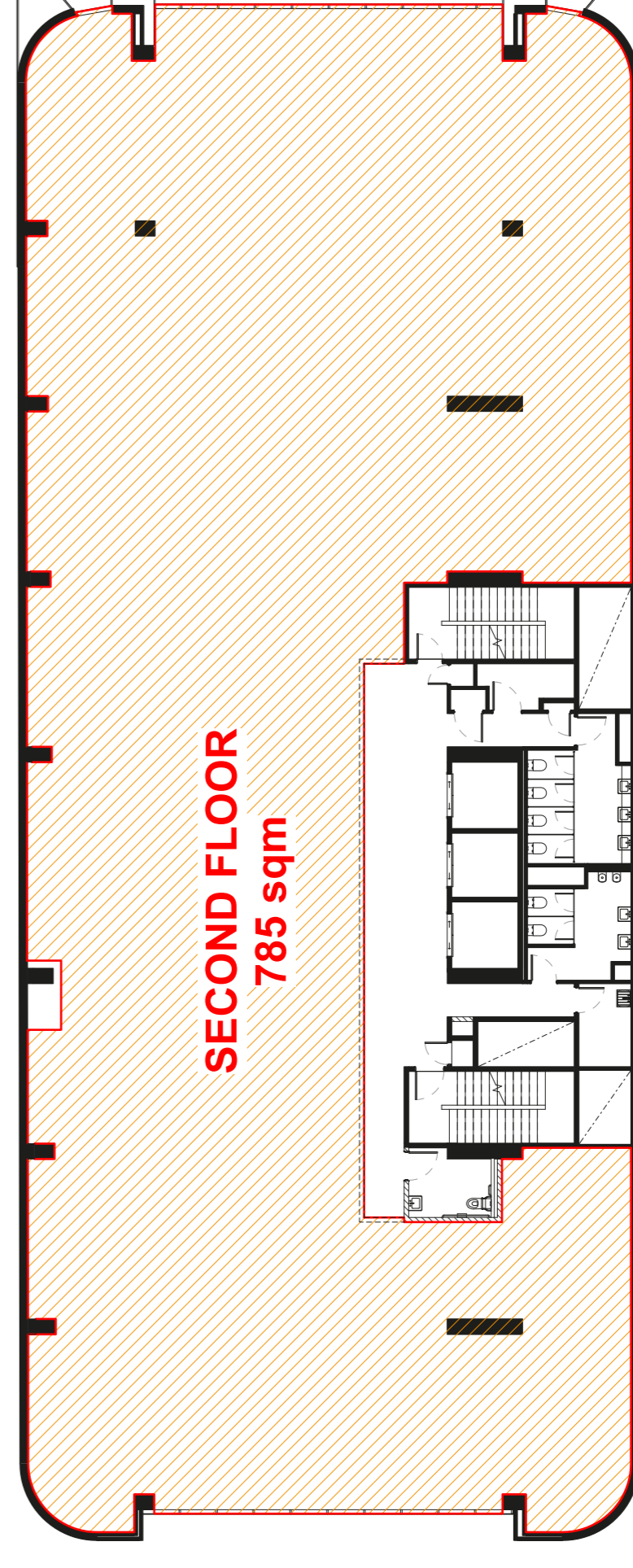
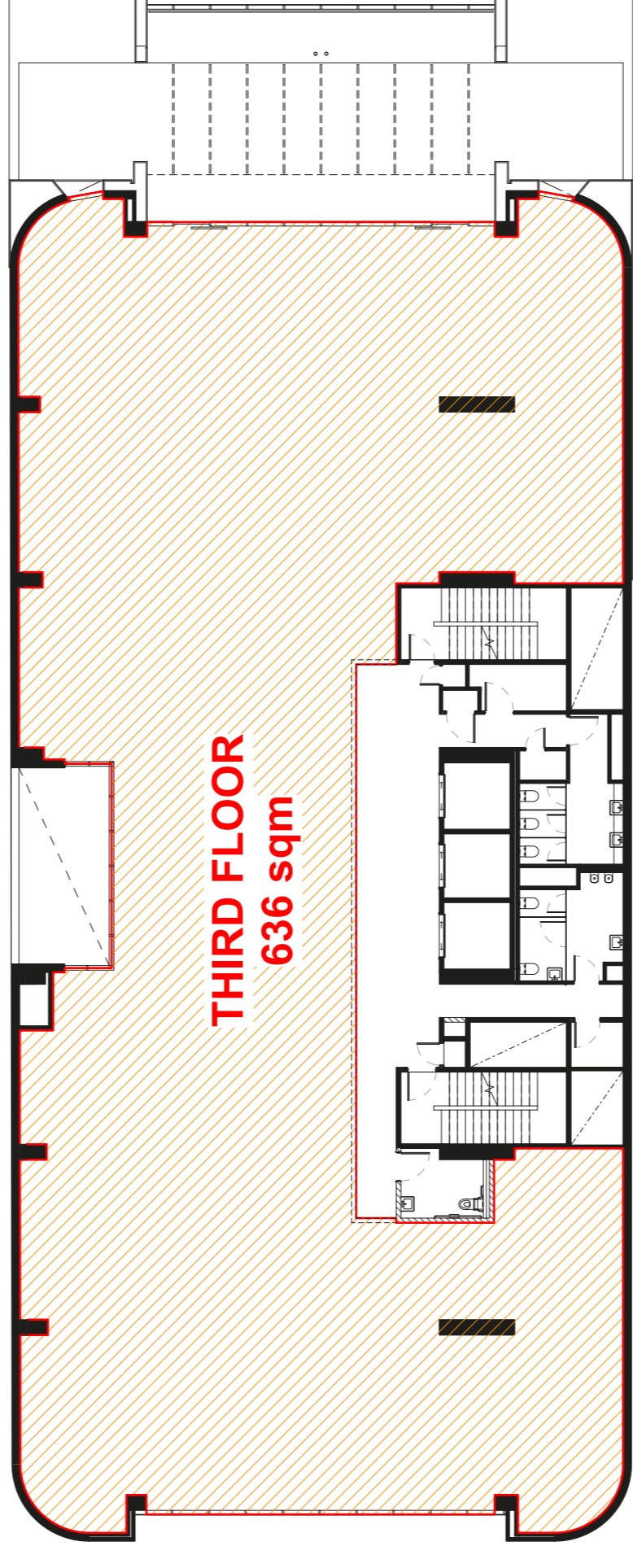
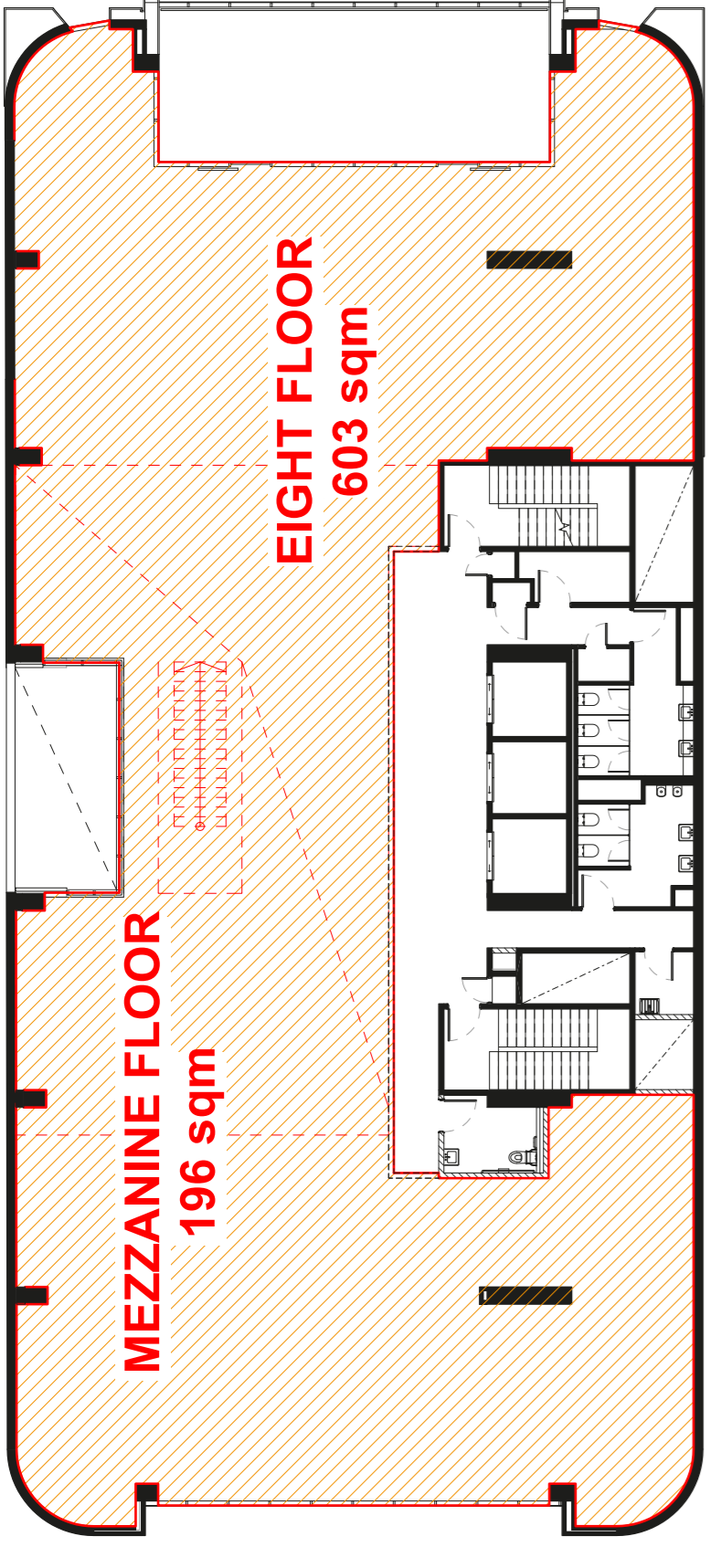
618117.00

THEMATIC IMAGERY

A-22



FLOOR AREA AS PER CPP DEFINITION (sqm)	31
BASEMENT	31
GROUND FLOOR	539
UPPER GROUND (MEZ)	156
FIRST FLOOR	726
SECOND FLOOR	776
THIRD FLOOR	635
FOURTH FLOOR	670
FIFTH FLOOR	670
SIXTH FLOOR	670
SEVENTH FLOOR	670
EIGHTH FLOOR	448
ROOF	0
TOTAL FLOOR AREA	5991



PROPOSED PLOT RATIO CALCULATION	FLOOR AREA AS PER CPP DEFINITION (sqm)
BASEMENT	0
GROUND FLOOR	397
UPPER GROUND (MEZZANINE)	203
FIRST FLOOR	767
SECOND FLOOR	785
THIRD FLOOR	636
FOURTH FLOOR	666
FIFTH FLOOR	666
SIXTH FLOOR	666
SEVENTH FLOOR	666
EIGHTH FLOOR	603
UPPER EIGHT (MEZZANINE)	196
ROOF	0
SUB TOTAL FLOOR AREA	6251
TEA PREP (10m ² FLOOR)	(-80)
TOTAL FLOOR AREA	6171