

# Design Advisory Committee

Notice of Meeting  
12 December 2019  
3.00pm

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 – 3 October 2019
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports

Report No.	Item Title	Page
6.1	Election of a Presiding Member	1
6.2	19-23 (Lots 7, 130 And 131) Colin Street, West Perth - Proposed 11 Level Residential Development Containing 42 Multiple Dwellings And 77 Car Parking Bays	4
6.3	30-34 (Lots 13, 15, 16, 314 And 315) Ord Street, West Perth - Proposed Five Level Mixed Use Development Containing Three Levels of Office, One Multiple Dwelling and 40 Basement Level Car Parking Bays	31
6.4	707 (Lot 14) And 725 (Lot 101) Wellington Street, Perth, 482-484 (Lot 2) and 486-488 (Lot 1) Murray Street, Perth – Proposed Construction of a 26-Level Office Building, a 33-Level Residential Building and the Refurbishment of the Existing Hotel – Bonus Plot Ratio	57

- 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

**MURRAY JORGENSEN  
CHIEF EXECUTIVE OFFICER**

5 December 2019

**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	Peter Hobbs
Warren Kerr	
Chris Melsom	Ben De Marchi
Andrew Howe	
Stuart Pullyblank	Tony Blackwell
Geoff Warn (State Government Architect)	Melinda Payne (State Government Architect)
Jayson Miragliotta (City of Perth. General Manager, Planning & Economic Development)	Craig Smith (City of Perth. City Architect)

**Quorum:** Four

**Terms Expire:** 16 October 2021

**Review:** Every two years

### **Role:**

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of clause 66A of the Supplemental Provisions to the Deemed Provisions (refer Schedule A of the City Planning Scheme No. 2, as gazetted on 24 February 2017).

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and other applications referred to it for consideration.

### Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development that are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

### Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.

- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

Bonus plot ratio will not be awarded “as of right”. Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within Perth as a capital city.

The policy identifies the following list of categories eligible for bonus plot ratio:

- Public spaces. Maximum 20% bonus;
- Pedestrian links. Maximum 20% bonus;
- Conservation of heritage places. Maximum 20% bonus;
- Provision of specific facilities on private land. Maximum 20% bonus;
- Residential Use: Maximum 20% bonus; and
- Special Residential use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will be requested to provide advice on the extent of bonus plot ratio which is warranted.

In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high-quality hotel as identified in the Bonus Plot Ratio Policy.

Reference should be made to the Bonus Plot Ratio Policy for full details of how applications for bonus plot ratio will be assessed.

#### Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2, the Deemed Provisions and any Planning Policy adopted under the Scheme.

#### Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee’s recommendation of the proposal; and
- The Council's decision in regard to each application.

**Agenda Item 6.2**      **19-23 (Lots 7, 130 And 131) Colin Street, West Perth - Proposed 11 Level Residential Development Containing 42 Multiple Dwellings and 77 Car Parking Bays**

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**Recommendation:**

***That the Design Advisory Committee considers the design of the proposed 11 level residential development containing 42 multiple dwellings and 77 car parking bays at 19-23 (Lots 7, 130 and 131) Colin Street, West Perth and provides advice on the:***

- 1. *general design and aesthetic quality of the development, including:***
  - 1.1 *its presentation to the street, particularly the ground floor interface;***
  - 1.2 *the proposed external materials and finishes; and***
  - 1.3 *landscaping treatments;***
  
- 2. *proposed variations to the City Planning Scheme No.2:***
  - 2.1 *maximum building height requirement; and***
  - 2.2 *side and rear setback requirements;***

***in respect to their impact on the adjacent properties, laneway and the intended character of the locality; and***
  
- 3. *proposed variation to the provision of landscaping.***

FILE REFERENCE:	2019/5403
REPORTING OFFICER:	Roberto Colalillo, Senior Statutory Planner
REPORTING UNIT:	Development Approvals
RESPONSIBLE ALLIANCE	Planning and Economic Development
REPORT AUTHOR DISCLOSURE OF INTEREST:	None
DATE:	29 November 2019
ATTACHMENT/S:	Attachment 6.2A – Location Plan Attachment 6.2B – Perspectives Attachment 6.2C – Development Plans
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	19 Colin Street Pty Ltd and 21-23 Colin Street Pty Ltd
APPLICANT:	PTS Town Planning
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) West Perth (P10) (City Planning Scheme Area) Office/Residential
APPROXIMATE COST:	\$10 million

## **Purpose and Background:**

### **Details:**

Approval is sought for the demolition of all buildings and structures on the site to construct an 11 level residential development containing 42 multiple dwellings and 77 car parking bays.

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

- 24 two bedroom and two bathroom apartments;
- 18 three bedroom and two bathroom apartments.

Details of the proposed development are as follows:

<b>Basement 2 Level</b>	This level contains 43 car parking bays (21 single, four tandem and 18 stacker bays), vehicle circulation area and ramp with vehicular access/egress to the upper basement level, 12 residential store rooms, seven bicycle bays, fire exit stairwells, lift and lift lobby.
<b>Basement 1 Level</b>	This level contains 30 car parking bays (26 single and four tandem) with the internal driveway accessed/egressed via a ramp from/to the ground floor level, four residential store rooms, seven bicycle bays, residential lobby, bin store, landscaping, fire exit stairwells and lift.
<b>Ground Floor Level</b>	This level contains two 3-bedroom/2-bathroom apartments (115m <sup>2</sup> to 117m <sup>2</sup> ) with terraces (60m <sup>2</sup> to 89m <sup>2</sup> ), four car parking bays, two residential stores, residential communal library and associated amenities, residential lobby, bin store, landscaping, driveway accessed via the adjacent laneway with ramp to/from the basement level, water pumps and tanks, electrical transformer, fire exit stairwells and lifts.
<b>Levels 1 to 8</b>	These levels each contain two 3-bedroom/2-bathroom apartments (115m <sup>2</sup> to 117m <sup>2</sup> ) with balconies (60m <sup>2</sup> to 64m <sup>2</sup> ) and three 2-bedroom/2-bathroom apartments (88m <sup>2</sup> to 94m <sup>2</sup> ) with balconies (25m <sup>2</sup> to 36m <sup>2</sup> ), three residential stores, passageway, fire exit stairwells, lifts and lift lobby.
<b>Roof Level</b>	This level contains a roof top communal amenity area, screened air conditioning plant equipment, fire exit stairwell, lifts and lift over run.

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

*“The buildings architectural character contributes to the high quality built form of the newer West Perth buildings. Materially the building incorporates high quality stone-like cladding, frameless glass balcony balustrading, full height glass doors and windows. The incorporation of the residential component as the sole use reinforces the area’s sense of place.*

*Functionally the design maximises access to natural daylight, views and cross ventilation. The materials and mechanical systems proposed for his building are of the highest quality selected to attract the high end apartment owner and maximise the buildings lifecycle efficiency.”*

## Compliance with Planning Scheme:

### Land Use

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

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

### Development Requirements

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

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

<b>Development Standard</b>	<b>Proposed</b>	<b>Permitted / Required</b>
<b>Maximum Plot Ratio:</b>	<b>2.4:1 (3,132m<sup>2</sup>) inclusive of 20% transfer plot ratio (522m<sup>2</sup>) from 55-59 Goderich Street, East Perth</b>	Base Plot Ratio 2:1 (2,610m <sup>2</sup> )  Maximum 20% Bonus Plot Ratio for Heritage Conservation  Maximum 20% Transfer Plot Ratio
<b>Maximum Building Height:</b>	<b>31 metres (roof level pergola), 28 metres (main building)</b>	29 metres
<b>Setbacks:</b>		
Front (Colin Street)	4.6 to 6 metres	4.5 metres
Side (north)	<b>2.5 metres (balcony) to 4 metres (main building)</b>	4 metres
Side (south)	<b>1 metre (entry canopy), 2.2 metres (balcony), 4.6 metres (main building)</b>	4 metres
Rear (west - laneway)	<b>0.5 metres (balcony),</b>	3 metres

<b>Development Standard</b>	<b>Proposed</b>	<b>Permitted / Required</b>
	<b>1.2 metres (main building)</b>	
<b>Car Parking:</b>	77 bays (including 8 tandem bays)	42 bays (minimum) 84 bays (maximum)
<b>Bicycle Parking:</b>	14 bays	14 (minimum) or can be located within residential stores (minimum dimension 2.2 metres and area of 5m <sup>2</sup> )
<b>Landscaping:</b>	<b>19% of site (252m<sup>2</sup>)</b>	25% of site (326m <sup>2</sup> )

### Transfer of Plot Ratio

In accordance with clause 30(5) of CPS2, the application is also proposing a transfer of plot ratio of 522m<sup>2</sup> (or 20%) from 55-59 (Lots 1-3) Goderich Street, East Perth which is listed in the City's Register of Transferred Plot Ratio as a donor site.

### State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy 7.0 - Design of the Built Environment addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. It sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.

The applicant has provided their response to the design principles of the Policy, which is summarised below:

<b>Design Principle</b>	<b>Comments</b>
<p><b>1. Context and character</b></p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<ul style="list-style-type: none"> <li>• The proposed development builds upon the intent of the area to provide buildings within landscaped settings.</li> <li>• While the proposed development is larger than surrounding developments, the built form positively responds to the built form planning framework and the future intent in the West Perth Precinct.</li> <li>• The development introduces residential density into West Perth and provides dwellings with a high level of amenity.</li> <li>• The building provides a built form that is memorable and builds upon its location in West Perth and located adjacent to a CAT bus stop in close proximity to Kings Park.</li> </ul>
<p><b>2. Landscape quality</b></p> <p>Good design recognises that together landscape and buildings operate as an</p>	<ul style="list-style-type: none"> <li>• The site is located on Colin Street, which has two significant street trees located in front of the site.</li> <li>• The landscape areas are provided to the front, sides and rear of the site, responding to all boundary conditions.</li> </ul>

Design Principle	Comments
integrated and sustainable system, within a broader ecological context.	<ul style="list-style-type: none"> <li>• The front landscaping is built up from the street level to the ground level dwellings providing soft landscaping for the whole of the street setback, while also providing some privacy for the ground level occupants.</li> <li>• A small dado wall is located along the street providing informal seating for passengers waiting for the CAT bus.</li> <li>• The front landscape areas are provided with root growth areas into the basement to support larger vegetation.</li> </ul>
<p>3. Built form and scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p>	<ul style="list-style-type: none"> <li>• The proposed building is set in landscape surrounds as defined by the Precinct Plan.</li> <li>• The development responds to both the frontage to Colin Street as well as the frontage to the rear right of way.</li> <li>• The development is of a scale, which is consistent with the built form established for the Precinct.</li> <li>• With the exception of the northern facing dwellings, the balconies are orientated to Colin Street and the rear, with the balconies wrapping around to provide access and amenity from the habitable rooms.</li> <li>• The built form defines the public/private domain and contributes to the Colin Streetscape both in form and landscaping.</li> <li>• The building is setback from Colin Street, as required, however, provides a landscaped setting and views both into and from the development.</li> </ul>
<p>4. Functionality and build quality</p> <p>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</p>	<ul style="list-style-type: none"> <li>• The design is functional to both the intent of the West Perth Precinct and the design of the dwellings.</li> <li>• The dwellings are provided with a high level of amenity and large balcony areas.</li> <li>• The design considers servicing with functional areas to the rear right of way for servicing and waste collection.</li> <li>• Air conditioning is provided on the roof and screened from the communal area, thereby not visible from the public domain.</li> </ul>
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<ul style="list-style-type: none"> <li>• The site is located in close proximity to the West Perth Town Centre to access services and Kings Park to access open space.</li> <li>• The site is located at a CAT bus stop providing good transport access throughout the City.</li> <li>• The dwellings have been designed with good solar access and natural ventilation reducing reliance on technology.</li> <li>• The building will incorporate low flow water fittings, subterranean reticulation to garden areas, appropriate selection of plant species to minimize water demand.</li> <li>• The building will incorporate photovoltaic panels as a power offset to a maximum capacity of 30KW.</li> </ul>

Design Principle	Comments
	<p>Construction waste will be monitored and where possible recycled e.g. plastic protection coverings. Where possible recycled materials shall be used and maximum selection of recyclable materials within the selections will occur.</p>
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</p>	<ul style="list-style-type: none"> <li>• The proposed development is a residential development, which is encouraged by the Precinct Statement of Intent.</li> <li>• The development provides a building in landscaped surrounds providing a high level of visual amenity to the site from Colin Street.</li> <li>• The dwellings are provided with a high level of amenity through their size, access to light and good levels of cross ventilation.</li> <li>• The dwellings are generally provided with balconies that have access to light, ventilation and are larger than required.</li> <li>• The development provides amenities for the residents in the form of a ground level communal area that faces north as well as a roof top deck that provides a high level of amenity for the residents and visitors.</li> <li>• The communal areas include solar access, protection from the weather and are of sufficient size to cater for the needs of the residents.</li> </ul>
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</p>	<ul style="list-style-type: none"> <li>• The development provides a clear understanding that it is a residential development.</li> <li>• The scale of the built form is consistent with the vision for West Perth and includes a landscaped setting, which is a key outcome in West Perth.</li> <li>• The development through the front landscaping and setback provides a clear distinction between public and private areas.</li> <li>• The internal design provides a clear entry from the street and establishes those areas within the development that are private to the occupants and those that are communal.</li> </ul>
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<ul style="list-style-type: none"> <li>• While the development is setback from the street and provided in landscape surrounds, the entry to the site is clearly identifiable, safe and direct.</li> <li>• The dwellings provide passive surveillance to both Colin Street and the rear right of way.</li> </ul>
<p>9. Community</p> <p>Good design responds to local community needs as well as the wider social context, providing environments that support</p>	<ul style="list-style-type: none"> <li>• The development being residential, provides additional residents within West Perth to support the West Perth Town Centre.</li> <li>• The additional residents within West Perth will support the services located in West Perth while also providing activity after normal business hours.</li> </ul>

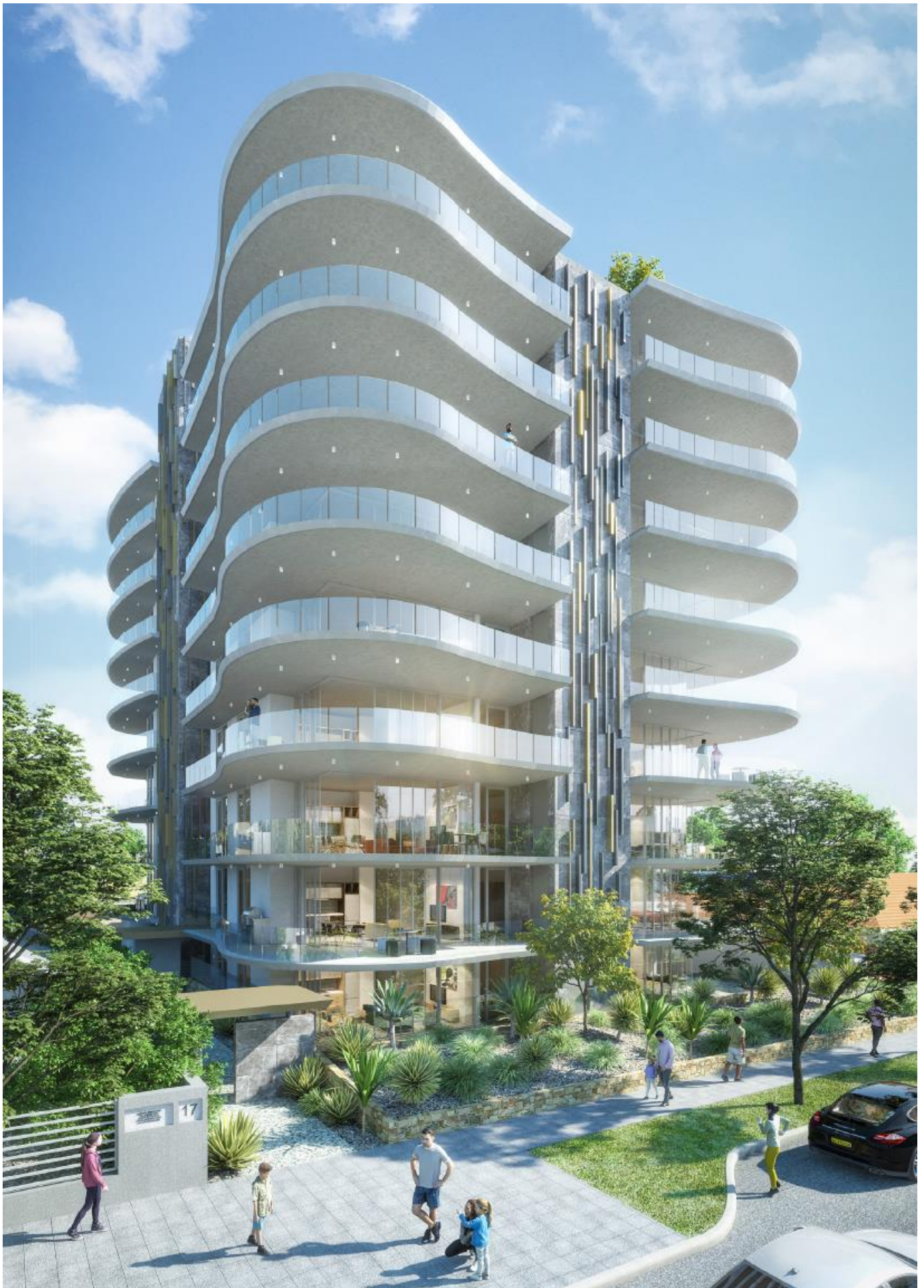
Design Principle	Comments
a diverse range of people and facilitate social interaction.	<ul style="list-style-type: none"> <li data-bbox="603 143 1401 215">• The development of larger dwellings encourages larger family units to locate to West Perth.</li> </ul>
<p data-bbox="199 259 391 293">10. Aesthetics</p> <p data-bbox="199 338 587 562">Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<ul style="list-style-type: none"> <li data-bbox="603 259 1401 528">• The apartment building design has been approached to provide maximum integrated indoor and outdoor living for the owners/occupants. The building incorporates softening curves to the balconies with frameless glass balustrading creating a light ethereal response in contrast to the current trend of heavy box architecture.</li> </ul>

## 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.



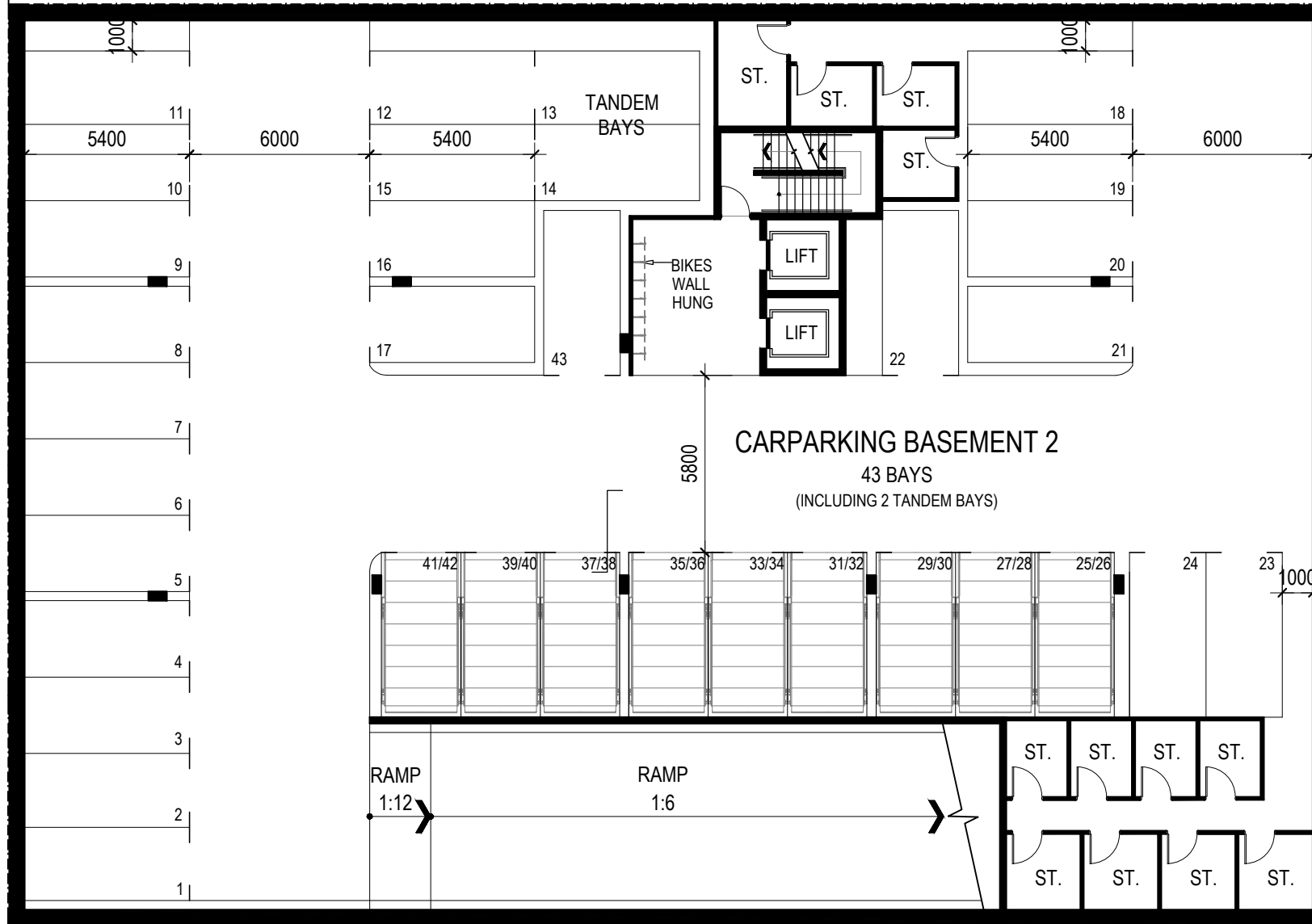
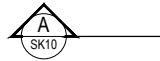


**2019/5403 – 19-23 (LOTS 7, 103 and 131) COLIN STREET, WEST PERTH (PERSPECTIVES)**

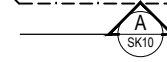


**2019/5403 – 19-23 (LOTS 7, 103 and 131) COLIN STREET, WEST PERTH (PERSPECTIVES)**

COLIN STREET

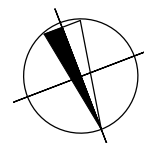


R . O . W .



○ BASEMENT 2 PLAN  
SCALE 1:200

**SK01** | 19-23 COLIN ST WEST PERTH APARTMENTS  
BASEMENT 2 PLAN  
SEPT. 2019 SCALE 1 : 200 @ A3 JOB NO. BDG 1946



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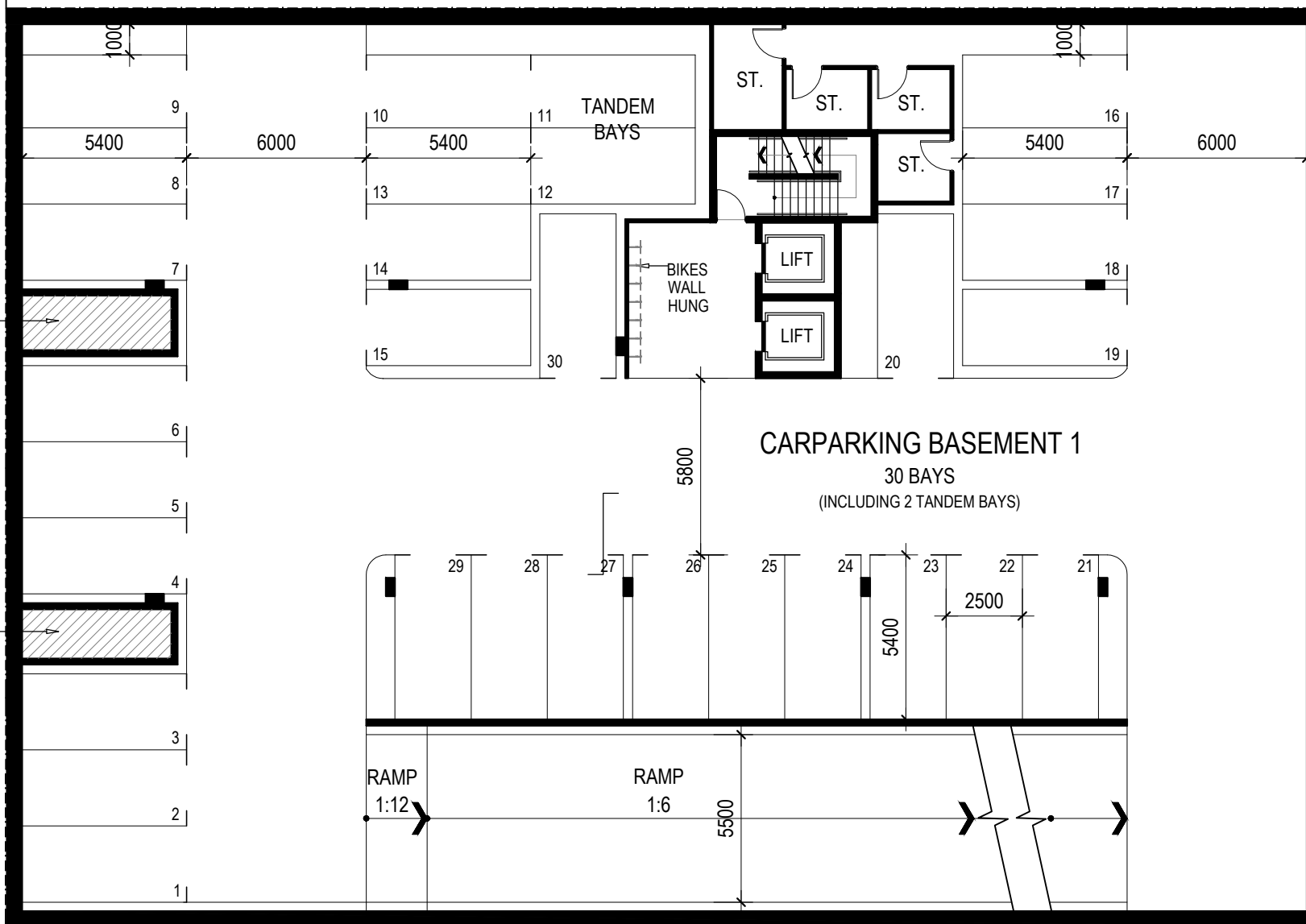
COLIN STREET

DEEP ROOT ZONE

DEEP ROOT ZONE



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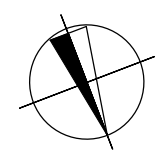


**CARPARKING BASEMENT 1**  
 30 BAYS  
 (INCLUDING 2 TANDEM BAYS)

**CARPARKING**  
 BASEMENT 2 : 43 BAYS  
 BASEMENT 1 : 30 BAYS  
 TOTAL : 73 BAYS

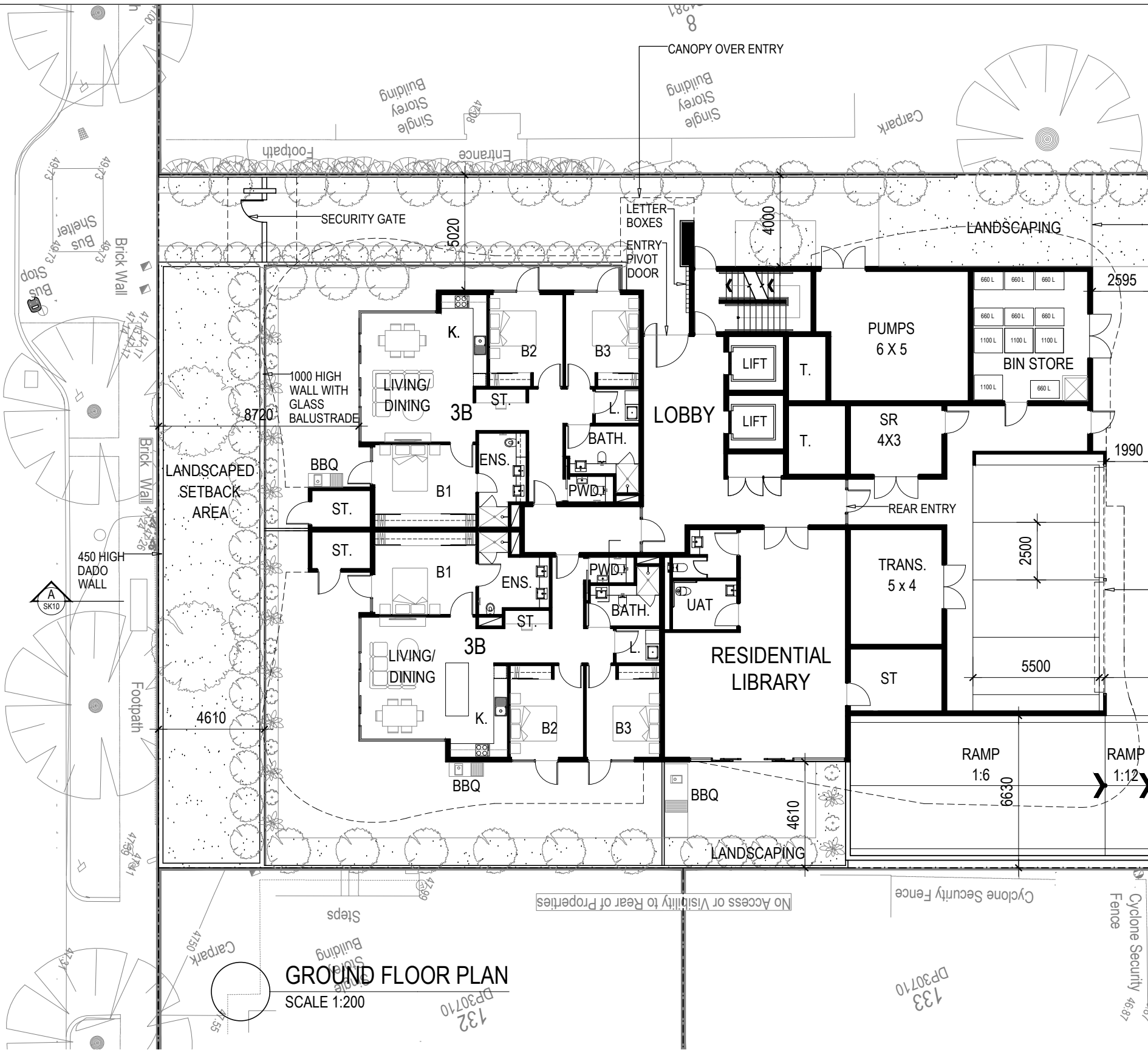
○ BASEMENT 1 PLAN  
 SCALE 1:200

**SK02** | 19-23 COLIN ST WEST PERTH APARTMENTS  
 BASEMENT 1 PLAN  
 SEPT. 2019 SCALE 1 : 200 @ A3 JOB NO. BDG 1946



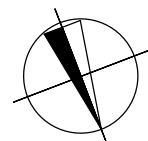
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COLIN STREET



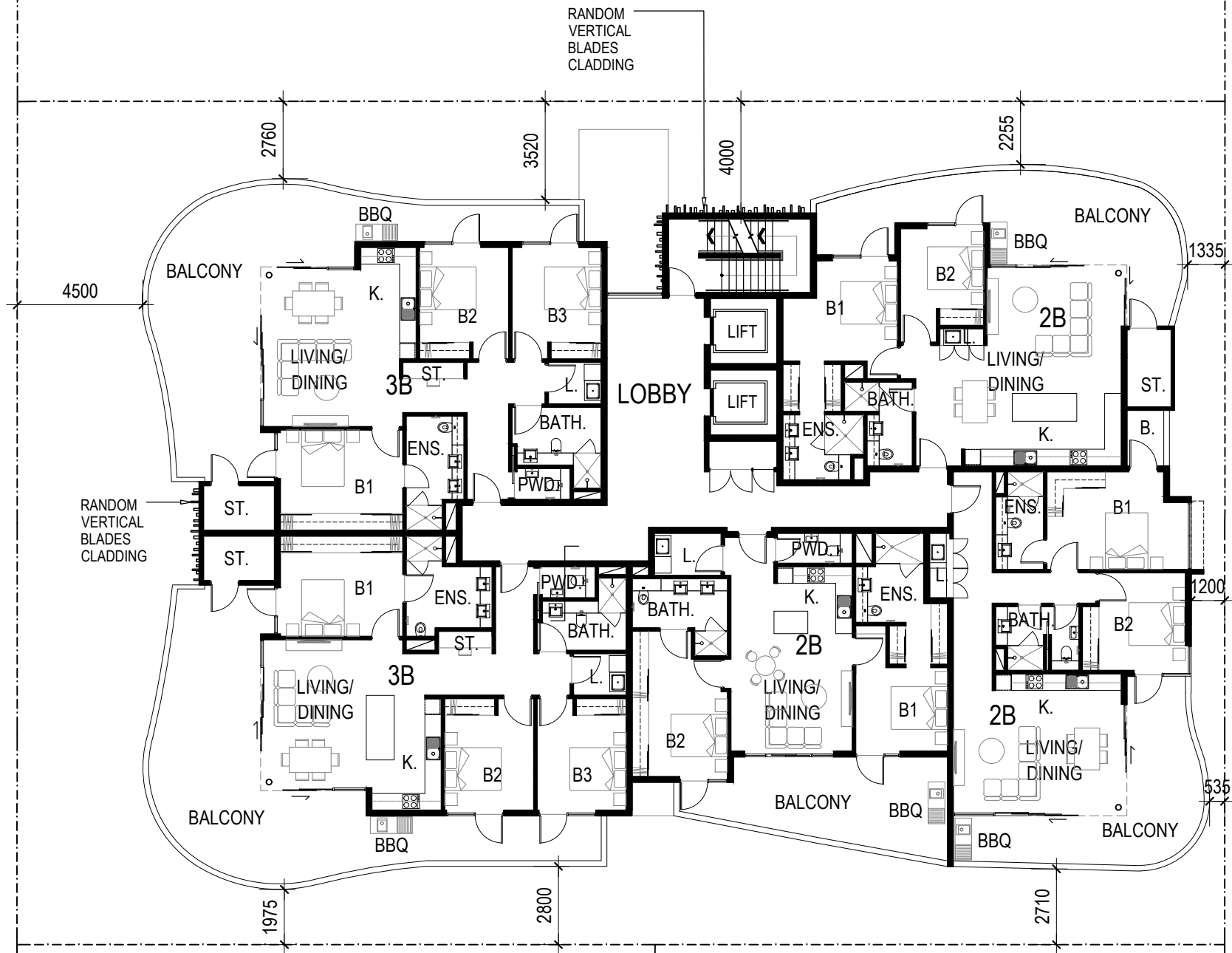
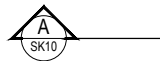
GROUND FLOOR PLAN  
SCALE 1:200

**SK03** 19-23 COLIN ST WEST PERTH APARTMENTS  
GROUND FLOOR PLAN  
SEPT. 2019 SCALE 1:200 @ A3 JOB NO. BDG 1946

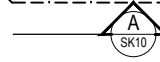


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COLIN STREET



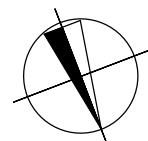
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○ 1ST TO 8TH FLOOR PLAN  
SCALE 1:200

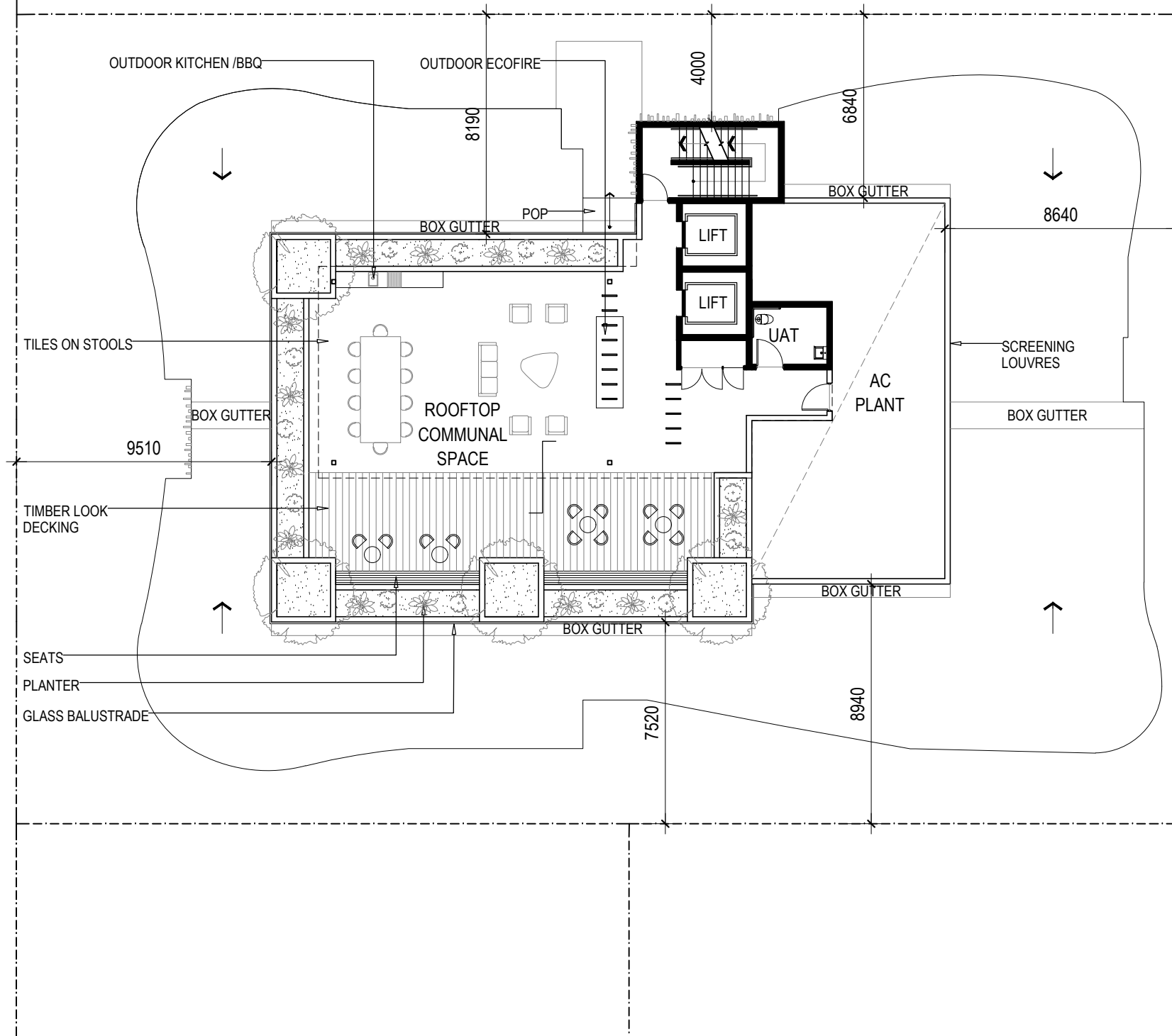
**SK04** | 19-23 COLIN ST WEST PERTH APARTMENTS  
1ST TO 8TH FLOOR PLAN

SEPT. 2019 SCALE 1 : 200 @ A3 JOB NO. BDG 1946

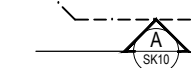


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COLIN STREET



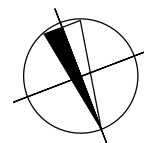
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SK05

19-23 COLIN ST WEST PERTH APARTMENTS  
ROOFTOP PLAN

SEPT. 2019 SCALE 1 : 200 @ A3 JOB NO. BDG 1946



Architecture  
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 Master Planning  
 Interior Design  
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○ EAST ELEVATION - COLIN ST  
SCALE 1:200

**SK06** | 19-23 COLIN ST WEST PERTH APARTMENTS  
EAST ELEVATION - COLIN STREET  
SEPT. 2019 SCALE 1:200 @ A3 JOB NO. BDG 1946

**bdg**  
 Architecture  
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BOUNDARY LINE

BOUNDARY LINE

ROOFTOP COMMUNAL SPACE  
PERGOLA SOFFIT AND FASCIA CLAD IN CARRARA MARBLE

▽ ROOFTOP LEVEL  
▽ EIGHTH FL. LEVEL  
▽ SEVENTH FL. LEVEL  
▽ SIXTH FL. LEVEL  
▽ FIFTH FL. LEVEL  
▽ FOURTH FL. LEVEL  
▽ THIRD FL. LEVEL  
▽ SECOND FL. LEVEL  
▽ FIRST FL. LEVEL  
▽ GROUND FL. LEVEL

PLANTER

2100

3100

CURVED GLASS BALUSTRADE

27950

LANDSCAPING

1800 HIGH WALL

 NORTH ELEVATION  
SCALE 1:200

**SK07** | 19-23 COLIN ST WEST PERTH APARTMENTS  
NORTH ELEVATION  
SEPT. 2019 SCALE 1 : 200 @ A3 JOB NO. BDG 1946



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○ WEST ELEVATION - R.O.W.  
SCALE 1:200

**SK08** | 19-23 COLIN ST WEST PERTH APARTMENTS  
 WEST ELEVATION - R.O.W.  
 SEPT. 2019 SCALE 1:200 @ A3 JOB NO. BDG 1946

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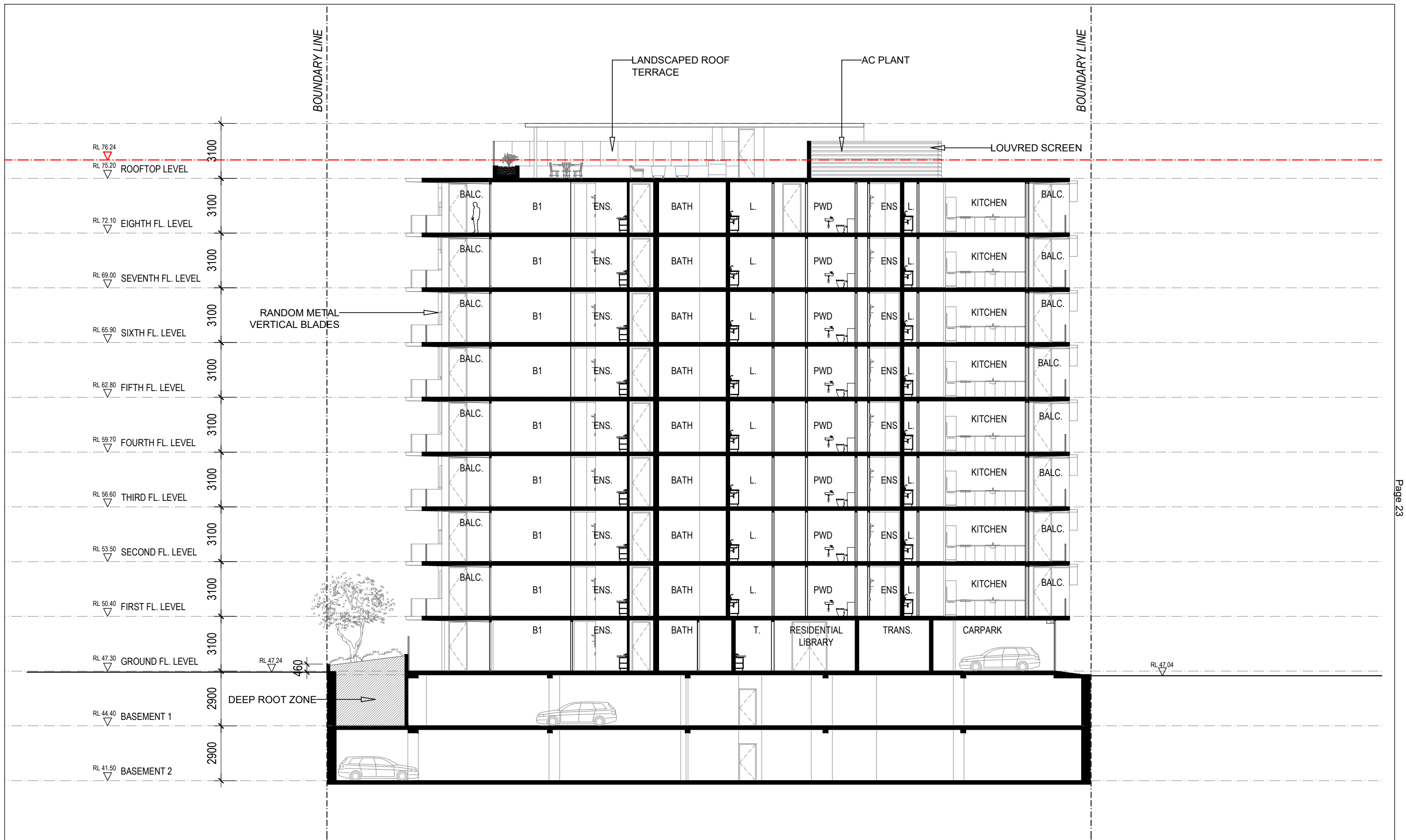



**SOUTH ELEVATION**  
 SCALE 1:200

**SK09** | 19-23 COLIN ST WEST PERTH APARTMENTS  
**SOUTH ELEVATION**  
 SEPT. 2019 SCALE 1:200 @ A3 JOB NO. BDG 1946



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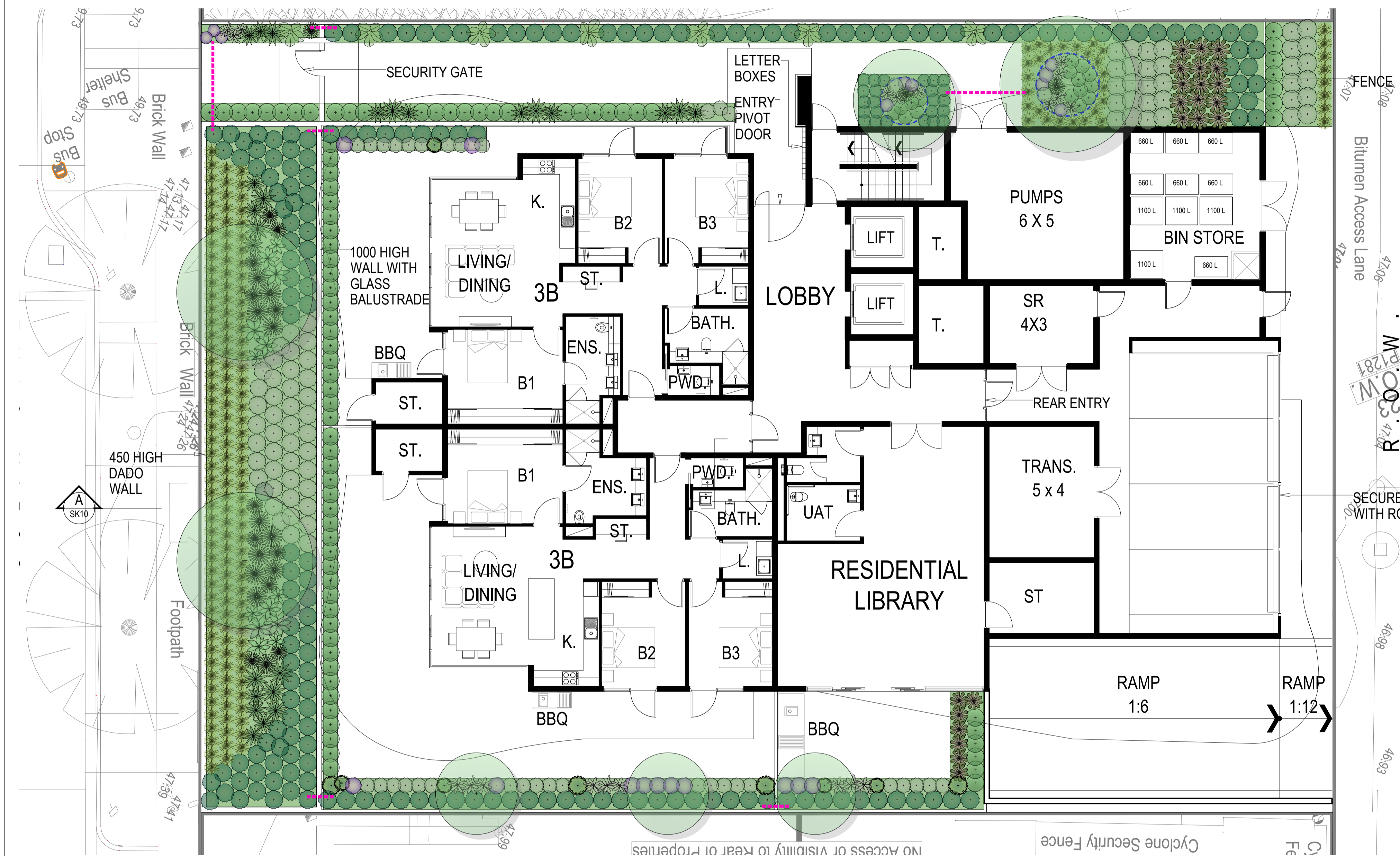


**SK10** | 19-23 COLIN ST WEST PERTH APARTMENTS  
 SECTION A-A  
 SEPT. 2019 SCALE 1 : 200 @ A3 JOB NO. BDG 1946

PRELIMINARY

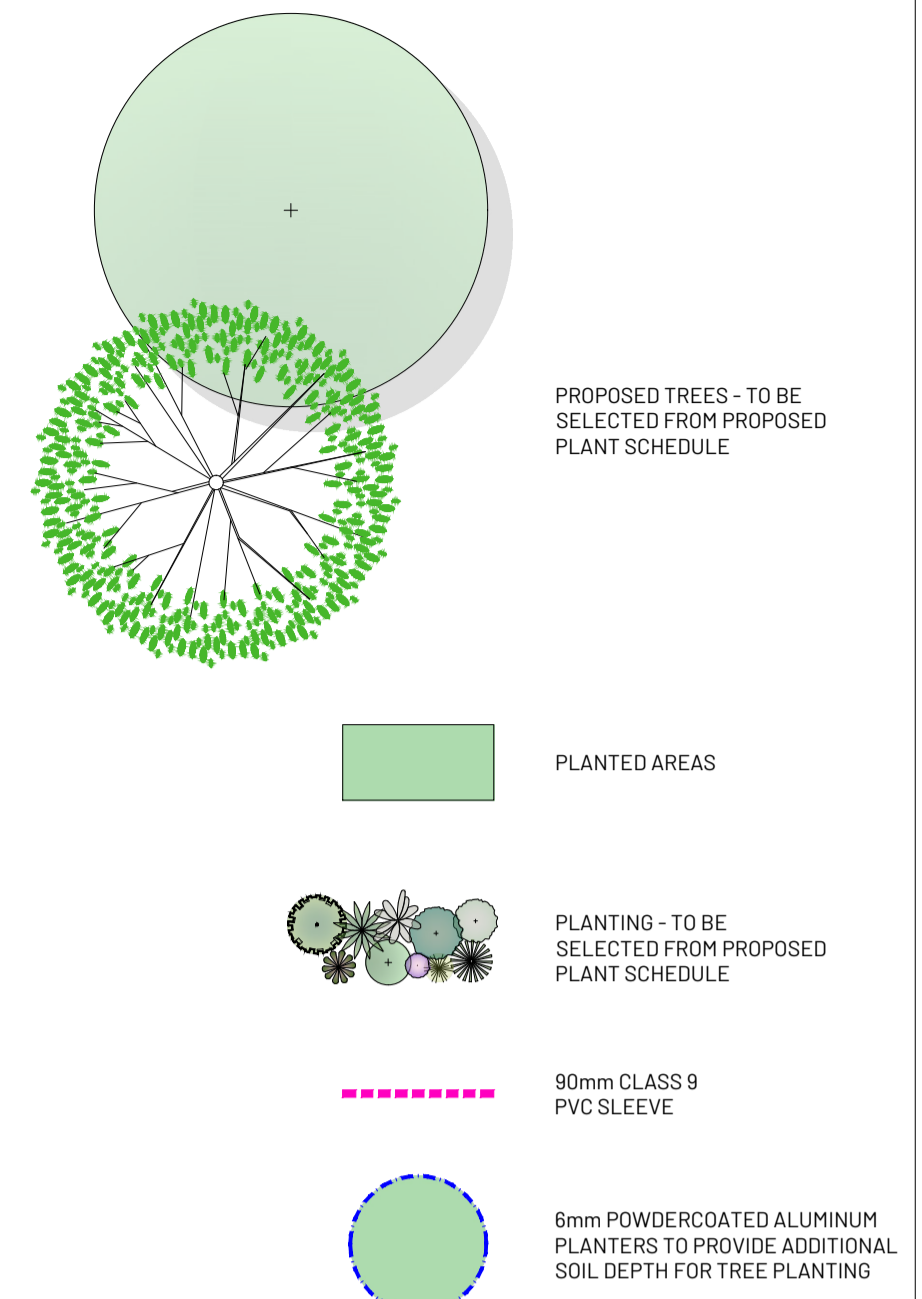
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01 501 GROUND FLOOR PLANTING PLAN  
SCALE 1:100 @ A3

LEGEND



GENERAL NOTES

1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
2. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE FROM THE DRAWINGS.
4. REFER TO SUPERINTENDENT FOR SETTING OUT DETAILS
5. USE REFERENCED AUSTRALIAN OR OTHER STANDARDS (INCLUDING AMENDMENTS), AND THE BCA INCLUDING STATE AND TERRITORY VARIATIONS WHICH ARE CURRENT THREE MONTHS BEFORE THE DATE OF THE CONTRACT EXCEPT WHERE OTHER EDITIONS OR AMENDMENTS ARE REQUIRED BY STATUTORY AUTHORITIES. ANY LOCAL AUTHORITY REQUIREMENTS TAKE PRECEDENCE.

CERTIFICATION NOTES

1. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS REVISED '0' - ISSUED FOR CONSTRUCTION AND SIGNED AND APPROVED BY PROJECT ENGINEER

LANDSCAPE NOTES

SOILS & SURFACES

1. FINAL GRADING SHALL PROVIDE SURFACES FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20MM IN ONE LINEAR METRE.
2. SITE AND IMPORTED TOPSOIL: TO AS 4419.
3. POTTING MIXES: TO AS 3743.
4. COMPOSTS, SOIL CONDITIONERS AND MULCHES: TO AS 4454.
5. PLANTED AREAS SHALL BE MULCHED WITH AN ECLIPSE SOILS AQUAMORE ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75MM.
6. PLANTER SOIL - ECLIPSE SOILS LIGHTWEIGHT ROOFTOP GARDEN SOIL.
6. PLANTED AREAS SHALL BE MULCHED WITH FINE BLACK MULCH AS SUPPLIED BY CREATION LANDSCAPE SUPPLIES - NORTH FREMANTLE UNLESS OTHERWISE STATED AND APPROVED TO A MINIMUM DEPTH OF 75MM.

PLANTING & TREES

1. TREES SHALL BE STAKED WITH 3No. 50mm x 50mm x 1800mm JARRAH STAKES. STAKES SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 600MM. TREES SHALL BE SECURED TO POLES W/ 3 X RUBBER TIES IN FIGURE 8.
2. TREES PLANTED WITH IN 1000MM OF WALLS SHALL BE INSTALLED WITHIN 600MM DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
3. PLANTS TO BE SETOUT IN OFFSET ROWS WITH CONSISTENT SPACING TO FILL DESIGNATED AREAS.
4. SUPPLY AND DELIVERY: SUPPLY PLANTS FROM A NURSERY WITH NURSERY INDUSTRY ACCREDITATION SCHEME AUSTRALIA (NIASA) ACCREDITATION AND DELIVER TO SITE WITH A LABEL DISPLAYING THE BOTANICAL NAME.
5. HEALTH: SUPPLY PLANTS WITH FOLIAGE SIZE, TEXTURE AND COLOUR AT TIME OF DELIVERY CONSISTENT WITH THE SIZE, TEXTURE AND COLOUR SHOWN IN HEALTHY SPECIMENS OF THE NOMINATED SPECIES.
6. VIGOUR: SUPPLY PLANTS WITH EXTENSION GROWTH CONSISTENT WITH THAT EXHIBITED IN VIGOROUS SPECIMENS OF THE SPECIES NOMINATED.
7. DAMAGE: SUPPLY PLANTS FREE FROM DAMAGE AND FROM RESTRICTED HABIT DUE TO GROWTH IN NURSERY ROWS.
8. PESTS AND DISEASE: SUPPLY PLANTS WITH FOLIAGE FREE FROM ATTACK BY PESTS OR DISEASE.

FERTILISER

1. DESCRIPTION: PROVIDE PROPRIETARY FERTILISERS, DELIVERED TO THE SITE IN SEALED BAGS MARKED TO SHOW MANUFACTURER OR VENDOR, WEIGHT, FERTILISER TYPE, N:P:K RATIO, RECOMMENDED USES AND APPLICATION RATES.

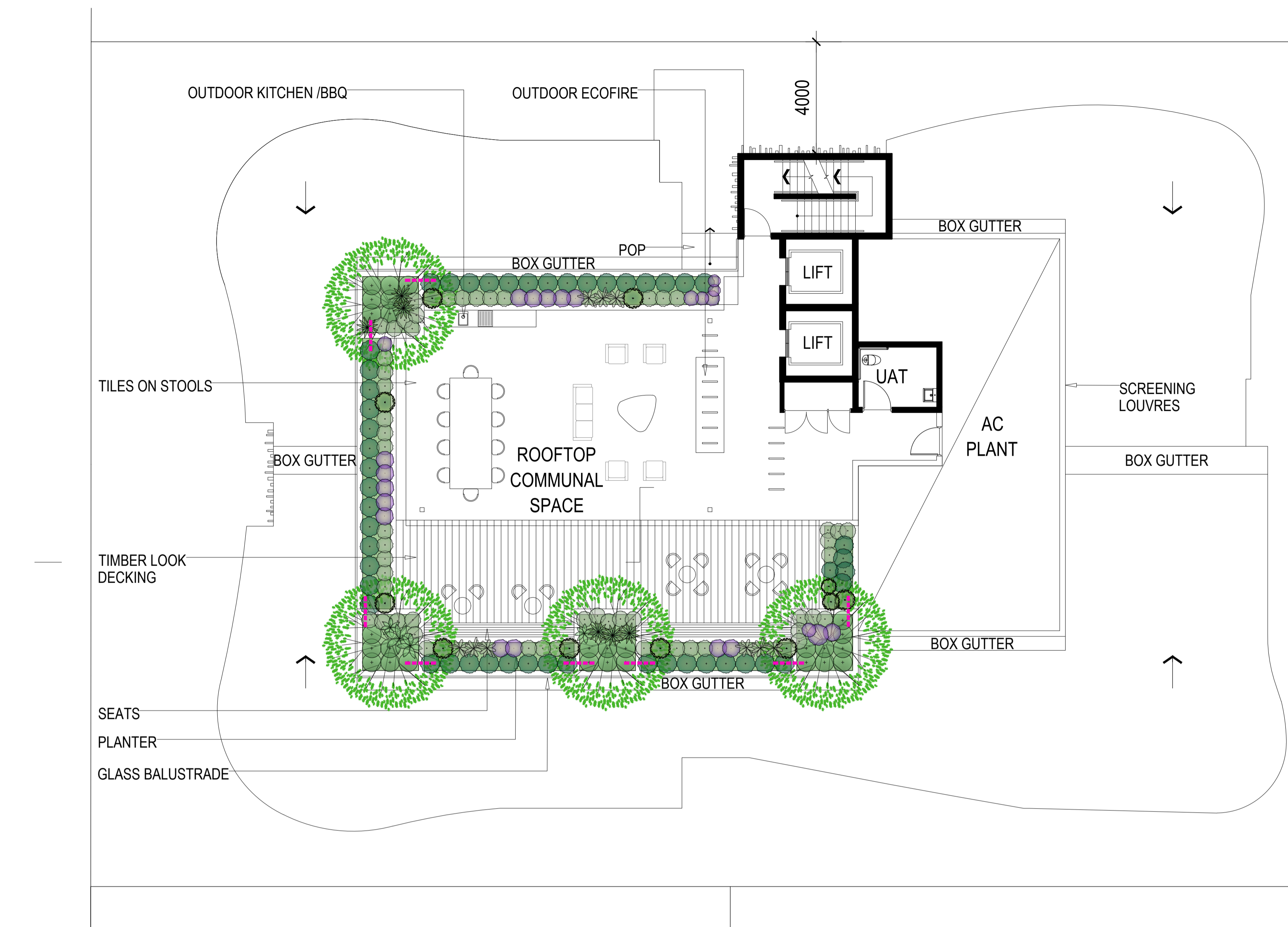
IRRIGATION

1. WATER SOURCE - MAINS - REFER HYDRAULIC ENGINEERS DRAWINGS
2. IRRIGATION SLEEVES BENEATH PAVED SURFACES TO BE PROVIDED BY OTHERS TO ALL PLANTED AREAS.
3. IRRIGATION TO BE DESIGNED TO SUIT WATER PRESSURE ON EACH LEVEL.
4. IRRIGATION SYSTEM TO BE HARD WIRED AND FULLY AUTOMATIC WITH CONTROLLER LOCATED IN COMMS ROOM WITHIN BASEMENT.
5. PLANTING TO BE IRRIGATED WITH NETAFIM TECHLINE TO MANUFACTURERS SPECIFICATION.
6. TREES BE IRRIGATED BY 3 X TORO FLOOD BUBLERS WITH SUITABLE SPRINKLER BODIES AND RISERS ON A DEDICATED STATION.
7. TURF TO BE IRRIGATED BY MP ROTATORS AND OVERLAP SUFFICIENTLY TO MAINTAIN CONSISTENT GROWTH.
8. AS CONSTRUCTED DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO CLIENT UPON PRACTICAL COMPLETION.

FOR DEVELOPMENT APPROVAL

Drawing Name	GROUND FLOOR PLANTING PLAN
Drawing Number	0091-LS-501
Scale	1:100 @ A1
Project Name	19 - 23 COLIN STREET, WEST PERTH

REVISION	
A	



01  
502 ROOFTOP PLANTING PLAN  
SCALE 1:100 @ A3

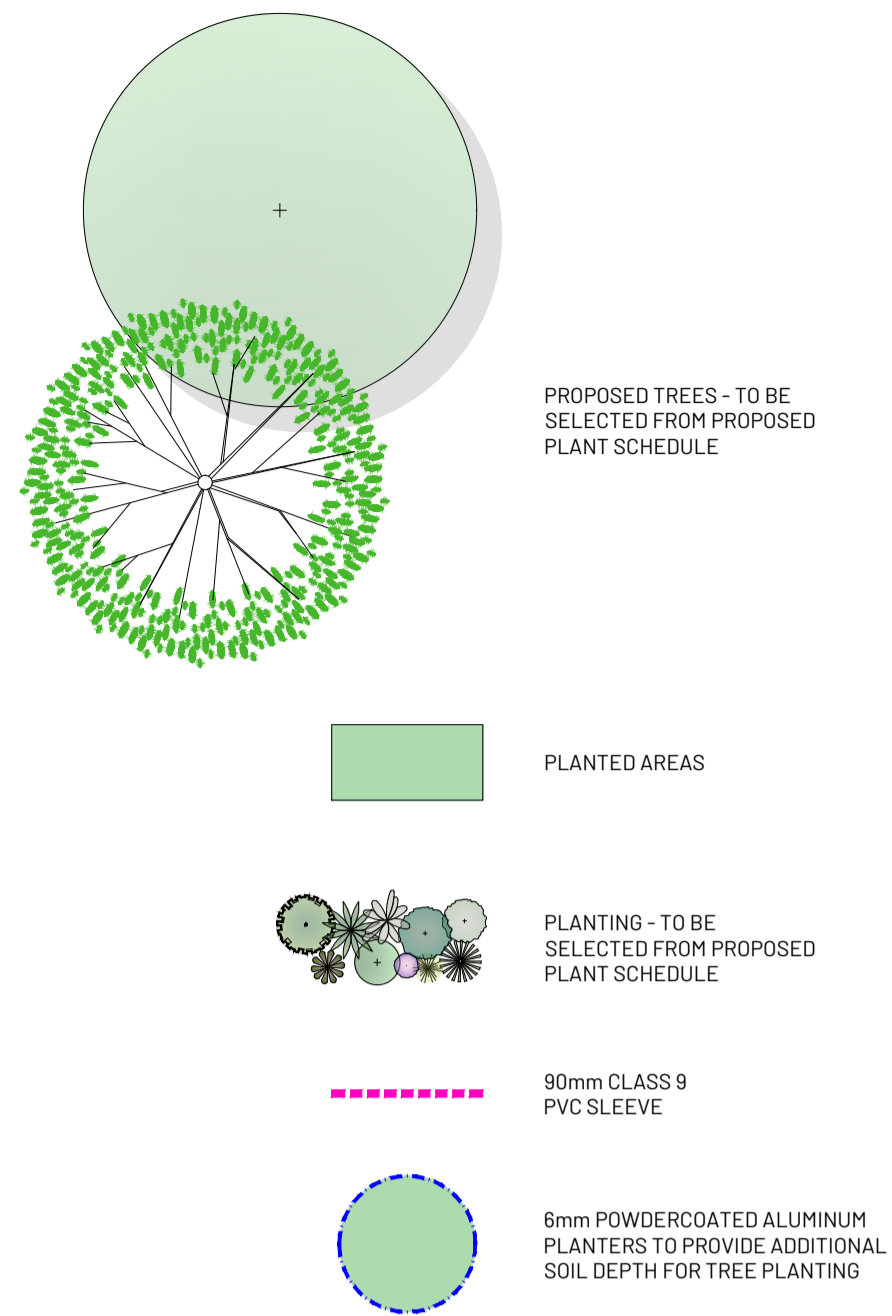
**PLANTING SCHEDULE - TO BE SELECTED FROM**

Trees				
Symbol	Species Name	Common Name	Density	Size
CA	Cupaniopsis anacardioides	Tuckeroo	As Shown	100Lt
CC	Cercis canadensis 'Forest Pansy'	Forest Pansy	As Shown	100Lt
CL	Citrus limon 'Eureka'	Lemon Tree	As Shown	100Lt
CLI	Citrus latifolia 'Tahitian Lime'	Tahitian Lime	As Shown	100Lt
CF	Caesalpinia ferrea	Leopard tree	As Shown	100Lt
FG	Fraxinus griffithii	Evergreen Ash	As Shown	100Lt
HF	Hymenosporum flavum	Native Frangipani	As Shown	100Lt
LIN	Lagerstroemia indica 'Natchez'	Crepe Myrtle (White)	As Shown	100Lt
LN	Laurus Nobilis	Bay Laurel	As Shown	100Lt
MTB	Magnolia 'Teddy Bear'	Teddy Bear	As Shown	100Lt
OE	Olea europaea	Olive Tree	As Shown	100Lt
PRB	Prunus bilreana	Flowering Plum	As Shown	100Lt
PRC	Prunus cerasifera 'Crimson Spire'	Crimson Spire	As Shown	100Lt
PYU	Pyrus ussuriensis	Manchurian Pear	As Shown	100Lt
TLL	Tristanopsis laurina Luscious	Kanooka	As Shown	100Lt
PS	Plumeria species (Mature Transplant)	Frangipani	As Shown	MTP
WF	Waterhusia floribunda	Weeping Lilly Pilly	As Shown	100Lt

**Shrubs & Groundcovers**

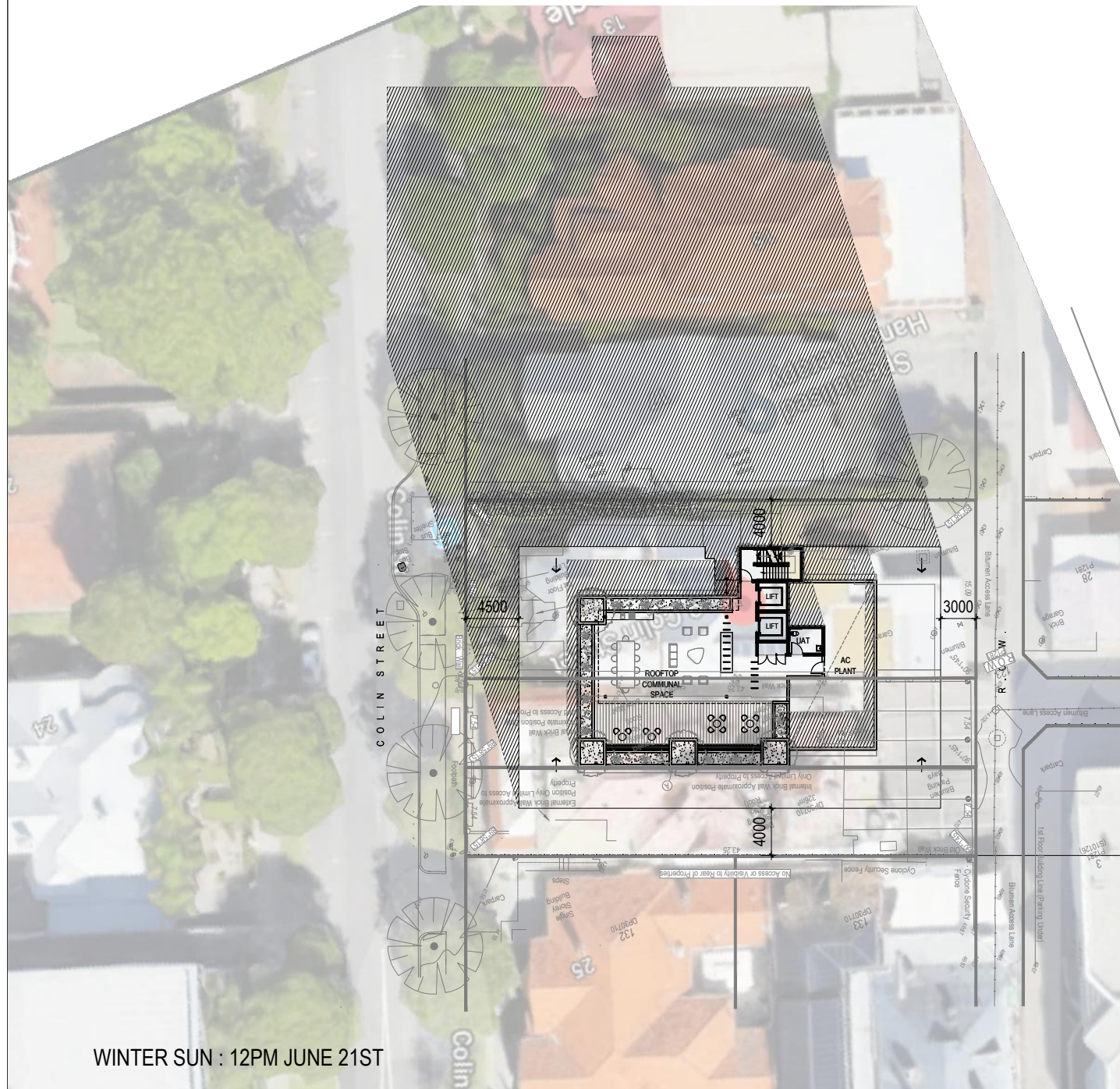
Symbol	Species Name	Common Name	Density	Size
Aa	Agave attenuata	Agave	3/m2	150mm
ABB	Aloe Bush Baby Yellow	Aloe Bush Baby Yellow	3/m2	150mm
Ac	Arthropodium cirratum	New Zealand Rock Lily	3/m2	150mm
Ar	Ajuga reptans	Bugle	3/m2	150mm
Asp	Aeonium species	Tree houseleek	3/m2	150mm
ALR	Alternanthera Little Ruby	Little Ruby	3/m2	150mm
Am	Alocasia macrorrhiza	Elephant Ear Plant	3/m2	150mm
An	Asplenium nidus	Birds Nest Fern	3/m2	150mm
Av	Aloe Venus	Aloe Venus	3/m2	150mm
Bj	Buxus japonica	Japanese Box	3/m2	150mm
Bm	Bacopa monnieri	Waterhyssop	3/m2	150mm
Ca	Crassula arborescens undulatifolia	Jade Ripple	3/m2	150mm
Cbb	Crassula ovata 'Bluebird'	Crassula Bluebird	3/m2	150mm
Cc	Conostylis candicans	Grey Cottonhead	3/m2	150mm
Cci	Casuarina glauca 'Cousin It'	Cousin It	3/m2	150mm
Ccn	Convolvulus cneorum	Silver Bush	3/m2	150mm
CG	Crassula ovata 'Gollum'	Gollum	3/m2	150mm
Cm	Clivia miniata	Clivia / Kaffir Lily	3/m2	150mm
CHS	Crassula 'Hummels Sunset'	Hummels Sunset	3/m2	150mm
Cds	Carissa macrocarpa 'Desert Star'	Natal Plum	3/m2	150mm
Cp	Crinum pedunculatum	Swamp Lily	3/m2	150mm
Csw	Cotyledon orbiculata 'Silver Waves'	Silver Waves	3/m2	150mm
Dcb	Dianella Cassa Blue	Cassa Blue	3/m2	150mm
Dre	Dianella Revelation	Revelation	3/m2	150mm
Dr	Dichondra repens	Kidney Weed	3/m2	150mm
Dsf	Dichondra argentea 'Silver Falls'	Silver Falls	3/m2	150mm
Ec	Echium candicans	Pride of Madeira	3/m2	150mm
Eg	Echeveria glauca	Blue Mexican Hen	3/m2	150mm
Es	Eremophila serpens	Snake Eremophila	3/m2	150mm
Fg	Festuca glauca	Blue Fescue	3/m2	150mm
Ff	Furcraea foetida	Mauritius hemp	3/m2	150mm
Ff	Furcraea foetida (green)	Mauritius hemp	3/m2	150mm
Ei	Echeveria imbricata	Hen & Chicks	3/m2	150mm
Gf	Gardenia florida	Gardenia	3/m2	150mm
Hs	Hibbertia scandens	Snake Vine	3/m2	150mm
Jc	Juniperus conferta	Shore Juniper	3/m2	150mm
Jp	Juniperus procumbens 'Nana'	Japanese Garden Juniper	3/m2	150mm
Kb	Kalanchoe bracteata	Silver Teaspoons	3/m2	150mm
Ko	Kalanchoe orgyalis	Copper Spoons	3/m2	150mm
Lg	Liriope gigantea	Evergreen Giant	3/m2	150mm
Lec	Liriope 'Emerald Cascade'	Emerald cascade	3/m2	150mm
Ll	Lomandra longifolia	Spiny-head Mat-rush	3/m2	150mm
Lit	Lomandra Lime Tuff	Lime Tuff	3/m2	150mm
Lt	Lomandra longifolia 'Tanika'	Tanika	3/m2	150mm
Mi	Myoporum insulare	Common boobialla	3/m2	150mm
Myp	Myoporum parvifolium	Creeping Boobialla	3/m2	150mm
Mp	Murraya paniculata	Orange Jessamine	3/m2	150mm
Ov	Oreganum vulgare	Oregano	3/m2	150mm
Pp	Pratia pendunculata (White)	Pratia White	3/m2	150mm
Pgb	Pittosporum tenuifolium 'Golf Ball'	Golf Ball	3/m2	150mm
Pmm	Pittosporum tobira 'Miss Muffet'	Miss Muffett	3/m2	150mm
Px	Philodendron xanadu	Philodendron	3/m2	150mm
Pt	Parthenocissus tricuspidata	Boston Ivy	3/m2	150mm
Re	Rhapis excelsa	Lady Finger Palm	3/m2	150mm
Ro	Rosmarinus officinalis	Rosemary	3/m2	150mm
Ri	Raphiolepis indica	Indian Hawthorn	3/m2	150mm
Ri	Royena lucida	African Snow Drop	3/m2	150mm
Rop	Raphiolepis indica 'Oriental Pearl'	Oriental Pearl	3/m2	150mm
Rs	Radermachera sinica 'Summerscent'	Summerscent	3/m2	150mm
Rsm	Raphiolepis indica 'Snow Maiden'	Snow Maiden	3/m2	150mm
Sf	Stephanotis floribunda	Madagascar Jasmine	3/m2	150mm
Ss	Senecio serpens	Blue Chalksticks	3/m2	150mm
St	Senecio talinoides	Ice Sticks	3/m2	150mm
Sr	Strelitzia reginae	Bird of Paradise	3/m2	150mm
Tj	Trachelospermum jasminoides	Chinese Star Jasmine	3/m2	150mm
Ts	Thymus serpyllum	Creeping Thyme	3/m2	150mm
Vh	Viola hederacea	Native Violet	3/m2	150mm
Vs	Viburnum suspensum	Sandanqua Viburnum	3/m2	150mm
Vt	Viburnum tinus	Laurestinus	3/m2	150mm
Wf	Westringia fruticosa	Coastal Rosemary	3/m2	150mm
Wm	Westringia 'Mundi'	Mundi	3/m2	150mm
Zf	Zamia furfuracea	Cardboard Plant	3/m2	150mm
Zz	Zamioculcas zamiifolia	ZZ Plant	3/m2	150mm

**LEGEND**

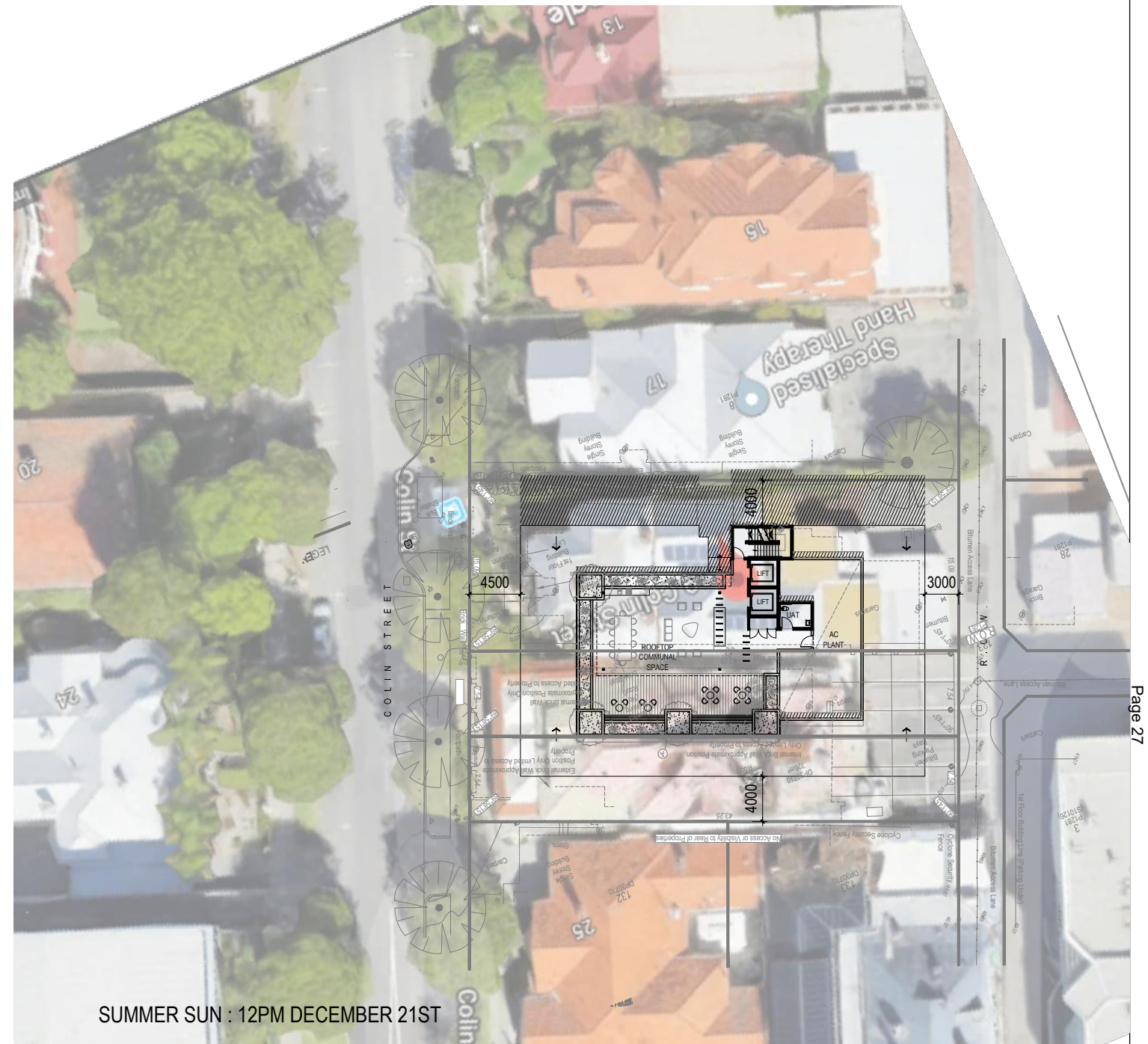


**FOR DEVELOPMENT APPROVAL**



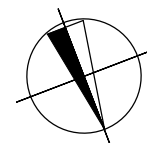


WINTER SUN : 12PM JUNE 21ST



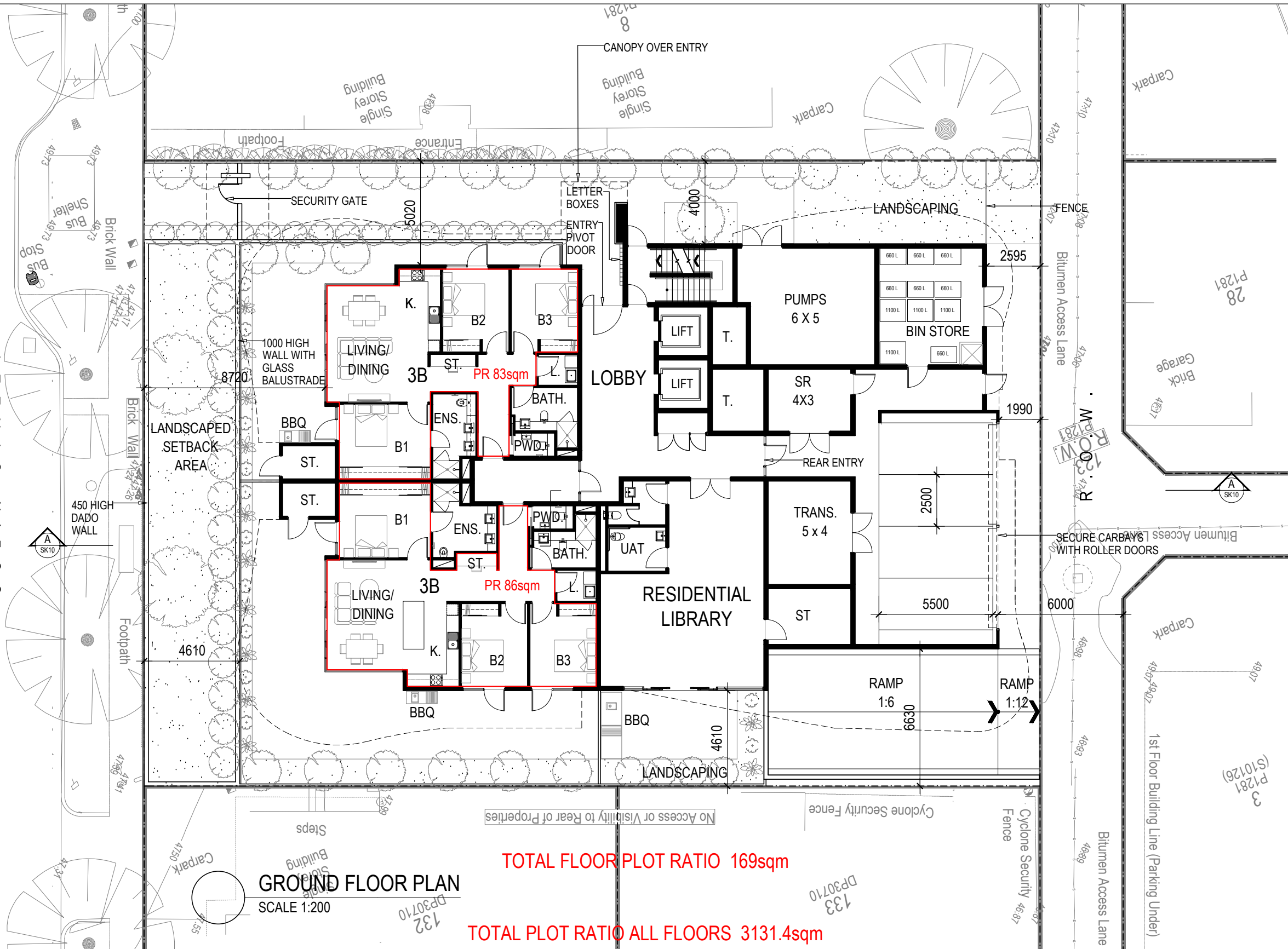
SUMMER SUN : 12PM DECEMBER 21ST

**SK12** | 19-23 COLIN ST WEST PERTH APARTMENTS  
 OVERSHADOWING DIAGRAM - CPS2 BUILDING ENVELOPE  
 SEP. 2019 SCALE 1 : 500 @ A3 JOB NO. BDG 1946



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COLIN STREET

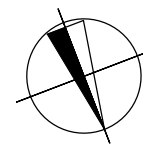


GROUND FLOOR PLAN  
SCALE 1:200

TOTAL FLOOR PLOT RATIO 169sqm

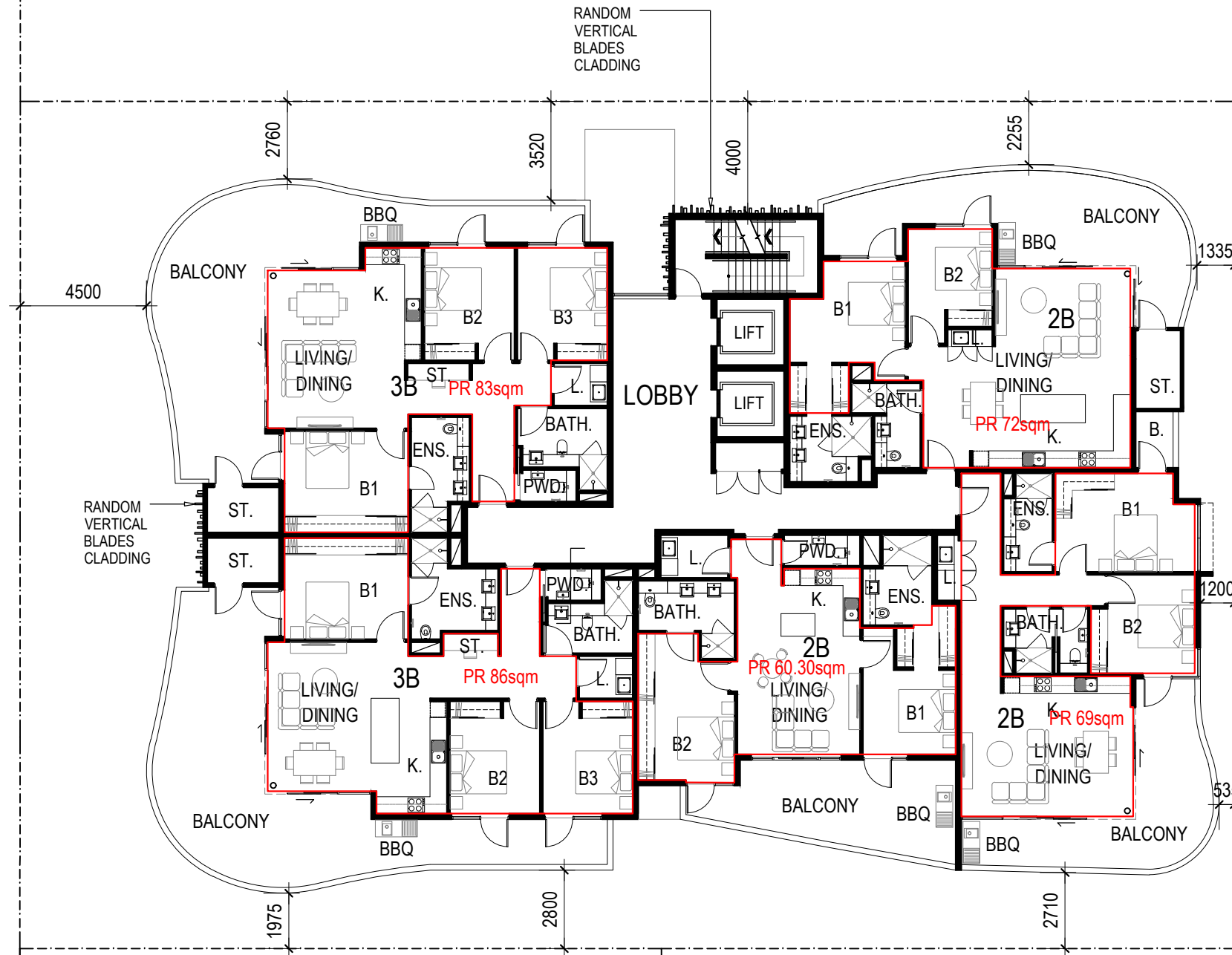
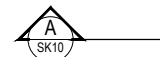
TOTAL PLOT RATIO ALL FLOORS 3131.4sqm

**SK13** | 19-23 COLIN ST WEST PERTH APARTMENTS  
PLOT RATIO - GROUND FLOOR PLAN  
SEPT. 2019 SCALE 1:200 @ A3 JOB NO. BDG 1946

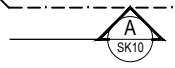


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COLIN STREET



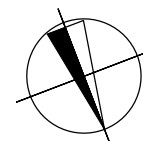
R.O.W.



○ 1ST TO 8TH FLOOR PLAN  
SCALE 1:200

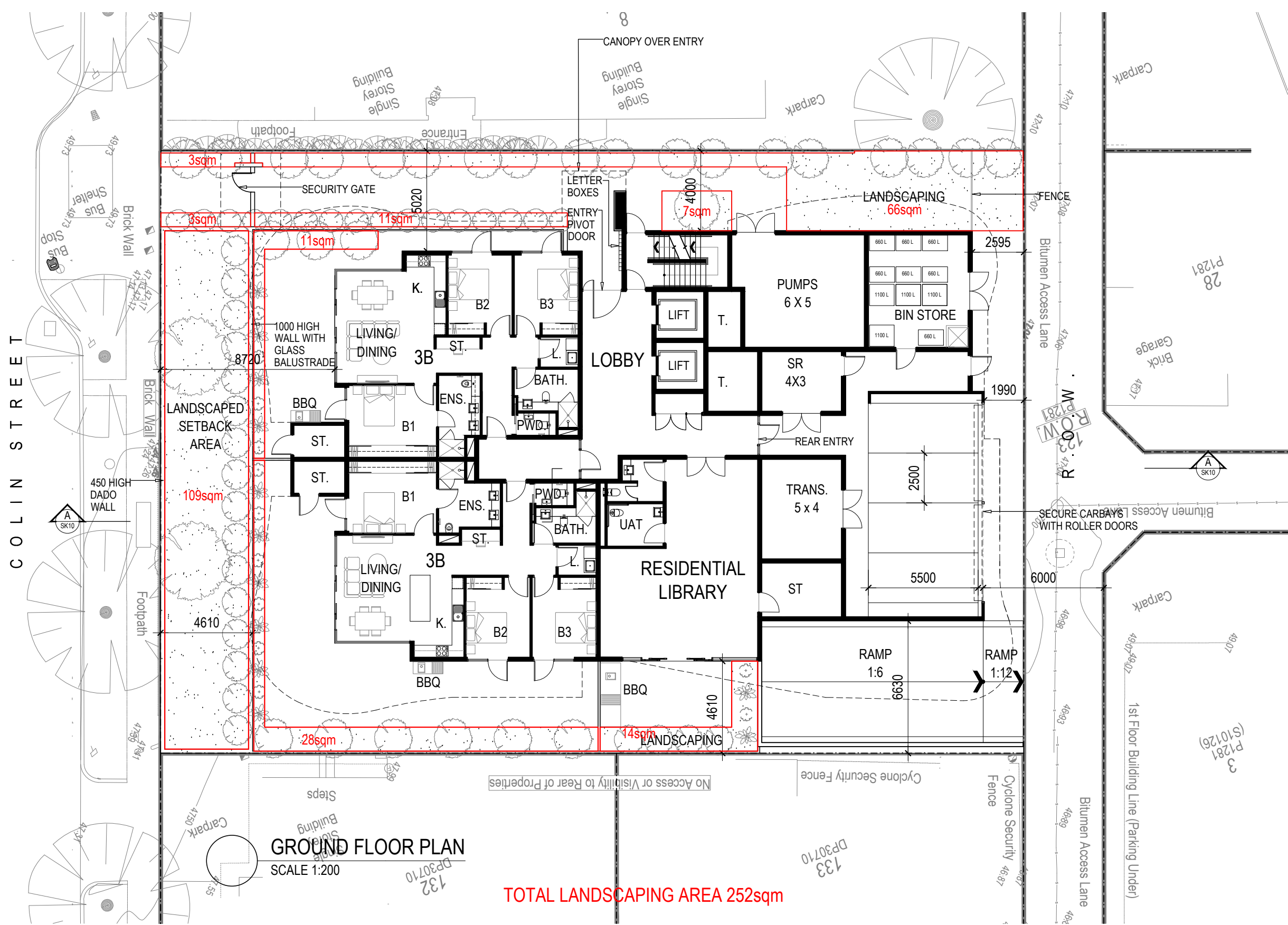
TOTAL FLOOR PLOT RATIO 370.3SQM  
TOTAL 8 FLOORS 2962.4SQM

**SK14** | 19-23 COLIN ST WEST PERTH APARTMENTS  
PLOT RATIO - 1ST TO 8TH FLOOR PLAN  
SEPT. 2019 SCALE 1 : 200 @ A3 JOB NO. BDG 1946

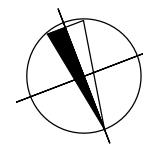


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**SK15** | 19-23 COLIN ST WEST PERTH APARTMENTS  
 LANDSCAPING AREA - GROUND FLOOR PLAN  
 SEPT. 2019 SCALE 1:200 @ A3 JOB NO. BDG 1946



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