

Design Advisory Committee

Notice of Meeting
20 September 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 – 23 August 2018
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports

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- 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
12 September 2018

This meeting is open to members of the public

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

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

Agenda Item 6.1 **22 (Lot 28) Altona Street, West Perth – Proposed Nine Level Residential Development Containing 23 Multiple Dwellings and 27 Car Parking Bays**

Recommendation:

*That the Design Advisory Committee **CONSIDERS** the design of the nine-level residential development containing 23 multiple dwellings and 27 car parking bays at 22 (Lot 28) Altona Street, West Perth and provides advice on the:*

- 1. general design and aesthetic quality of the development, including:**
 - 1.1 its presentation to the street, particularly the ground floor interface;**
 - 1.2 the proposed external materials and finishes; and**
 - 1.3 landscaping treatments;**
- 2. proposed setback variation to the front boundary (Altona Street) and its impact on the streetscape;**
- 3. proposed variations to the side and rear setback requirements and their impact on the adjacent properties, laneway and the intended character of the locality; and**
- 4. proposed variation to the provision of landscaping.**

FILE REFERENCE:	2018/5300
REPORTING UNIT:	Development Approvals Unit
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	12 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 will be available at the Committee meeting
LANDOWNER:	Majicyl Pty Ltd
APPLICANT:	Urbanista Town Planning
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) West Perth (P10) (City Planning Scheme Area) Office/Residential
APPROXIMATE COST:	\$6.2 million

Purpose and Background:

The subject site comprises a total area of 650m² and has a 15-metre frontage to Altona Street. The site currently contains a single storey building which is used for office purposes. The site is bordered by a laneway to the north and east with low to mid rise office buildings beyond and a three-storey office building to the south.

Council at its meeting held **9 March 2010**, resolved to grant conditional approval for the demolition of the existing single storey office building on the site and the construction of a ten-level mixed-use development. The approval included the transfer of plot ratio from 76 Wittenoom Street, East Perth of 20% (260m² of floor area) to the subject site under the provisions of City Planning Scheme No. 2 (CPS2). Whilst the approved development has not proceeded and all relevant approvals having lapsed, the transfer of plot ratio process was completed with the additional 20% (260m²) being applicable to the site and available for use, subject to all other Scheme provisions, as part of any proposed redevelopment.

Details:

Approval is sought for the demolition of all buildings and structures on the site to construct a nine-level residential development containing 23 multiple dwellings and 27 car parking bays.

The proposed development will provide the following range of unit types:

- One 1-bedroom and 1-bathroom apartment;
- Twenty 2-bedroom and 2-bathroom apartments; and
- Two 3-bedroom and 2-bathroom apartments.

Details of the proposed development are as follows:

Basement Floor Level	This level contains eight car parking bays, vehicle circulation area and ramp with vehicular access/egress to the ground floor level, 17 residential store rooms, water pumps and tanks, electrical substation, fire exit stairwells, lift and lift lobby.
Ground Floor Level	This level contains 11 car parking bays with the internal driveways accessed via the adjacent laneway and ramps with access/egress to the basement and first floor levels, three residential store rooms, residential lobby, bin store, landscaping, fire exit stairwells and lift.
First Floor Level	This level contains eight car parking bays, vehicle circulation area and ramp with vehicular access/egress to the ground floor level, one 1-bedroom/1-bathroom apartment (61m ²) with a terrace (21m ²), three residential stores, passageway, landscaping, fire exit stairwells, lift and lift lobby.
Second Floor Level	This level contains four 2-bedroom/2-bathroom apartments (73m ²) with terraces (11m ² to 45m ²), fire exit stairwell, lift and lift lobby.
Third to Sixth Floor Levels	These levels each contain four 2-bedroom/2-bathroom apartments (73m ² to 75m ²) with balconies (10m ² to 12m ²), fire exit stairwell, lift and lift lobby
Seventh Floor Level	This level contains two 3-bedroom/2-bathroom apartments (119m ²) with balconies (8m ² to 40m ²), fire exit stairwell, lift and lift lobby.
Roof Level	This level contains a water pump and tank enclosure, screened air conditioning plant equipment, photovoltaic cells, fire exit stairwell and lift over run.

The development is proposed to be constructed and finished using a mix of materials including textured concrete, vegetated green wall, concrete blockwork, turned blockwork breeze wall, glazing and metal cladding.

The applicant advises the following with respect to the design, materials and palette section for the development:

“The facade is made up of a balance between surrounding and new materials which introduce new characteristics and dialogue with surrounding buildings. The facade has been articulated in such a way to reduce bulk to the eastern and western elevations. The composition has been influenced by the orientation of balconies and openings to living areas to each apartment. Textured elements have also been employed to create a sense of interest and depth to the facade. The podium level is constructed of mass permeable blockwork to create breeze walls. This also provides a method of naturally ventilating the ground car parking areas. The northern and southern elevations are broken up with deep reveals and patterned concrete help reduce mass and bulk also.”

Compliance with Planning Scheme:

Land Use

The subject site is located within the ‘Office/Residential’ use area of the West Perth Precinct (P10) under the City Planning Scheme No. 2 (CPS2). This area will provide for a wide range of office and residential activities together with restaurants (including cafes) and other uses which serve the immediate needs of the work force and residents and add to the area's vitality and attraction. The development of independent residential uses is strongly encouraged.

‘Residential’ is a preferred ‘P’ use in the Office/Residential use area. It is considered that the proposed residential use is consistent with the intent of the Precinct and will be compatible with the surrounding land uses.

Development Requirements

Buildings within the Office/Residential use area shall be set in landscaped surrounds to create an open spacious character quite distinct from the continuous built edge of the primary office district in the city centre. Buildings shall be well set back from boundaries and evoke a sense of prestige, which should be further enhanced by permanent, in ground landscaping.

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

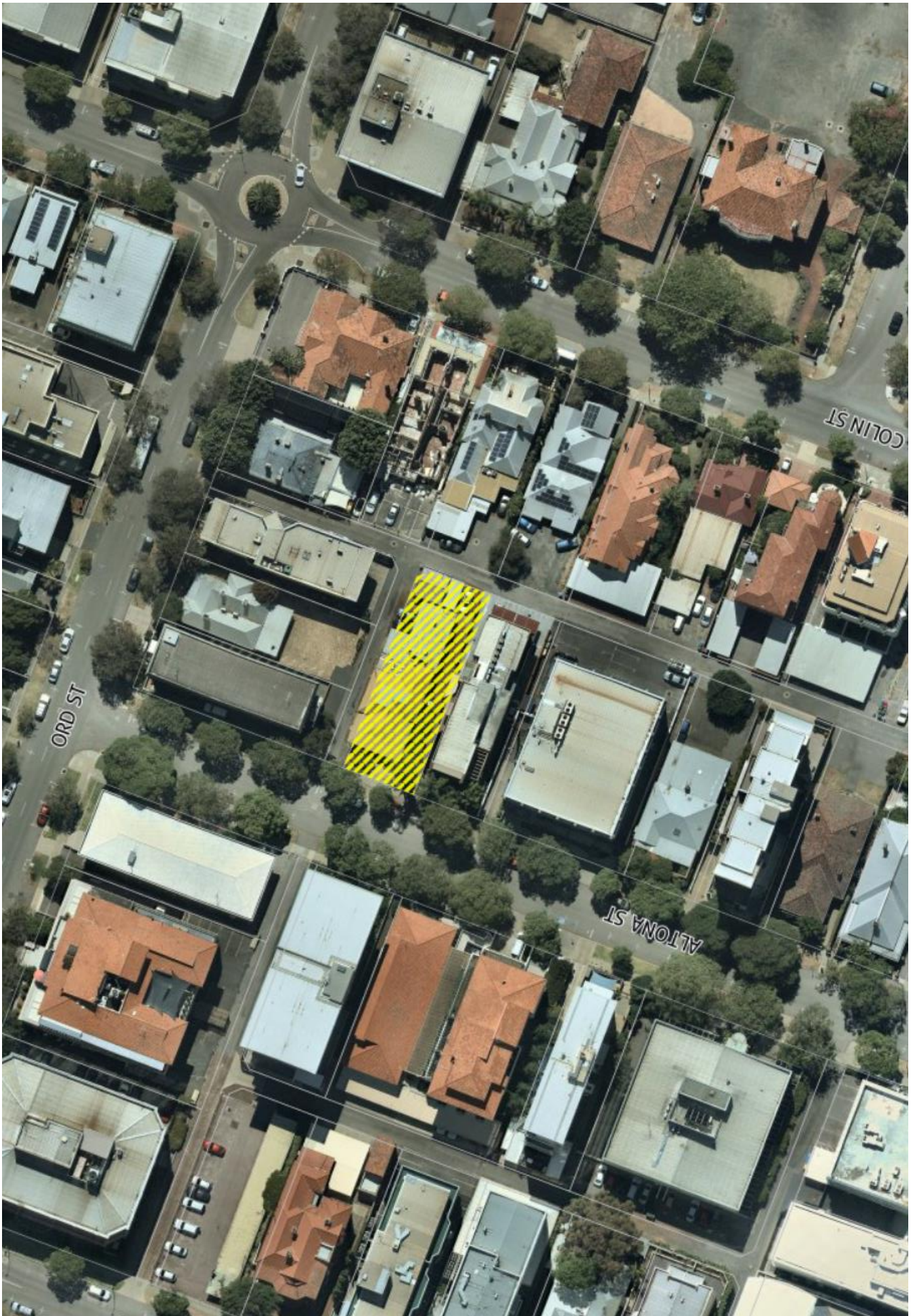
Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio:	2.4:1 (1,560m ²)	2.4:1 (1,560m ²) inclusive of 20% transfer plot ratio (260m ²) from 76 Wittenoom Street, East Perth
Maximum Building Height:	26.5 metres	29 metres
Setbacks: Front (Altona Street)	2.5 metres (entry awning), 3.9 to 4.7 metres (main building)	4.5 metres
Side (north)	Nil to 1.5 metres	3.5 metres

Development Standard	Proposed	Permitted / Required
Side (south)	Nil to 4.3 metres (ground to second floor levels), 2.7 to 4.3 metres (third to seventh floor levels)	3.5 metres
Rear (east)	Nil to 2.2 metres	3 metres
Car Parking:	27 bays	23 bays (minimum) 46 bays (maximum)
Bicycle Parking:	8 bays	8 (minimum) or can be located within residential stores (minimum dimension 2.2 metres and area of 5m ²)
Landscaping:	17% of site (111m²)	25% of site (162m ²)

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.



2018/5300 – 22 (LOT 28) ALTONA STREET, WEST PERTH



2018/5300 – 22 (LOT 28) ALTONA STREET, WEST PERTH (PERSPECTIVES)



2018/5300 – 22 (LOT 28) ALTONA STREET, WEST PERTH (PERSPECTIVES)

C OTTAGG & ENGINEERIN
S URVEY
 Licensed Surveyors

Builder: Seacrest Homes
 CLIENT: LOT 28 #22 Altona Street, West Perth

J/N: 1838/99 DATE: 19/12/2007 TQP P. Smith
 SCALE: DRAWN:

NOTICE: Sewer details plotted from information supplied by Water Corporation.
 SURVEYOR'S ADVISE TRACES
 SOIL DESCRIPTION

Sand
 Lawn-Garden (Refer to survey)

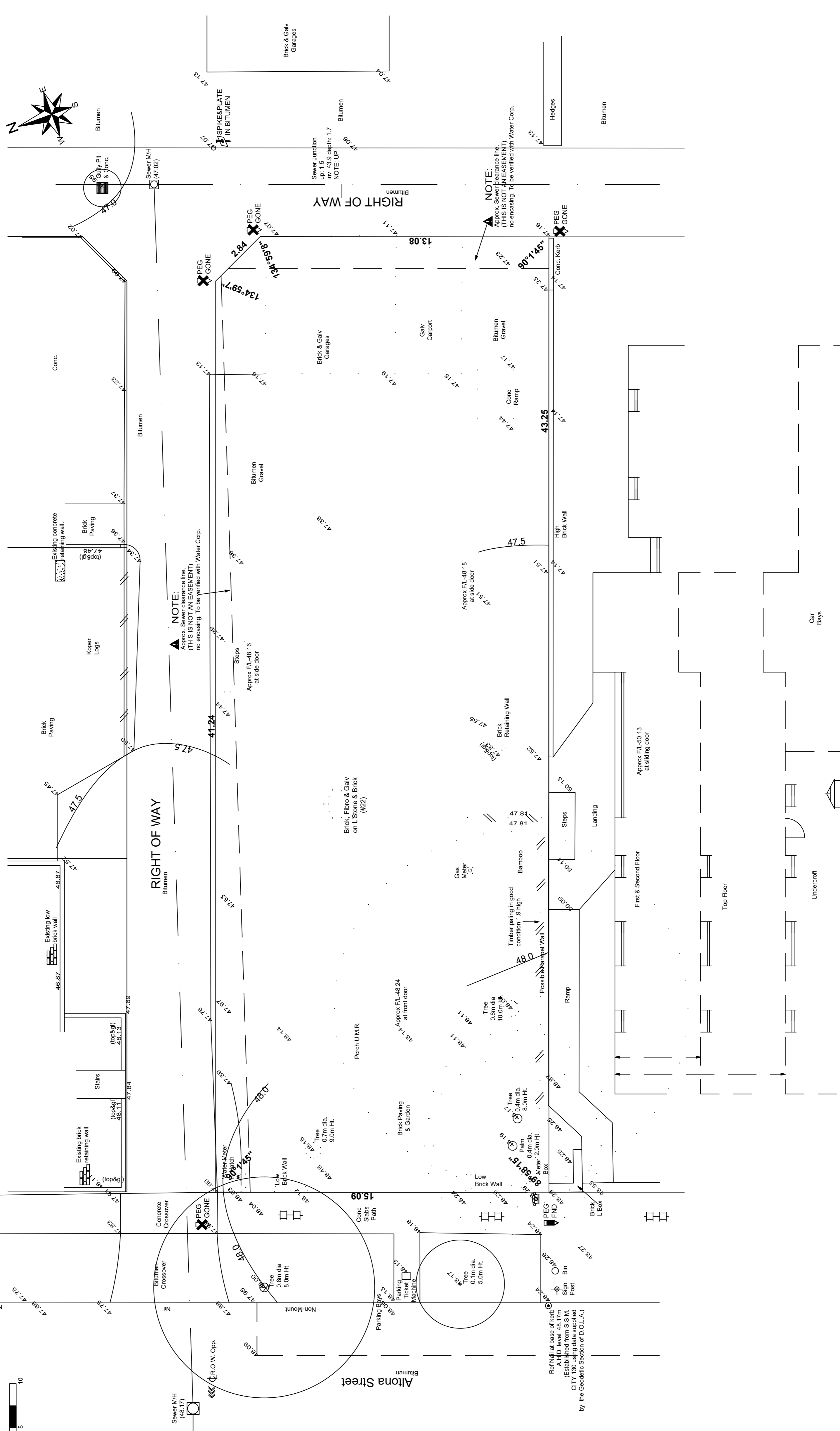
NOTE: LOT MIS-CLOSE
 (0.002 m)

NOTE: POWER NOT LOCATED AT TIME OF SURVEY. VERIFY WITH WESTERN POWER

NOTE: FIRE DOOR LEGEND ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE DAMAGE TO PROPERTY OR FOR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ANY DIMENSIONS OR LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE OF THIS SURVEY.

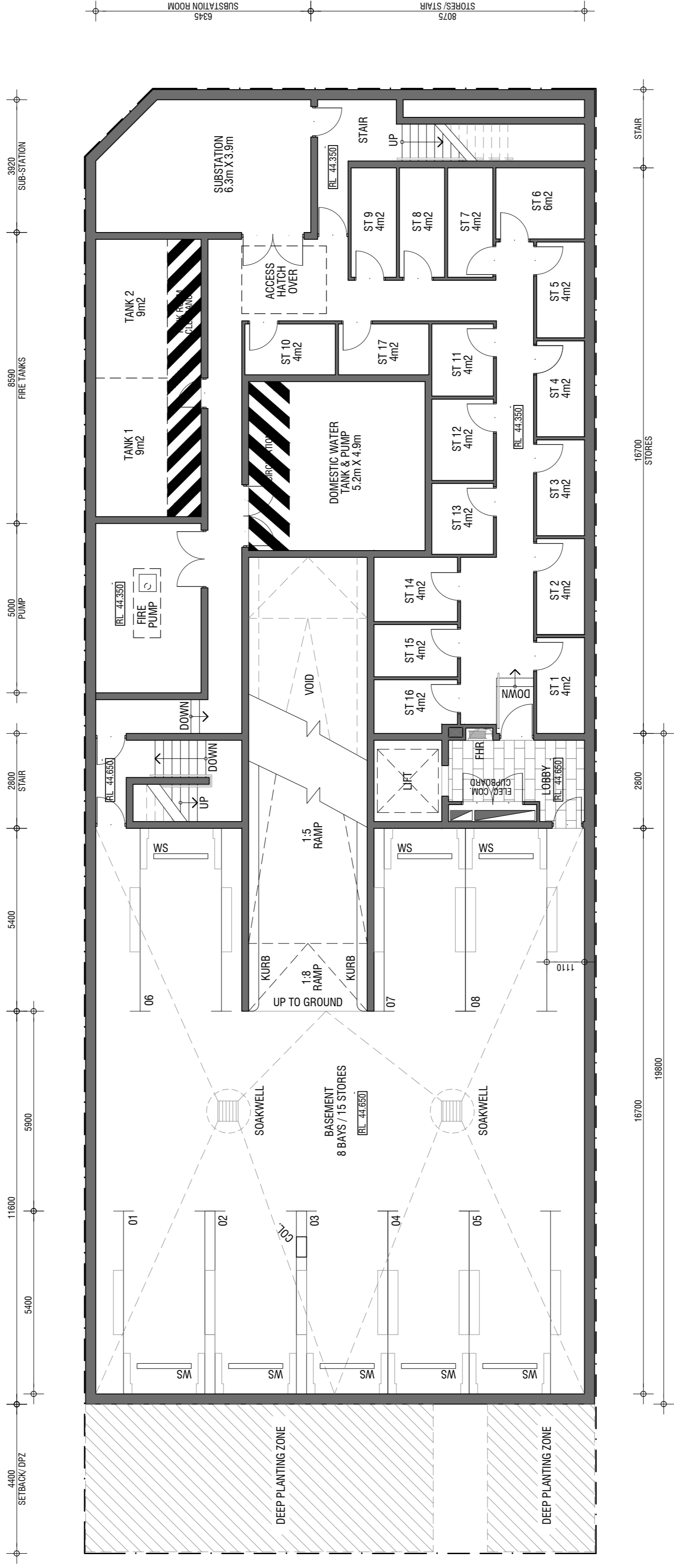
NOTE: BEWARE: ALL BUILDING OFFSET DIMENSIONS & FEATURES ARE APPROX ONLY AND POSITIONED FROM EXISTING PEGS, FENCES AND WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED. ANY DESIGN THAT INVOLVES ADDITIONS TO ANY STRUCTURES SHOWN OR PORTION MUST BE REPEGGED AND EXACT OFFSETS PROVIDED TO YOUR DESIGNER/ARCHITECT BEFORE ANY PLANS ARE PRODUCED AND BEFORE ANY WORK IS STARTED ON SITE.

Scale 1:100

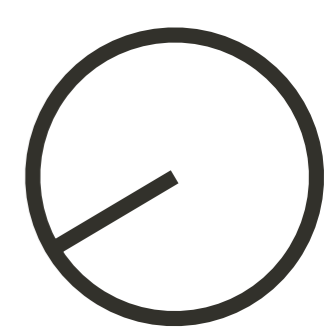
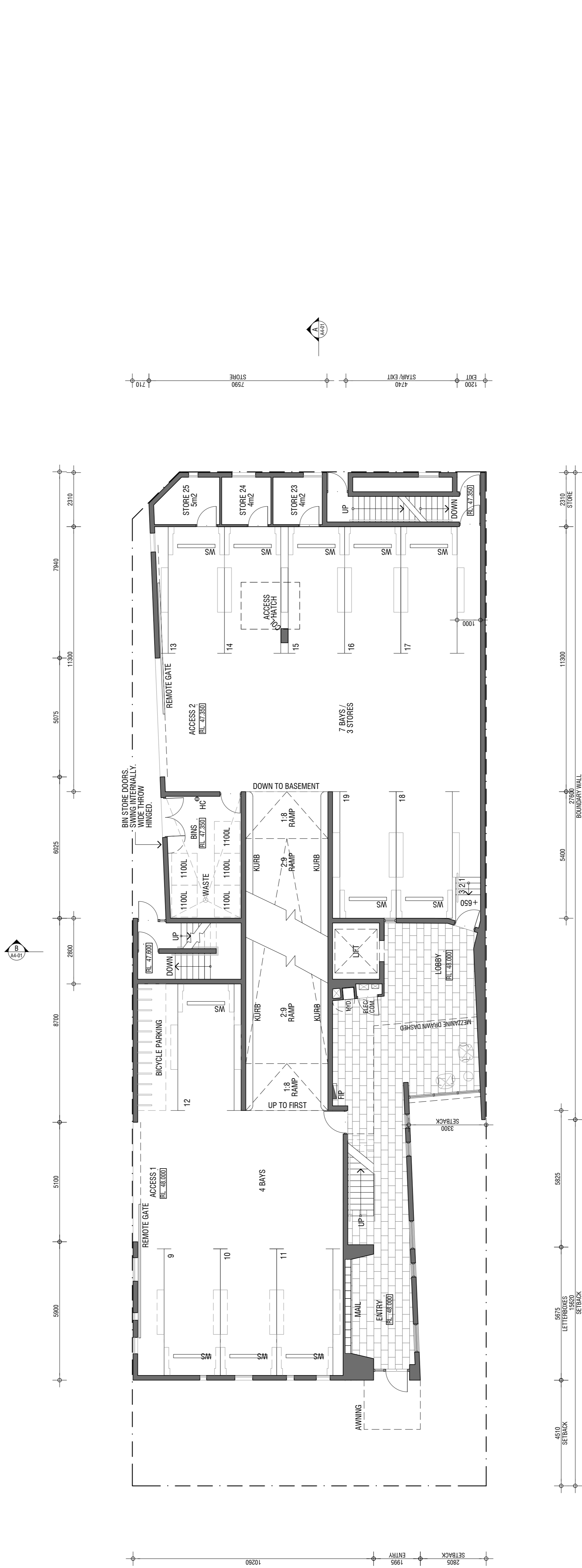




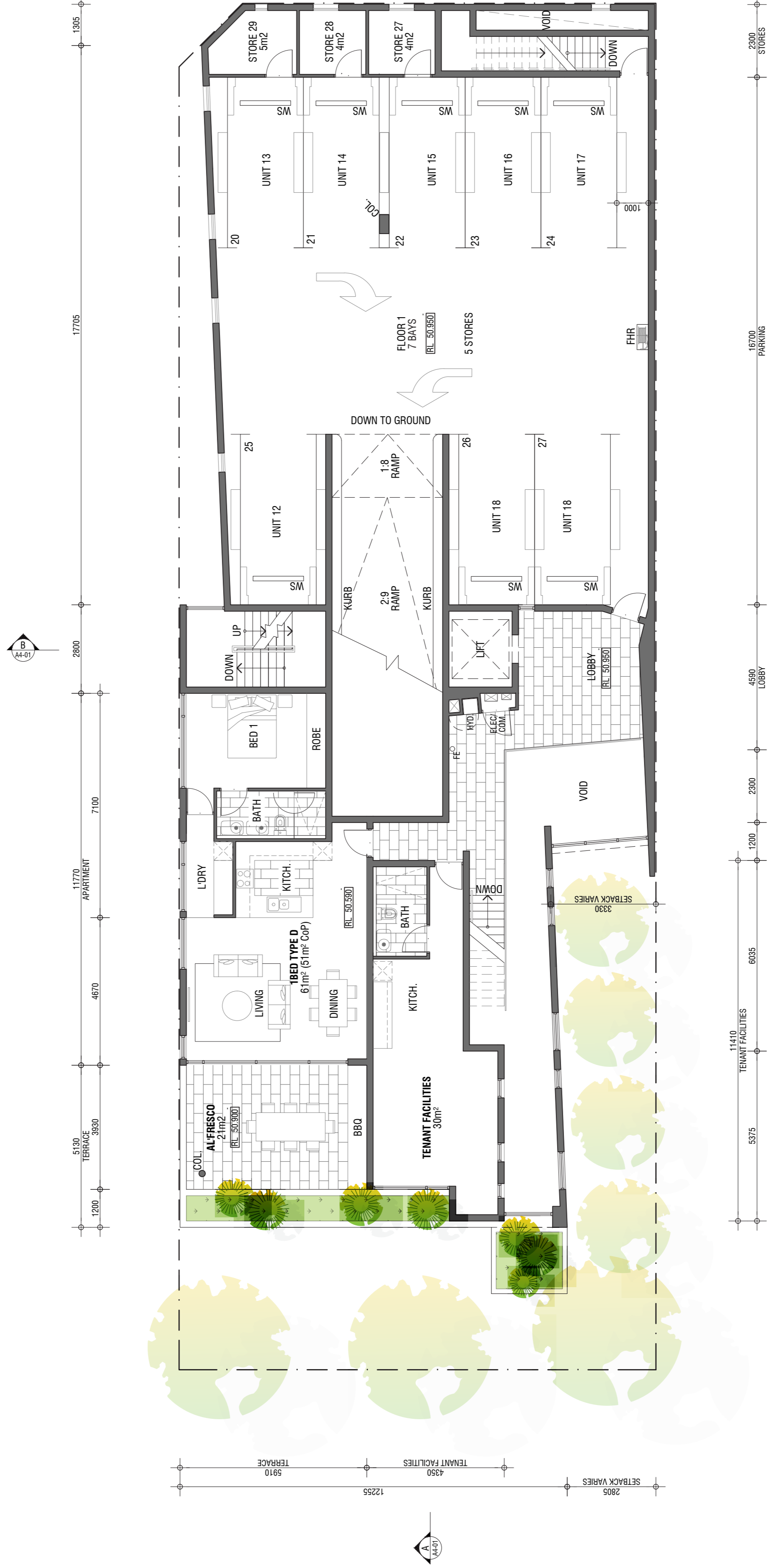
BASEMENT FLOOR PLAN
1:200



GROUND FLOOR PLAN
1:200



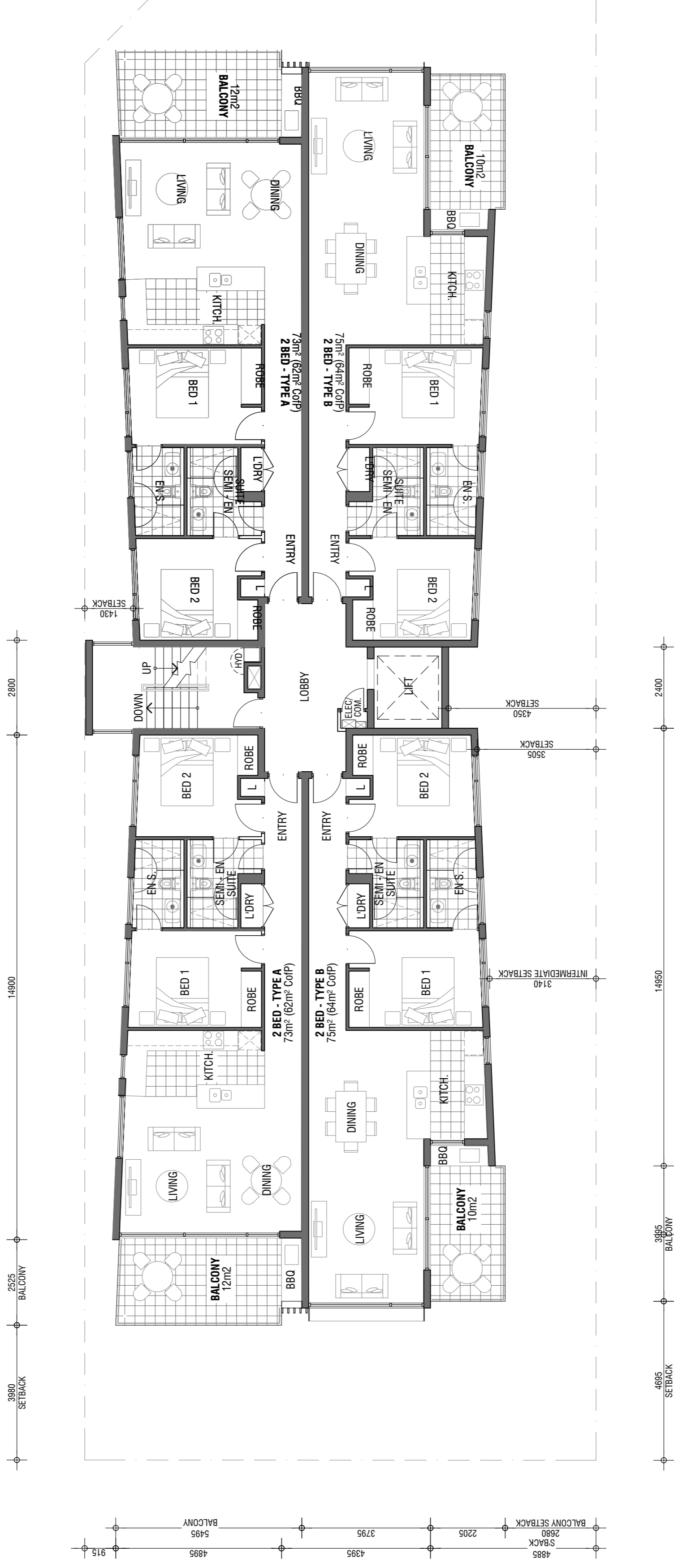
FIRST FLOOR PLAN
1:200



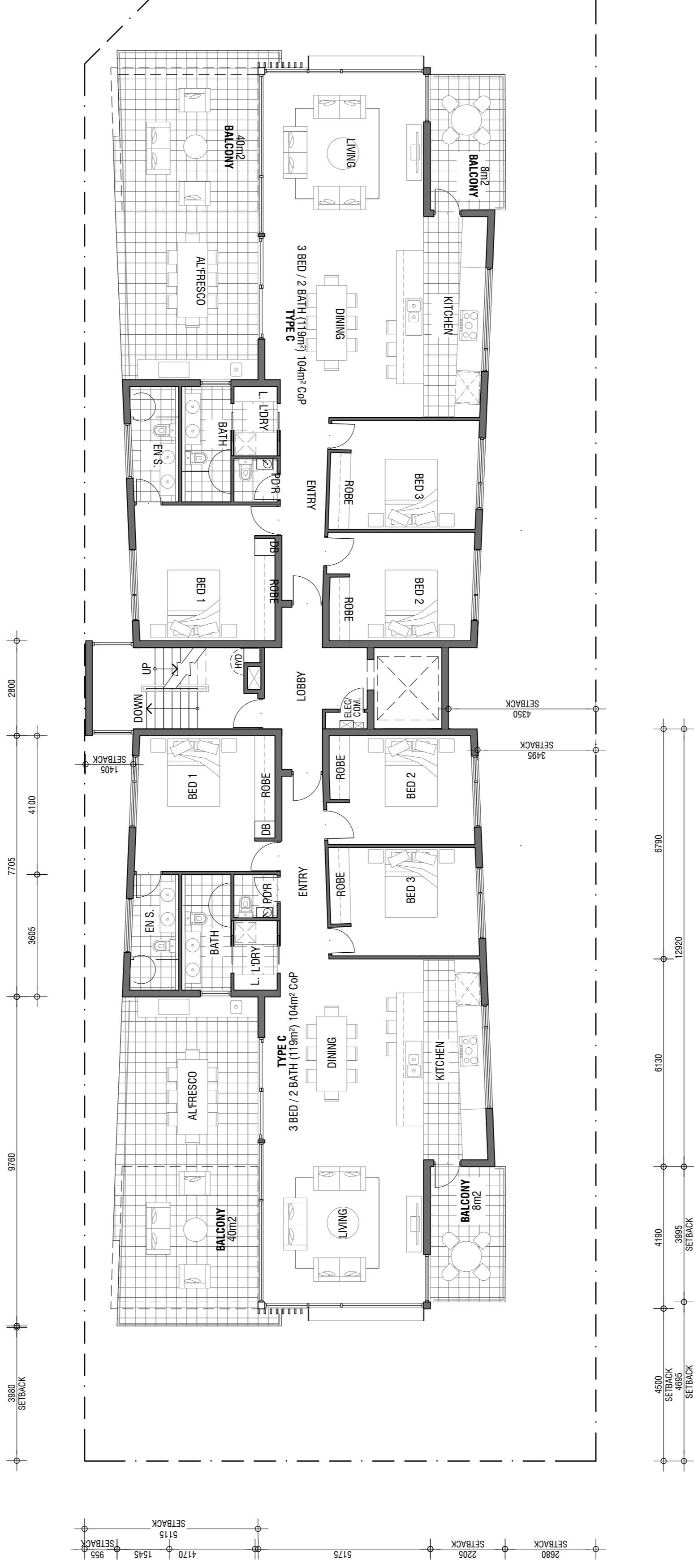
SECOND FLOOR PLAN
1:200



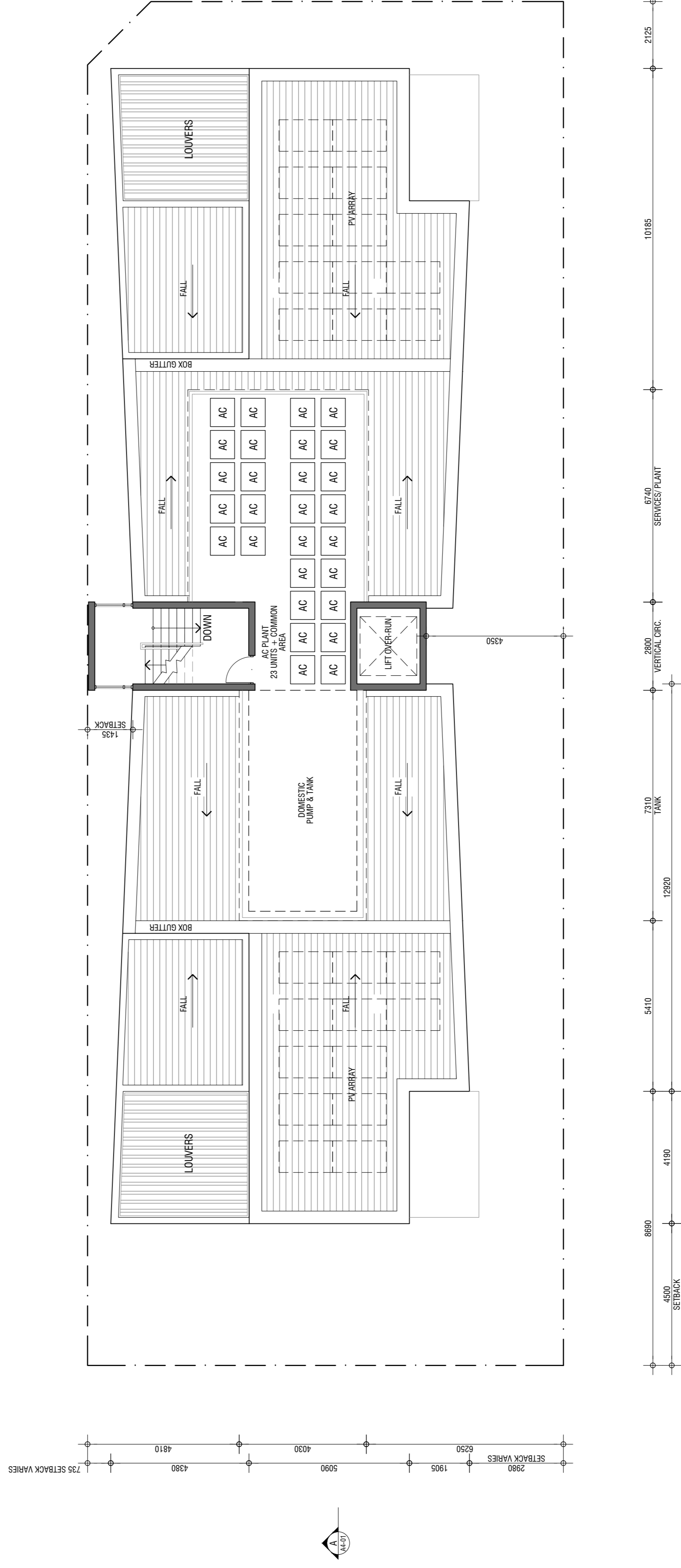
TYPICAL FLOOR PLAN - THIRD TO SIXTH
1:200



SEVENTH FLOOR PLAN
1:200



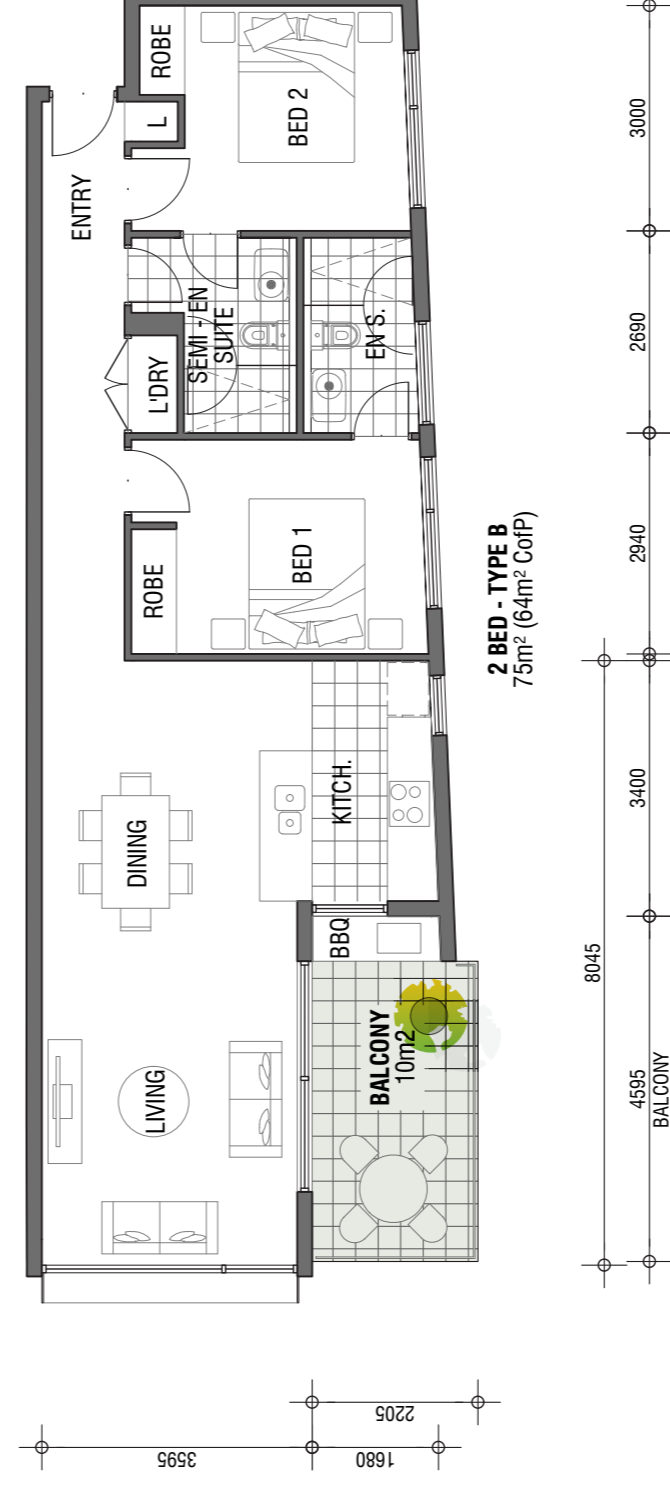
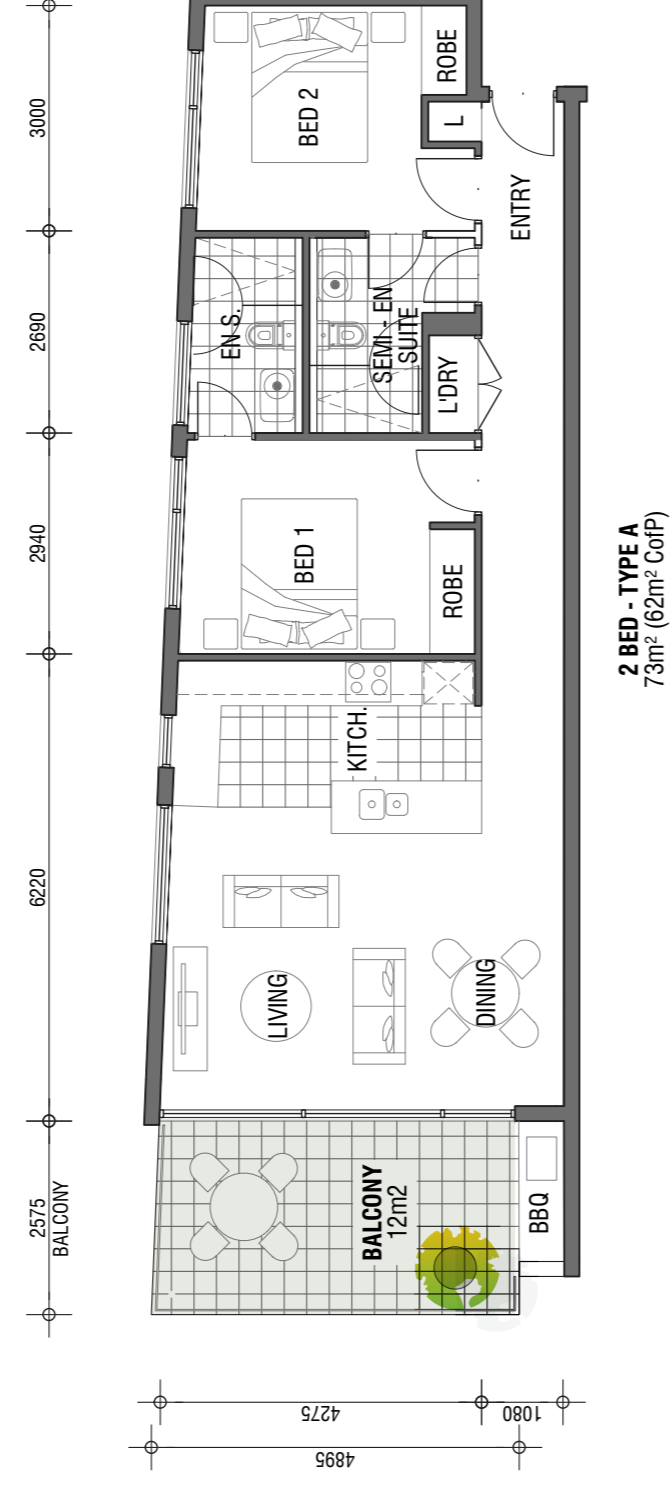
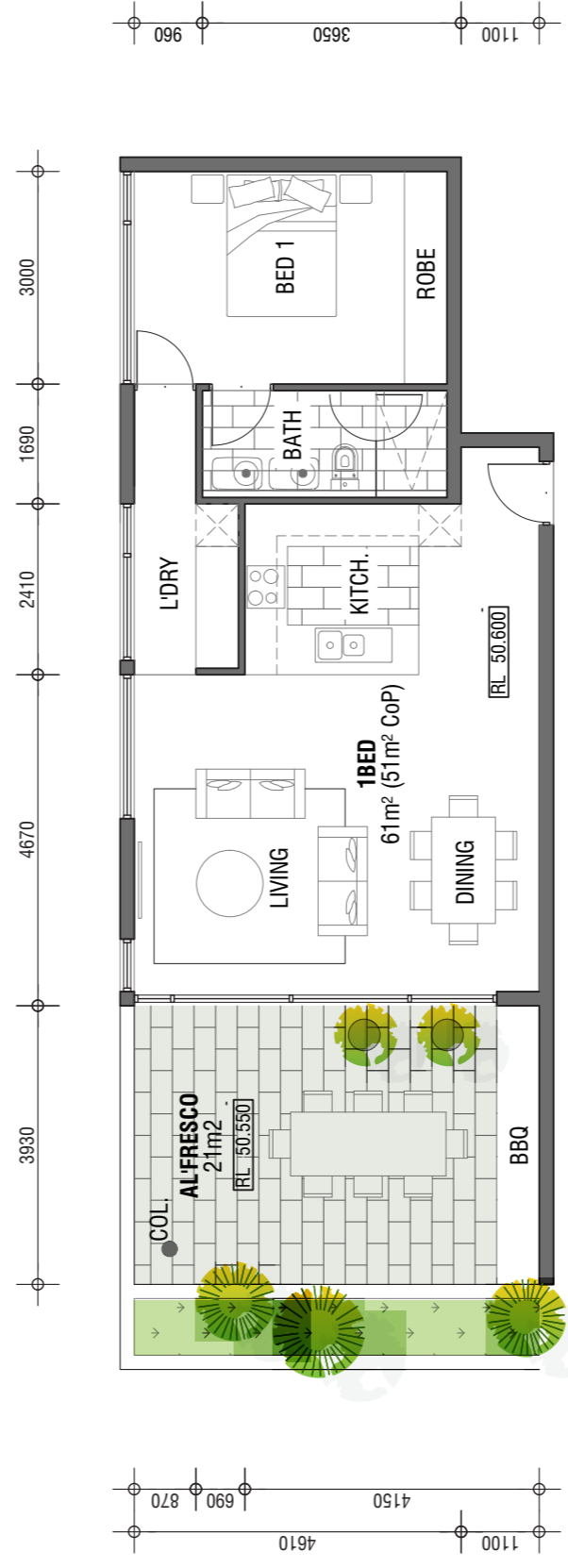
ROOF PLAN
1:200



APARTMENT KEY PLANS A-D
1:100



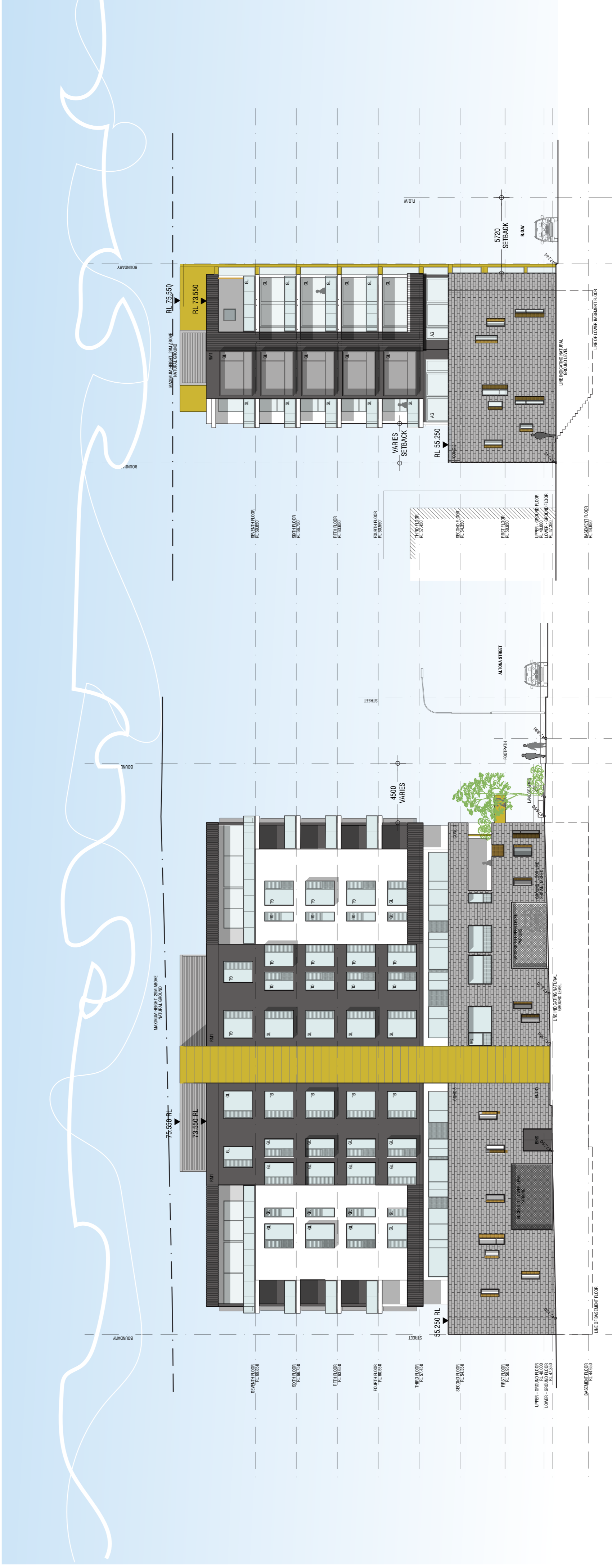
TYPE C
3 BED / 2 BATH (125m²) 110m² CoP





WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION



PLANT SCHEDULE

TREES		SIZE	QTY
Gro	Grevillea robusta	100L	1
Gr	Grevillea robusta	300L	1
Ps	Plumeria spp	200L	4
TRu	Talipariti tiliaceum 'Rubrum'	100L	2
TR	Talipariti tiliaceum 'Rubrum'	200L	2

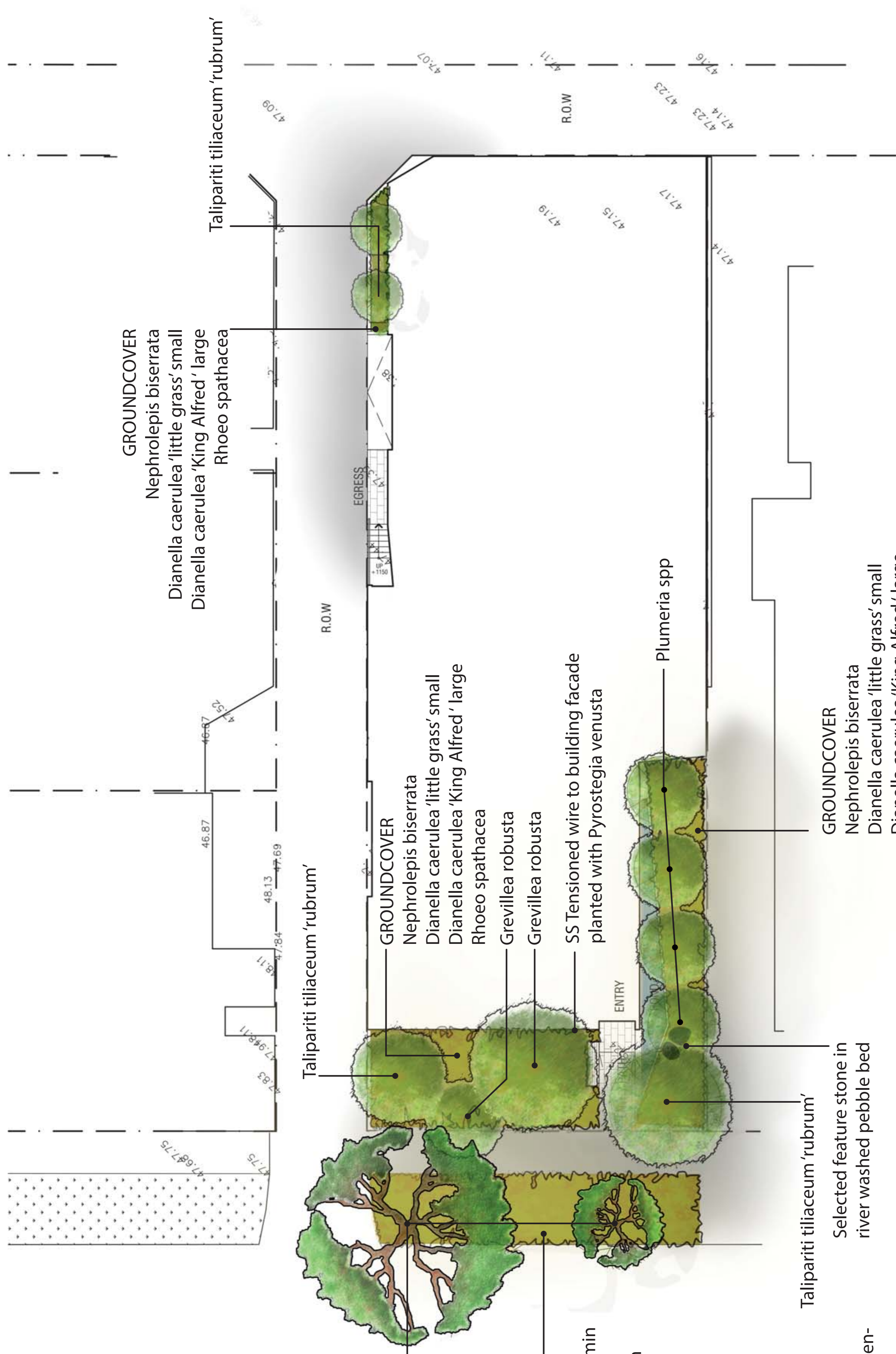
SHRUBS	SIZE	CNTRS	QTY	
DKA	Dianella caerulea 'King Alfred'	150mm	500mm	77
DLJ	Dianella caerulea 'Little Jess'	150mm	500mm	77
Egl	Eremophila glabra	150mm	500mm	56
Kpr	Kennedia prostrata	150mm	500mm	56
Mpa	Myoporum parvifolium	150mm	500mm	56
Nbi	Nephrolepis biserrata	150mm	500mm	77
Pve	Pyrostegia venusta	150mm	500mm	20
Rsp	Rhoeo spathacea	150mm	500mm	77

Street trees to be retained & protect during construction

GROUNDCOVER
 Eremophila glabra
 Kennedia prostrata 'remin postmark'
 Myoporum parvifolium

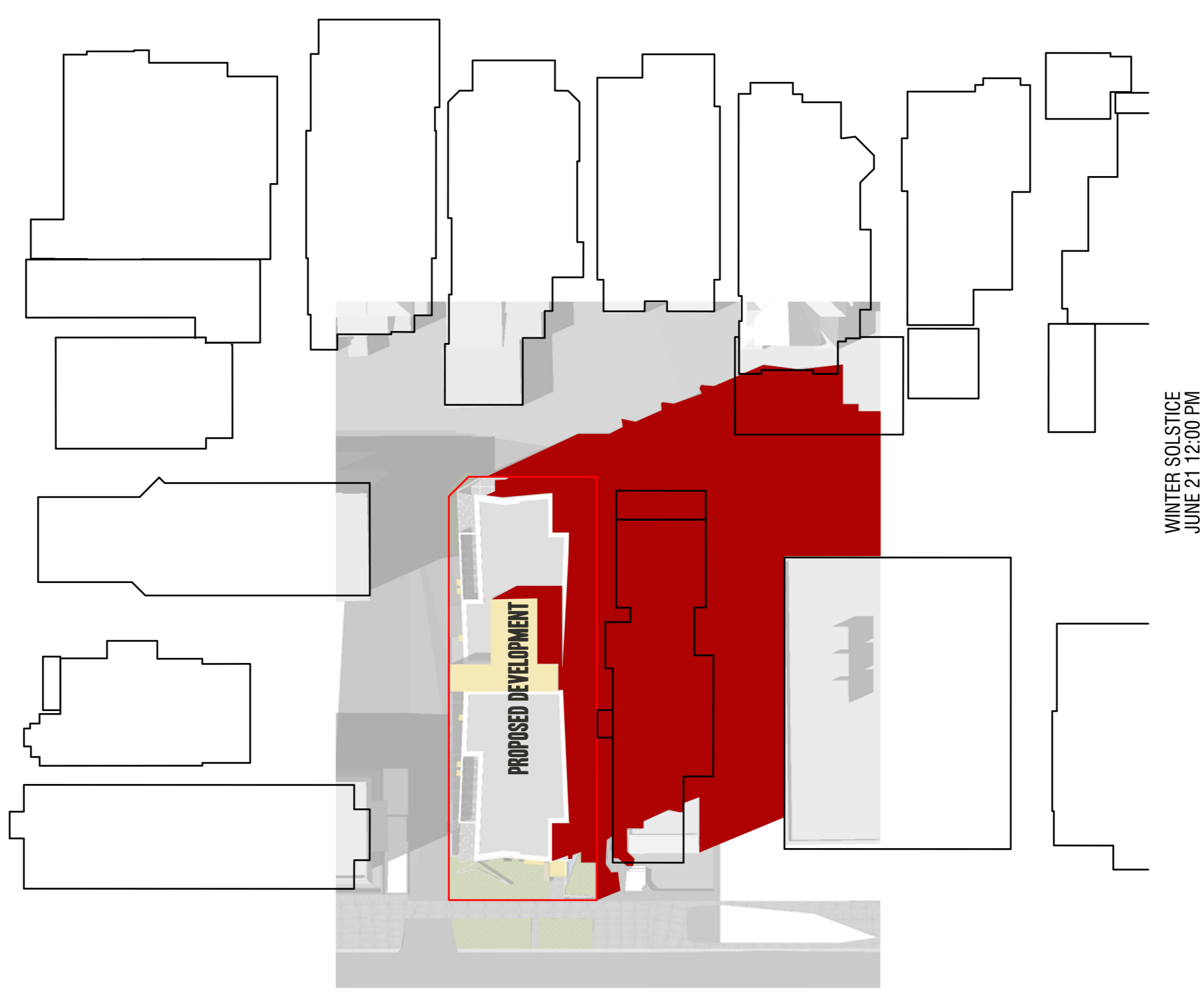
Note:
 Recessed panels to street facade to be installed with Green-wall Cells.

Design, supply and install by Greenwall Specialist.
 Contact: Earth & Water



scale : 1:200 @ A3
 date : 2 October 2017
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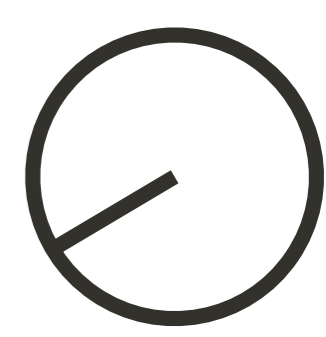
EPCAD



WINTER SOLSTICE
JUNE 21 12:00 PM



SUMMER SOLSTICE
DECEMBER 22 12:00 PM



Report to the Design Advisory Committee

Agenda Item 6.2 **68 (Lot 100) Milligan Street, Perth – Proposed Removal of an Existing Sky Sign and Installation of a New Digital Sky Sign Displaying Third Party Advertising and Including Lighting Upgrade to the Exterior Façade of Building**

Recommendation:

*That the Design Advisory Committee **CONSIDERS** the design of the proposed digital sky sign displaying third party advertising and exterior lighting of the facade at 68 (Lot 100) Milligan Street, Perth and provides advice on:*

- 1. the general design, aesthetic quality and integration of the proposed digital sky sign in relation to the local heritage listed Motor House; and*
- 2. the proposed LED lighting to the horizontal banding elements of the building façade and whether this contributes to the visual integration of the digital screen with the locally listed heritage building.*

FILE REFERENCE:	2018/5309
REPORTING UNIT:	Development Approvals Unit
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	7 September 2018
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B – Elevation
3D MODEL PRESENTATION:	Nil
LANDOWNER:	Soneel Pty Ltd, Dempsey Pty Ltd, Douglins Pty Ltd
APPLICANT:	Urbis
ZONING:	(Metropolitan Region Scheme) Central City Area (City Planning Scheme No. 2) Citiplace Precinct (P5) (CPS2 Scheme Use) City Centre
APPROXIMATE COST:	\$700,000

Purpose and Background:

The 1,181m² subject site is located on the south-east corner of Wellington and Milligan Streets Perth, opposite the Perth Arena and Perth City Link. The triangular shaped lot is occupied by a three-storey commercial building known as Motor House which is listed on the City's Municipal Heritage Inventory and under the City Planning Scheme No. 2 (CPS2) Heritage List. Motor House was constructed in 1936 and is a three-storey triangular Inter-War Functionalist style building with Art Deco characteristics constructed of brick, concrete and steel.

Two billboard style sky signs currently exist on the north-west corner and southern corner of the building.

Details:

Approval is sought to replace the existing sky sign on the north-west corner of the building with a curved digital sky sign measuring 3.35 metres in height and 16.6 metres wide. The proposed sign will display third party advertising content with a dwell time of no less than 15 seconds per advertisement. The application also includes a façade lighting strategy which proposes three rows of linear LED lighting highlighting the horizontal banding elements of the façade to enhance the art deco detailing of the building.

Compliance with Planning Scheme:

Land Use

Third party advertising is not defined as a land use under CPS2.

Development Requirements

The subject site is located in the City Centre use area of the Citiplace Precinct under CPS2. The Statement of Intent for the Citiplace Precinct encourages the restoration and maintenance of buildings which have substantial historical significance and requires that building facades incorporate interesting architectural elements thereby contributing to a lively and colourful and stimulating environment.

Signs Policy 4.6

The CPS2 Policy 4.6 – Signs (the Policy) sets out the City’s requirements for the erection and management of signs on or adjacent to buildings within the City. The Policy defines different types of signs; place specific requirements to ensure signs are consistent with the desired character for the relevant Precinct and provide guidelines for their acceptable design and location.

The proposed sign falls within the following definitions of the Policy:

“Sky sign means a sign fixed to the roof, roof top, roof top plant room, parapet, wall or architectural feature at the top of a building and that extends more than 200mm above the height of the roof, roof top plant room, parapet, wall or architectural feature that it is fixed to.”

“Third Party Advertising Content means sign content that advertises businesses, products, goods or services not located or available at the premises where the sign content is displayed”

Section 7.9 of the Policy states that sky signs are not permitted. Section 8.0 of the Policy applies to signs on places on the Heritage List or Heritage Areas in which the design and placement of signs is considered to require careful consideration. Section 8.2 of the Policy states that roof (sky) signs shall not be permitted on a place on the Heritage List or Heritage Area. Furthermore, third party advertising content on a sign shall also not be permitted on a place on the Heritage List or Heritage Area except for certain exceptions including where it is reconstructed signage with clearly historical precedent that contributes to the cultural heritage significance of the place or Area.

The Policy states that a large variable content sign and third-party advertising shall only be considered where the sign is facing or in a public space within the Entertainment Area, the

Retail Core Area or The Terraces Area. These signs may only be considered in these areas where the viewing area is designed and intended for pedestrians to linger for an extended period of time, and the sign is oriented for viewing within the public space and not from adjacent streets.

In addition to the above, a variable content sign on a large sign facing or in a public space shall only be considered for development approval where the local government is satisfied that the sign:

- is compatible with the desired character of the public space;
- will enhance the visual quality of the public space; and
- will make a positive contribution to the public space and its activation, particularly at night.

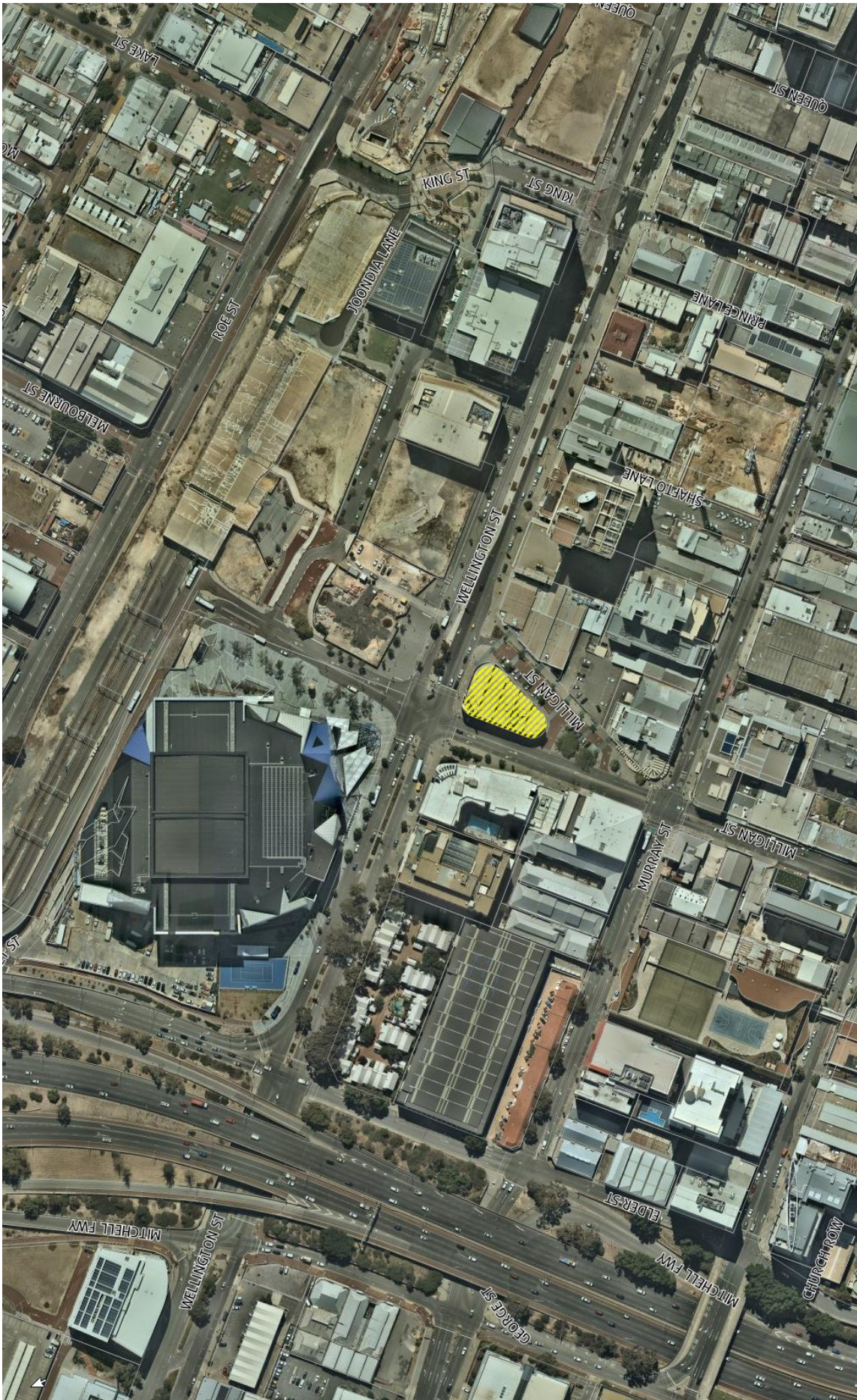
The subject site is located just outside the Retail Core Area identified under the Policy with the new sign being oriented towards the Perth Arena main entrance.

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 6.2A



2018/5309; 68 (LOT 100) MILLIGAN STREET, PERTH



2018/5309; 68 (LOT 100) MILLIGAN STREET, PERTH

Report to the Design Advisory Committee

Agenda Item 6.3 **35 (Lot 2886) Stirling Highway, Crawley – Forrest Hall Stage 2 – Proposed Mixed Use Development Comprised of Nine Scholar Rooms, 65 Short Stay Rooms, Office and Function Space with 39 Car-Bays and 13 Bicycle Bays**

Recommendation:

*That the Design Advisory Committee **CONSIDERS** the design for the mixed-use development (Forrest Hall stage 2) comprised of nine scholar rooms, 65 short stay accommodation rooms, office and function space with 39 car-bays and 13 bicycle bays at 35 (Lot 2886) Stirling Highway, Crawley and provides advice on:*

- 1. the building's relationship to Hackett Drive, noting the presentation of an inactive façade to the street and the perceived bulk and scale of the building due to the minor setback from the footpath; and*
- 2. the general aesthetic quality of the development including the proposed materials and finishes.*

FILE REFERENCE:	2018/5329
REPORTING UNIT:	Development Approvals Unit
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	12 September 2018
ATTACHMENTS:	Attachment 6.3A – Location Plan Attachment 6.3B – Perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	The University of Western Australia
APPLICANT:	The University of Western Australia
ZONING:	(MRS Reserve) Public Purposes (University) and Parks and Recreation
APPROXIMATE COST:	\$35 million

Purpose and Background:

The development site is located on the northern portion of a 6,894m² lot located at the corner of Hackett Drive and Mounts Bay Road, Crawley, adjacent to the University of Western Australia (UWA). The site was previously used for car parking. This carpark was also utilised by members of the adjacent Perth Dinghy Club, Cygnet Hall Boatshed and the UWA Boat Club.

The Forrest Research Foundation at the UWA was established in 2014 following a donation of \$65 million, over 10 years, through the Minderoo Foundation Trust. The donation is to assist Western Australia in becoming a world-class centre of research and innovation through attracting outstanding intellects to this State, to pursue either doctoral studies or a postdoctoral fellowship. The 'Forrest Hall' development is to provide accommodation for these students.

On 11 April 2016, the Western Australian Planning Commission (WAPC) conditionally approved stage 1 of the Forrest Hall development on the site (FH1), which included a five-storey student accommodation building containing 33 multiple dwellings, 39 residential car parking bays and associated site development and landscaping.

At its meeting held on 18 May 2017, the City of Perth Local Development Assessment Panel (LDAP) approved amendments to the development consisting of:

- the construction of an additional level (fourth level) on the main portion of the building adding three additional two-bedroom residential units;
- internal rearrangement of the approved third level to provide one additional two-bedroom residential unit;
- replacement of one undercroft car bay with a motorcycle bay and additional bicycle parking provisions to facilitate additional structural support of the building occurring within the car bay zone that is proposed for removal; and
- associated structural works to accommodate the additional level.

On 3 August 2017, a subsequent application for amendments to the development was approved by the LDAP, consisting of an additional wing to the east of the previously approved Forrest Hall development to contain four one-bedroom apartments and four studio apartments. Minor modifications were also approved to the previously approved eastern lower ground floor two-bedroom apartment. This stage 1 of the development has recently been completed.

Access Arrangements

Subsequent to the original development approval being issued, UWA sought a review of three conditions of approval by the State Administrative Tribunal (SAT) relating to the requirement for a Parking Management Plan; the provision of a 3-metre-wide access way; and access easements being provided to maintain access to the Department of Biodiversity, Conservation and Attractions (DBCA) leases on the foreshore.

The SAT decision was handed down on 12 May 2017 requiring an access way to be constructed along the south-east boundary of Lot 2885 and across adjoining Lot 13177 including a Public Access Easement to maintain access for the sites.

Details:

The application is seeking approval for stage 2 of the Forrest Hall development, which is proposed to incorporate a five-level mixed-use building that includes:

- nine self-contained Scholar Accommodation Rooms for the Forrest Scholars who are part of the Forrest Foundation Scholarship Programme, ranging from one bedroom (including accessible one-bedroom layouts) to three bedrooms;
- 65 Short Stay Accommodation Rooms for the purposes of supporting Forrest Foundation Scholarship Programme;
- a Club Lounge and Back of House service areas to support the Short Stay Accommodation;
- office space;
- undercroft carpark with 39 car-bays and 13 bicycle bays; and
- landscaped external terrace and walled private gardens.

The applicant has advised that due to exceptional interest in the Forrest Research Fund (FRF) scholarships it is proposed to construct a mixed-use development adjacent to Forrest Hall stage 1. This facility will also provide a high-quality short stay accommodation facility that generates sufficient revenue to support the FRF Scholarship Scheme in perpetuity. The applicant has noted that all monies earned by this facility, less expenses, are allocated to fund the ongoing operation of the scholarship in perpetuity.

The proposal will be a prominent development, however, the proposal will maintain views of Winthrop Tower from both Mounts Bay Road and the Swan River. The proposed development also respects the existing views towards the river from the adjacent University colleges along Mounts Bay Road. The proposal will be constructed from materials matching FH1, which include sandstone in keeping with the traditional use of sandstone for University buildings on the campus. The building materials meet the material palette in accordance with the Campus Plan 2010 prepared by UWA.

No further access points are proposed to Hackett Drive or Mounts Bay Road with the development utilising the existing crossover servicing the car parking area from Hackett Drive. Currently, users of the Perth Dinghy Club, Cygnet Hall Boatshed and the UWA Boat Club access the Department of Biodiversity, Conservation and Attractions (DBCA) reserve, whereon their facilities are located, through the University carpark. The development will maintain the agreed access arrangements to the DBCA leases.

Details of the proposed development are as follows:

Basement / Lower Ground Floor Level	This level contains 39 car parking bays which will be accessed via the existing vehicle entrance in FH1. This level will also accommodate a loading bay, back of house, bin room and building plant. An end of trip facility accommodating 13 bicycle bays and front of house lobby area will also be accessed through the existing vehicle entrance and Porte cochere area. To the southern portion of the site the development will include seven 1-bedroom scholar rooms, one 1-bedroom accessible scholar room and one 3-bedroom scholar room fronting onto landscaped garden areas.
Ground Floor	This level will include the main entrance and lobby and 970m ² of office space with dedicated toilets and plant. The level will also include 15 1-bedroom short stay rooms, one 1-bedroom accessible short stay room, back of house and a covered terrace and gardens.
First Floor Level	This level contains a club lounge with dedicated prep kitchen and toilets facing onto a landscaped external terrace. The level will also include 15 1-bedroom short stay rooms, one 1-bedroom accessible short stay room, back of house and associated plant.
Second Floor Level	This level contains 19 1-bedroom short stay rooms and two 1-bedroom accessible short stay rooms
Third and Fourth Floor Levels	These levels each contain six 1-bedroom short stay rooms.

Compliance with Planning Scheme:

Land Use

The proposed development is located within a Metropolitan Region Scheme Reserve for Public Purposes - University and as such is not zoned under the City Planning Scheme No. 2 (CPS2) and therefore the CPS2 provisions are not relevant to the site. It is however desirable to consider the CPS2 Statement of Intent for the Matilda Bay Precinct (P9) and the relevant policies guiding design, parking and residential development. The City is to provide comment to the Department of Planning, Lands and Heritage (DPLH) who will be responsible for preparing the report and recommendation for determination by the LDAP.

The UWA has high demand for student accommodation and the State Government, through 'Perth and Peel @3.5 million' has identified this locality as being a 'specialised activity centre'. Specialised activity centres provide opportunities for the development of complementary activities, particularly knowledge-based businesses. They present a unique opportunity to combine specialised employment, residential living and education in one place, while also activating the area so it becomes a distinctive and engaging location for the community. Furthermore, the intent of the Matilda Bay Precinct is for the land to accommodate a variety of uses located within defined areas, including associated university housing.

The use of the site for student accommodation and facilities is generally consistent with the purpose for which the land is reserved under the Metropolitan Region Scheme ('Public Purposes - University'), provided that the short stay accommodation predominantly caters for visitors to the University. The University's Campus Plan 2010 identifies that several other university campuses offer on-site, short-stay accommodation. This is in addition to the student colleges, which can provide accommodation outside of the academic year. These short-stay facilities could also be used for crisis-care accommodation, for newly appointed staff and for people undertaking continuing professional development and skills 'top up' courses.

The applicant has advised that it is proposed that the short-stay accommodation component of the development will provide a source of revenue to support the scholarship scheme in perpetuity. The facility will be operated and managed by the University Club, and revenue derived will be directed back to the scholarship scheme.

The additional scholar units proposed to be provided is considered consistent with the intent of the area and is complementary to the main University campus and nearby colleges and as such can be supported.

UWA is in discussions with a philanthropic agency to lease the office component for purposes that will be aligned with university education, research and engagement. The applicant has justified that development of office accommodation for UWA staff is a long-established land use on the Reserve. The development of university aligned partnership space has been established on campus in recent years through developments such as the Indian Ocean Marine Research Centre and the CO2 Building. The proposed land use is consistent with the intent of the University Reserve.

Development Requirements

The requirements of the City Planning Scheme No 2 are not applicable to the application, however due regard to fundamental planning and design principles of the scheme should be

applied in the assessment of any proposal prior to forwarding the City's comments and recommendation to the DPLH.

The Campus Plan 2010 prepared by UWA sets out several recommendations in relation to architectural style of future buildings on the site including:

- embracing the concept of larger-scale structures and prepare planning studies to ensure open space is not compromised;
- accepting the current architectural approach but encourage commissioned architects to innovate, particularly on sites deemed to be of greater prominence or significance than others;
- continuing to provide coherence through the colour palette, and through the placement/design of some sites/buildings, which encourage use/connection between both inside/ outside spaces. This is a strength that would be beneficial to maintain in further development of the campus and its stakeholders;
- offering varying opportunities for expressive form of architecture within the colour and material palette on selected sites around campus; and
- accepting the future challenge of changing building types, materials and technology.

The Campus Plan also encourages alternative modes of transport including:

- removing smaller surface car parks when the opportunity arises, delivering small building sites or landscape opportunities;
- reducing the use of cars on campus; and
- ensuring the architecture and landscape quality of the campus is not compromised by roads and parking facilities.

The building is of a similar scale as the existing FH1 and book ends the other side of the site. The scholar accommodation is self-contained with appropriate kitchen, bathroom and study facilities. The accommodation provides limited private outdoor space for the individual units, however adequate common outdoor space is provided on the same level ground floor and common outdoor terrace area provided.

Due to the narrowness of Hackett Drive road reserve there is some concern with regards to the bulk and scale of the building when viewed from the south-west. In addition to this, the building is oriented towards the river and therefore a mostly inactive façade is presented to Hackett Drive.

Given the building's proximity to the verge an arborist report has been submitted as part of the application confirming that all trees outside of the property boundary will not be impacted by the works. This could be further addressed by way of a condition of any approval.

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.



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