

## Design Advisory Committee

Notice of Meeting  
15 November 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 – 18 October 2018
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports

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6.2	553-561 (Lots 303 and 304) Wellington Street – 39 Level Student Accommodation Development Containing 433 Beds in 258 Units and One Commercial Tenancy – Bonus Plot Ratio	12

- 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

**ERICA BARRENGER**  
**ACTING CHIEF EXECUTIVE OFFICER**

8 November 2018

**This meeting is closed to members of the public**

## DESIGN ADVISORY COMMITTEE

**Established:** 17 February 2004

<b>Members:</b>	<b>Deputy:</b>
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**      **89 (Lots 327 and 328) Fairway, Crawley – Proposed Demolition of Existing Dwelling and Construction of Six, Three-Storey Residential Grouped Dwellings**

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**Recommendation:**

*That the Design Advisory Committee **CONSIDERS** the amended design for the proposed demolition of the existing dwelling and construction of six, three-storey grouped dwellings at 89 (Lot 327 and 328) Fairway, Crawley and provides advice on the following:*

- 1. the proposed variations to the maximum building height and setback provisions of the Residential Design Codes; and*
- 2. the revised design's general aesthetic quality and its impact on the existing streetscape.*

FILE REFERENCE:	2018/5279
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	6 November 2018
ATTACHMENT/S:	Attachment 6.1A – Location Plan Attachment 6.1B – Perspective
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Hanred Pty Ltd
APPLICANT:	Welink Group
ZONING:	(Metropolitan Region Scheme) Urban (City of Subiaco TPS 4) University Precinct (TPS 4 R Codes) R50
APPROXIMATE COST:	\$3 million

**Purpose and Background:**

The combined Lots 327 and 328 Fairway have a total site area of 1,214m<sup>2</sup> and are located on the western side of Fairway, north of the intersection of Fairway and Cook Street in Crawley. The site is occupied by a single storey residential dwelling which straddles the two lots.

**Details:**

Approval is sought to demolish the existing single residential dwelling on the site and construct six, three storey residential grouped dwellings. The application proposes a central common property driveway of 206m<sup>2</sup> to provide vehicular access to each of the six strata lots which range in area from 152m<sup>2</sup> to 182m<sup>2</sup>. The grouped dwellings have been designed each with an enclosed garage with parking for two vehicles, six bedrooms and an outdoor living area on the ground floor. The applicant has advised that the grouped dwellings have been designed to

offer a choice of accommodation from students to academics, given the proximity of the site to the University of Western Australia (UWA) campus.

The amended facade of the grouped dwellings will feature aluminium battens in a timber colour in combination with painted rendered facades in dark and medium grey colours. The front boundary wall will be rendered brick with powder coated iron infill railing.

The original application was considered by the Design Advisory Committee at its 23 August 2018 meeting. The Committee expressed some concerns with the development. The questions and concerns raised by the Committee and the applicant's response to each follows:

1. *Questions the mix of students and permanent residents – it is considered the development is really a student accommodation project which has been manipulated to satisfy current scheme requirements (grouped dwellings) resulting in compromised amenity;*

In response to this, the applicant has advised that the development falls within the definition of a grouped dwelling. Whilst the proposed development has been designed to be suitable for the accommodation of students due to the proximity to the adjacent university campus, it is also capable of accommodating a large family with bedrooms being converted to activity rooms or similar, thereby providing housing options that cater for a variety of demographics.

The definition of 'dwelling' under the R Codes states that occupants can be comprised of up to six persons who do not form a single family. Given that each of the dwellings within the proposed development are provided with a maximum of six bedrooms, the proposal is considered to fall within the definition of a dwelling.

2. *Questions the architectural language considering the existing built-form character in the area, however accepts the proponent's entitlement to pursue this approach noting that should it be approved it should have authenticity, be detailed to a high quality and the materials and finishes should be of an enduring quality;*

The design aesthetic has been significantly modified to reflect a more contemporary architectural style with the likely future occupants in mind. The applicant has advised that the design has taken its cues from the newer building of the UWA campus incorporating materials such as steel and glass softened by vertical timber battens to provide a highly contemporary façade.

3. *Has no concerns with the proposed height variation due to its limited impact, however, has concerns with the setback variations requiring windows to be treated to deal with overlooking;*

The building height has been reduced from four to three storeys to reduce the impact on neighbouring properties especially in relation to solar access and building bulk.

4. *The design should be modified to consider sustainability which will require design modifications and an additional protection layer, for example, to all the north facing openings;*

The applicant has advised that they are committed to achieve a sustainable design incorporating screening devices to control solar penetration of the building.

5. *The design and finish to the stairways on either side of the stone finish feature internal to the driveway/courtyard are questioned and should be reconsidered to better integrate with the proposed architectural language;*

The stairway has been removed from the proposal with a communal landscaped area with feature trees and seating incorporated to the rear of the property.

6. *Notes the level of compliance with the required open space, however, is disappointed with the lack of quality internal landscaping and specifically to the communal driveway/courtyard;*

Landscaping to the central driveway has been incorporated into the design with larger trees proposed at the western end of the driveway. Planters are proposed along the driveway with a feature canopy proposed over the driveway to create a green central driveway space. A more functional courtyard area adjacent to the garage has been provided for each dwelling, allowing for more usable outdoor space and landscaping to be provided. A second courtyard has been created for the dwellings on the western side to provide additional amenity to occupants.

7. *Considers that the design does not provide benefit to the community or demonstrate design excellence to warrant the extent of variations to planning provisions being sought.*

The applicant has reduced the height of the grouped dwellings from four storeys to three as well as reducing the extent of setback and privacy variations being sought. The applicant has stated that the modern aesthetic and use of quality materials make a valuable contribution to the streetscape as well as increasing the threshold population for neighbouring businesses, providing greater street activation and providing accommodation in close proximity to UWA.

### **Compliance with Planning Scheme:**

#### Land Use

The subject site is located in the R50 zoning of the University Precinct under the City of Subiaco Town Planning Scheme No. 4 (TPS4). Grouped dwellings are a permitted use within the R50 zoning of TPS4.

The University Precinct is dominated by the UWA campus, which occupies almost half of the precinct. The objectives of the University Precinct Policy applicable to this development are as follows:

- a) To protect and enhance the existing established neighbourhood character of the Precinct;
- b) To enhance the amenity of established residential areas;
- c) To encourage a mix of dwelling types within the Precinct to suit the needs of the diverse population;
- d) To encourage new development that respects established streetscape qualities, including the pattern, setbacks, roof pitches and materials of other development within the street and the locality; and
- e) To facilitate medium and high residential density consistent with the zoning on land located west of Fairway and south of Princess Road.

Development Requirements

The proposal's compliance with the Residential Design Codes and the City of Subiaco Town Planning Scheme No. 4 development requirements is summarised below:-

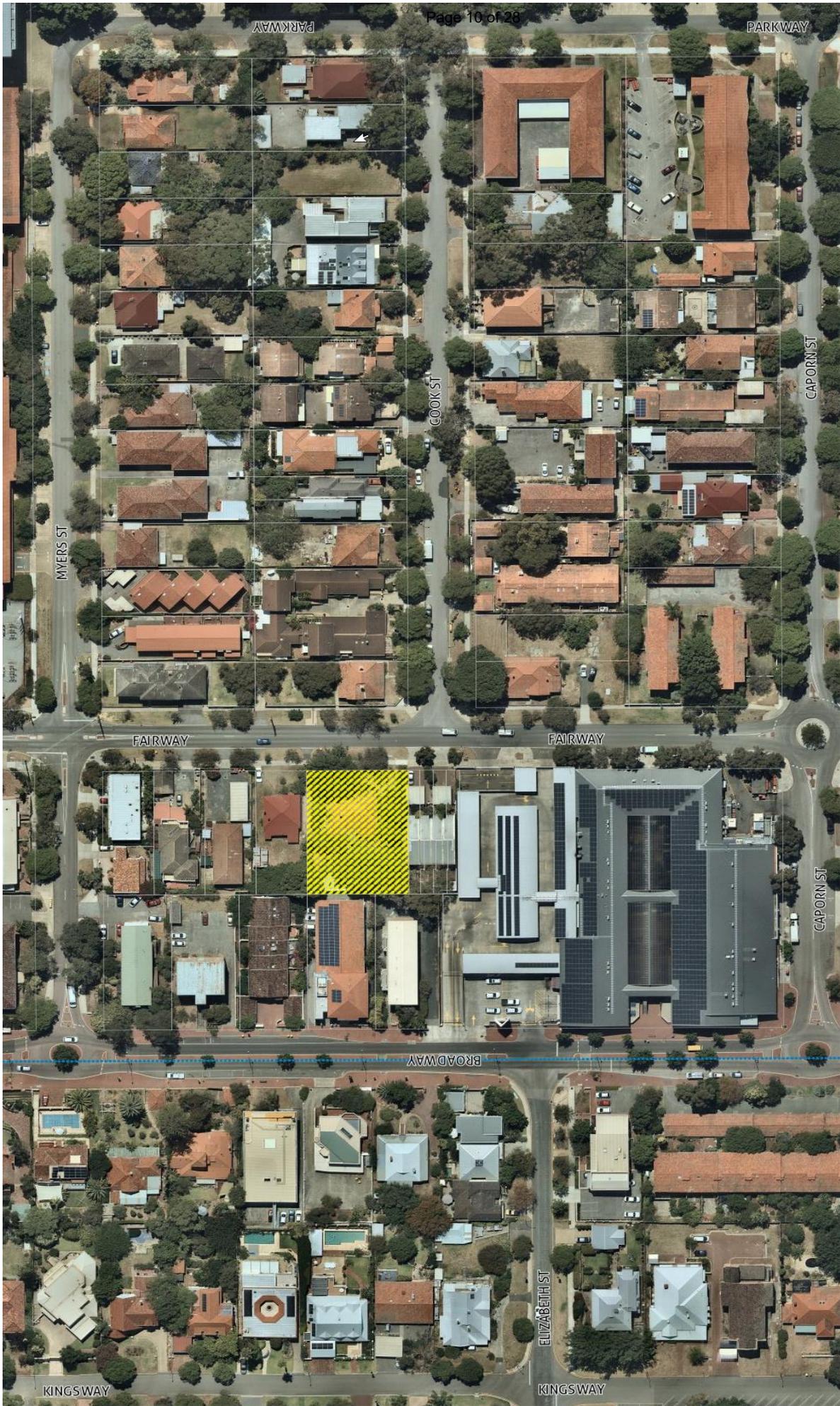
<b>Item</b>	<b>Requirement</b>	<b>Original Proposal</b>	<b>Amended Plans</b>
<b>Minimum site area:</b>	160m <sup>2</sup>	162m <sup>2</sup>	<b>152m<sup>2</sup></b>
<b>Average site area:</b>	180m <sup>2</sup>	202m <sup>2</sup>	202m <sup>2</sup>
<b>Building Height:</b>	6 metre wall height and 9 metres overall height.	<b>12.3 metres wall and overall height.</b>	<b>10.1 metre wall and overall height.</b>
<b>Street Setbacks: Fairway (east)</b>	2 metres	<b>1.8 metres</b>	2 metres
<b>Lot Boundary Setbacks:</b>			
<b>Side (north)</b>			
- <b>Ground floor</b>	*One boundary wall permitted up to two thirds of one lot boundary (26 metres) or 1.5 metres	*Nil setback for 12.8 metres of 40 metre length lot boundary, 3.1 metre wall height.	Nil setback to 23.6 metres of 40 metre length lot boundary.
- <b>First floor level</b>	4.5 metres	<b>3 metres</b>	<b>2.3 metres</b>
- <b>Second floor level</b>	4.5 metres	<b>3 metres</b>	<b>2.3 metres</b>
<b>Side (south)</b>			
- <b>Ground floor level</b>	*One boundary wall permitted up to two thirds of one lot boundary or 1.5 metres	<b>*Nil</b>	<b>*Nil</b>
- <b>First floor level</b>	4.8metres	<b>3 metres</b>	<b>4.5 metres to bedroom</b>
- <b>Second floor level</b>	4.8 metres	<b>3 metres</b>	<b>4.5 metres to bedroom</b>

Item	Requirement	Original Proposal	Amended Plans
<b>Rear (west)</b>  - <b>Ground floor level</b>  - <b>First floor level</b>  - <b>Second floor level</b>	1.5 metres  5 metres  5 metres	Nil setback  3 metres  3 metres	1.495 metres  1.495 metres  1.495 metres
<b>Visual Privacy:</b>  <b>Unenclosed outdoor active habitable spaces</b>  - <b>Northern and Southern (Side)</b>	7.5 metres (minimum)	<b>5.1 metres to roof terrace area to two dwellings</b>	<b>All roof terraces have been deleted from proposal</b>
<b>Open space</b>	40% open space (exclusive outdoor area plus equal portion of common property)	<b>Strata lot A: 39%</b> <b>Strata lot B: 39%</b> Strata lot C: 48% Strata lot D: 48% Strata lot E: 50% Strata lot F: 50%	<b>Strata lots A to F: proportional distribution of common property not clarified in the amended plans</b>
<b>Minimum outdoor living area (m<sup>2</sup>)</b>	16m <sup>2</sup> per grouped dwelling.	All strata lots comply with outdoor living areas ranging from 22m <sup>2</sup> to 41m <sup>2</sup> .	All strata lots comply with outdoor living areas of 19m <sup>2</sup> .
<b>Parking</b>	1 bay per dwelling	12 car bays (2 per grouped dwelling).	12 car bays (2 per grouped dwelling).
<b>Visitor bay</b>	1 bay required	1 bay	1 bay
<b>Street walls and fences</b>	1.8 metres to 2 metres (piers/capping only) in height (maximum)	1.8 metres with metal infill above 850mm	1.8 metres with metal infill above 850mm

## **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.



2018/5279; 89 (LOTS 327 & 328) FAIRWAY, CRAWLEY



**2018/5279; 89 (LOTS 327 & 328) FAIRWAY, CRAWLEY (AMENDED PERSPECTIVE 1)**



**2018/5279; 89 (LOTS 327 & 328) FAIRWAY, CRAWLEY (AMENDED PERSPECTIVE 2)**



**2018/5279; 89 (LOTS 327 & 328) FAIRWAY, CRAWLEY (AMENDED PERSPECTIVE 3)**



**2018/5279; 89 (LOTS 327 & 328) FAIRWAY, CRAWLEY (AMENDED PERSPECTIVE 4)**

**Agenda Item 6.2**      **553-561 (Lots 303 and 304) Wellington Street – 39 Level Student Accommodation Development Containing 433 Beds in 258 Units and One Commercial Tenancy – Bonus Plot Ratio**

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**Recommendation:**

*That the Design Advisory Committee **CONSIDERS** the design and the awarding of bonus plot ratio for the proposed 39 level student accommodation including one commercial tenancy 553-561 (Lots 303 and 304) Wellington Street, Perth and provides advice on:*

- 1. compliance with the City's Bonus Plot Ratio Policy 4.5.1 for the awarding of:**
  - 1.1. 15% bonus plot ratio for the conservation of a heritage place (subject to the property being entered into the City's Heritage List); and**
  - 1.2. 20% bonus plot ratio for special residential development;**
- 2. the proposed variations to the Wellington Street and Queen Street side and rear setback requirements - and the Building Heights and Setbacks Policy particularly above 65 metres under City Planning Scheme No. 2;**
- 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 noting the restricted space for privacy and convenience and provision for private storage space; and**
- 5. the number of bicycle parking bays in relation to the number of students.**

FILE REFERENCE:	DAP-2018/5395
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	7 November 2018
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:	Ellamore Pty Ltd
APPLICANT:	MJA Studio
ZONING:	(Metropolitan Region Scheme) Urban (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$38 million

## **Purpose and Background:**

The subject site is located on the south-eastern corner of Queen and Wellington Streets. The site comprises two separate lots with a total site area of 691m<sup>2</sup>. The site is currently occupied by a two-level building currently being used for backpacker accommodation.

The site is currently not on the City's Heritage List. The Heritage Council of Western Australia assessed the property in 2001, however, it was determined the property did not meet the threshold for entry on the State Register of Heritage Places. The site has been identified as a contributory property in the City's draft Queen Street Heritage Area. The applicant has submitted a request to the City to have the building entered into the City's Heritage List, which is to be formally considered by Council at its meeting on 27 November 2018.

## **Details:**

Approval is sought to construct a new 39 level student accommodation building, containing 433 beds in 258 units, together with communal facilities and a ground level commercial tenancy and 84 bicycle parking spaces at 553-561 Wellington Street, Perth.

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

- 30 single occupancy 'studio' units measuring 14m<sup>2</sup> containing a single bed, bathroom, desk and kitchenette;
- 135 single occupancy 'studio' units measuring 17m<sup>2</sup> containing a double bed, bathroom, desk and kitchenette;
- 11 accessible single occupancy 'studio' units measuring 20m<sup>2</sup> containing a single bed, bathroom, desk and kitchenette;
- 47 'twodio' units measuring 23-28m<sup>2</sup> containing two bedrooms, shared bathroom, individual desks and shared kitchenette;
- 15 'cluster four bed with ensuite' units measuring 89m<sup>2</sup> containing four bedrooms with ensuites, individual desks, shared kitchen and living room;
- three 'cluster four bed' units measuring 89m<sup>2</sup> containing four bedrooms, individual desks, two shared bathrooms, kitchen and living room;
- 11 'cluster five bed' units measuring 104m<sup>2</sup> containing five bedrooms, individual desks, two shared bathrooms, kitchen and living room; and
- Six 'cluster six bed' units measuring 112m<sup>2</sup> containing six bedrooms, individual desks, two shared bathrooms, kitchen and living room.

Details of the development are as follows:

<b>Basement Level</b>	This level contains stormwater retention plant, a transformer and switch room.
<b>Ground Floor Level</b>	This level contains one commercial tenancy 117m <sup>2</sup> in size proposed to be used for 'Retail (General) or 'Dining'. The building will have its primary entrance from Wellington Street with a lobby, mail boxes and office spaces facing onto Wellington Street. This level also includes 84 bicycle parking bays, fire tanks and a bin room accessible from Wellington Street.
<b>Level 1</b>	This level contains communal facilities including a theatrette, group study area, lounge and private study areas. This level will also

	contain an office space, resident bag store, communications room and fire pumps and tanks.
<b>Level 2</b>	This level contains communal facilities including a kitchen, lounge, gym and laundry. A deck will also be included to the roof of the heritage building. Plant will also be included to the rear of the site.
<b>Levels 3-13</b>	These levels will contain one accessible studio room, one 'twodio', four studio rooms and one 'five bed cluster' room.
<b>Levels 14-19, 22-24 and 28-31</b>	These levels will contain two single studio rooms, three studio rooms, two 'twodio' rooms and one four bed ensuite cluster room.
<b>Levels 20-21</b>	These levels will contain two single studio rooms, two studio rooms, two 'twodio' rooms, one four bed ensuite cluster room and a mid-level plant room.
<b>Levels 25-27</b>	These levels will contain four studio rooms, two 'twodio' rooms and one four bed cluster room.
<b>Levels 32-37</b>	These levels will contain six studio rooms and one six bed cluster room.
<b>Level 38</b>	This level will contain a plant room, function space and roof deck.

### Compliance with Planning Scheme:

#### Land Use

The subject site is located in the City Centre Use Area of the Citiplace Precinct (P5) 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 within 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 commercial tenancy to the ground floor is proposed to be used for 'Retail (General)' or 'Dining' which are both preferred ('P') uses in the Precinct.

#### Development Requirements

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

<b>Development Standard</b>	<b>Proposed</b>	<b>Permitted/Required</b>
<b>Maximum Plot Ratio</b>	<b>6.77:1 (4,665m<sup>2</sup>) inclusive of a plot ratio bonus of 20% (691m<sup>2</sup>) for Special Residential use and 15% (519m<sup>2</sup>) for conservation of a heritage site</b>	Base Plot Ratio 5:1 (3,455m <sup>2</sup> )  Maximum Bonus Plot Ratio (50% maximum) with Special Residential (20-40% maximum)  Heritage (20% maximum)

Development Standard	Proposed	Permitted/Required
<p><b>Maximum street (podium) building height:</b></p> <p><u>Queen Street (west)</u></p> <p><u>Wellington Street (north)</u></p>	<p>8.4 – 8.9 metres</p> <p>8.9 metres</p>	<p>14 metres</p> <p>21 metres</p>
<p><b>Maximum Building Height:</b></p>	<p>125 metres building height (<b>projects into 45° height plane by 6.5 metres</b>)</p>	<p>Additional height above the Street Building Height within a 45° height plane measured from the street to the south (Murray Street)</p>
<p><b>Setbacks:</b></p> <p><u>Wellington Street (north)</u></p> <ul style="list-style-type: none"> <li>- Lower Building Levels</li> <li>- Upper Building Levels</li> </ul> <p><u>Queen Street (west)</u></p> <ul style="list-style-type: none"> <li>- Lower Building Levels</li> <li>- Upper Building Levels</li> </ul> <p><u>Side (east)</u></p> <ul style="list-style-type: none"> <li>- Lower Building Levels</li> <li>- Upper Building Levels</li> </ul> <p><u>Side (south)</u></p> <ul style="list-style-type: none"> <li>- Lower Building Levels</li> </ul>	<p><b>Setback 2.1 metres</b></p> <p><b>Setback 4 metres to a building height of 125 metres</b></p> <p><b>Setback 0.2 metres</b></p> <p>Setback 5 metres up to 65 metres <b>and 5 metres above 65 metres</b></p> <p>Nil to 11.3 metres (no openings)</p> <p><b>3 metres to a building height of 125 metres (with openings)</b></p> <p>Nil to 11.3 metres (no openings)</p>	<p>Maximum street building height of 21 metres setback nil metres</p> <p>5 metre setback from 21 metres up to a height of 65 metres, and then a 10 metre setback</p> <p>Maximum street building height of 14 metres setback nil metres</p> <p>5 metre setback from 14 metres up to a height of 65 metres, and then a 10 metre setback</p> <p>Nil (no openings), or 3 metres (with openings), up to 14 metres in height</p> <p>4 metres (with openings) and 8 metres (with openings), over 65 metres in height</p> <p>Nil (no openings), or 3 metres (with openings), up to 14 metres in height</p>

<b>Development Standard</b>	<b>Proposed</b>	<b>Permitted/Required</b>
- Upper Building Levels	Setback 5 metres up to 65 metres <b>and 5 metres above 65 metres (with openings)</b>	4 metres (with openings) and 8 metres (with openings), over 65 metres in height
<b>Bicycle Parking:</b>  Bicycle Bays	<b>84 bays</b>	87 bays (based on one bay per three units and per 500m <sup>2</sup> commercial floor space)

### **Building Height and Setbacks**

The City's CPS2 Policy 4.1 – City Development Design Guidelines – outlines built form principles and guidelines to be applied to developments within the city. The Policy states that new developments should consider the scale, massing, grain of surrounding buildings and, without seeking to copy or imitate existing structures, make a positive contribution to the streetscape.

The development projects above the 45° height plane permitted, however, is compliant with the maximum building height on Wellington Street.

The development proposes variations to the street setbacks, with a 4 metre setback proposed to Wellington Street in lieu of 5 metres. The development complies with the required setback under 65 metres to Queen Street, however encroaches above 65 metres height by five metres.

The development complies with the required setback to the southern side of the building under 65 metres in height, however proposes a variation to the required setback above 65 metres in height, with a setback of 5 metres proposed in lieu of the required 8 metres. The development also proposes variations to the required eastern setback with a consistent 3 metre setback proposed in lieu of the required 4 metres setback up to 65 metres and 8 metres required above 65 metres in height.

### **Bonus Plot Ratio**

Under CPS2, 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 Scheme 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 proposed development incorporates a 35% plot ratio bonus which consists of a 20% bonus being sought for the development incorporating a special residential use and a 15% bonus being sought for the retention and restoration of the building on the site, which is currently under consideration for entry onto the City's Heritage List under CPS2 (Schedule 8). This is

based on the application complying with the requirements specified under Clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.6.1.

### 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. The 20% bonus translates to an increased plot ratio floor area of 691m<sup>2</sup>.

### Bonus Plot Ratio for Conservation of a Heritage Place

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 building on the site. In support of the proposed heritage bonus of 15% (519m<sup>2</sup> of plot ratio floor area).

#### *Essential Criteria*

The site is currently not on the City's Heritage List, however, the applicant has applied to the City to have the building entered into the City's Heritage List. The applicant is aware that bonus plot ratio for the conservation of a heritage place cannot be granted until the existing building has been entered into the City's Heritage List. Should the building not be listed, the application will be modified to remove the requested bonus. The applicant has requested that the proposal be considered by the Design Advisory Committee to obtain advice on whether any heritage bonus would be supported should the Council approve the listing of the building.

The applicant has advised that the proposed development retains and integrates with the principal aspects of the existing building, being the Wellington and Queen Street frontages.

#### *Performance Criteria*

A Heritage Impact Statement has been prepared in conjunction with this development application and proposes the conservation works which are focused on enhancing the external appearance of the building and its contribution to the Queen Street Heritage Precinct to include:

- Paint removal to brickwork masonry and stucco elements;
- Re-pointing to brickwork including areas of tuck pointing;
- Crack repairs throughout and replacement of missing or damaged mouldings;
- Repair works where necessary to the string course, pilasters, cornice mouldings and parapets;
- Removal of intrusive elements such as the awning structure and replacement with a new contemporary structure that relates more to the new development. Also, removal of service conduits and fittings;
- Replacement of all aluminium windows at first floor level with traditional vertical sliding timber sash windows;
- Overhaul to full working order all the existing timber windows and doors that make up the shopfronts along Queen Street; and
- Investigate moisture ingress issues to the masonry at ground level of Queen Street and rectify and make good brickwork to match original.

A Conservation Management Strategy has been prepared by element (heritage consultants) for the existing building on the site which details the current condition of the building and sets out the recommended conservation and maintenance works.

The proposed development incorporates the abovementioned conservation works which are considered to satisfy the conservation requirements of the City.

Regarding the retention of the significant cultural heritage fabric of the place, the applicant has advised that:

*“In October 1950, a fire swept through the upper floor of the building causing the roof to collapse. In May 2001, Commercial Building, 553-561 Wellington Street was the subject of a development application to the City of Perth, which approved demolition of the building provided the façade was retained. This development did not take place and the property was subsequently offered for sale. The new owners resolved to convert the property to a backpacker’s hostel and under the guidelines provided by City of Perth, undertook internal works to adapt the building for this purpose. A significant part of the adaptation involved the removal of many of the original fittings, fixtures and room layouts in order to meet BCA requirements.*

*While the areas of greater significance are being retained and conserved, there will be demolition to sections of the building fabric behind the street façades to facilitate buildability of the new tower structure. This fabric however has been identified as having lesser significance due to its low authenticity of being substantially modified over the years; and as such this impact is considered by element (heritage consultants) to be minor.*

*In addition to the retention of the façade, existing internal walls and openings to these rooms will be restored to create the ground floor retail and office tenancies. These tenancies are considered to be vital in maintaining the heritage value of the existing building on the subject site. The retention of this façade, sections of the internal walls and the separate entrances to the building is considered to be vital to the restoration of the building.”*

The applicant has justified that the heritage place has been retained in an appropriate setting that highlights and facilitates the appreciation noting that: *“The architectural response of the new development will allow Commercial Building, 553-561 Wellington Street to be better revealed to the street than it is at present. The contemporary intervention allows the street façades to retain their own unique identity and the new development to radiate its own specific identity.*

*The outdoor deck area at second floor level enables the heritage building to be experienced in a new and different way that will assist in activation of the precinct.”*

The applicant has advised that the use of the building has been altered since the initial use of the building, stating: *“Internally the place has been adapted to accommodate its most recent use as a backpacker’s hostel. One of the former shops along Wellington Street has been converted into a laundrette for the hostel, whilst other former shops serve as recreation spaces.*

*The new proposal will allow for a retail or commercial tenancy to Queen Street and the use of student accommodation will facilitate continued occupation of the site which will assist to ensure its ongoing maintenance and protection. These commercial/retail uses are considered*

*to be appropriate to allow public access to the areas of the building with significant heritage value.”*

With regards to interpretation strategies for the building, the applicant has advised that an archival record will be prepared to document the removed fabric and explore opportunities for interpretation with the preparation and implementation of an interpretation strategy.

In light of the above, the applicant considers that the conservation measures being undertaken as part of this development warrant the 15% (519m<sup>2</sup>) plot ratio bonus.”

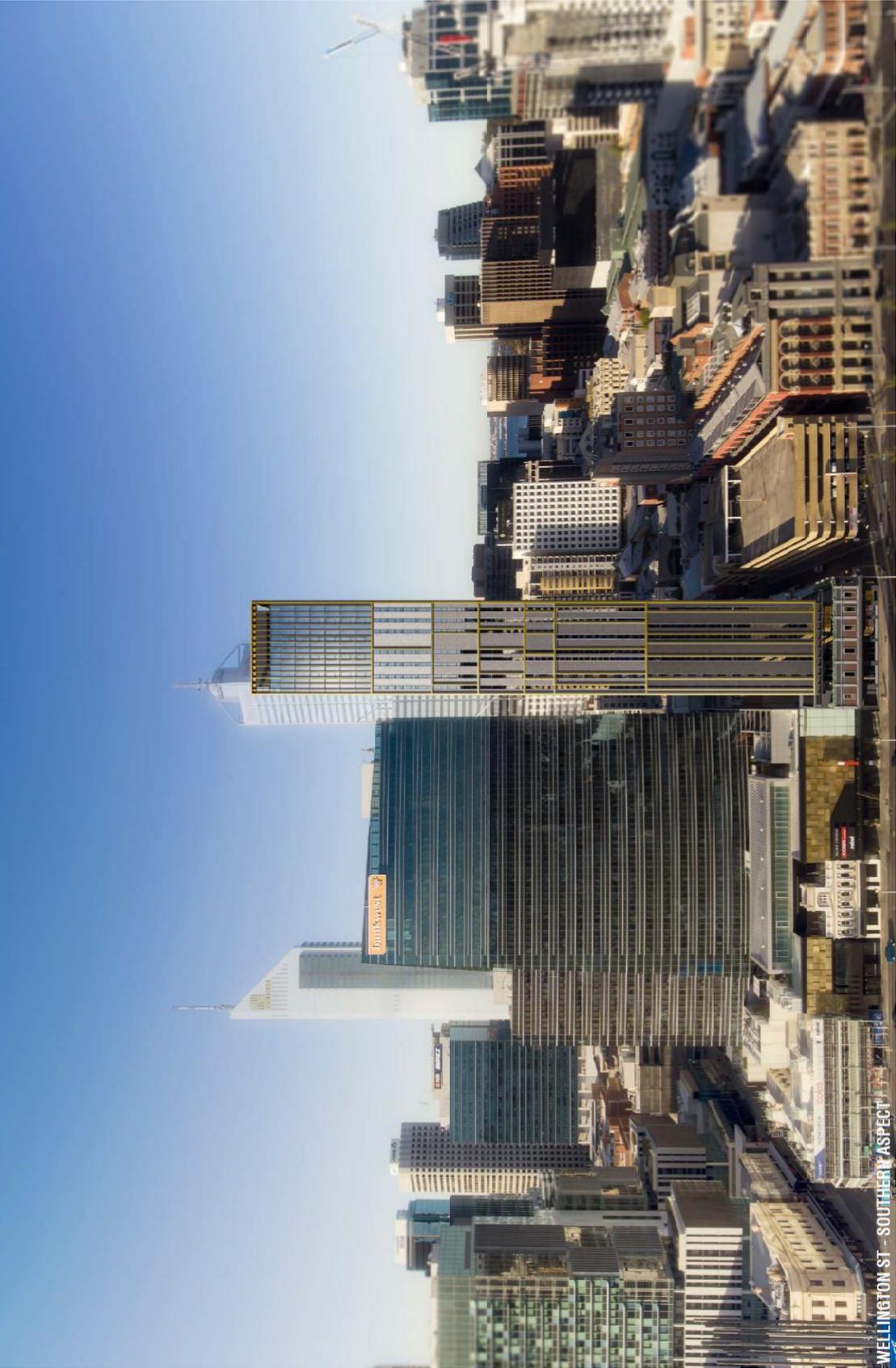
## **Conclusion**

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.



2018/5395 – 553-561 (LOTS 303 AND 304) WELLINGTON STREET



2018/5395 – 553-561 (LOTS 303 AND 304) WELLINGTON STREET

WELLINGTON ST - SOUTHERLY ASPECT



MURRAY ST - NORTHERN ASPECT

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