DEPARTMENT OF PLANNING, LANDS AND HERITAGE

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APPLICATION FOR DEVELOPMENT APPROVAL

LOT 500, 501 AND 2 (NO. 1, 3 AND 5)
HARVEST TERRACE,
WEST PERTH

ROWE GROUP

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This report has been authorised by;

Greg Rowe
Managing Director

Daniel Hollingworth
Senior Planner

Jamie Baxter
Quality Control

CONTACT PERTH OFFICE

p 9221 1991 **e** info@rowegroup.com.au **w** rowegroup.com.au
a 3/369 Newcastle Street, Northbridge 6003

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1. INTRODUCTION

Rowe Group acts on behalf of Pivot Group Pty Ltd, the owners of Lot 501 (No. 3) Harvest Terrace, West Perth ('Client's Land') in respect of the enclosed Application for Development Approval ('Application'). The Application relates to our Client's Land and Lots 500 (No. 1) and 2 (No. 3) Harvest Terrace, West Perth which are owned by the State of Western Australia ('State's Land'). Our Client's Land and the State's Land forms the development site ('Site').

Rowe Group acts with the authorisation of the State of Western Australia in its capacity as landowner of the State's Land.

This Application has been prepared as a result of a successful response to the State Government's 'Office Accommodation Parliamentary Precinct; Request for Expressions of Interest'.

This report has been prepared in support of the enclosed Application, which seeks approval from the Perth Local Development Assessment Panel ('LDAP') for the development of a four (4) storey Office at the Site.

This report includes a description of the following matters for consideration:

- Description of the site and locality;
- Description of the proposed development;
- Statement of town planning compliance;
- Explanation of traffic considerations; and
- Description of proposed waste management of the development.

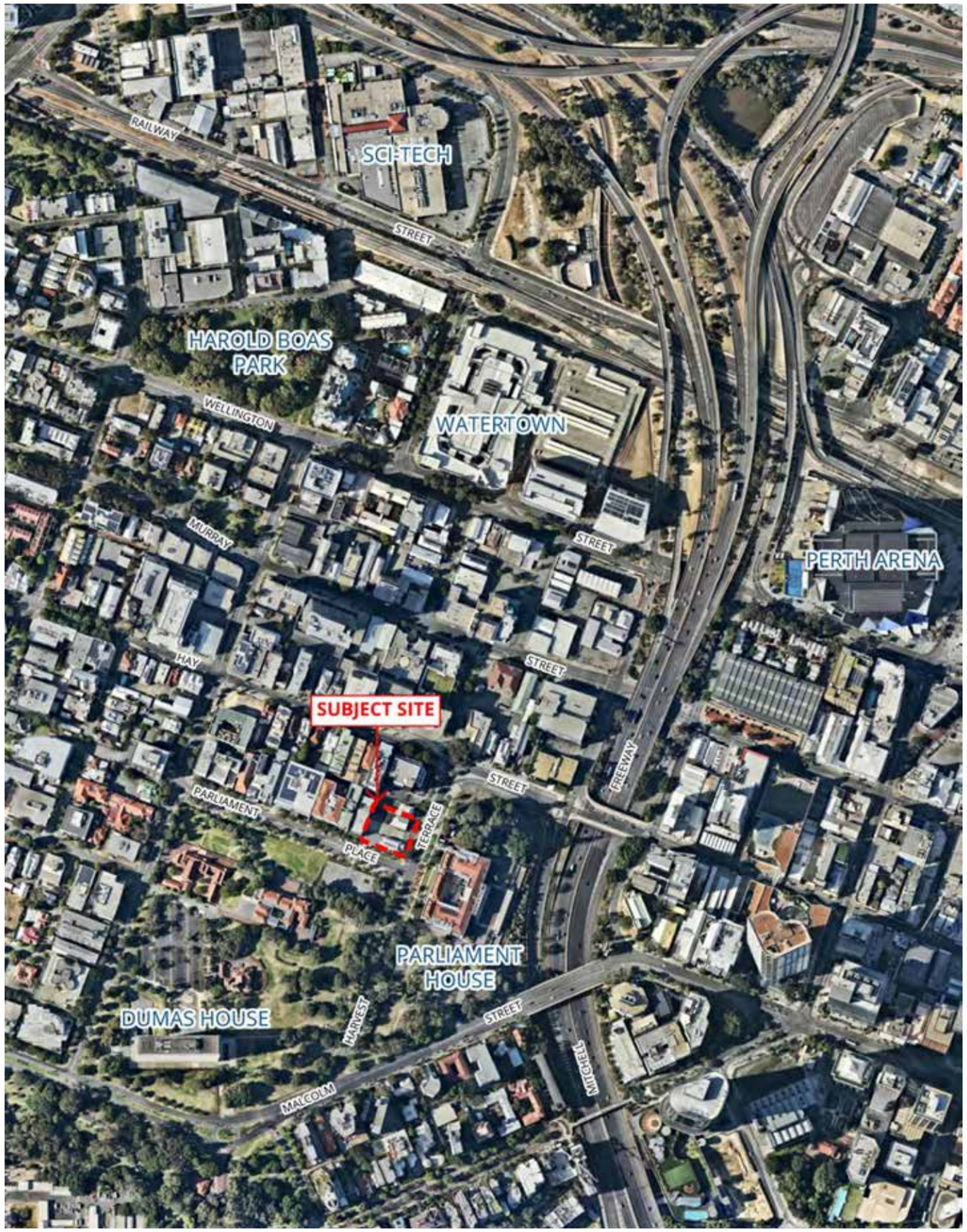
2. DESCRIPTION OF THE SITE

2.1. LOCATION

The Site is located within the City of Perth ('City'), approximately 1 kilometre west of the Perth Central Area.

The Site is situated in West Perth and bound by existing commercial development to the north and west, Harvest Terrace to the east and Parliament Place to the south. The grounds of the Parliament of Western Australia are located immediately east and Dumas House, and associated gardens, to the south.

1. Regional Location



2. Local Location

2.2. 2.2 CADASTRAL INFORMATION

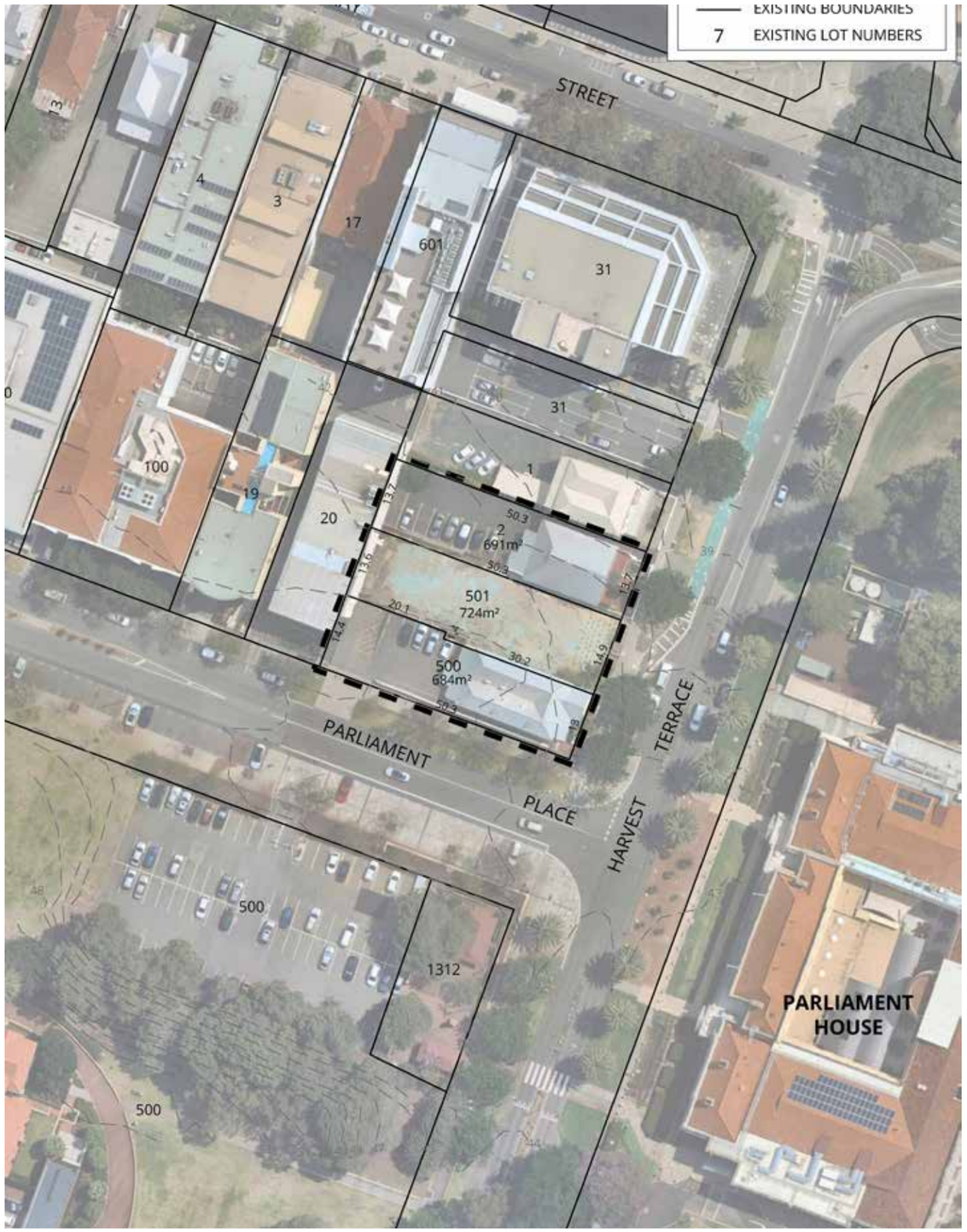
The Site is comprised three (3) separate lots, being:

- No. 1 Harvest Terrace, West Perth;
  - Lot 500 on Volume 1049 Folio 871, Deposited Plan 301728;
  - Area of 683m²; and
  - Owned in Freehold by State of Western Australia.
- No. 3 Harvest Terrace, West Perth;
  - Lot 501 on Volume 2960 Folio 345, Deposited Plan 301725;
  - Area of 721m²; and
  - Owned in Freehold by Harvest Terrace Pty Ltd.
- No. 5 Harvest Terrace, West Perth;
  - Lot 2 on Volume 962 Folio 125, Plan 663:
  - Area of 690m²; and
  - Owned in Freehold by State of Western Australia.

The site has a combined land area of 2,094m².

A 'Right of Carriageway' easement is registered against the Certificate of Title of Lot 500, granting access for the tenants, guests and visitors of Lots 501. The easement extends for 15.1m from the western boundary and does not appear to be limited in height.

Refer **Appendix 1 – Title Particulars**.



3. Site Plan

2.3. EXISTING IMPROVEMENTS

Lots 500 and 2 are occupied by separate commercial developments. Lots 500 and 2 incorporate independent vehicle parking within the rear (west) of each lot. Lot 501 appears to have been recently cleared and is now devoid of significant structures.

2.4. CONTEXT

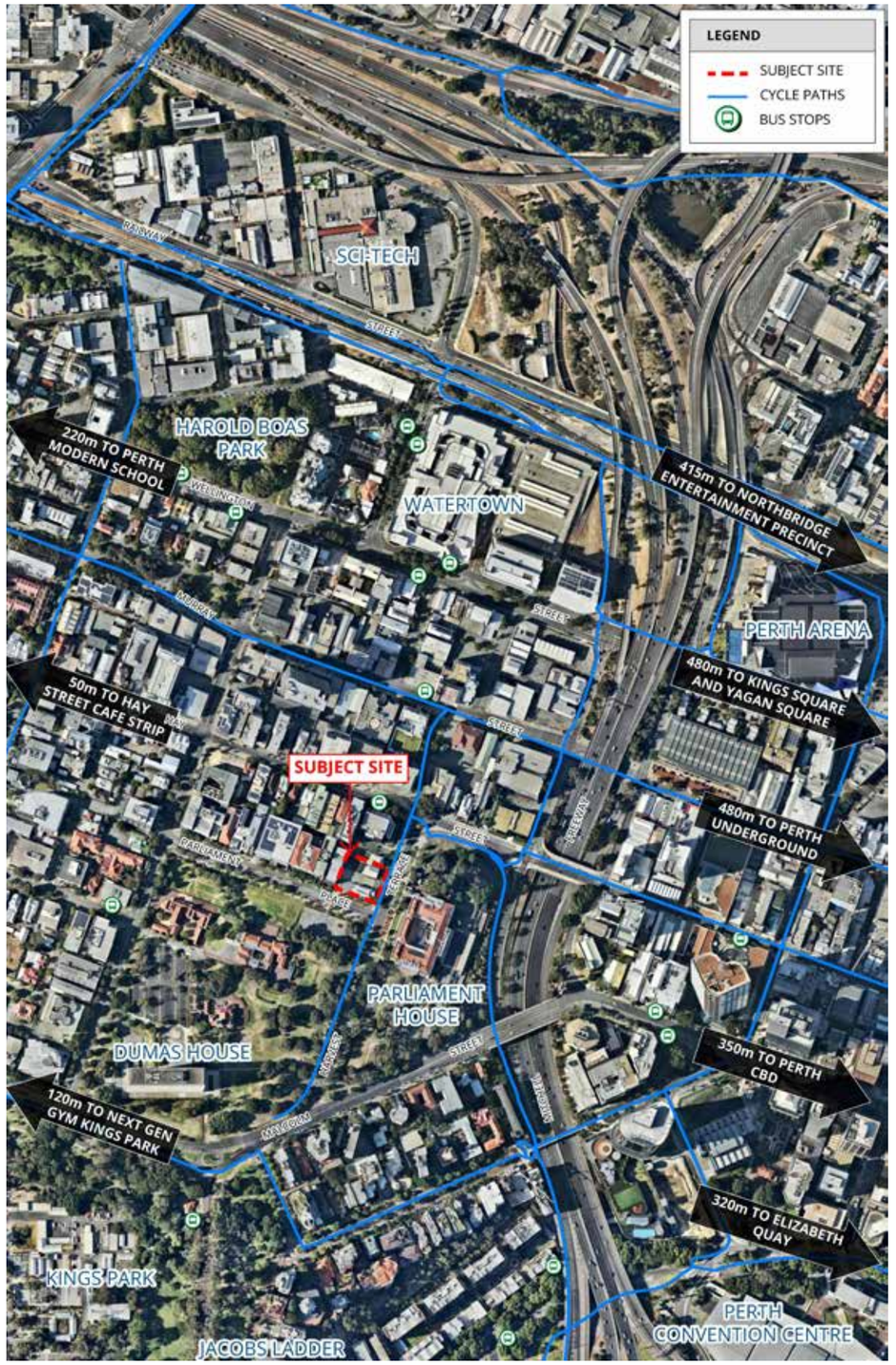
The Site is well serviced by public transport and pedestrian / cycling infrastructure.

Within 200 metres of the Site, the following public transport options are available:

- Red Cat stop No. 15 is located 45m west of the intersection of Harvest Terrace and Hay Street.
  - Red Cat bus services run every 5 minutes between 6:00am and 6:45pm Monday to Friday.
- Bus Route No. 4 services stop at Red Cat stop No. 15 also, providing bus services every 15 minutes during peak times.
  - Bus stop No. 15 is located within the Transperth 'Free Transit Zone' where bus services are free of charge.
- Green Cat stop No. 18 is located 200m south east of the Site on Malcolm Street, generally at the intersection of Malcolm Street and the vehicle exit from Parliament House.
  - Green Cat services are provided approximately ever 7-8 minutes during peak times.
- Finally, Bus Routes No. 24, 25, 27, 103 and 935 make use of Green Cat stop No. 18, providing service at an interval of no more than 5 minutes.
  - Bus stop No. 18 is located within the Transperth 'Free Transit Zone' where bus services are free of charge.

The Site is situated approximately 400m south from the Water Town shopping and dining precinct and 500m south east from the Hay Street dining and entertainment strip.

Existing commercial development is located to the north and west of the Site within landscaped surrounds. The prevailing height of development in the locality is two to four storeys. Parliament House is located immediately east of the site, while Dumas House, together with the Constitutional Centre of Western Australia and the former Hale School, is located immediately south. The prevalence of residential dwellings increases west of the Site, generally at the intersection of Havelock and Hay Streets.



4. Locality Assessment

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. OVERVIEW

This Application seeks approval for the development of a four-storey (plus two basement levels) office building to accommodate Parliamentary offices for the State Government.

The development has a gross floor area ('GFA') of 6,386m^2, and a net lettable area ('NLA') of 3,706m^2.

The sub-basement accommodates the building transformer, switch rooms, pumps and tanks. Access to the sub-basement is provided via a stairwell from Harvest Terrace.

The basement accommodates 48 car parking bays, including one (1) disabled parking bay, as well as three (3) motorcycle parking bays, 24 bicycle parking lockers, and end-of-trip facilities comprising lockers, showers and bathrooms.

Access to the basement is provided via ramp from the existing crossover on Harvest Terrace, at the eastern boundary of the site. A service vehicle embayment is provided in the verge of Parliament Place.

The ground floor sits above the street level, with access via stairs and a ramp from Parliament Place. The ground floor includes the entry lobby, but is otherwise congruent with floors one, two and three.

At each floor, the central stairwell, lift core and bathrooms are surrounded by a fully enclosed 'cold shell'. The facades of each wall are comprised of floor to ceiling windows, providing maximum sunlight to all office areas. Projecting frames on each facade provide functional awnings and horizontal and vertical articulation.

Landscaping is provided to all elevations at the ground level. All verge trees will be retained.

Refer **Attachment 2 – Development Application Plans**.

3.2. ARCHITECTURAL STATEMENT

The Project Architect, Bollig Design Group, has provided the following architectural statement:

> *The proposed office building at the corner of Harvest Terrace and Parliament Place opposite Parliament House will be of the highest quality in terms of technology, materiality and sustainability.*
>
> *The building consists of 4 levels starting with a sub-basement accessed from Harvest terrace, basement accessed from Parliament Place, ground floor office accessed from Parliament Place via stairs and a ramp, first, second and third floor office space with glazing to 4 sides around a centralized services core.*
>
> *The sub-basement provides services and maintenance access along with the buildings transformer, switch room, pumps and tanks. The basement is accessed from Parliament Place via a ramp and provides a total of 60 car bays including disabled parking and loading bays. The basement also provides access to the secure bicycle parking and end of trip facilities with direct secure lift access to the upper levels. Additional facilities such as the building's central bin store, communications room and store room are also provided at this level. The basement is serviced by a 3 lift core and escape stairs.*
>
> *The ground floor is raised above natural ground level utilising steps and a ramp for entry to the main entrance. The basement below is set back 2.5 metres from the street boundary providing an excellent perimeter deep root zone for landscaping to the building surround with raised planters housing additional landscaping behind. The walls are clad in Donnybrook stone providing the perfect colour palette with the native Australian landscape. The raised entrance is partially weather protected by an overhead glass and steel canopy clearly signifying in three dimensions the entrance to the building. The interior of the building is four sides of glazing with a dado allowing for substantial natural light penetration. The office space is located in the round around a central core incorporating three lifts, services risers, escape stairs and toilets. The level one, two and three office levels are exact replicas of one another providing open plan office space again with the central core. These levels will have amazing views of Parliament House and surrounding landscaped areas.*
>
> *The landscaping is significant and surrounds the majority of the building both at ground level and at podium ground floor level. The ground floor provides access to intimate courtyards and seating set into the landscape and is all secured from public access.*
>
> *The aesthetic design approach for the proposed 3 storey office building was to present a simple and elegant facade in glass with the ability to reflect the heritage architecture of Parliament house. The façade has a series of random square and rectangular projecting sunshade elements which act as an asymmetrical counterpoint to the formality and rigidity of the Parliament House façade further reinforcing its heritage significance.*
>
> *Importantly the base of the building or podium at pedestrian and street level is clad in sand stone reflecting the materiality of Parliament house providing a visual and material connection past and present. The podium as previously stated is set back from the boundary with a substantial landscaped perimeter in front of the sandstone clad walls and once planted out with Australian natives will subdue the wall and reflect the precincts green presentation.*

3.3. COVID-19 ECONOMIC RECOVERY

As part of the suite of strategies adopted to support the Western Australian economy recover from the COVID-19 pandemic, the State Government is working to facilitate an increase in residential and commercial construction. The intent is to encourage investment in residential and commercial assets which will provide for jobs creation across the construction industry.

The $30 million investment made by Pivot Group in the West Perth locality will directly contribute to the State's economic recover through construction activity. It is expected that the construction of the Parliament Annex will have a programme of 33 months, including early works, base build and fit out. Through this programme, it is anticipated that the early works programme will create 40 jobs for a 6-month period and, once construction of the development in earnest, will create an additional 200 to 250 construction jobs.

The considerable investment will form part of the State's economic support package, providing support for workers, businesses and the broader community affected by the pandemic through direct job creation. It is the view of the project team that the proposed development will contribute to the creation of a stronger, more resilient, and more competitive job-making and income-generating economy.

It is anticipated that construction works will commence immediately following approval, where a separate Application for Development Approval has been lodged with the City of Perth for the demolition of all existing structures at the Site. The development timeframe for the project requires works to commence immediately, providing for occupancy as soon as practicable. To that end, Pivot Group has the funds available to commence construction immediately following approval.

4. STATEMENT OF TOWN PLANNING COMPLIANCE

4.1. METROPOLITAN REGION SCHEME ZONING

Pursuant to the provisions of the Metropolitan Region Scheme ('MRS'), the Site is included within the Urban zone. The proposed development is consistent with the intent of the Urban Zone.

Land to the north and west is similarly zoned Urban, while land to the south and east, corresponding to the grounds of Parliament House and Dumas House, is reserved as 'Civic and Cultural'.

The Site is located within an MRS Clause 32 Area, corresponding to the Parliament House Precinct. All Applications for Development Approval under the MRS within this Precinct are required to be determined by the WAPC, separately from an Approval under the City's City Planning Scheme No. 2 ('CPS2').

4.2. CITY OF PERTH CITY PLANNING SCHEME NO. 2

4.2.1. SCHEME USE AREA

Pursuant to the provisions of the City's City Planning Scheme No. 2 ('CPS2'), the Site is located within the 'Commercial' Scheme Use Area.

Land to the north and west of the Site is similarly included within 'Commercial' Scheme Use Area, while land to the south and east of the Site maintains the 'Civic and Cultural' MRS reservation.

Schedule 1 of CPS2 states that it is intended for the Commercial Scheme Use Area to be developed:

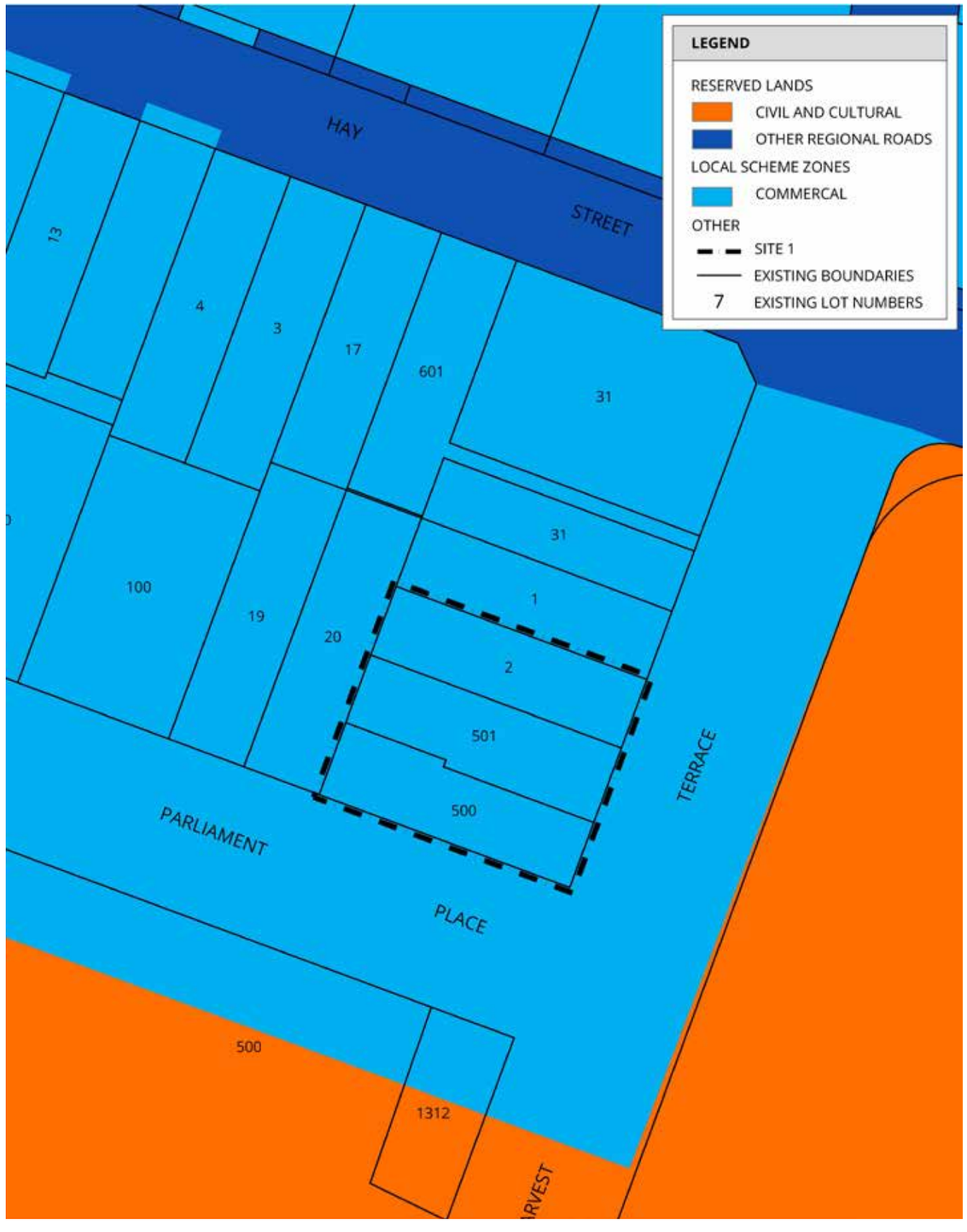
> *'...as general commercial areas accommodating a diverse mix of facilities and services. Preferred use groups include Office, Business Services, Mixed Commercial, Community and Cultural, Entertainment, Recreation and Leisure, Retail (Local), Dining, Industry (Cottage) and Healthcare 1. Most other use groups within the Commercial area are contemplated.'*

4.2.2. WEST PERTH PRECINCT

The Site is included within the 'West Perth' (P10) Precinct. In respect of development for office uses, the West Perth Precinct Map advises that:

> *'The Precinct will accommodate office uses to provide an office area adjacent to the city centre. The area will establish as an office district set in spacious landscape surrounds.'*

5. MRS Zoning



6. CPS2 Zoning

4.2.3. LAND USE PERMISSIBILITY

The proposed use is consistent with the 'Office' use group, which is defined at Schedule 4 of CPS2 as a:

...premises used for –

(a) Administration purposes; or

(b) The practice of a profession, but does not include premises defined under these use definitions as business services, consulting rooms or a veterinary centre;

As the development is to be used for Parliamentary administration purposes, the proposed use is consistent with the 'Office' Scheme Use definition.

Schedule 3 of CPS2 lists the 'Office' use group is a Preferred use within the 'Commercial' Scheme Use area within the 'West Perth' (P10) Precinct. The proposed 'Office' use is capable of approval at the Site.

4.2.4. PLOT RATIO

The following table summarises the allowable base and maximum plot ratio applicable to the Site under CPS2.

CPS2 PLOT RATIO PROVISIONS

Development standard	Requirement
Base Plot Ratio	2.0:1
Base Plot Ratio Floor Area	4,188m^2
Maximum Bonus Plot Ratio	2.4:1
Maximum Bonus Plot Ratio Floor Area	5,026m^2

Table 1. CPS2 Plot Ratio Provisions

The following table summarises the Plot Ratio Floor Area of the proposed development.

PROPOSED PLOT RATIO

Floor	Plot Ratio Floor Area (M^2)
Sub-Basement	nil
Basement	nil
Ground Floor	1,006
First Floor	1,245
Second Floor	1,245
Third Floor	1,245
Total Proposed Plot Ratio Floor Area	4,741

Table 2. Plot Ratio Area

As above, the development has a Plot Ratio Floor Area of 4,741m^2, representing a Plot Ratio of 2.26:1.

In order to achieve the Plot Ratio shown above, it is proposed to transfer Plot Ratio floor area from a registered donor site. To effect the transfer, the Application for Development Approval forms have been authorised by the representative of owner of 360 Murray Street, Perth ('Donor Site'), being a registered donor site.

It is proposed to transfer 553m^2 of Plot Ratio floor area from the Donor Site to the Site to provide for the total plot.

The plot ratio proposed is compliant with the maximum contemplated by CPS2 and is therefore of a scale which is consistent with that contemplated for the locality.

4.2.5. 4.2.5 SIDE AND REAR SETBACKS

The minimum side and rear setbacks for the Site are provided within the City's Building Heights and Setbacks Policy.

The City's Street Building Height & Setback Plan (Map 3) establishes the 'Lower' and 'Upper' building levels for a site. As the Site is included within the Parliament House Precinct Policy Area (discussed below), the City's Street Building Height & Setback Plan does not prescribe a street building height for the purpose of determining side and rear setbacks.

Notwithstanding, we have included below a summary of the proposed northern and western setbacks, assuming a 14m permissible 'Street Building Height' to determine the required setbacks.

SIDE AND REAR SETBACKS

Floor	Required Setback	Proposed West Setback	Proposed North setback	Compliance
Sub-Basement	Nil	n/a	Nil	Compliant
Basement	Nil	Nil	Nil	Compliant
Ground	3m	3.75m	3.75m	Compliant
First	3m	3.75m	3.75m	Compliant
Second	3m	3.75m	3.75m	Compliant
Third	3m	3.75m	3.75m	Compliant

Table 3. Required and Proposed Side / Rear Setbacks

As above, the proposed development is compliant with all side and rear setback requirements, assuming the most restrictive setback provisions would apply. The side and rear setbacks which are proposed work with plot ratio to maintain the perceived bulk and scale of the development to a level contemplated by the planning framework.

4.3. PARLIAMENT HOUSE PRECINCT PLANNING BULLETIN

The Parliament House Precinct Planning Bulletin 1986 ('Planning Bulletin') was prepared to formalise the objectives of Government with respect to development in proximity to Parliament House. The proposed development has been assessed against the relevant provisions of the Planning Bulletin, which have been set out in the following sections of this report.

7. Parliament House Precinct

4.3.1. BUILDING HEIGHT

The Planning Bulletin guides the height of development which is in proximity of Parliament House. The discretionary height limit has two objectives; to ensure that new development is of a compatible scale to Parliament House and to preserve views to and from Parliament Hill.

Figure 3 of the Planning Bulletin provides the maximum building height for development within the Inner and Outer Precinct Boundaries. The Site is included within the Inner Precinct.

The maximum building height is expressed as an upper Australian Height Datum ('AHD') level, above the existing ground level. We have summarised Figure 3 of the Planning Bulletin in the table below, providing the permissible height limit at the site and proposed height of the development, in both AHD and metres.

BUILDING HEIGHT CONTROL

Location	Ground Level	Permissible Height		Proposed Height		Variation
	AHD	AHD	m	AHD	m	m
Lot 500 (east corner)	44.27	57.6	13.33	62.1	17.83	4.5
Lot 500 (south corner)	42.77	57.6	14.83	62.1	19.33	4.5
Lot 2 (south corner)	41.45	57.6	16.15	62.1	20.65	4.5

Table 4: Building Height Control

As outlined in the above table, the development proposes a 4.5m variation to the permissible height across the site.

This variation in height is due primarily to the topographical variation across the Site, dropping approximately 3m from Lot 500 to Lot 2. As discussed, it is necessary to incorporate a total of three complete levels of Office accommodation to satisfy the needs to Government. Accordingly, the application applies for the discretion of the WAPC to be exercised in granting approval for the building height proposed, in consideration of the needs of Government and the topographical variation across the site.

4.3.2. STREET SETBACKS

Policy No. 8 of the Planning Bulletin identifies that development is to be set back 6m from Parliament Place. No minimum setback is specified to Harvest Terrace.

The ground floor of the proposed development is set back 6.44m from Parliament Place. The upper floors are set back 4.5m from Parliament Place, and therefore represent a departure from the Planning Bulletin.

In consideration of the setbacks which are proposed, it is worthwhile noting that the existing building at the Site has a setback of approximately 2m to Parliament Place. Further, existing development at No.'s 18 and 36 Parliament Place maintain setbacks less than the 6m specified within the Planning Bulletin. The development provides a considerable, landscaped ground level setback area, and a 4.5m upper level setback which is consistent with the established streetscape pattern.

The intention of the Parliament Place setback provision is to ensure compatible and complementary development along the Parliament Place and Harvest Terrace. The Site is located at a strategic location, forming a landmark development with a sympathetic form in consideration of adjacent development.

To soften the form of development as perceived from the street, walls within the street setback area are to be constructed from Donnybrook stone and shrouded with trailing native shrubs.

The public realm experience created through the development is consistent with the objectives and policy requirements of the Planning Bulletin, providing generous landscaped spaces at ground level. Architectural detail (entry stairs and vertical articulation) will ensure the built form has a consistent human scale, whilst the development as a whole maintains a prominence appropriate to its location and use as Parliamentary offices.

In consideration of the above, the setback to Parliament Place is appropriate.

4.3.3. LANDSCAPING

The Planning Bulletin provides that the landscaped setting of the Parliament House and Public Offices is to be maintained, street planting is developed as an extension of the landscaped reserves, street trees be used to soften building facades, and plant species are to compliment the aims.

The development incorporates landscaping to all street frontages, with particular emphasis given to softening boundary retaining walls associated with pre-existing topography constraints. The proposed species consist of a range of native trees and shrubs including *banksia, corymbia, anigozanthos, dichondra, xanthorrhoea, casuarina,* and *eucalyptus*. The ground level terrace wall will comprise feature walls of granite and sandstone, evocative of the Western Australian landscape. Steel planter beds with in-built bench seating and feature lighting will also line the terrace.

The proposed landscaping is depicted on the enclosed Plan E Landscaping Plan.

All existing street trees and landscaping will be retained.

5. TRAFFIC CONSIDERATIONS

A TIS has been prepared by Transcore in support of the proposed development. The TIS addresses vehicle access and parking, provision for service vehicles, hours of operation, daily traffic volumes and vehicle types, traffic management, public transport, pedestrian and cycle access, site specific issues and safety issues.

Vehicle access to the site is provided from an existing crossover on Harvest Terrace. This will allow for the rationalisation of crossovers at the site.

A loading bay is provided within the basement for small service vehicles. An embayed service bay is provided within the Parliament Place verge for refuse collection.

The TIS finds that the traffic flow increase during both peak hours of operation will be approximately 10 and 38 vehicles per hour on Parliament Place north and (a short section) south of the subject site, respectively. This anticipated impact is not significant and is well within the capacity and function of both roads.

The TIS concludes that the traffic operations of the road network in the vicinity of the propose development would not be adversely affected by the development traffic.

Refer **Attachment 3 – Transport Impact Statement.**

6. WASTE MANAGEMENT

A Waste Management Plan ('WMP') has been prepared by Dallywater Consulting in support of the proposed development.

The WMP outlines provisions for the management of waste and recycling, confidential paper, hard waste / bulky items, and waste collection.

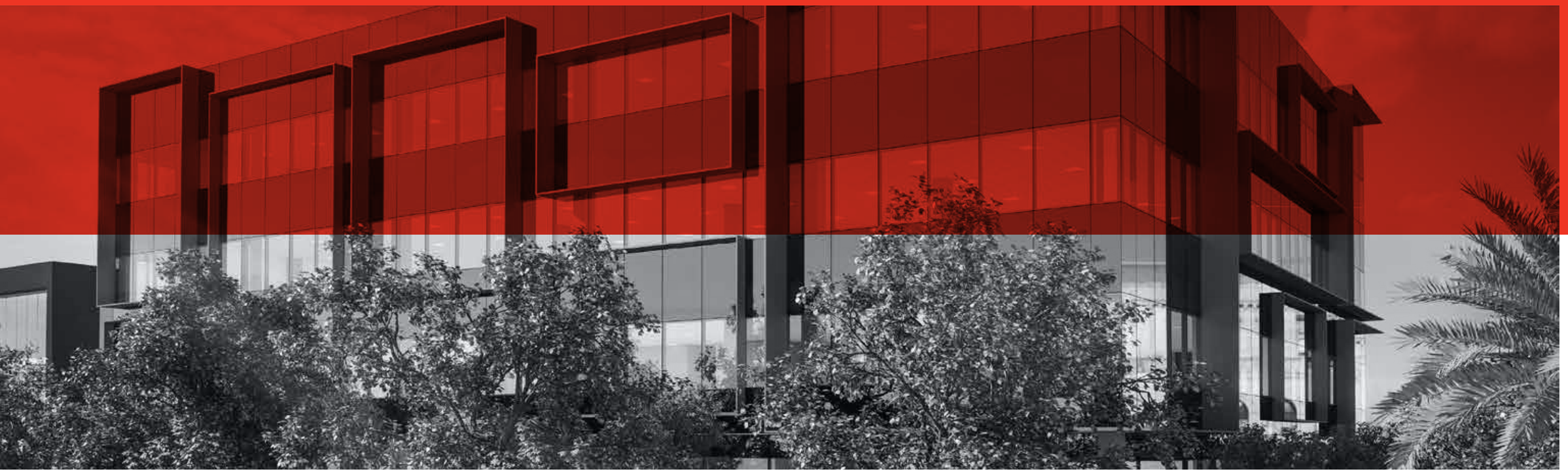
The proposed development will utilise two (2) 1100L bins for the deposit of waste, and two (2) 1100L bins for the deposit of recycling. All four (4) bins will be collected twice-weekly. This is sufficient to manage 3.54m^3 of waste and 3.54m^3 of recycling per week.

A bin store is located in the basement of the proposed development, accessible via lifts and through the carpark. Cleaners or similar personnel will be employed or contracted to manage waste throughout the facility including ensuring the store is accessible on collection days or that bins are presented to the collection vehicle as it arrives.

Refer **Attachment 4 – Waste Management Plan.**

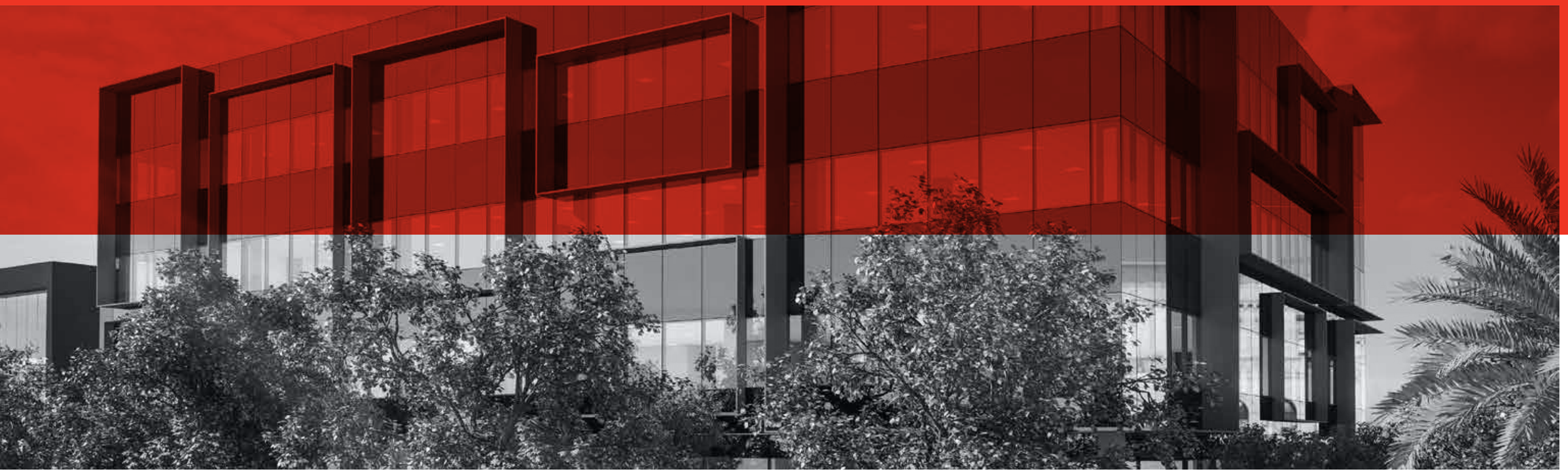
ATTACHMENT 1

CERTIFICATES OF TITLE



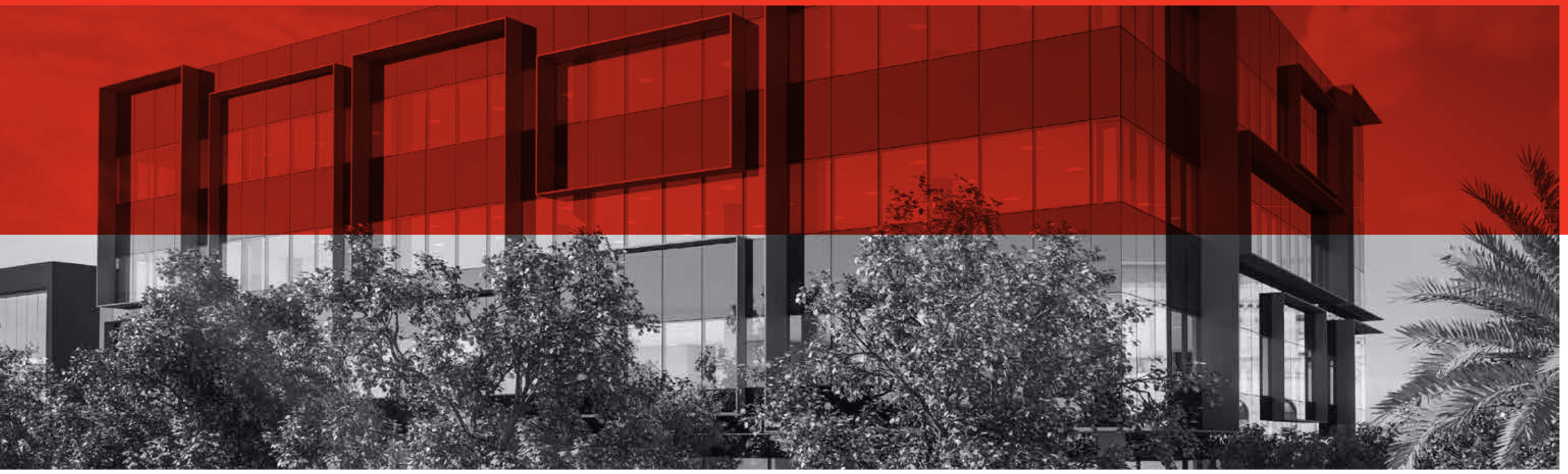
ATTACHMENT 2

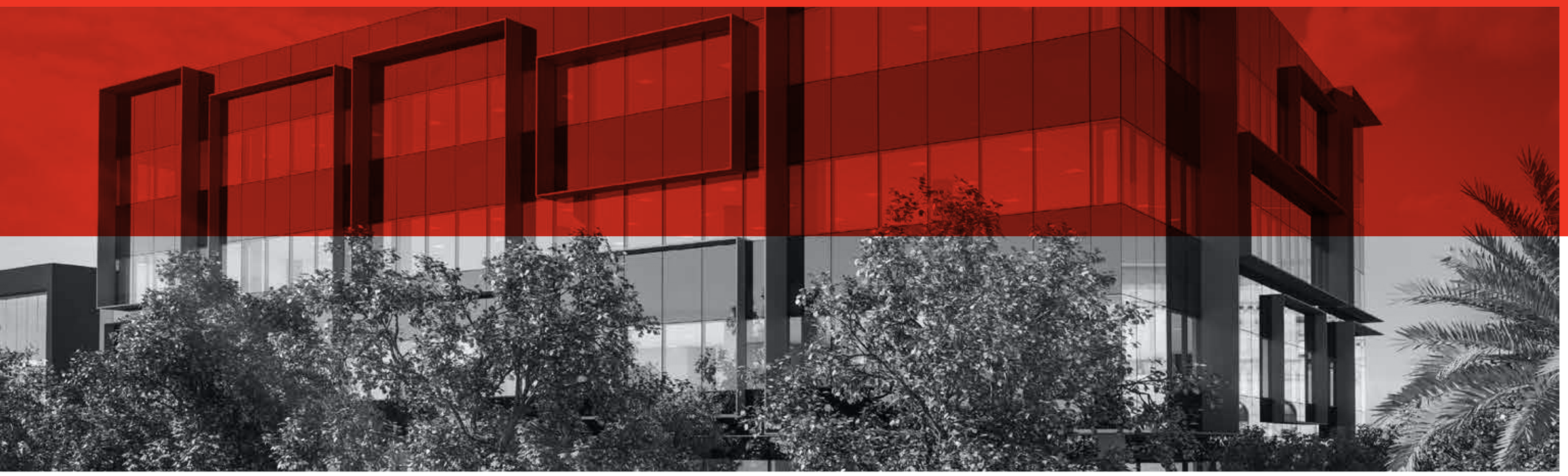
DEVELOPMENT APPLICATION PLANS



ATTACHMENT 3

TRANSPORT IMPACT STATEMENT



ATTACHMENTS 4

WASTE MANAGEMENT PLAN