



## Form 1 - Responsible Authority Report (Regulation 12)

<b>Application Details:</b>	Proposed Eight – Level Office Building With Associated Car Parking
<b>Property Location:</b>	16 - 38 (Lot 50) Troode Street, West Perth
<b>DAP Name:</b>	City of Perth LDAP
<b>Applicant:</b>	The Buchan Group Architects
<b>Owner:</b>	Ripple Holdings Pty Ltd
<b>LG Reference:</b>	2013/5159
<b>Responsible Authority:</b>	City of Perth
<b>Authorising Officer:</b>	Martin Mileham – Director Planning and Development
<b>Department of Planning File No:</b>	DP/13/00392
<b>Report Date:</b>	15 July 2013
<b>Application Receipt Date:</b>	9 May 2013
<b>Application Process Days:</b>	90 Days
<b>Attachment(s):</b>	1. Location Plan (20 June 2013) 2. Perspective (9 May 2013) 3. Development Plans (9 May 2013 & 26 June 2013)

### Recommendation:

That the City of Perth LDAP resolves to:

**Approve by an absolute majority** DAP Application reference DP/13/00392 and accompanying location map (refer to Attachment 1, dated 20 June 2013), perspective (refer to Attachment 2, received 9 May 2013) and development plans (refer to Attachment 3, received 9 May 2013 & 26 June 2013) in accordance with Clauses 26, 27, 36, 41, and 47 of City of Perth City Planning Scheme No. 2 and the Metropolitan Region Scheme, subject to the following conditions:

- 1. final details of the design, finishes and materials for the proposed building, being submitted and approved prior to the submission of an application for a building permit;***
- 2. all piped, ducted and wired services, air conditioning plant, lift overruns, hot water systems, water storage tanks, service meters and bin storage areas being located so as to minimise any visual and noise impacts and being screened from view from the street and adjacent buildings, with details of the location and screening of any proposed external building plant, particularly on the roof level, being submitted for approval prior to the submission of an application for a building permit;***
- 3. any signs to be erected on the building being an integral part of the design and scale of the development and exhibiting a high level of design quality, with details of the signage being the subject of a separate application for approval;***

4. *a maximum of 119 commercial tenant car parking bays being provided on site and being for the exclusive use of the on-site tenants;*
5. *the dimensions of all car parking bays, aisle widths and circulation areas complying with the Australian Standard AS2890.1;*
6. *bicycle facilities being provided, designed and located in accordance with the requirements of the City Planning Scheme No. 2 Policy 5.4 Bicycle Parking and End of Journey Facilities, with details of the design and location of these facilities being submitted and approved prior to the submission of an application for a building permit;*
7. *a detailed landscaping and reticulation plan being submitted and approved prior to the commencement of development with the approved landscaping plan detailing the landscaped screening and shade trees to screen the cars from view of the streets and being installed prior to the occupation of the building and thereafter maintained to a high standard;*
8. *any existing vehicle crossovers that are not required to provide access to this development being removed and the verge areas being reinstated by the developer to the City's specifications and at the owner's expense prior to occupation of the building;*
9. *a construction management plan for the proposal detailing how it is proposed to manage:-*
  - 9.1 *the delivery of materials and equipment to the site;*
  - 9.2 *the storage of materials and equipment on the site;*
  - 9.3 *the parking arrangements for the contractors and subcontractors; and*
  - 9.4 *other matters likely to impact on the surrounding properties;*

*being submitted for approval prior to the submission of an application for a building permit.*

This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

**Background:**

Property Address:	16 – 38 (Lot 50) Troode Street, West Perth
Zoning	MRS: Urban
	TPS: (City Planning Scheme Precinct) Hamilton (P11) (City Planning Scheme Use Area) Residential/Commercial
Use Class:	Office
Development Scheme:	City Planning Scheme No. 2

Lot Size:	4,870m <sup>2</sup>
Existing Land Use:	Office
Value of Development:	\$20 million

The subject site is located on the northern side of Troode Street, West Perth, at the corner of Loftus Street and the Mitchell Freeway off-ramp, and occupies a total area of 4,870m<sup>2</sup>.

At its meeting held on **14 December 2010** the Council approved an application for a development on the eastern portion of the site comprising a three-level office development including 40 car parking bays (Stage 1). The development has since been completed.

The staged development of the site has purposefully taken place to take advantage of the recent changes to the City Planning Scheme No. 2 (Amendment 24 'Hamilton Precinct' gazetted 26 February 2013). The changes to the Precinct have increased the plot ratios and building heights in the area, increasing the development potential of the site.

#### **Details:**

Approval is sought for the construction of an eight level office building with basement and at-grade parking for an additional 79 tenant car bays (total of 119 tenant bays) on the subject site. Details of the proposal are summarised as follows:-

- Access to the basement is proposed from the existing driveway that services stage one of the development. The basement will contain 57 tenant car bays, two service bays, one disabled bay, bicycle parking, end of trip facilities, a loading dock, bin area and substation;
- Pedestrian access to the ground floor lobby is from Troode Street. The lobby space provides access to a ground floor office tenancy and to the rear at-grade car park which proposes 22 tenant car bays, one disabled bay and nine motorcycle bays. The ground floor also has a partially covered outdoor terrace that acts as a transition space between the existing and proposed office developments;
- Level one has an office floor area of 1,080m<sup>2</sup>;
- Levels two and three have identical floor plates and each contain 1,372m<sup>2</sup> of office floor area;
- Levels four and five contain office floor areas of 1,300m<sup>2</sup> with level four having access to a terrace area fronting Troode Street;
- Level six has an office floor area of 1,174m<sup>2</sup>; and
- The roof level accommodates a large plant room to the rear and a large terrace area fronting Troode Street.

The external building materials consist of glazing and precast concrete, which is consistent with the existing stage one building.

## **Legislation & policy:**

### Legislation

Planning and Development Act 2005 s. 162  
City Planning Scheme No. 2 (CPS2) Clauses 26, 27, 36, 41, and 47 and the  
Hamilton Precinct Plan requirements  
Metropolitan Region Scheme

### State Government Policies

Perth Parking Policy (PPP)

### **Local Policies**

City Development Design Guidelines (4.1)  
Building Heights and Setbacks (4.5)  
Parking Policy (5.1)  
Loading and Unloading (5.2)  
Perth Parking Policy (5.3)  
Bicycle Parking and End of Journey Facilities (5.4)

## **Consultation:**

### Public Consultation

Due to the proposed variations to the building height and setback requirements of the City Planning Scheme No. 2 the proposal was advertised to the owners of the adjacent property.

The City received a response from the adjoining owner confirming no objection to the proposal.

### Consultation with other Agencies or Consultants

At its meeting held on 20 June 2013, the City of Perth's Design Advisory Committee (DAC) considered the design of the proposed eight level office building with associated car parking and provided support for the design, acknowledging the reduced side setbacks subject to:-

- "1. the integration of the free standing canopy structure with the protruding element within the front façade;*
- 2. the finishes to the blank side elevations matching those of the adjacent Stage 1 development on the site; and*
- 3. the landscaping at the rear of the site incorporating large trees to provide shading and to effectively screen the open car park from view from the public domain."*

The applicant submitted additional information and revised plans addressing the concerns of the DAC, including a redesign of the canopy structure to a single form

structure that runs the length of the building frontage and a revised landscaping plan incorporating large trees.

In response to point 2 the applicant has advised that the directive from the owner was to distinguish the buildings as being two separate buildings for the potential separate sale of the buildings and therefore the applicant has considered that a similar treatment to stage one is not appropriate in this instance, however, the finishes will complement the first stage building.

The applicant's response and the supporting information is considered to adequately address the concerns and comments raised by the DAC, with final details of the landscaping species and of the materials and finishes of the building being addressed through conditions of any approval.

### **Planning assessment:**

#### Land Use

The subject site is located in the Hamilton Precinct (P11) of the City Planning Scheme No. 2. The Hamilton Precinct has shifted in focus from providing service industry and bulky retail uses to promoting a well-integrated mixed commercial precinct, which primarily serve the needs of the city centre.

The proposed 'Office' use is a Preferred ('P') use within the Residential/Commercial use area of the Hamilton Precinct. It is considered that the proposed use complies with the Statement of Intent for the precinct and will be compatible with surrounding land uses.

#### Development Requirements

The proposal has been assessed against the City Planning Scheme No. 2 requirements as summarised below:-

<b>Development Standard</b>	<b>Proposed</b>	<b>Required/Permitted</b>
Maximum Plot Ratio:-	1.9:1 (7,402m <sup>2</sup> with stage 1 being 1,980m <sup>2</sup> for a total of 9,382m <sup>2</sup> )	2:1 (9,740m <sup>2</sup> )
Building Height: - Podium  - Overall building height (inclusive of podium levels)	<b>no podium</b>  seven-storey	two storey (minimum) and three storey (maximum)  eight-storey (maximum)
Setbacks: Troode Street - Podium	<b>Nil - 6.4 metres (majority of the building</b>	Nil at podium level for a minimum of 80% of the

Development Standard	Proposed	Required/Permitted
	<b>setback 6.4 metres)</b>	street frontage.
- Above Podium Level	6.4 metres	5 metres (minimum)
North (rear)		
- Podium	10 – 15 metres	3 metres (minimum)
- Above Podium Level	10 – 15 metres	5 metres (minimum)
West (side)		
- Podium	<b>1.6 (for a depth of 6.4 metres) than Nil</b>	Nil (Required for a depth of 10 metres)
- Above Podium Level	<b>Nil</b>	3 metres (minimum)
Car Parking:		
- Commercial tenant	119 bays	121 bays (maximum)
Bicycle Parking:		
- Bicycle Bays	123 bays	18 bays (minimum)
- Motorcycle Bays	9 bays	6 bays (minimum)
- End of Journey Facilities	5 male and 5 female shower rooms	5 male and 5 female shower rooms (minimum)

The DAP cannot grant planning approval for a non-complying application unless, in accordance with Clause 47:-

- “(3)(a) *if so required by the Council under clause 41(2), the application has been advertised;*
- (d) *the Council is satisfied by an absolute majority that:-*
- (i) *if approval were to be granted, the development would be consistent with:-*
- (A) *the orderly and proper planning of the locality;*
- (B) *the conservation of the amenities of the locality; and*
- (C) *the statement of intent set out in the relevant precinct plan; and*
- (ii) *the non-compliance would not have any undue adverse effect on:-*
- (A) *the occupiers or users of the development;*
- (B) *the property in, or the inhabitants of, the locality; or*
- (C) *the likely future development of the locality.”*

### **Building Height and Setbacks**

The guidelines of the Hamilton Precinct require buildings to have a podium and tower element. The podium is required to have a nil setback from the street with a minimum podium height of two stories and maximum of three stories. The proposed

development does not provide a podium element with the building generally being setback 6.4 metres from the street front. Additionally a projecting box element 15 metres wide on the western portion of the façade is proposed at a nil setback to the street front on the third and fourth floors.

Given the context for this development, being that there are only two development sites on the northern side of Troode Street and that the existing building on this lot is already set back from the street with a covered element to provide pedestrian shelter, the proposed variation to providing a podium is considered appropriate in this instance. The proposed front setback will provide a consistent street edge to the development on the site, whereas a podium with a nil setback would read as a disjointed street front. The site is located on the outer edge of the precinct and the lack of a podium element will not detrimentally impact on the future redevelopment of the remainder of the Precinct. Therefore the variations to the building height and setbacks to the street are considered appropriate in this instance.

The Hamilton Precinct guidelines acknowledge that the side and rear setback standards might not be appropriate for irregular shaped lots and that when variations are proposed consideration should be given to:-

1. the applicant demonstrating that the prescribed side/rear setback is not appropriate; and
2. the proposed side/rear setback variations will not compromise the amenity of adjacent buildings, nor the local context including key public spaces in terms of privacy, perceived building bulk and solar access.

The western side setback provides a minor variation at 'podium' level, while at the upper floors have a nil setback to the boundary as opposed to the required three metre setback. The adjoining site is currently vacant with three street frontages to Troode Street, Loftus Street and Colin Place. It is considered that the variations will not have a detrimental impact on the adjoining site, and it is noted that the owner of the adjacent site did not object to the proposed setback variation.

Within the Hamilton Precinct buildings are required to provide adequate separation between towers when two or more buildings are provided on one site - as if there were a boundary between them. No eastern side setbacks are provided where the side of the proposed building adjoins the existing building on the site. However, the transition space between the buildings is well designed to cater for the level differences, providing a protected outdoor space and appropriate separation between the relatively low rise buildings, which also reduces the building bulk and mass that a single building on the site would have had. The proposed development is considered an appropriate design outcome for the site.

The proposed side setback variations are not proposed on the basis that they are not achievable but on the basis of an improved design outcome and built form that will not compromise the future amenity or development of the adjacent vacant site, nor the local context or amenity of any key public space. It is therefore considered that these variations are consistent with the orderly and proper planning of the locality; the conservation of the amenities of the locality; and with the statement of intent for the Hamilton Precinct and can be supported.

## **Design**

The Hamilton Precinct is in a transitional phase from a purely commercial precinct to a mixed use precinct and the design of any new building should be of a high standard to reflect the objectives and functions of the precinct both in quality of the building and the pedestrian environment.

The proposed building is considered an appropriate design that enhances the locality and provides a positive addition to the streetscape. The internal design of the building is efficient and provides standard floor plates that allow maximum use of the floors. The terrace spaces make use of the roof and projecting elements to provide an activated element and desirable amenity to a prospective tenant. The materials proposed will enhance the quality of the building design and are consistent with the existing building which is an example of a good quality building.

In achieving this desired outcome for the precinct, buildings should incorporate a 'green' roof space to any vast expanse of roof or podium space to provide additional visual and recreational amenity. Although no green roof space is provided the terraced areas are considered a positive element and located appropriately, orientated to the south fronting Troode Street away from the freeway.

Car parks should not visually detract from the public environment, nor built form, and should not be visible from streets and public spaces. To this end the open car parking at the rear of the building is located below the adjacent street level (Freeway off ramp) and will be screened from view from the Freeway and Loftus Street through the use of appropriate screening landscaping at the rear of the site including shade trees. The inclusion of shade trees within the ground level car park as required in the City Development Design Guidelines Policy 4.1, is not practical as there is a basement below, however, it is considered that the landscaping buffer will provide an acceptable outcome.

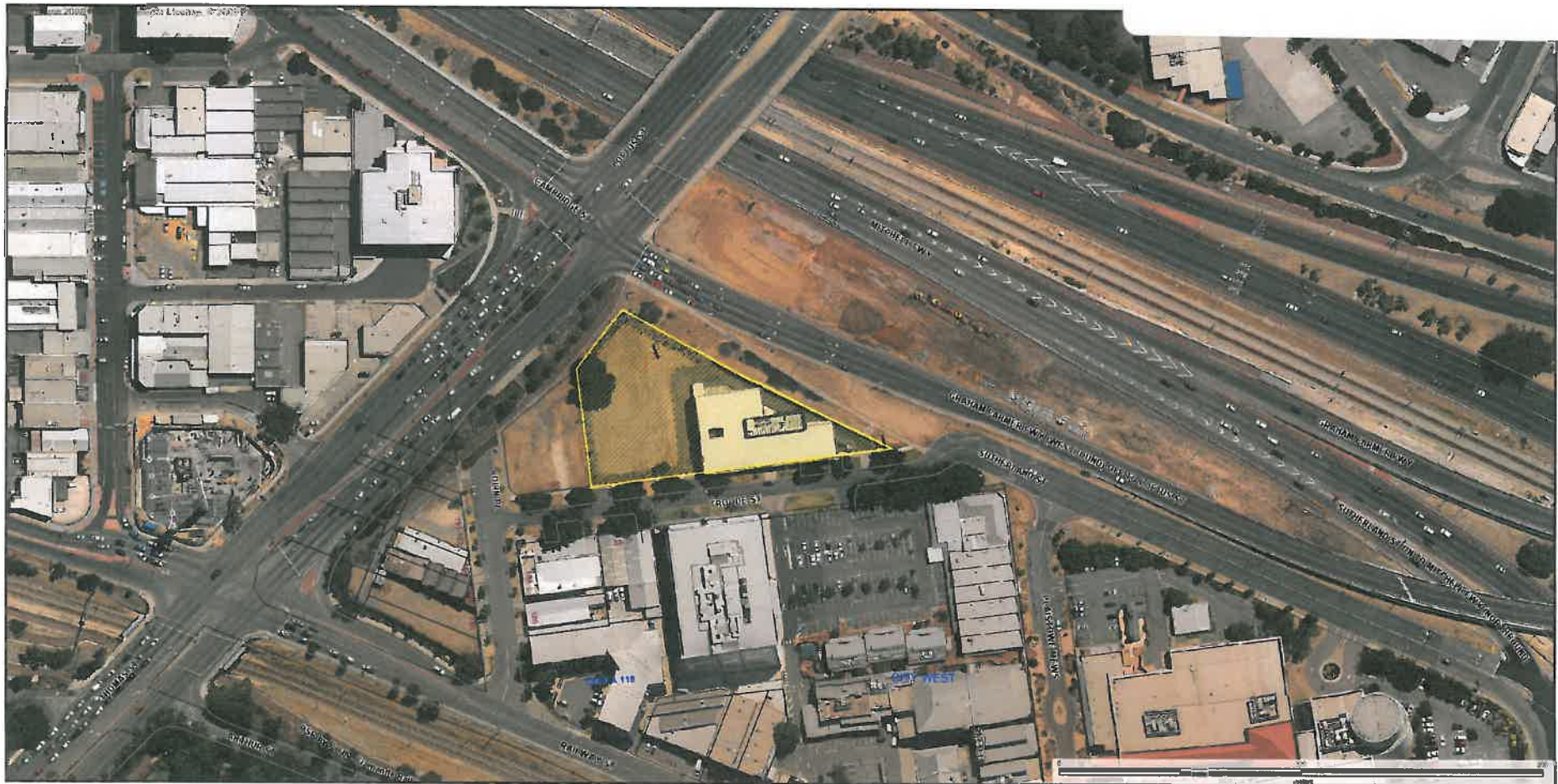
## **Conclusion**

The proposed development will provide new office accommodation in the locality and a high quality building design that contributes to the streetscape in design and activation. The building form, design and materials will complement the existing 'stage one' building on the site, the setting of which will be enhanced by the proposed landscaping of the setback areas.

Given the above and that the proposal is generally consistent with the City's legislative and policy framework, pursuant to Clause 47 of CPS2, the application is recommended for conditional approval.



## ATTACHMENT 1



**2013/5159; 16 - 38 (LOT 50) TROODE STREET, WEST PERTH**



## ATTACHMENT 2



**2013/5159; 16 - 38 (LOT 50) TROODE STREET, WEST PERTH**

Approval Services Unit  
09 MAY 2013  
APPLICATION ACCEPTED



# ATTACHMENT 3

LOFTUS STREET

MITCHELL FREEWAY NORTHBOUND

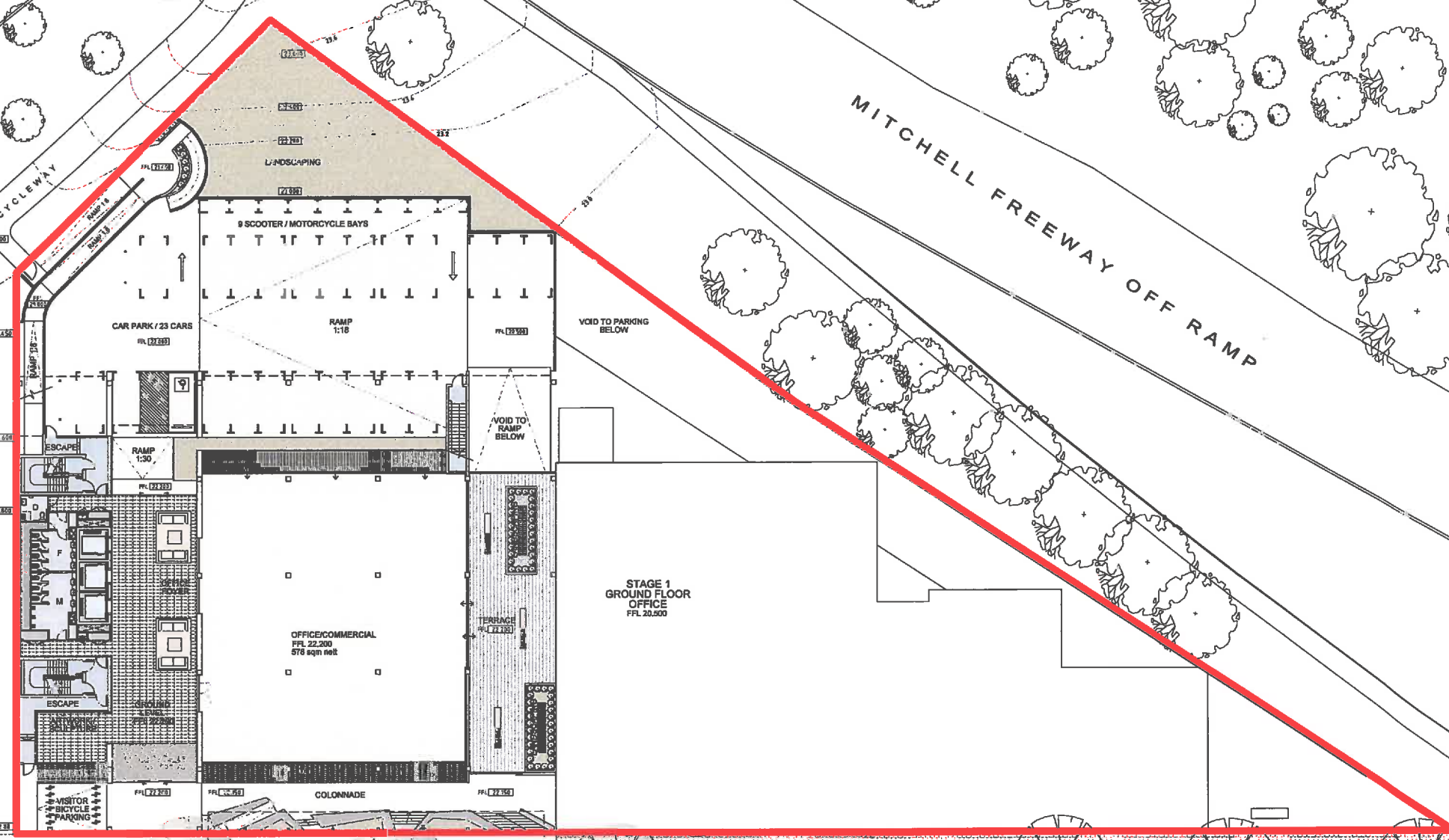
MITCHELL FREEWAY OFF RAMP

REGIONAL CYCLEWAY

COLIN PLACE

TROODE STREET

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APPLICATION ACCEPTED



BUCHAN

Project Office Development 32 TROODE STREET, West Perth

Drawing SITE PLAN



Scale  
1:200 @ B1  
1:400 @ B3

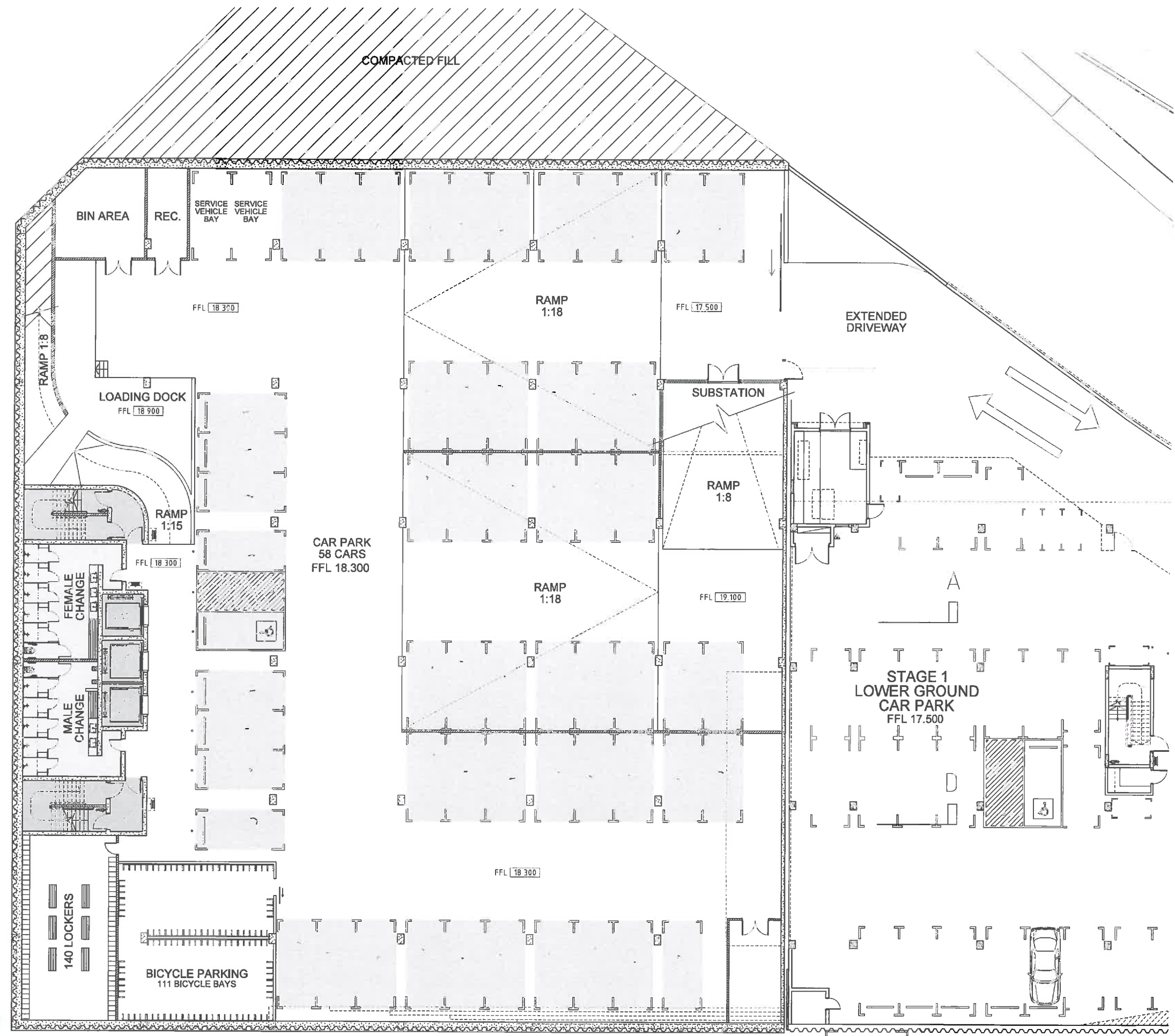
Project Number  
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Date  
APR 2013

Ascot Capital

Rev Drawing No  
DA 02



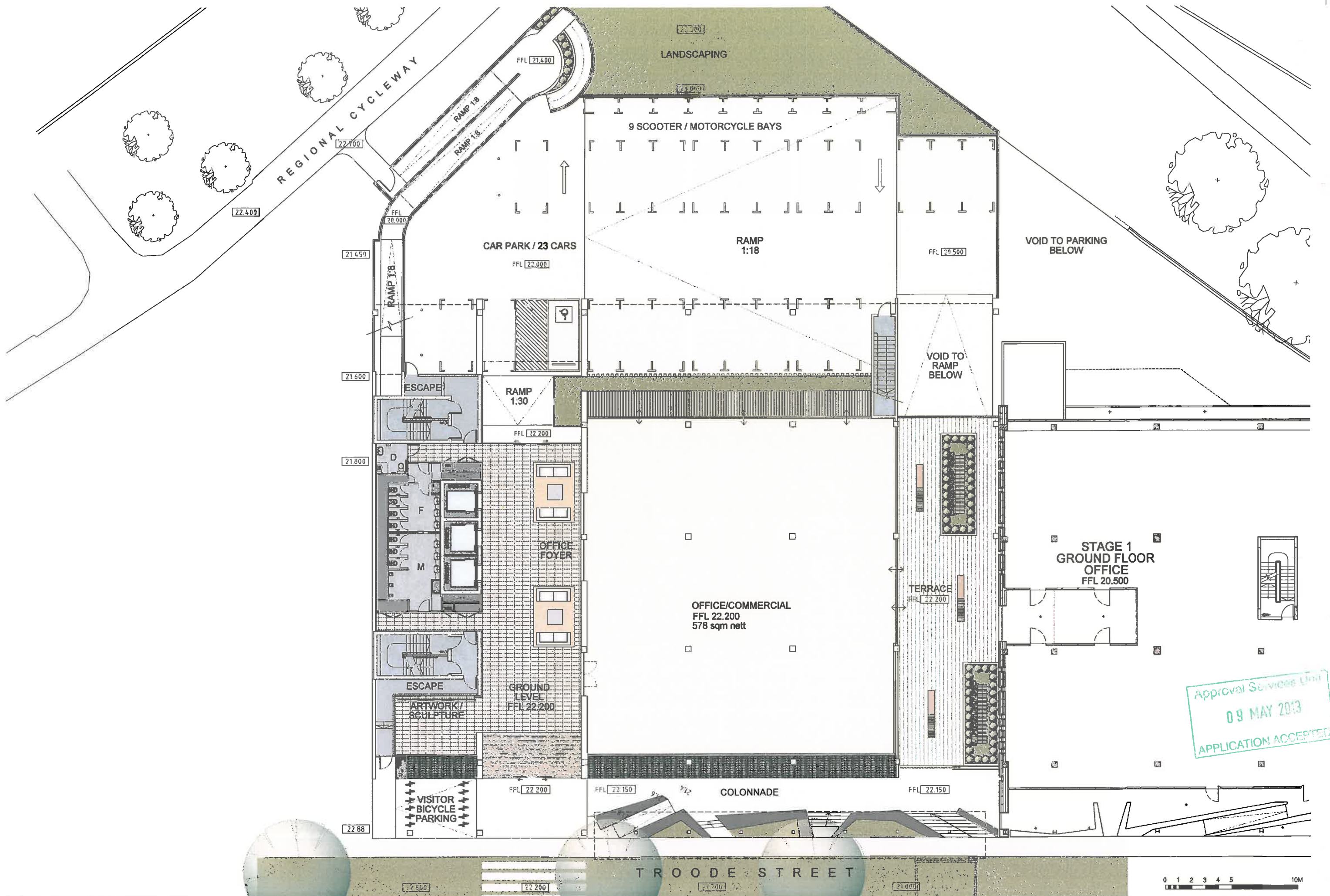


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26 JUN 2013  
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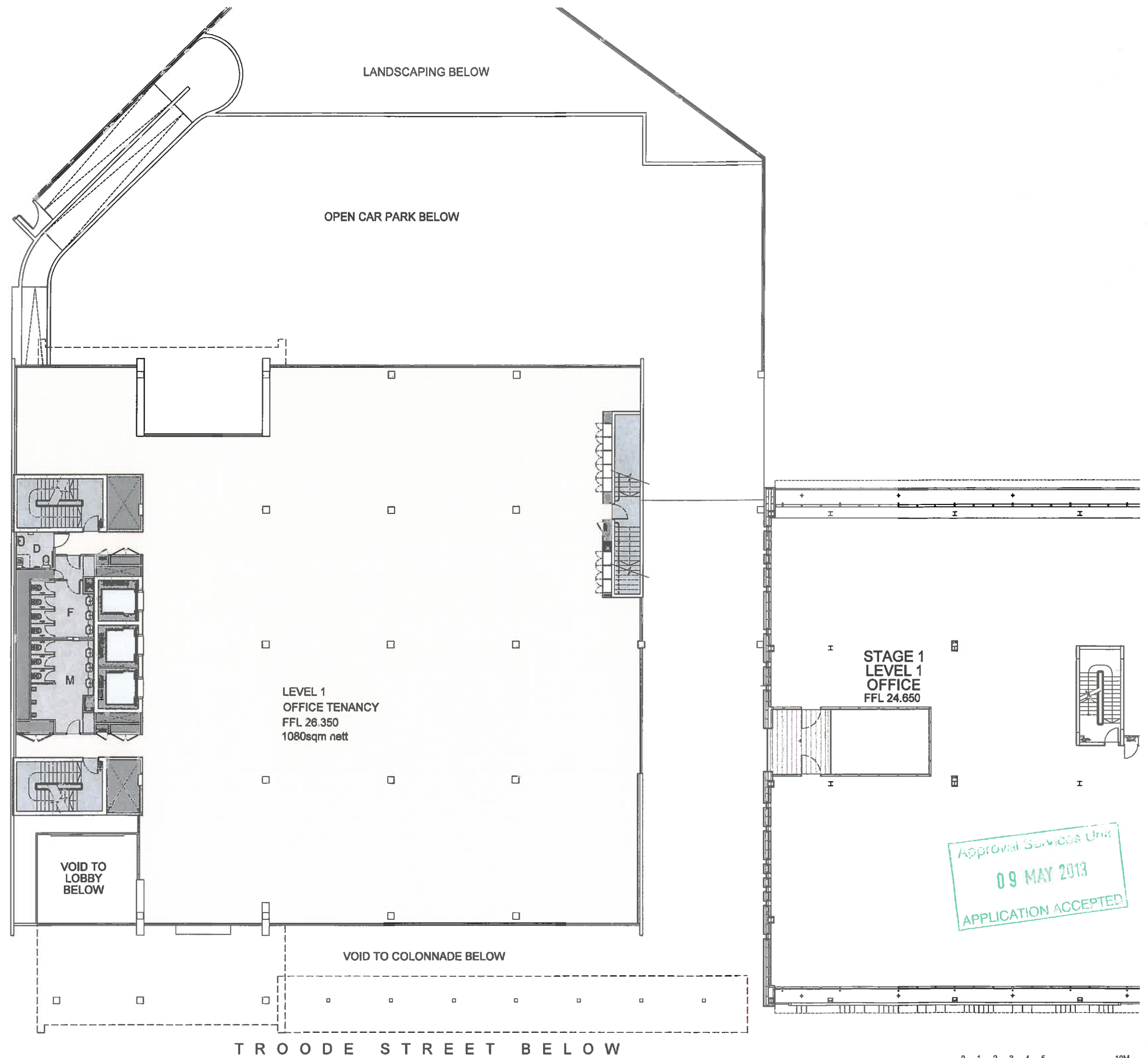
TROODE STREET ABOVE





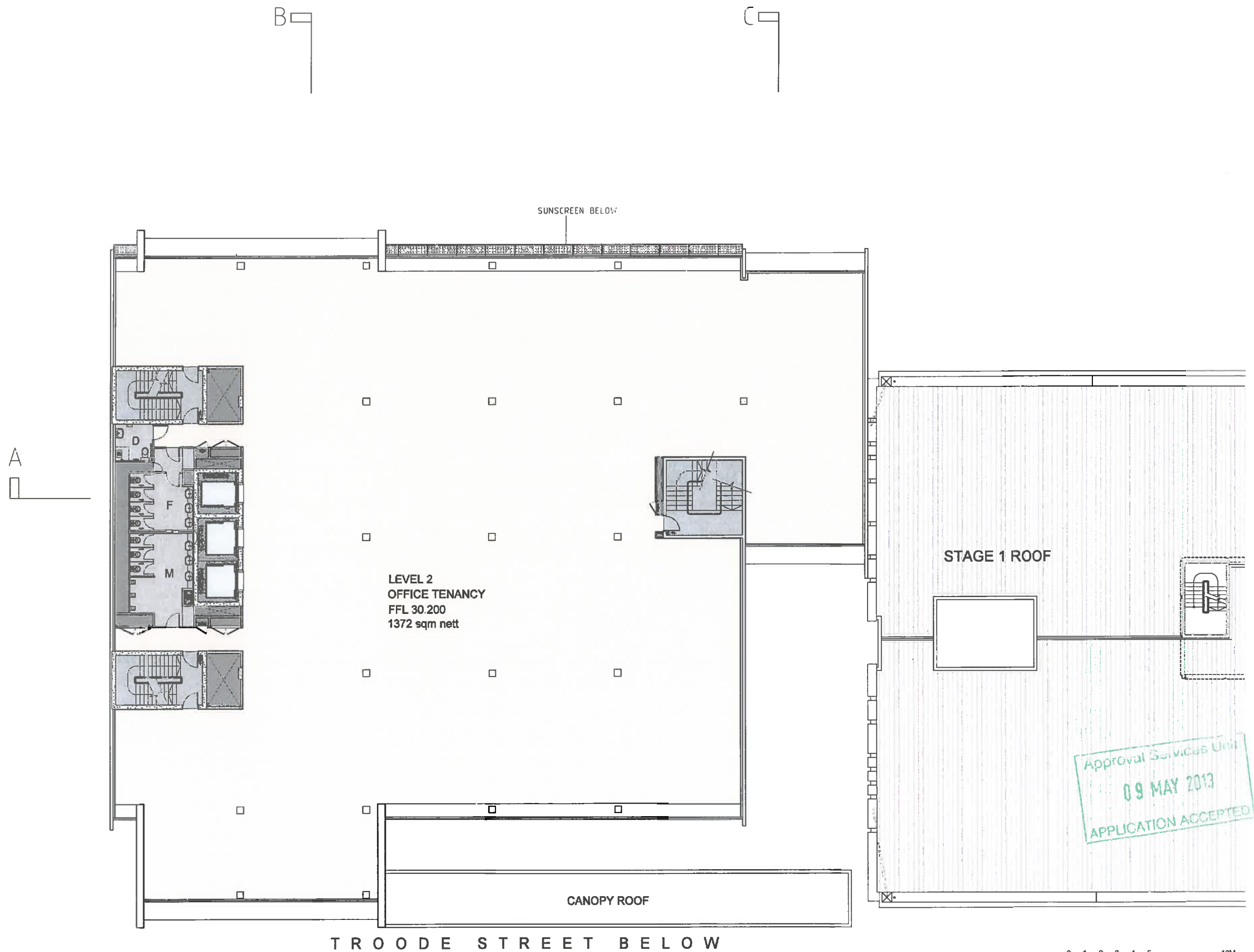


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09 MAY 2013  
APPLICATION ACCEPTED



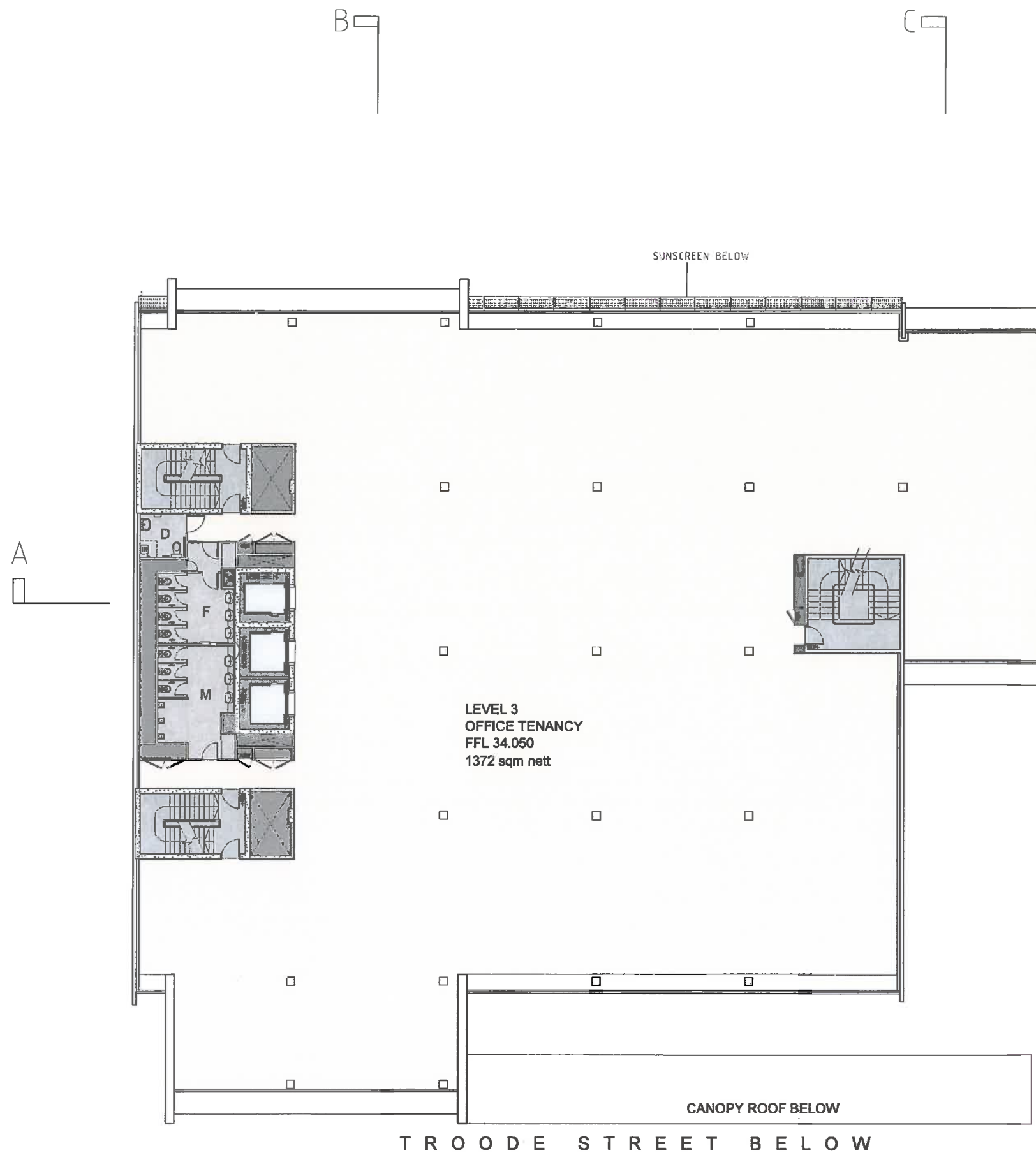
Approval Services Unit  
09 MAY 2013  
APPLICATION ACCEPTED



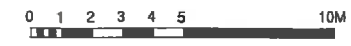


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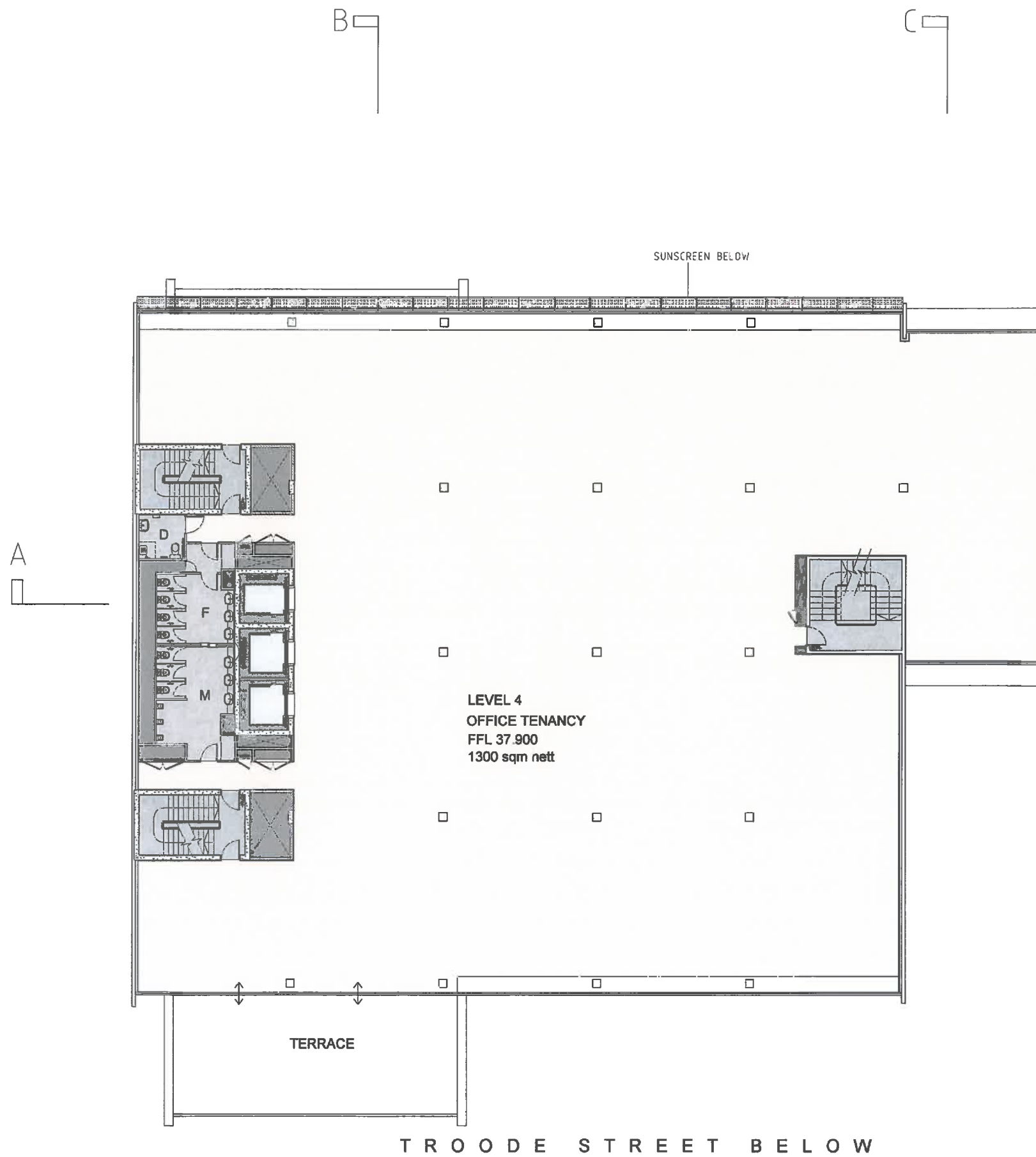




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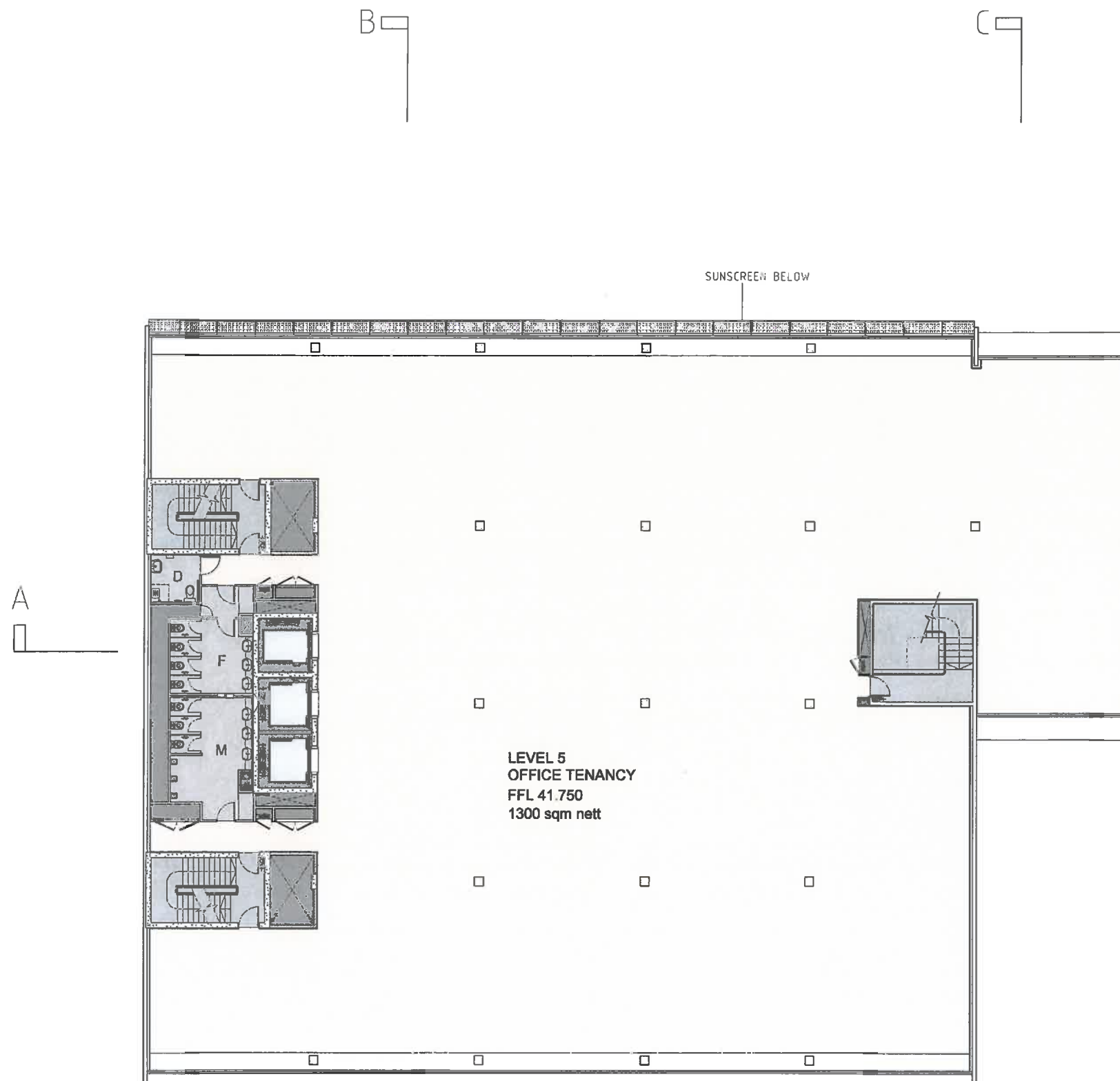






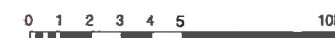
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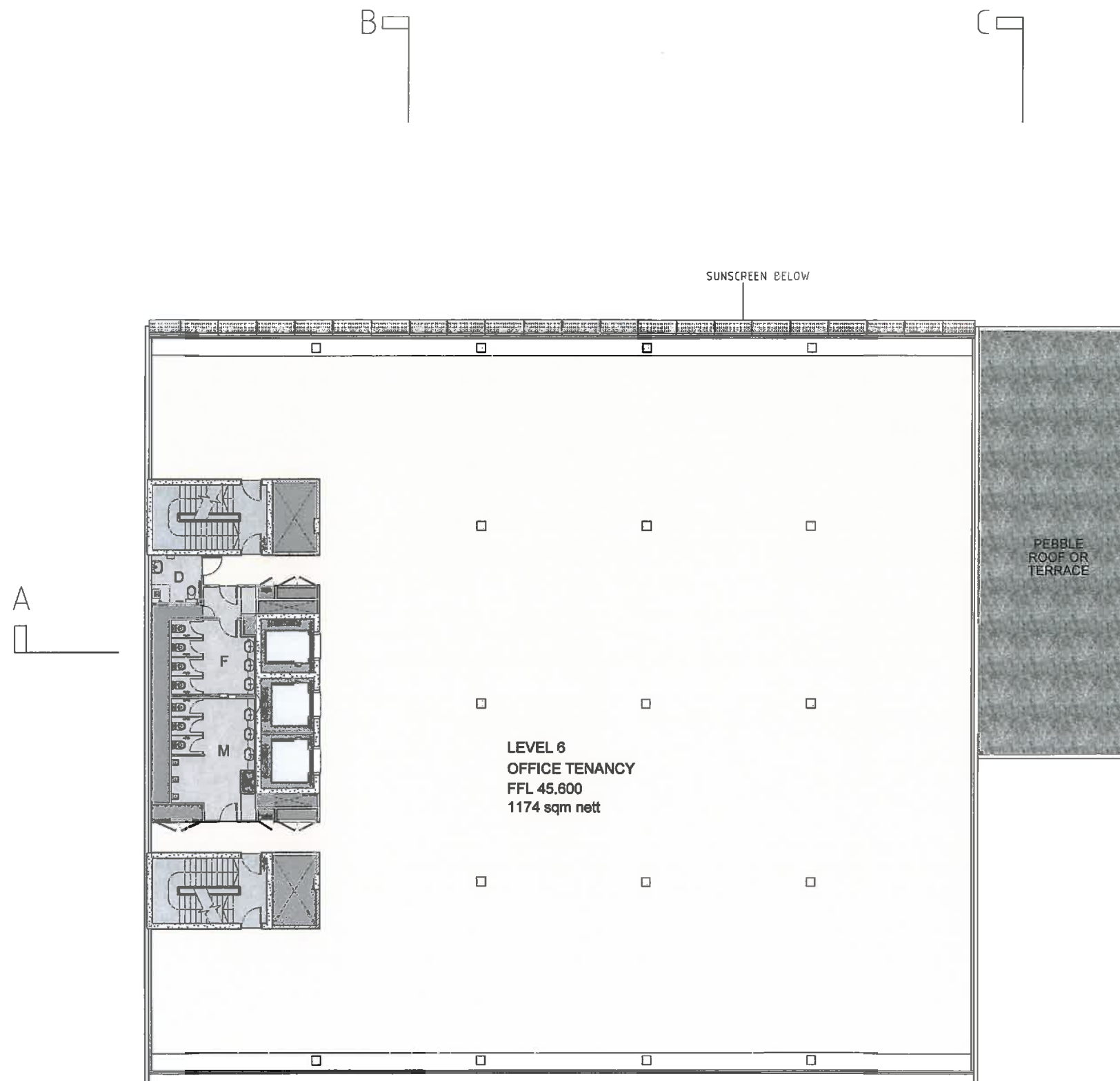




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TROODE STREET BELOW

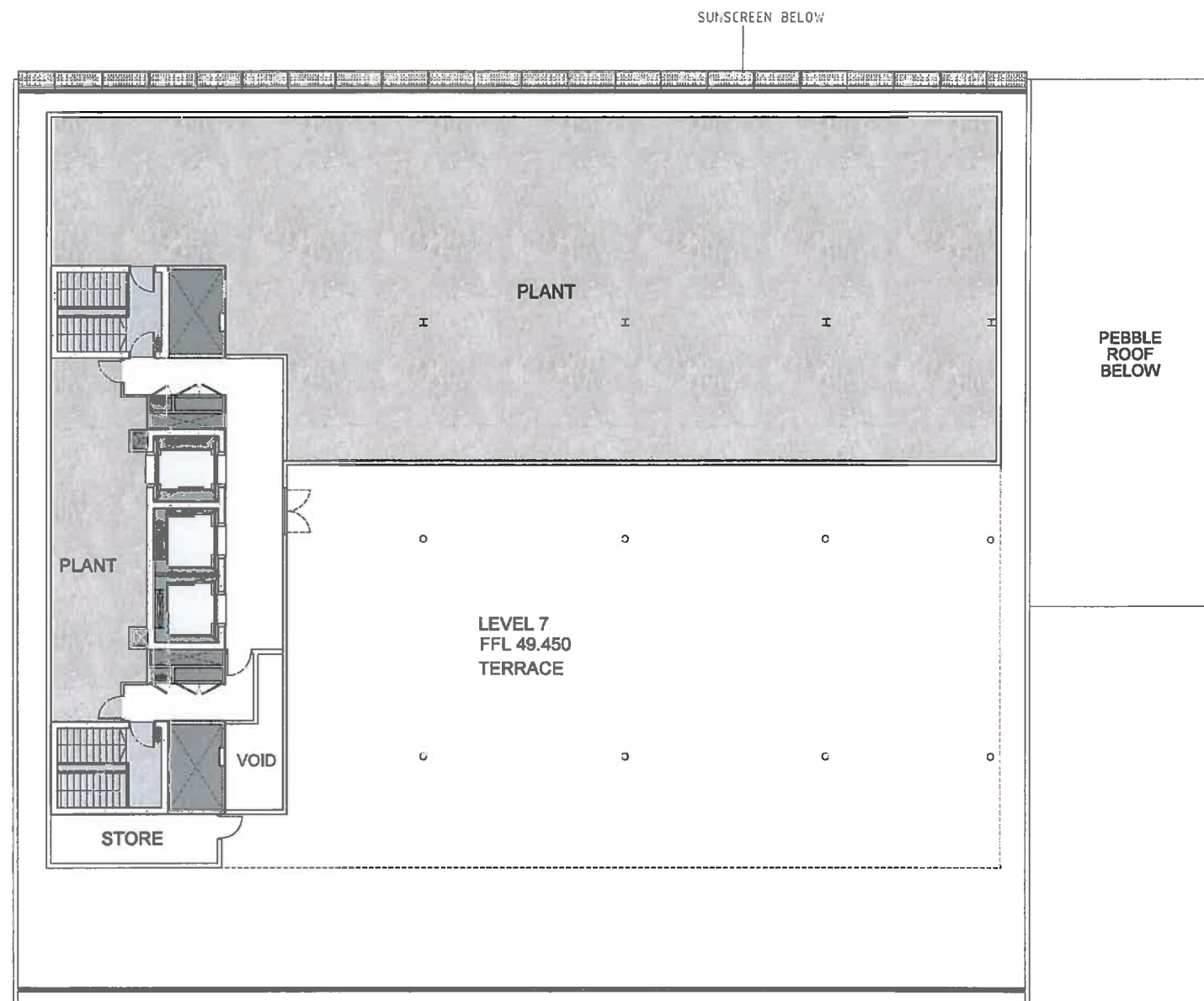




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TROODE STREET BELOW

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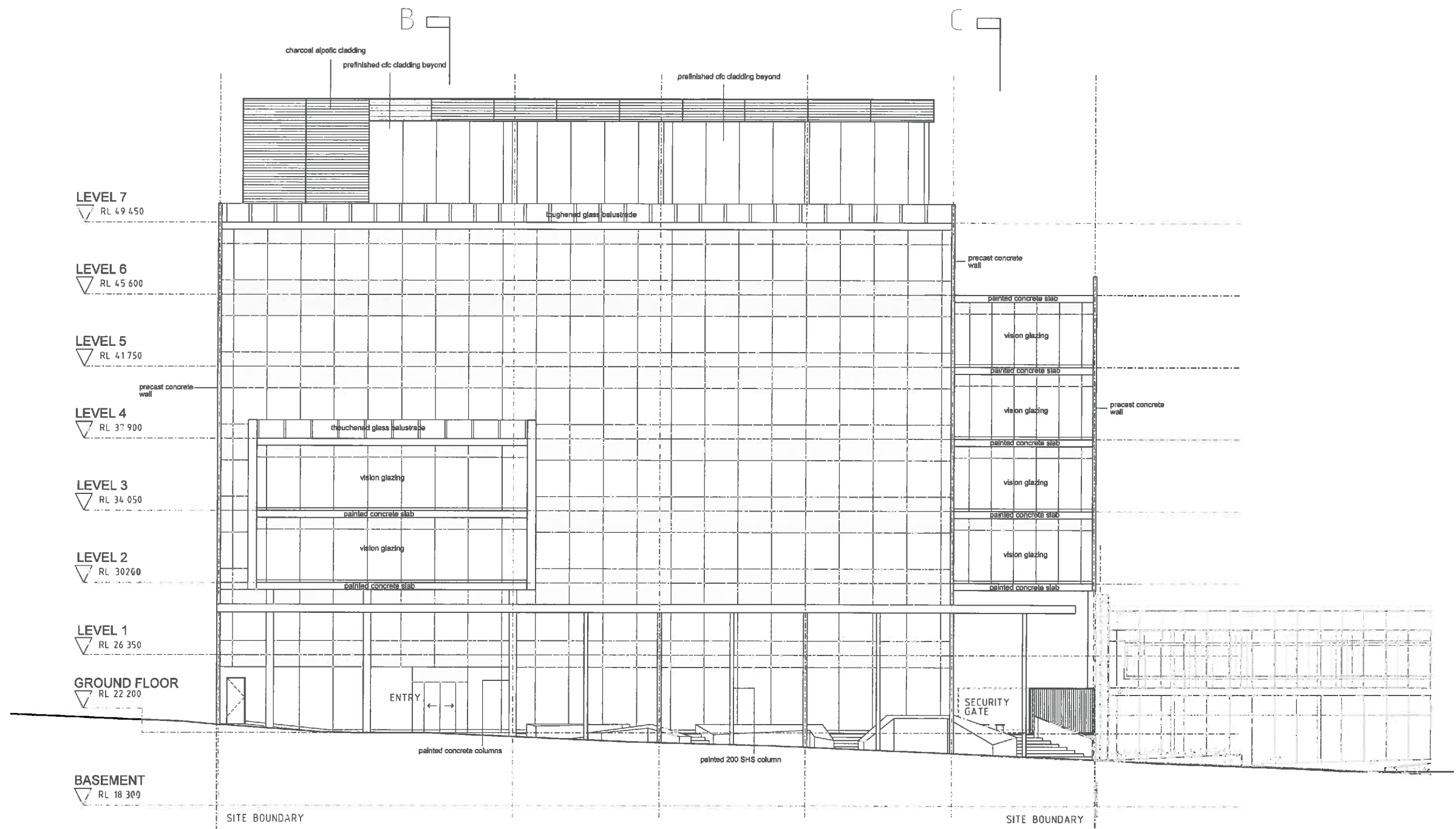
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Approval Services Unit  
 09 MAY 2013  
 APPLICATION ACCEPTED

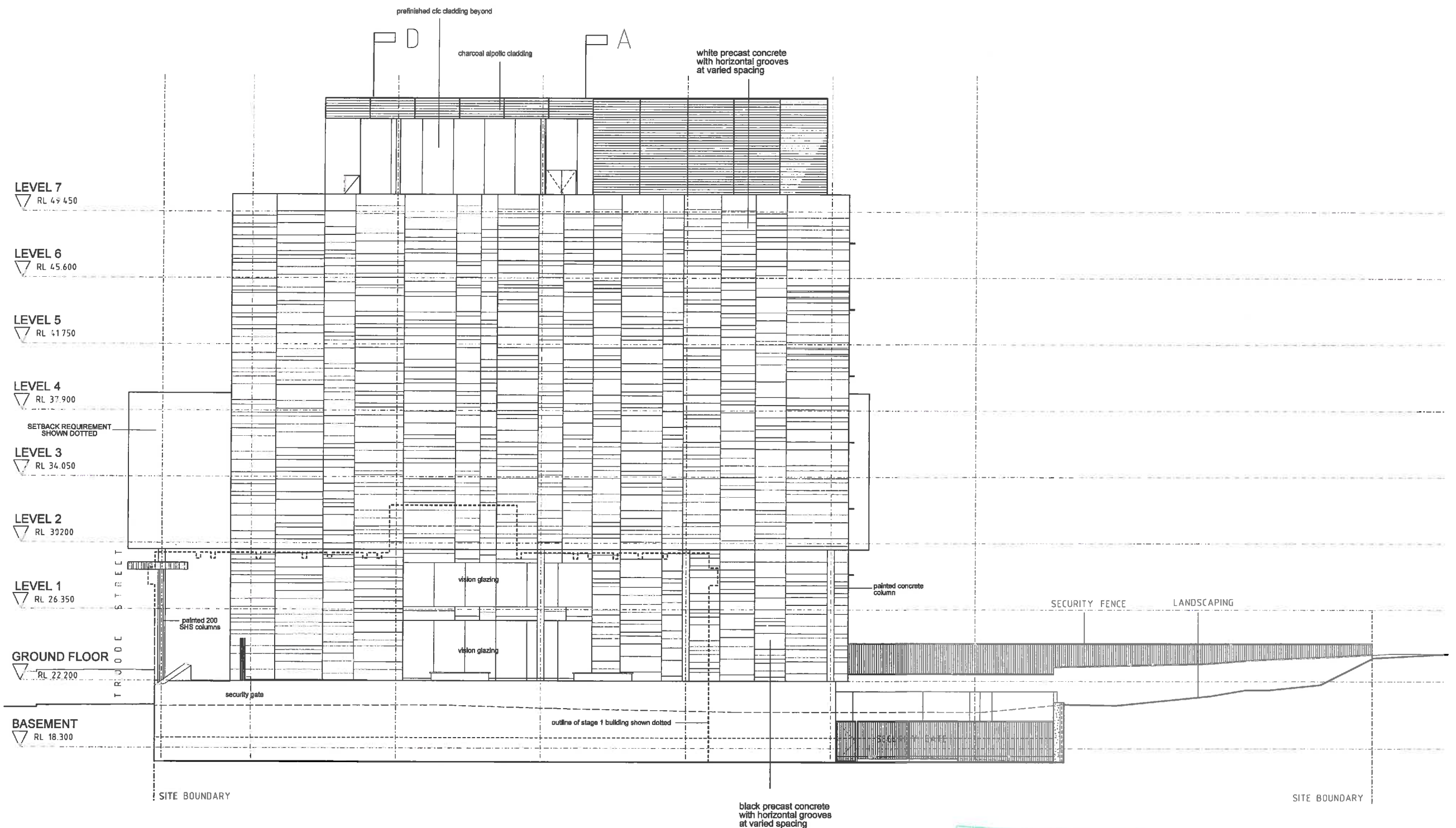
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Approval Stamp  
26 JUN  
APPLICATION

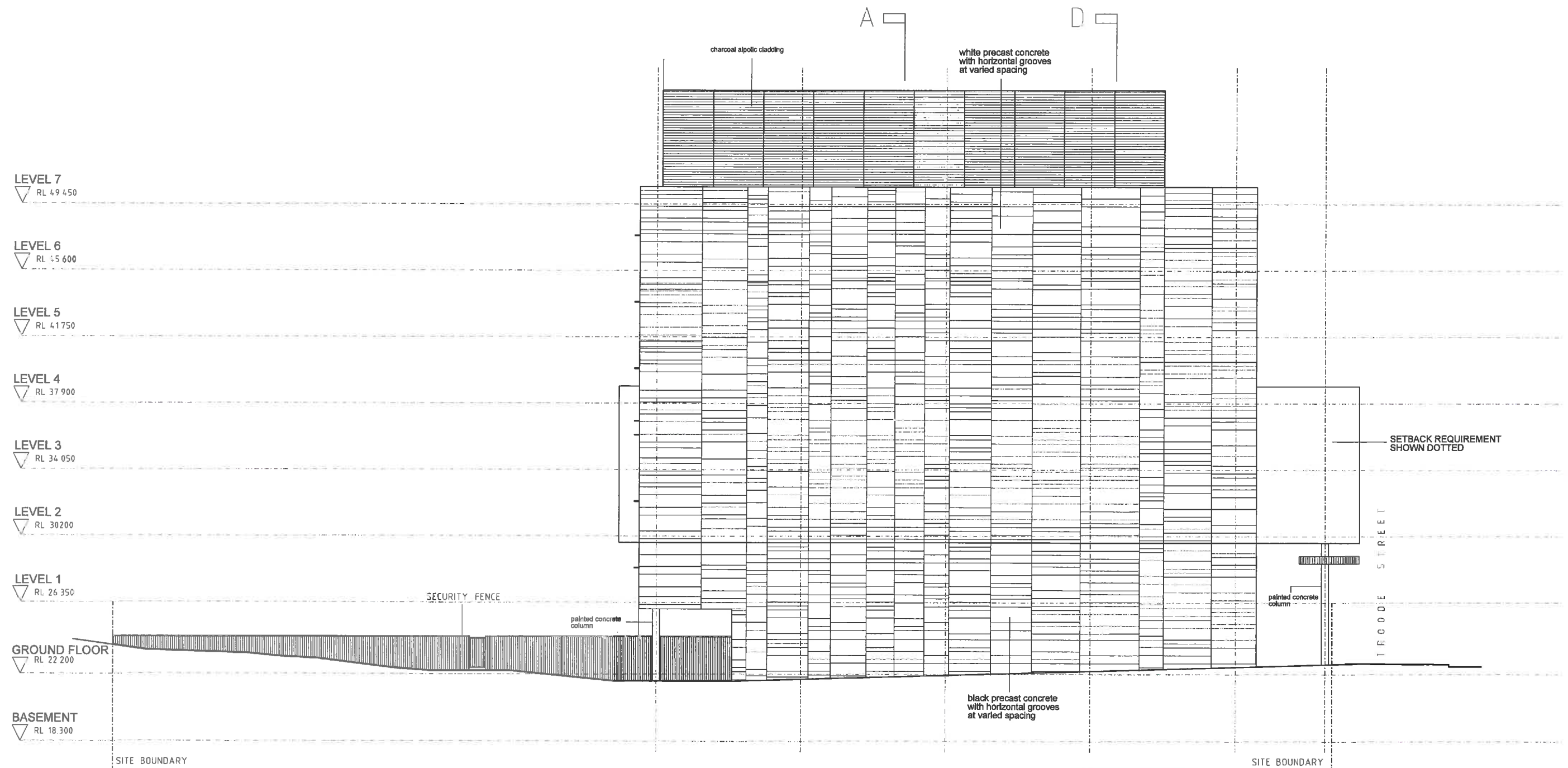
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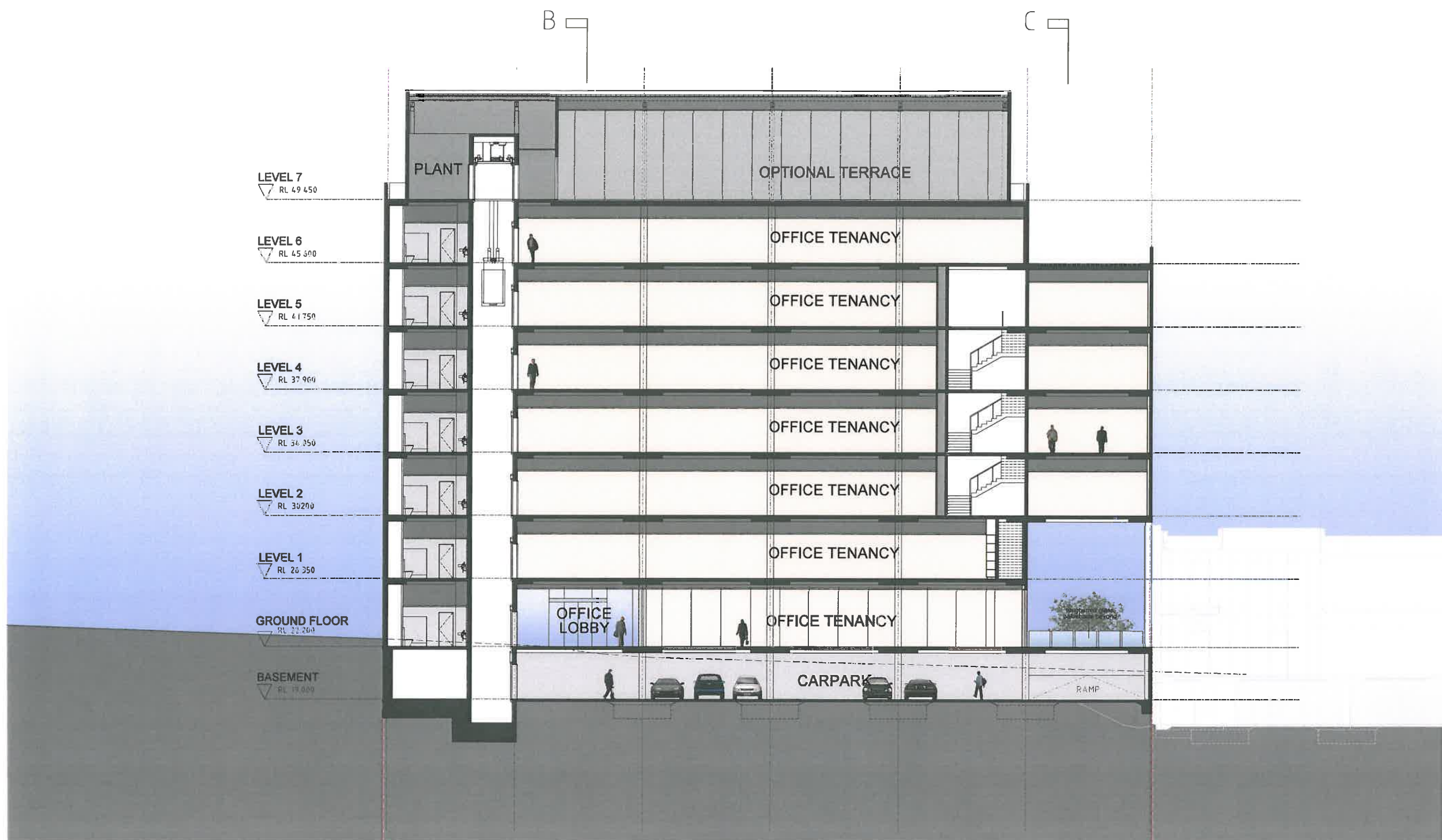




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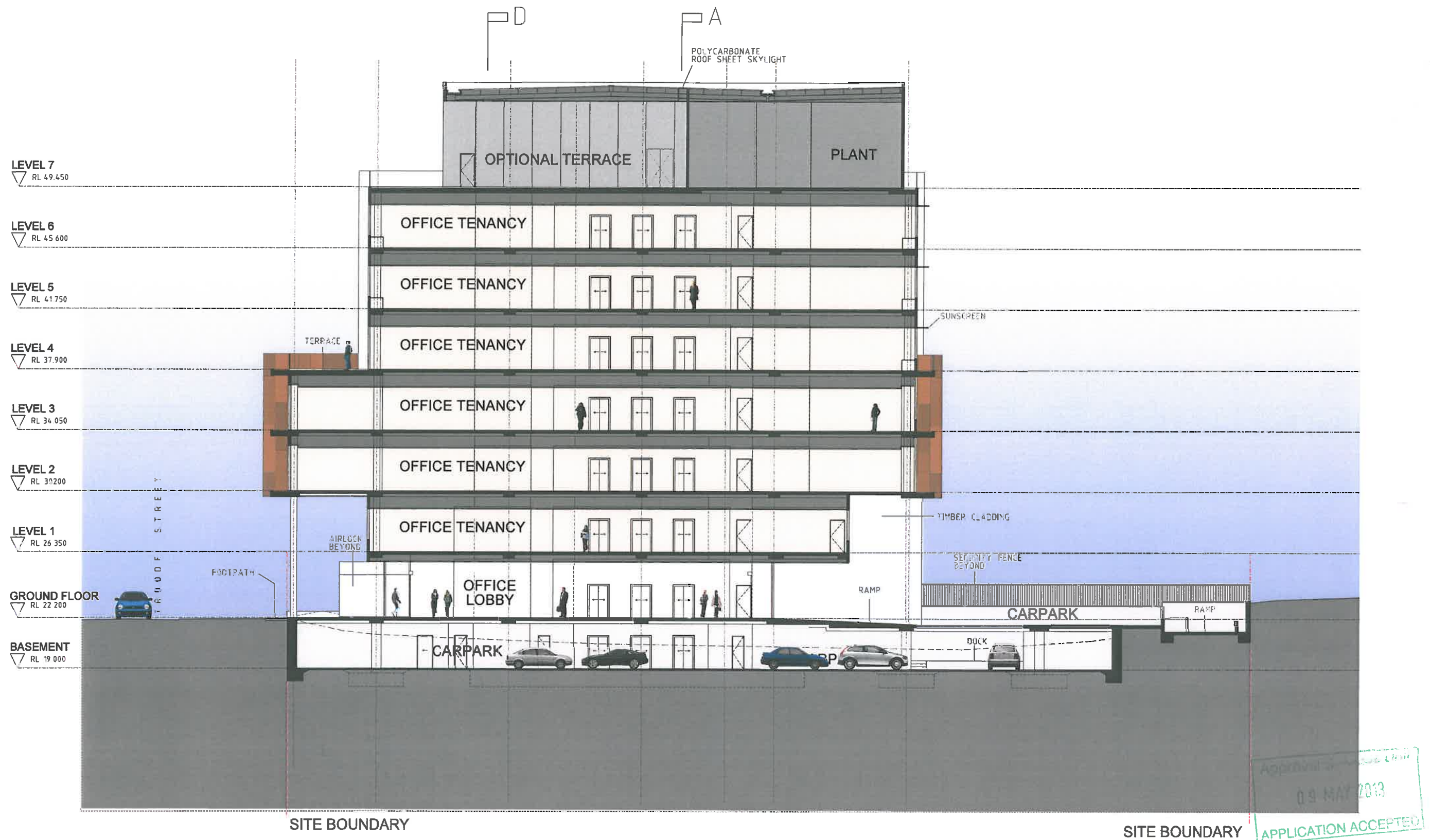




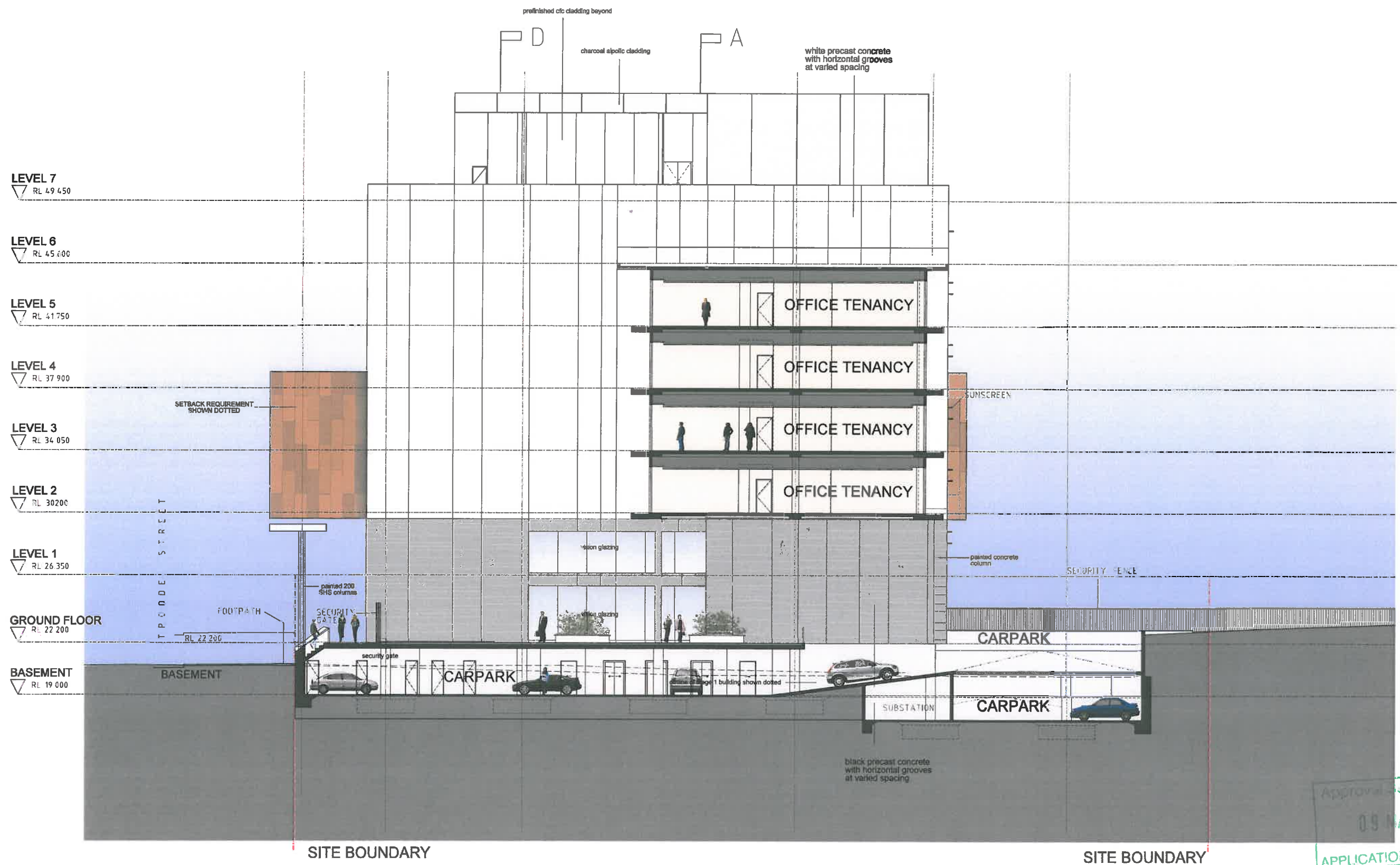
← STAGE TWO DEVELOPMENT → EXTENT OF EXISTING STAGE ONE DEVELOPMENT →

APPROVAL SERVICES UNIT  
 09 MAY 2013  
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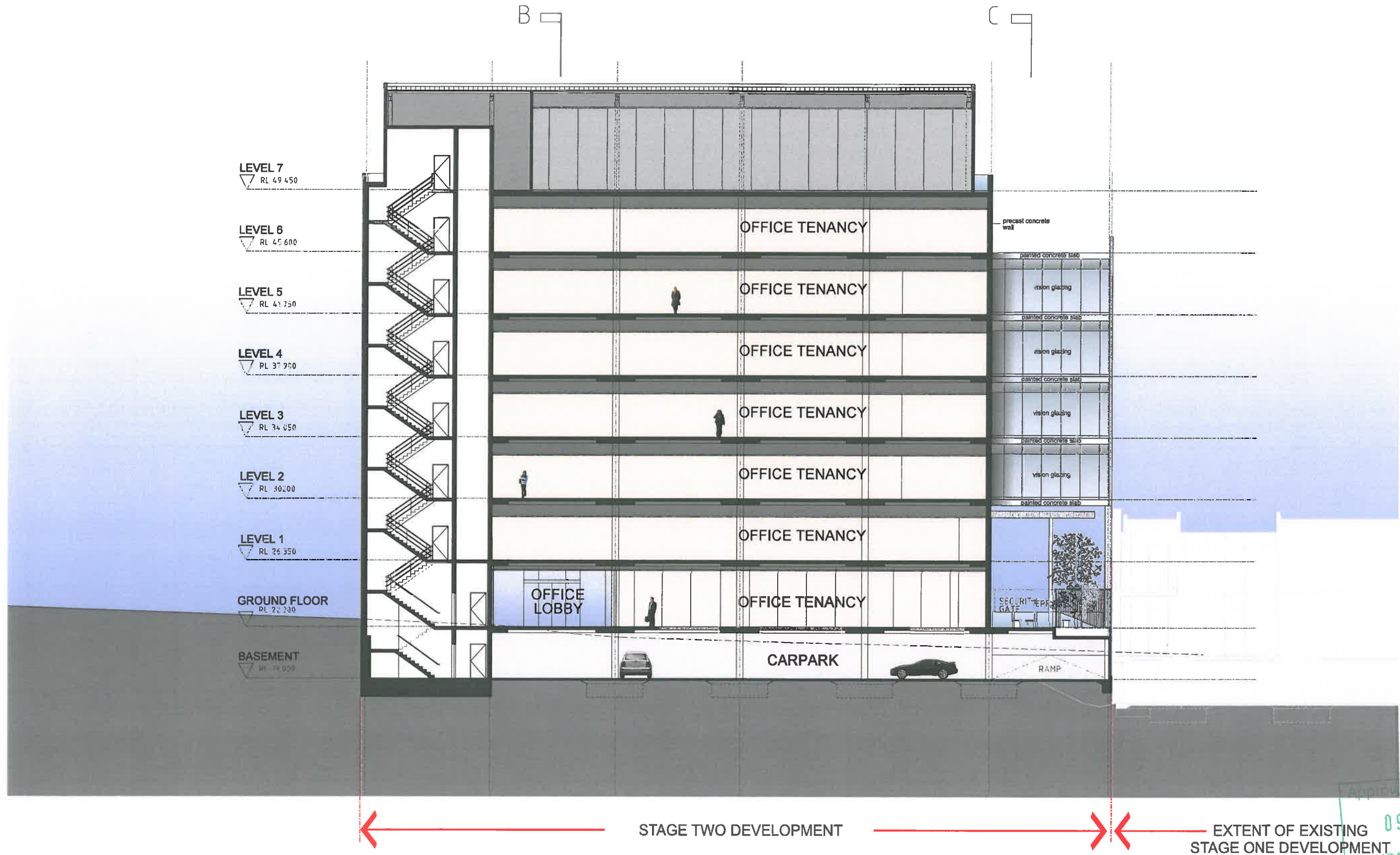


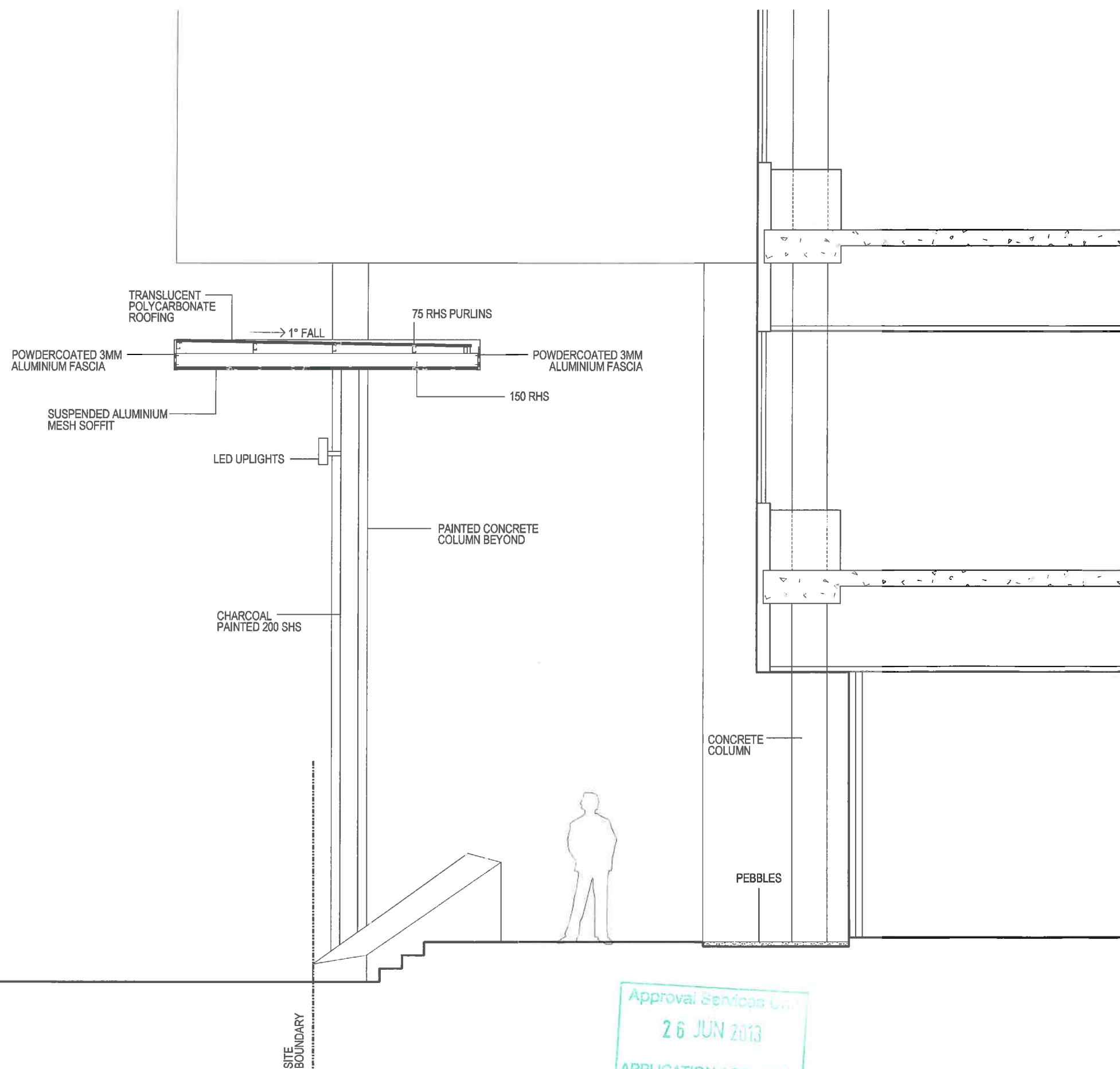






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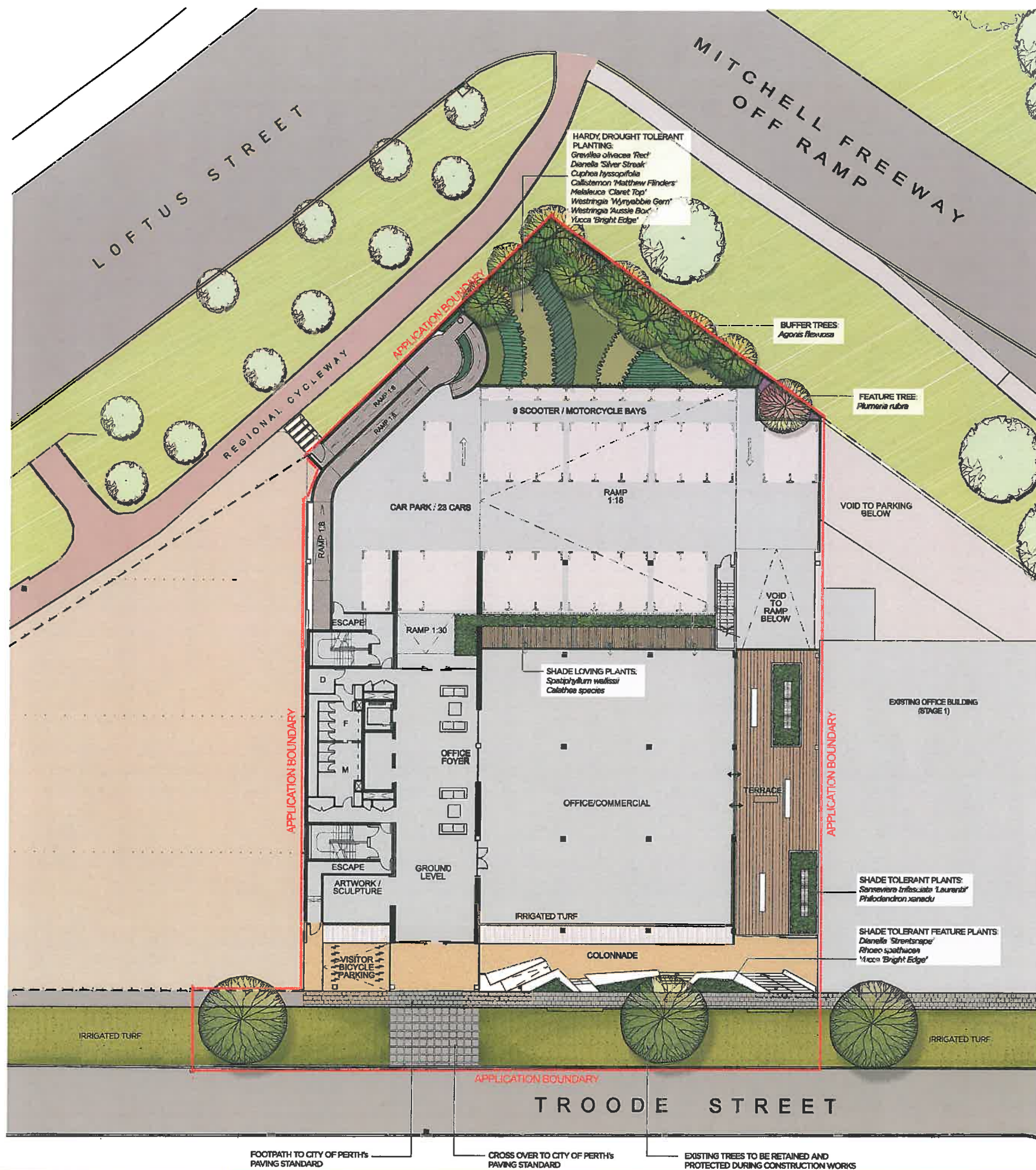




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## RECOMMENDED PLANT SPECIES



Plumeria rubra



Agonis flexuosa



Grevillea olivacea 'Red'



Callistemon 'Matthew Flinders'



Melaleuca 'Claret Top'



Dianella 'Silver Streak'



Acacia 'Fetuccini'



Sansevieria trifasciata 'Laurentii'



Spatiphyllum wallisii



Rhoec spathacea



Westringia 'Wynabbie Gem'



Cuphea hyssopifolia



Philodendron xanadu



Cuphea hyssopifolia 'Alba'



Dianella 'Streetscape'



Yucca 'Bright Edge'



Westringia 'Aussie Box'

