

## Design Advisory Committee

Notice of Meeting  
23 August 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 – 26 July 2018
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports
  - 6.1 89 (Lots 327 & 328) Fairway, Crawley – Proposed Demolition of Existing Dwelling and Construction of Six, Four Storey Residential Grouped Dwellings
  - 6.2 105 (Lots 1-15) Lord Street, Perth - Proposed 10 Level Office Building, 9 Level Data Centre Building Containing 44 Commercial Tenant Parking Bays
- 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

**MARTIN MILEHAM**  
**CHIEF EXECUTIVE OFFICER**

16 August 2018

**This meeting is not open 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

**Agenda**                    **89 (Lots 327 & 328) Fairway, Crawley – Proposed Demolition of**  
**Item 6.1**                    **Existing Dwelling and Construction of Six, Four Storey**  
**Residential Grouped Dwellings**

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**Recommendation:**

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

- 1. the proposed variations to the maximum building height, setbacks, open space and visual privacy provisions of the Residential Design Codes; and*
- 2. the general aesthetic quality of the development and its impact on the existing streetscape.*

FILE REFERENCE:	2018/5279
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	10 August 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, four storey residential grouped dwellings. The application proposes a central common property driveway of 223m<sup>2</sup> to provide vehicular access to each of the six strata lots which range in area from 162m<sup>2</sup> to 172m<sup>2</sup>. The grouped dwellings have been designed with an enclosed garage with parking for two vehicles, six bedrooms, outdoor living area on the ground floor and an open deck area on the fourth level. The applicant has advised that the grouped dwellings have been designed to offer a choice of accommodation from students to



Item	Requirement	Proposal
	*One boundary wall permitted up to two thirds of one lot boundary (26 metres) or 1.5 metres	lot boundary, 3.1 metre wall height.
- First floor level		<b>3 metres</b>
- Second floor level	4.5 metres	<b>3 metres</b>
- Third floor level	4.5 metres	<b>3 metres</b>
<b>Side (south)</b>	4.5 metres	
- Ground floor level		<b>*Nil</b>
	*One boundary wall permitted up to two thirds of one lot boundary or	
- First floor level	1.5 metres	<b>3 metres</b>
- Second floor level	4.5 metres	<b>3 metres</b>
- Third floor level	4.5 metres	<b>3 metres</b>
<b>Rear (west)</b>	4.5 metres	
- Ground floor level		<b>Nil setback</b>
- First floor level	1 metre	<b>3 metres</b>
- Second floor level	5 metres	<b>3 metres</b>
- Third floor level	5 metres	<b>3 metres</b>
	5 metres	
<b>Visual Privacy:</b>		

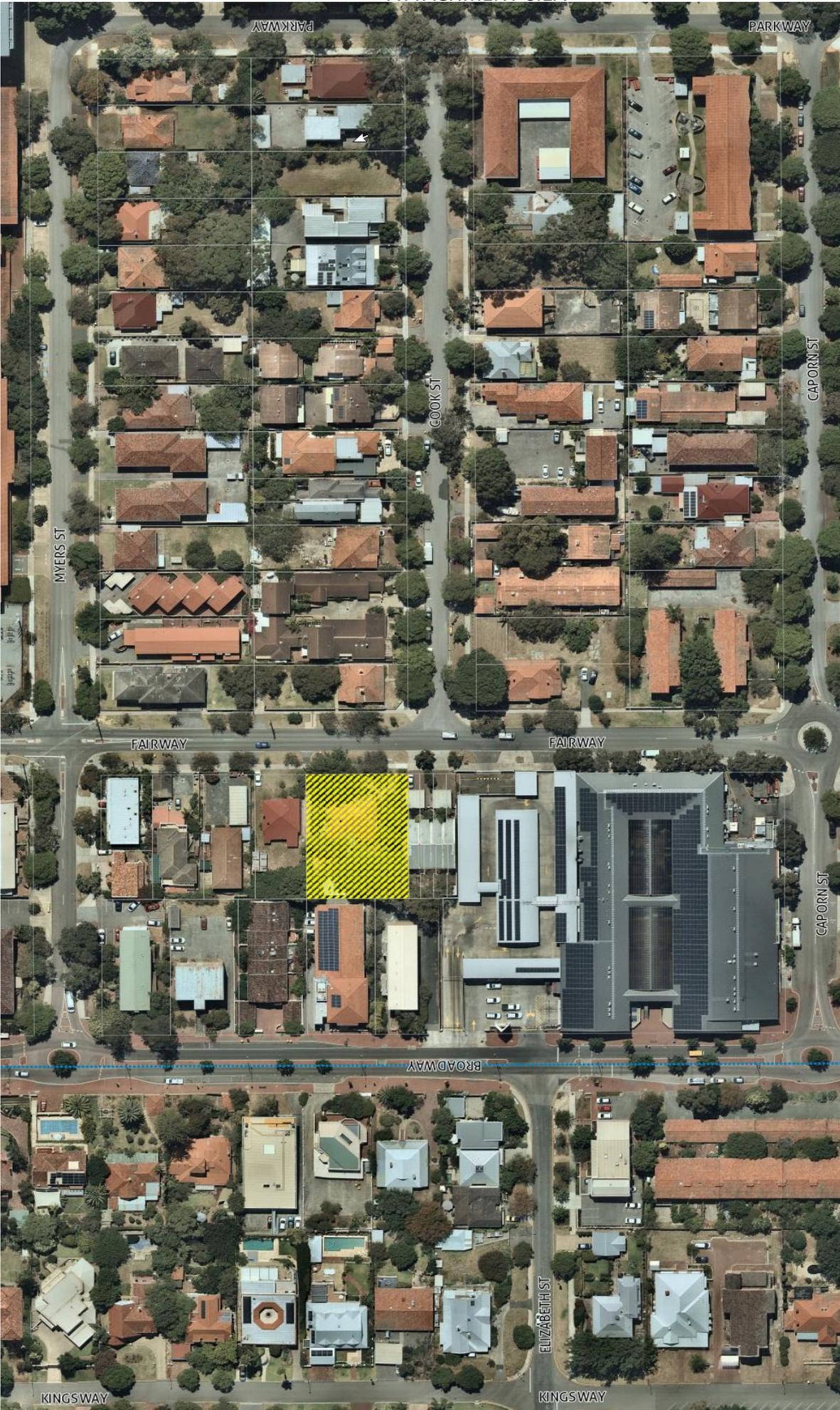
Item	Requirement	Proposal
<b>Unenclosed outdoor active habitable spaces</b>  - Northern (Side)    - Southern (Side)	7.5 metres (minimum)    7.5 metres (minimum)	<b>5.1 metres to roof terrace area to two dwellings.</b>    <b>5.1 metres to roof terrace area to two dwellings.</b>
<b>Open space</b>	40% open 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>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> .
<b>Parking</b>	1 bay per dwelling	12 car bays (2 per grouped dwelling).
<b>Visitor bay</b>	1 bay required	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.

### **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



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

ATTACHMENT 6.1B



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

**Agenda Item 6.2**      **105 (Lots 1-15) Lord Street, Perth - Proposed 10 Level Office Building, 9 Level Data Centre Building Containing 44 Commercial Tenant Parking Bays**

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**Recommendation:**

***That the Design Advisory Committee CONSIDERS the design for the proposed 10 level office and 9 level data centre buildings containing 44 commercial tenant parking bays at 105 (lots 1-15) Lord Street, Perth and provides advice on:***

- 1. the proposed variations to the maximum street building height, maximum building height and setback requirements of the of City Planning Scheme No. 2 and the Building Heights and Setbacks Policy;***
- 2. the non-compliance of the data centre building with the maximum building width of 50 metres under the Building Heights and Setbacks Policy, the resulting bulk and scale of the building and the likely impact on amenity within buildings and the public realm;***
- 3. the treatment of the data centre building façade and its contribution to the skyline noting the site's prominent location on the corner of Lord and Newcastle Streets and as viewed from Graham Farmer Freeway;***
- 4. the building lobby's relationship to the street, noting the raised finished floor level above the footpath level and location of the pedestrian ramp within the front setback;***
- 5. staging of the development and the proposed interim treatment of the southern portion of the lot;***
- 6. the security including the boundary wall, landscaping and façade treatment and interface to Lord Street, noting the façade offers no passive surveillance;***
- 7. scale and location of the proposed signage to the building in relation to the building; and***
- 8. the general design and aesthetic quality of the development.***

FILE REFERENCE:	DAP-2018/5273
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	15 August 2018
ATTACHMENTS:	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:	NEXTDC Ltd
APPLICANT:	NEXTDC Ltd c/- Urbis Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Stirling (P3) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$195m

### **Purpose and Background:**

The subject site is bound by Newcastle Street to the north, Lord Street to the east and Aberdeen Street to the south and consists of 15 lots totalling 6,368m<sup>2</sup>. The subject site is currently occupied by a single level commercial development known as the Westrade Centre which houses 15 tenancies (some of which have been consolidated) and associated at grade surface car parking. At the time of lodgement, all tenants have vacated or are in the process of vacating the subject site.

Lord Street is approximately 1m to 3.5m higher than the subject site, increasing in a north to south direction. The footpath of Lord Street is also setback from the subject site, with the gap between the carriageway and subject site lot line used for retaining, bunding and landscaping.

There is a 5.689m wide right of access easement burdening the subject site, in favour of lot 36, which abuts the subject site at its Aberdeen Street frontage. The easement runs parallel to the adjacent lot, extending from Aberdeen Street to the northern edge of that lot. There is a 5m sewerage easement in favour of the Water Corporation that partially runs under the above right of access easement.

The operator of the development will be NEXTDC which provides data storage and communications solutions across Australia via a national network of data centre facilities. NEXTDC operates its existing 'P1' data centre in Malaga, with other facilities in Brisbane, Sydney, Canberra, and Melbourne.

On 17 July 2018, the City of Perth approved under delegated authority a development application for the 'development of communications infrastructure' (DA-2018/5219). This proposal was limited to the establishment of some lead infrastructure in advance of the development approval of a data centre that the applicant has advised will occupy the majority of the site. The works include the establishment of the communications pod, and ancillary works such as a small office, and back up power generators.

The communications 'pod' provides a connection to the new Singapore-Perth undersea cable (Australian Singapore Cable). The applicant advised that these essential advance works need to be in operation prior to the end of calendar 2018. The cable will be further extended to P1 in Malaga and eventually to the eastern states.

## Details:

Approval is sought for the demolition of all the existing buildings, except for the approved communications pod on site, and for the construction of a 10 level office building and a 9 level (including plant level) data centre tower.

The development is proposed to be broken down into three stages, stage 1 of the development has already commenced with the installation of the communication pod and temporary infrastructure already approved. Stage 2 of the development will include the office tower and northern portion of the data hall including the lobby spine of the data hall, building services and loading dock. The applicant has advised that foundations for stage 3 may also be built during construction of stages 1 and 2, to minimise disruption to the existing facility during construction, and to enable speedy delivery of stage 3 when required.

The application proposes a total of 44 commercial tenant parking bays prior to the development of stage 3, which is proposed to be reduced to 29 commercial tenant parking bays once stage 3 is completed.

A 10 level office tower (plus roof terrace) will occupy the north-western portion of the site, fronting Newcastle Street, sitting above the two levels of front of house facilities. The office tower will be occupied by organisations that utilise space in the data halls or for general office purposes. The applicant has advised that provision has been made for an auditorium in the office tower, to accommodate seminars and presentations related to the data centre and office users. The office tower will be treated with a glazed curtain wall with illuminated aluminium shading devices.

Stage 2 will include the northern portion of the 9 level data hall building, which contains 5 levels of data halls, supported by 4 levels of plant and services. The data centre tower will be treated with the same curtain glazing as the office tower, as well as aluminium based cladding systems, with architectural fins and feature lighting.

Stage 3 includes the remainder of the data centre tower works, including frontage to Aberdeen Street. Temporary works including the surface car parking will be removed, and final boundary and landscape treatments will be installed.

The composition of each of the buildings within the development is outlined as follows:

### Office Tower:

<b>First Floor (Lower Ground Floor)</b>	This level contains a foyer, meeting rooms fronting onto Newcastle Street. Office tower services will be located to the rear of the foyer, with 12 at grade commercial tenant parking bays provided to the rear of the site, accessed via Aberdeen Street.
<b>Second Level (Ground Floor)</b>	This level contains a meeting space, store, security room and the incorporated communication pod. This level will link through to the data hall tower via a secure access link.
<b>Levels One to Three</b>	These levels will contain office and associated amenity spaces.
<b>Level Four</b>	This level will contain office levels including a training space, auditorium, breakout and staff kitchen. It will include a sky bridge linking the office tower with the lobby space of the data hall tower.
<b>Levels Five to Eight</b>	These levels will contain office space and associated amenities.

<b>Level Eight (Roof Terrace)</b>	This level will include plant, an indoor and outdoor roof terrace and associated amenities.
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Data Tower:

<b>First Level (Lower Ground Floor)</b>	This level will contain tank infrastructure, a dock and bin store and a lobby space.
<b>Second Level (Ground Floor)</b>	This level will include plant infrastructure, 17 commercial tenant parking bays and one ACROD bay. A site office will be provided facing onto Aberdeen Street. As part of stage 2, should the stage 3 tower not be constructed immediately, 32 external commercial tenancy parking bays will be provided to this level abutting Aberdeen Street in lieu of the site office. The parking bays are proposed to be screened by 'feature screening' with a roof over. A landscaping buffer will be provided to Aberdeen Street
<b>Levels One to Three</b>	These levels will contain plant infrastructure which will be constructed from aluminium based cladding, with a glazed lobby in between the two data hall stages. Glazed breakout spaces will be provided to Newcastle Street and Aberdeen Street frontages.
<b>Level Four</b>	This level will contain data hall storage which will be constructed from aluminium based cladding, with a glazed lobby in between the two data hall stages. Glazed breakout spaces will be provided to Newcastle Street and Aberdeen Street frontages. This level will include a sky bridge linking the office tower with the lobby space of the data hall tower.
<b>Levels Five to Eight</b>	These levels will contain data hall storage which will be constructed from aluminium based cladding, with a glazed lobby in between the two data hall stages. Glazed breakout spaces will be provided to Newcastle Street and Aberdeen Street frontages.
<b>Roof Level</b>	This level will contain an open plant deck serviced by the glazed lobby spine.

**Compliance with Planning Scheme:**

Land Use

The subject site is located in the City Centre Use Area of the Stirling Precinct 3 of CPS2. The Stirling Precinct will develop as an office, mixed commercial and residential area taking advantage of good access to public transport and close proximity to retail and entertainment areas. Stirling Street will consolidate as a secondary office area for the city centre, with residential uses and visitor accommodation also encouraged throughout the precinct.

The development application proposes a new 'Office' which is a preferred ('P') use in the Stirling Precinct (P3). The remainder of the development will be used for a 'data hall' and associated infrastructure which is not a defined use under the City Planning Scheme No 2 (CPS2) and therefore are considered as an 'unlisted' use. The use is required to be advertised to any landowners deemed impacted by the City and the Council must, when determining the application, be satisfied by an absolute majority, that the proposed development is consistent with the matters listed in clause 67 of the Deemed Provisions.

## Development Requirements

The proposal has been assessed against the City Planning Scheme requirements and the proposal's compliance with the following development standards is summarised below:

<b>Development Standard</b>	<b>Proposed</b>	<b>Permitted / Required</b>
<b>Maximum Plot Ratio</b>	3.42:1 (21,748m <sup>2</sup> )	4:1 (25,472m <sup>2</sup> )
<b>Maximum street (podium) building height:</b>  <u>Newcastle Street (north)</u>  <u>Lord Street (east)</u>  <u>Aberdeen Street (south)</u> <ul style="list-style-type: none"> <li>- Stage 1</li> <li>- Stage 2</li> </ul>	<p>6.5 metres to lobby space, <b>54 metres to data hall (fire stair encroachment)</b></p> <p><b>No podium provided</b></p> <p><b>No podium provided</b></p> <p><b>54 metres to data hall (fire stair encroachment)</b></p>	<p>21 metres</p> <p>21 metres</p> <p>14 metres</p>
<b>Maximum Building Height:</b>  Northern Portion  Southern Portion	<p><b>42.25 metres to office tower, 54 metres to data hall</b></p> <p>54 metres</p>	<p>40 metres</p> <p>No prescribed height limit</p>
<b>Setbacks:</b>  <u>Newcastle Street (north)</u> <ul style="list-style-type: none"> <li>- Lower Building Levels</li> <li>- Upper Building Levels</li> </ul> <u>Lord Street (east)</u>  Lower building level	<p>Nil to stairs, <b>1.2-8.3 metres to remainder</b></p> <p>5.4 metres to Office tower, <b>3.2 metres</b> to 5.2 meters to data hall</p> <p><b>6.8 metres</b></p>	<p>Nil setback required to 21 metres</p> <p>5 metre setback from 21 metres up to a height of 40 metres.</p> <p>Nil setback required to 21 metres</p>

Development Standard	Proposed	Permitted / Required
<ul style="list-style-type: none"> <li>- Northern Portion</li> <li>- Southern Portion</li> </ul>	<p style="text-align: center;">7.3 metres</p> <p style="text-align: center;">7.3 metres</p>	<p style="text-align: center;">5 metre setback from 21 metres up to a height of 40 metres.</p> <p style="text-align: center;">5 metre setback from 21 metres up to a height of 65 metres, and then a 10 metre setback</p>
<u>Aberdeen Street (west)</u>		
Lower building levels		
<ul style="list-style-type: none"> <li>- Stage 1</li> <li>- Stage 2</li> </ul>	<p style="text-align: center;">Nil to <b>9.4 metres</b></p> <p style="text-align: center;"><b>11 metres to enclosed carpark</b></p>	<p style="text-align: center;">Nil setback required to 14 metres</p>
Upper building levels		
<ul style="list-style-type: none"> <li>- Stage 1</li> <li>- Stage 2</li> </ul>	<p style="text-align: center;">41.2 metres</p> <p style="text-align: center;"><b>3.2 metres</b> to 5.2 metres</p>	<p style="text-align: center;">5 metre setback from 14 metres up to a height of 65 metres, and then a 10 metre setback</p>
<u>Side (west)</u>		
<ul style="list-style-type: none"> <li>- Lower Building Levels</li> <li>- Upper Building Levels</li> </ul>	<p style="text-align: center;">Nil (no openings), 6.3 to 13 metres (openings)</p> <p style="text-align: center;">3.2 to 3.6 metres to office tower, <b>5.5</b> to 12.7 metres to data hall</p>	<p style="text-align: center;">Nil (no openings/balconies) and 3 metres (openings/balconies)</p> <p style="text-align: center;">3 metres up to 65m in height and 6 metres over 65m in height</p>
<b>Bicycle Parking:</b>		
Bicycle Bays	52 bays	43 bays
Showers	<b>3 male and 3 female showers</b>	5 male and 5 female showers
Lockers	52 lockers	43 lockers
<b>Car Parking:</b>		
Commercial Tenant		
<ul style="list-style-type: none"> <li>- Stage 1</li> </ul>	44 Commercial Tenant Parking Bays	159 bays (maximum)

Development Standard	Proposed	Permitted / Required
- Stage 2	29 Commercial Tenant Parking Bays	

### **Building Height and Setbacks**

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

The data hall does not incorporate a podium to Lord Street and has a limited podium to the Newcastle and Aberdeen Streets. The development proposes setback variations to the Newcastle and Lord Street frontages to the upper levels, with the fire stairs encroaching into the minimum required street building height and required setback under the City's Building Heights and Setbacks Policy.

The development also exceeds the maximum permissible height of the northern portion of the lot which is restricted to a maximum height of 40 metres. The office tower proposes a minor encroachment of 42.25 metres, whilst the data hall building has a proposed height of 54 metres in lieu of 40 metres.

The Building Heights and Setbacks Policy states that the Council may require side and rear setbacks of buildings to be increased for upper building levels which have a significantly wide elevation (>50m) to satisfy the objectives of the Policy such as maximising sunlight penetration to streets and buildings and providing for an attractive street outlook with views of the sky. The data hall building is proposed to be approximately 95 metres wide when viewed from the east and west, however considering its location and the locality this may have a limited impact on sunlight penetration to streets and buildings, however will have an impact on sky views from Lord Street and further east.

### **Building Design, Materials and Finishes**

The proposed data hall will not include any openings, apart from the glazed lobby 'spine' between the two stages and the breakout spaces fronting onto Newcastle and Aberdeen Streets. In addition to this, the building design incorporates many of the services to the exterior of the building within conduits incorporated into the façade of the building.

The applicant has advised that this is required to meet the 'Tier IV' rating under the Uptime Institute certification relating to data centre reliability. A 'Tier IV' rating is the current highest standard attainable and means that the data centre has exceptional fault tolerance, with emergency stand-in systems and infrastructure which mean that operations can continue with no downtime. Achieving this certification means that many systems need to be duplicated (or more), fire-separated and of an exceptional finish and standard. This results in an abundance of plant area, duct space, and the need to externalise some services.

The building has also been designed to have a finished floor level above the 1 in 500 year flood event to ensure that all critical plant, communications, data halls and back-up power generators are unaffected in the event of a flood situation. This has resulted in the front of house on Newcastle Street being raised approximately 1.1m above natural ground level to protect it from a 1 in 100 year flood event, allowing for the surrounding stormwater network to partially fail. The applicant has advised that this design element ensures that the facility can maintain operations, maintaining critical IT and communications functions for business, in these events.

The raised finished floor levels have however resulted in the need for the primary entrance of the building on Newcastle Street to require stairs for access and a ramp which occupies a large portion of the lobby entrance. This is contrary to the City's City Development Design Guidelines Policy 4.1 which states that ground floors levels of the building should not be more than 1 metre above the existing pavement level. The Policy also states that ramps should be integrated into the design of the building and should not visually dominate the public realm.

The applicant has advised the proposed façade finish of the data hall reflects the unique land use, and does not attempt to represent the building as being for a different, more typical land use such as an office building. This is reflected in large sections of eastern and western facades of the main tower having no major openings and architecturally designed services infrastructure. The façade has been finished in varying colours and materials, architectural fins and lighting will be used to enhance many features of the development, and relate to its digital focus and 'always on' nature. It is noted that the subject site is prominent from certain perspectives, particularly on the eastern approach to the city via the Graham Farmer Freeway. The applicant justifies that the façade of the data centre tower will contribute to the skyline prominently in the night and day.

### **Treatment of Lord Street setback and landscaping**

The applicant has advised that due to security requirements the site is required to be secured on all boundaries. The building is setback to Lord Street to allow for maintenance and additional equipment installation and replacement. The applicant has advised that due to the difference in natural ground level to the adjacent Lord Street bridge, the lower building level suffers from poor visibility and surveillance. To secure this part of the site the applicant proposes a 2.5 metre high perimeter to be established. The fence will be 25% visually permeable. Except for the lobby spine, the remainder of this façade will have no fenestration, with no passive surveillance opportunity.

### **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



2018/5273 – 105 (LOTS 1-15) LORD STREET, PERTH

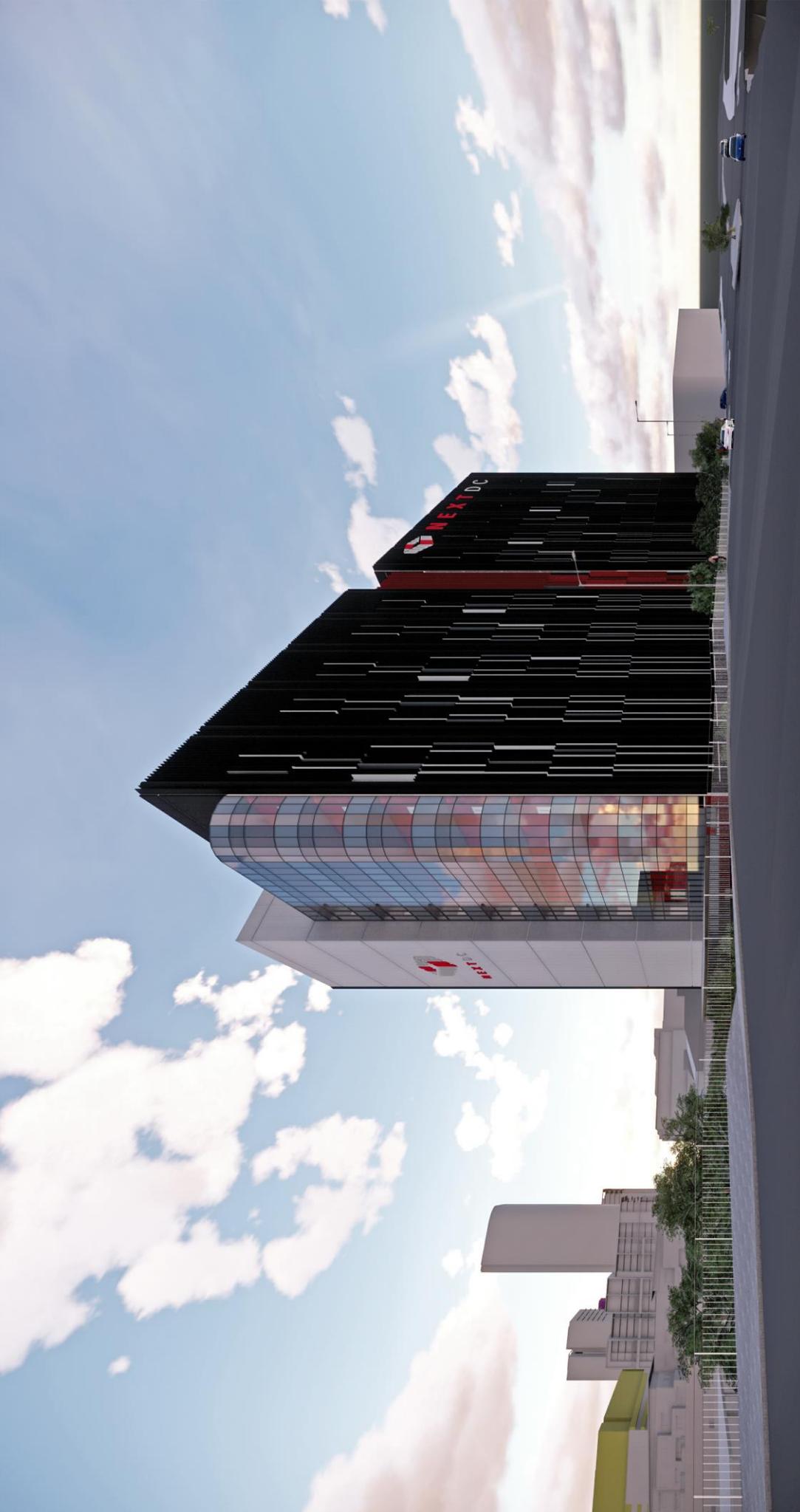
ATTACHMENT 6.2B



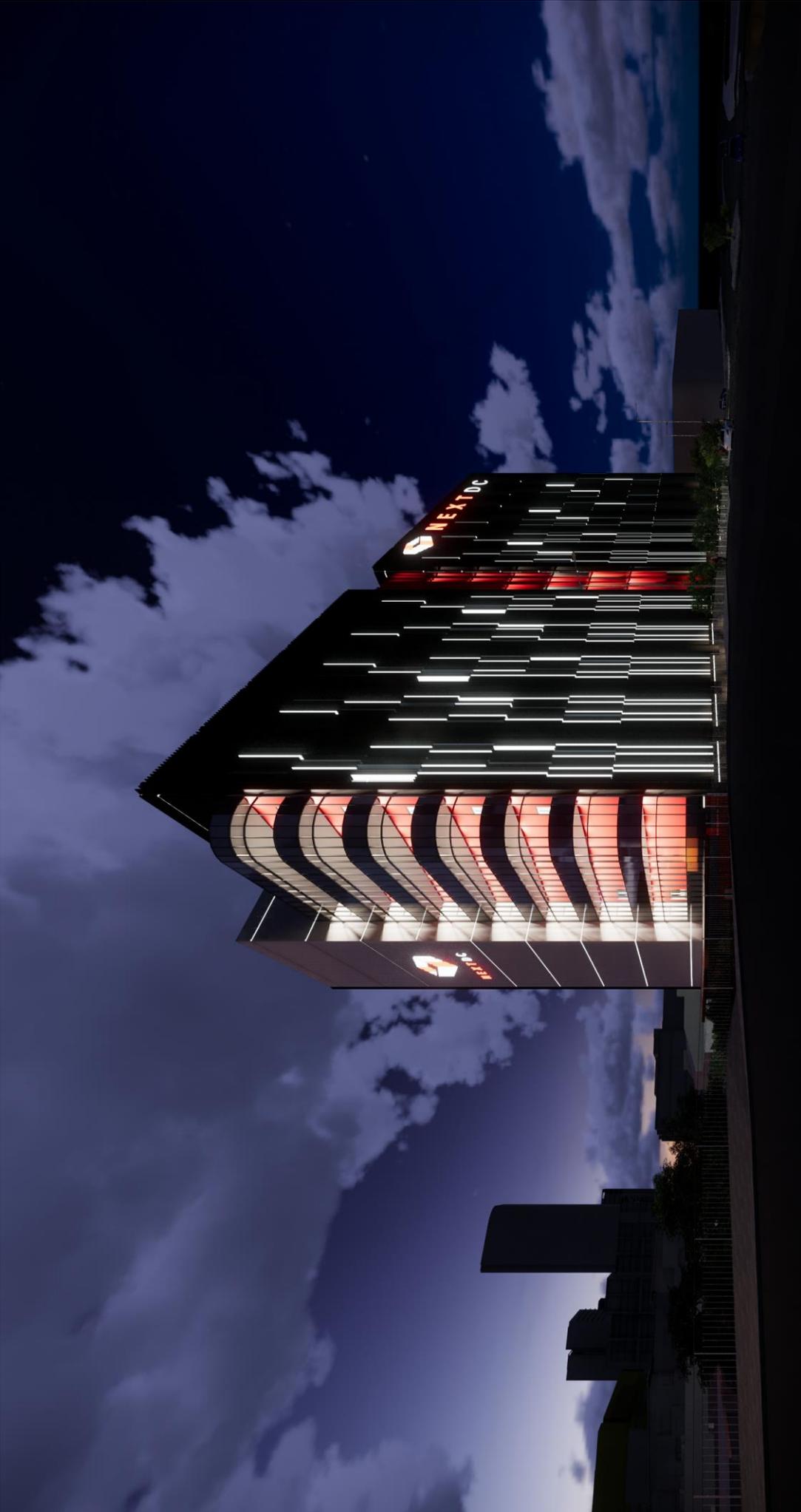
2018/5273 – 105 (LOTS 1-15) LORD STREET, PERTH



2018/5273 – 105 (LOTS 1-15) LORD STREET, PERTH



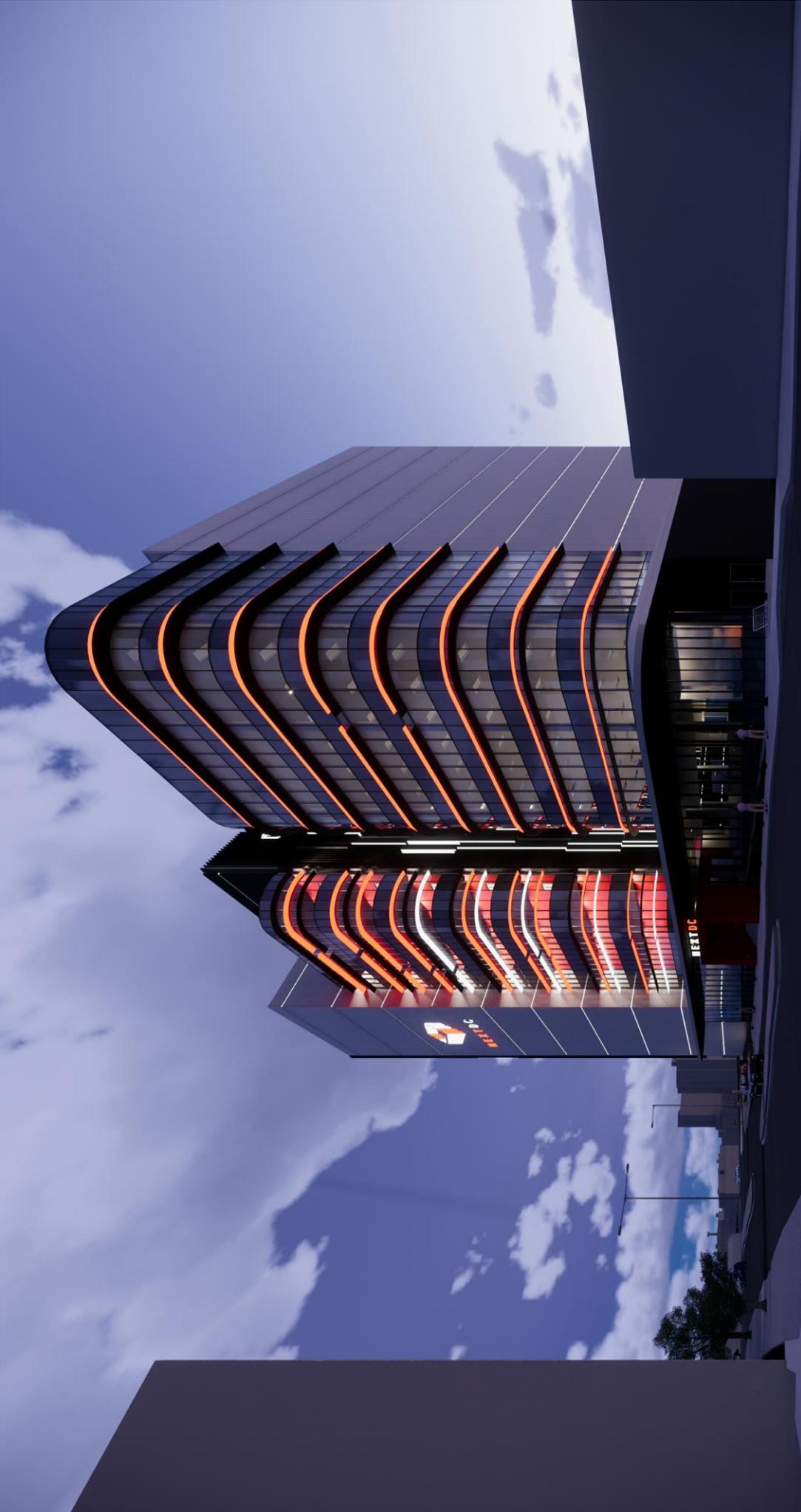
**2018/5273 – 105 (LOTS 1-15) LORD STREET, PERTH**



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