

Metro Inner Development Assessment Panel Agenda

Meeting Date and Time: Tuesday, 15 September 2026; 9:30am
Meeting Number: MIDAP/153
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
[MIDAP/153 - 15 September 2026 - City of Perth](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Noting of Minutes

PART B – CITY OF PERTH

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 2 (No. 454) Murray Street, Perth - Proposed 7 level mixed-use development containing 68 tourist and visitor accommodation units and a ground floor café – DAP/26/03083
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation

DAP Members
Karen Hyde (Presiding Member)
Dale Page (Deputy Presiding Member)
Peter Lee
Cr Raj Doshi (Part B – City of Perth)
Cr Liam Gobbert (Part B – City of Perth)

DAP Secretariat
Kristen Gray
Ashlee Kelly

PART A – INTRODUCTION

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2. Disclosure of Interests

3. Form 1 DAP Applications

- 3.1 Lot 2 (No. 454) Murray Street, Perth - Proposed 7 level mixed-use development containing 68 tourist and visitor accommodation units and a ground floor café – DAP/26/03083

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Nil

5. Section 31 SAT Reconsiderations

Nil

Part B – Item 3.1 LOT 2 (NO. 454) MURRAY STREET, PERTH

RESPONSIBLE AUTHORITY REPORT – FORM 1	
DAP Name:	Metro Inner DAP
DAP File No:	DAP/26/03083
LG Reference:	DAP-2026/5068
Proposed Development:	Proposed 7 level mixed-use development containing 68 tourist and visitor accommodation units and a ground floor cafe
Value of Development:	\$10 million
Owner:	Rich Peace Pty Ltd
Applicant:	Urbanista Town Planning
Local Government Area:	City of Perth
Responsible Authority:	City of Perth
Authorising Officer:	Julia Kingsbury, General Manager Planning and Sustainability
Application Acceptance Date:	25 March 2026

LOCATION PLAN



Figure 1 Location Plan

RESPONSIBLE AUTHORITY RECOMMENDATION

That the Metro Inner DAP resolves to **APPROVE** DAP Application reference DAP/26/03083 for proposed 7 level mixed-use development containing 68 tourist and visitor accommodation units and a ground floor cafe at 454 (Lot 2) Murray Street, Perth in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Perth City Planning Scheme No. 2, subject to the following conditions:

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

Plan/ Document Name	Reference	Date
Development Plans - Cover	dA1.00	5 August 2026 (date stamped)
Development Plans – Site Plan	dA1.01	5 August 2026 (date stamped)
Development Plans – Ground Floor	dA1.02	5 August 2026 (date stamped)
Development Plans – First Floor	dA1.03	5 August 2026 (date stamped)
Development Plans – Apartment Plans	dA1.04	5 August 2026 (date stamped)
Development Plans – Roof Plan	dA1.05	5 August 2026 (date stamped)
Development Plans – Roof & Shadow Plan	dA1.06	5 August 2026 (date stamped)
Development Plans – Murray & Milligan Elevation	dA1.07	5 August 2026 (date stamped)
Development Plans – North & South Elevation	dA1.08	5 August 2026 (date stamped)
Development Plans – Section AA & BB	dA1.09	5 August 2026 (date stamped)
Development Plans – Shadow	dA1.10	5 August 2026 (date stamped)

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being 15 September 2030. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives received on 5 August 2026, with final details of the design including a sample board of the proposed materials, colours and finishes being submitted for approval by the City, prior to applying for the relevant building permit.
4. The building facades being designed to mitigate potential high levels of glare or excessive solar reflection to the surrounding public realm and nearby properties

to the satisfaction of the City, with final details of the façade design and a reflection assessment/report prepared by a suitably qualified consultant being submitted for approval by the City prior to applying for the relevant building permit.

5. Final details of the solar screen being submitted for approval by the City prior to applying for the relevant building permit. The details shall include but not be limited to effectiveness for solar protection, passive surveillance and outlook and maintainability.
6. A final detailed landscaping and reticulation plan being submitted for approval by the City prior to applying for the relevant building permit, with the approved landscaping being installed prior to occupation of development and thereafter maintained to a high standard to the City's satisfaction.
7. Any building plant and services including air-conditioning condensers, lift overruns, piping, ducting, water tanks, transformers, fire boosters and fire control rooms being located or screened so that they cannot be viewed from any location external to the building (including from above) and to minimise any visual and noise impact, with details of the location and screening of such plant and services being submitted for approval by the City prior to applying for the relevant building permit.
8. The proposed floor levels of pedestrian access ways into the site/s being designed to match the existing levels of the adjacent footpaths in Murray Street, and Milligan Street, to the City's satisfaction, with details being submitted for approval by the City prior to applying for the relevant building permit.
9. All awnings extending over the property boundary providing a minimum clearance height of 2.75 metres above the adjacent footpath levels, with final details being submitted for approval by the City prior to applying for the relevant building permit.
10. A Short-Term Management Plan addressing the operation and management of the short-term accommodation, including but not being limited to the following:
 - a) company name and relevant experience of proprietor/operator;
 - b) security arrangements for the residents and their guests;
 - c) management of the communal facilities and spaces;
 - d) cleaning and laundry facility services/arrangements;
 - e) control of noise and other disturbances; and
 - f) a complaints management service.being submitted for approval by the City prior to occupation of the development with the approved plan being implemented on an on-going basis to the City's satisfaction.
11. A final Noise Impact and Management Report that meets the City's Noise Impact and Management Report Guidance Note and addresses the recommendations outlined in the preliminary Acoustic Report prepared by Hewshott sight + sound + experiences dated February 2026 regarding the noise amelioration construction specifications and other noise management measures, being submitted to the City prior to applying for a building permit, with final construction plans being certified by a qualified acoustic consultant confirming the

development incorporates the recommendations and can achieve compliance with the relevant noise legislation to the satisfaction of the City.

12. A final Waste Management Plan, satisfying the City's waste servicing requirements, being submitted for approval by the City, prior to applying for the relevant building permit, with the Plan being implemented by the operators of the development on an ongoing basis.
13. A detailed Service and Delivery Access Plan, outlining the management and arrangements for on-site deliveries and servicing of the building, being submitted for approval by the City prior to the occupation of the development with the plan being implemented by the proprietor/operator thereafter to the satisfaction of the City.
14. A final environmental wind assessment, including wind tunnel model measurements, being undertaken to quantify and compare the wind conditions against acceptable pedestrian wind comfort criteria and, if necessary, including mitigation strategies to achieve compliance with the criteria, with details being submitted by the applicant for approval by the City prior to applying for the relevant building permit, with any significant design changes resulting from the amended wind impact analysis being the subject of a separate application for approval.
15. A minimum of six bicycle parking bays being provided within the bike store area for use by staff, with details being submitted for approval by the City prior to occupation of the development.
16. On-site stormwater disposal/management being to the City's specifications with details being submitted for approval by the City prior to applying for a building permit.
17. Any signage for the development being integrated into the design of the building in accordance with the City's Signs Policy 4.6 and subject to a separate application for approval where required.
18. Any works, with the exception of awnings, external to the property boundaries of the site not being approved as part of this development and being subject to a separate application(s) for approval.
19. The existing alfresco area within the Milligan Street public realm being removed, and the verge and footpaths being reinstated in accordance with the City's specifications and satisfaction and at the expense of the development/landowner.
20. All redundant crossovers being removed and the verge and footpaths being reinstated in accordance with the City's specifications and satisfaction and at the expense of the developer/landowner, with new proposed crossover/s being located and constructed to the City's specification and satisfaction prior to occupation of the development, with any additional works (with the exception of awnings) external to the property boundaries of the site not being approved as part of this development and being subject to a separate application(s) for approval.

21. Construction management plans for the proposal prepared in accordance with the City's pro-forma and requirements being submitted for approval by the City in consultation with the Department of Planning, Lands and Heritage, prior to applying for a building permit.

Advice Notes

1. The final plans and details submitted to the City to satisfy the conditions of this approval will be verified by the City Architect and Alliance Manager Development Approvals. Any substantive changes to the approved plans will need to be made via a new development application or via a Form 2 process, depending on the scope and extent of the changes.
2. The Water Corporation advises that the proposal will require approval by the Building Services section prior to commencement of works and infrastructure contributions and/or fees may be required to be paid prior to approval being issued.
3. The existing street trees in Murray Street, and Milligan Street being retained and protected from damage throughout any demolition and/or construction works with tree protection zones being established and maintained during the demolition and/or construction periods in accordance with the Australian Standard AS4970-2009 - Protection of Trees on Development Sites, to the satisfaction of the City.
4. With regards to condition 11, the following is provided:
The noise impact assessment report shall provide the following information:
Outward bound Noise (Emissions)
 - I. Outline a methodology that establishes the existing noise environment (ambient noise) and demonstrates how the future noise environment arising from the proposed development will not be adversely affected.
 - II. Sound levels to be received at surrounding properties from the following sources:
 - a. Mechanical plant installations
 - b. Service vehicles and patron carparking facilities if applicable.
 - III. In addition, the report shall include the following:
 - a. For modelling purposes, the following atmospheric conditions shall be used: winds blowing in all directions at 20km/hr (average Perth wind speed between Nov-Mar) and at 23°C (average day and night Perth temperature Nov-Mar).
 - b. Full spectral data used in calculations and show how the 20hz-100hz octave band frequencies emitted from the development will impact on properties located within 500m of the site. Detail specific factors associated with the venue that impede or promote the penetration of low frequency energy at/from the site.
 - c. The report shall provide a consolidated list of recommendations (under a report heading 'recommendations'), detailing specific measures that must be taken by the proponent to prevent adverse impacts on amenity occurring as a result of the development. The recommendations should focus on engineered/design solutions that require no human intervention. Where this is impractical, detailed

management solutions shall be clearly specified within the recommendations (it is important that the Acoustic Consultant only include management solutions that have been accepted by the client and building end user, if known).

- d. The report shall also compare sound levels to be emitted from the venue against accepted standards such as the assigned levels detailed in the Environmental Protection (Noise) Regulations 1997.

PROPOSAL:

Proposed Land Use	Special Residential (Tourist and Visitor Accommodation) and Cafe (Dining)
Site Area	465m ²
Proposed No. Storeys	7 storeys
Proposed No. Units	68 tourist and visitor accommodation units

Approval is sought for the construction of a seven (7) level mixed use development containing 68 tourist and visitor accommodation units and a ground floor cafe tenancy on the subject site.

The development typically accommodates 12 rooms per floor with each room containing a bed, kitchenette and bathroom.

Pedestrian access to the accommodation is provided via Murray Street with the café tenancy being accessible via an entry at the street corner.

Specific details of the proposed development are as follows:

Ground Floor	This level contains the reception area and lobby, cafe tenancy and associated internal space and dining areas, building amenities and services.
Level 1	This level contains eight one-bed rooms together with amenities including a gym, staff office areas and service areas. Two rooms on the floor have access to a balcony.
Levels 2-6	These levels contain twelve, one-bed rooms per floor. Two rooms on each floor have access to a balcony.
Level 7	This level contains two, two-bedroom units with access to outdoor terraces.

In support of the design and composition of the proposed development, the applicant advises that:

“The proposal will facilitate the redevelopment of a currently underutilised site while delivering a high-quality architectural outcome that responds to the site’s prominent corner location and provides an active and engaging street interface.”

“The design of the proposed development has been carefully considered to ensure compatibility with the surrounding Perth CBD commercial environment, while incorporating contemporary architectural design that enhances the character and functionality of Murray Street and the broader Citiplace precinct. The development

integrates sustainable design principles and high quality built form outcomes to support the long term viability of this prominent City location.”

“By prioritising accessibility, pedestrian activation and high quality guest accommodation, the proposal seeks to deliver a development that contributes positively to the surrounding urban environment and provides a high-quality experience for visitors and patrons while reinforcing the activity and vibrancy of the city centre.”

SUBJECT SITE AND SURROUNDS:

The subject site is located on the northeastern corner of the Murray Street and Milligan Street intersection and has an area of 465m². The site accommodates a vacant two-storey building formerly occupied by ‘Fast Eddys’ restaurant. A portion of the road reserve immediately adjoining the western boundary of the site was also previously used by ‘Fast Eddys’ as an enclosed alfresco area. It is proposed to demolish the existing building and alfresco area to facilitate the proposed development.

A seven (7) level residential development with ground level commercial uses is located to the east of the site and a two (2) level commercial building to the rear of the site.



LEGISLATION AND POLICY:

Legislation

Planning And Development Act 2005 S.162
City Planning Scheme No. 2 Clauses 6, 26, 27, 32, 36, 37 and the Citiplace Precinct (P5)
Planning And Development (Local Planning Scheme) Regulations 2015 – Deemed Provisions for Local Planning Schemes Clauses 60, 64, 67 And 68
Metropolitan Region Scheme

State Government Policies

Perth Parking Policy 2014 (PPP)
State Planning Policy 7.0 – Design of the Built Environment

Local Policies

Applications (2.1)
Public Notification/Advertising Procedure (2.2)
Special Residential and Short-Term Rental Accommodation (3.9)
City Development Design Guidelines (4.1)
Building Heights and Setbacks (4.4)
Plot Ratio (4.5)
Loading and Unloading (5.2)
Bicycle Parking and End of Journey Facilities (5.3)

PLANNING ASSESSMENT:

PLANNING FRAMEWORK	
Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Central City Area
Local Planning Scheme	City Planning Scheme No. 2
Local Planning Scheme - Zone	City Centre
Structure Plan/Precinct Plan	Precinct 5 - Citiplace
Lot Size	465m ²
Existing Land Use	Restaurant ('Dining')
Heritage Status	☒ N/A ☐ State Register of Heritage Places ☐ Local Heritage List ☐ Local Heritage Area
Bushfire Prone Area	No

Land Use

The subject site is located in the City Centre use area of the Citiplace Precinct (P5) under CPS2. The Citiplace Precinct will be enhanced as the retail focus of the State providing a range of retail and related services more extensive than elsewhere in the metropolitan region. The Precinct will offer a wide range of general and specialised retail uses as well as a mixture of other uses such as entertainment, commercial, medical, service industry, residential and minor office. Uses at street and pedestrian

level will mainly be shops, restaurants (including cafes), taverns and other uses that have attractive shop fronts and provide for activity, interest and direct customer service.

The site is also located within the high scale mixed use area of the future 'Central Perth Neighbourhood' in accordance with the City's Local Planning Strategy (LPS) which was endorsed by the Western Australian Planning Commission (WAPC) in March 2023. The future 'Central Perth Neighbourhood' aims to support the capital city commercial, retail, entertainment, cultural and civic functions of Central Perth and increase the residential population to encourage a stronger weekend and nighttime economy.

The proposal includes a 'Dining' (Café) use on the ground level and 'Special Residential' (Tourist and Visitor Accommodation) uses above ground level. 'Special Residential' is a ('P') use, however, it is prohibited where it fronts the street at pedestrian level unless it provides interest and activity. 'Dining' is a preferred ('P') use.

The proposed apartment tourist and visitor accommodation use is considered to be consistent with the Precinct Statement of Intent noting the development will provide specialised accommodation, which will have access to public transport, be in close proximity to additional retail and entertainment uses and assist in stimulating the weekend and nighttime economy of the city. The proposed café tenancy on the ground floor will provide activity and interest at street level and support the existing range of retail, dining and entertainment uses in the locality. The proposed land uses were considered against the relevant matters listed in clause 67 of the deemed provisions, including site and development compatibility, and amenity impacts with the development determined to be a welcome addition to the Citiplace Precinct.

Development Requirements

New development within the Citiplace Precinct will generally reflect the traditional height and scale of adjacent buildings and will allow sun penetration into the streets in winter. Building facades will incorporate interesting elements thereby contributing to a lively, colourful and stimulating environment. Shop fronts will be continuous, complementing traditional shop fronts and providing awnings and verandas over footpaths.

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

Provision	Requirement	Proposal	Assessment
Maximum Plot Ratio:	5:1 (2,325m ²)	3.99:1 (1,855m ²)	Complies
Maximum Street Building Height:			
Murray Street	14 metres	23.5 metres	Variation sought
Milligan Street	21 metres	24.5 metres	Variation sought

Maximum Building Height:	Additional height permitted above the Street Building Height within a 45-degree height plane measured from Murray Street	26.5 metres total height with the building encroaching into the height plane	Variation sought
Setbacks:			
<u>Murray Street</u>			
- Lower building levels	Nil	Nil	Complies
- Upper building levels	Above 14 metres, 45-degree height plane measured from the street to the south	Nil	Variation sought
<u>Milligan Street</u>			
- Lower building levels	Nil	Nil	Complies
- Upper building levels	5 metres	Nil	Variation sought
<u>Side (east)</u>			
- Lower building levels	Nil (no openings)	Nil	Complies
- Upper building levels	3 metres	Nil	Variation sought
<u>Rear (north)</u>			
- Lower building levels	Nil (no openings) – 4 metres (openings)	Nil	Variation sought
- Upper building levels	4 metres	Nil	Variation sought
Car Parking:	9 bays (maximum)	Nil	Complies
Bicycle Parking & End of Trip Facilities:			
Bicycle Parking:	23 bays (minimum)	Nil	Variation sought
End of Trip Facilities	3 female, 3 male showers (minimum)	Nil	Variation sought

Variations to the maximum street building height, setback and bicycle parking provisions applicable to the development can be granted in accordance with Clause 36 of CPS2 and provided:

“36(3)(c)

- (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 Design and Presentation to Street

State Planning Policy 7.0 - Design of the Built Environment (SPP 7.0) addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. SPP 7.0 sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. It is considered that the applicant has provided sufficient justification to demonstrate the proposed development satisfies the ten design principles of SPP 7.0 (refer to Attachment 7 – Address of State Planning Policy 7.0 Design Principles).

The proposed development was considered by the City of Perth Design Review Panel (DRP) on 11 June 2026. The City’s DRP acknowledged the strengths of the proposed design including: the mix of proposed uses including an active ground floor; a built form, scale and height that is considered to be appropriate to the site and city centre context; a contemporary design response with a curved built form that addresses the corner; a clear and legible entrance from Murray Street; the inclusion of residential amenities; early consideration of building services; and a glazing-to-wall ratio incorporating openable windows and passive solar shading measures.

The City’s DRP requested that the applicant:

- a) Provide a more comprehensive contextual analysis of the site including the site’s physical, historical and urban characteristics.
- b) Consider introducing contemporary interpretations of traditional shopfront elements.
- c) Consolidate and better integrate serviced-related entries to reduce visual clutter and improve streetscape presentation.
- d) Improve natural ventilation and outlook from upper-level apartments.
- e) Demonstrate floor-to-floor clearances are adequate to coordinate building services without adversely impacting on apartment amenity with the use excessive bulkheads.
- f) Provide further details of the proposed external materials and finishes to demonstrate durability, buildability and whole of life performance.
- g) Review and refine the screening strategy to ensure a balance between solar protection, privacy, views, passive surveillance and maintainability.
- h) Resolve the relationship between the rooftop canopy element and the primary architectural language of the building.

- i) Consider a meaningful public realm upgrade along Milligan Street.
- j) Develop an integrated landscape strategy.
- k) Provide a comprehensive ESD strategy addressing opportunities for rooftop photovoltaic, natural ventilation, all-electric approach, embodied carbon reduction and low-carbon construction methodologies.

In response to the DRP recommendation, the applicant has submitted amended plans and the following response:

- a) *"The design has been largely a result of the shape of the site being a virtual triangle with a fall from Murray Street to the north of some 1500mm. As there is no neighbouring building to the west and north these elevations have become the most visually important in the context of the intersection with Milligan Street. In addressing these issues we have designed a building that reflects the scale of the surrounding buildings and one that relates to its physical constraints and climatic influences.*
- b) *The street level has been redesigned to incorporate the DRP's remarks bearing in mind the ground floor use will probably be a cafe.*
- c) *See answer to B above.*
- d) *There will be opening sashes to the windows of the roof top units that open into the light well.*
- e) *Following discussion with consultants we believe the floor-to-floor heights are adequate. The only bulkheads will be between the bathrooms and the adjacent wall to accommodate air conditioning units at a ceiling height of 2400mm.*
- f) *Details of the finishes have been scheduled. Discussions with our precast concrete supplier indicates that the curved facade is achievable.*
- g) *The solar screen has been amended to only project 250mm past the boundary as requested. Discussions are still proceeding as to the final product to enable reasonable views through it while still providing a level of solar control due to its orientation.*
- h) *The roof top canopy has been redesigned to curve to reflect the defined curves of the main building.*

Furthermore:

- i) *A landscape architect and sustainability consultant were engaged following the meeting and the landscape plan and sustainability report is attached with this submission.*
- j) *Additional 3D perspectives are provided which show the building in the context of surrounding development.*
- k) *The sustainability strategy adopts a passive-first design approach that seeks to reduce operational energy demand through careful building orientation, solar-responsive façade design, high-performance glazing, efficient insulation and airtight construction before incorporating energy-efficient building services and renewable energy generation. This approach aims to minimise greenhouse gas emissions, reduce operational costs and improve thermal comfort for both short stay accommodation and the commercial tenancy throughout the life of the development.*
- l) *Streetscape enhancements focus on the careful protection of existing mature street trees proposing additional street tree planting to extend the urban canopy and provide much needed shade to the renovated alfresco area located on the northwest side of the site. These street trees are selected from hardy local species suited to the city's climate and will help mitigate urban heat while improving pedestrian comfort and visual amenity.*

m) Contextual detail is provided in relation to the finishes of the development, they include:

- *External Walls Precast concrete with white textured render.*
- *Window Frames Black powder coated aluminium with green glazing.*
- *Sunscreen White powder coated perforated aluminium panels.*
- *Awning In situ concrete with white textured render.*
- *Balustrade White powder coated galvanised steel.*

With regards to the areas identified for review relating to the public realm, landscaping, ESD strategy and external materials and finishes, conditions have been recommended to be imposed which requires final details to be resolved prior to the submission of a building permit.

With regards to the introduction of contemporary interpretations of traditional shopfront elements, the revised design removes the alfresco area outside of the lot boundaries and aligns the development and floor levels more with the pedestrian area on Milligan Street. Whilst the operator is not currently determined, the dining space is future proofed and capable of conversion to different uses if required. This is considered to address the DRP's concerns and improve the adaptability of these spaces and relationship with the adjacent street environment.

The DRP recommended further details be provided regarding the proposed external materials to demonstrate durability, buildability and whole of life performance. In response to this advice, the applicant provided additional colour and material detail and have had continued discussions with the manufacturer regarding the curve of the precast wall. These additional details are considered to address the matters raised by the DRP.

In response to the advice regarding the refinement of the solar screening strategy, this detail has not been fully resolved and a condition has been recommended to be imposed requiring these details prior to the submission of the relevant building permit. The justification and information confirming that these details are still being resolved is considered sufficient.

Overall, it is considered that the development is contemporary in design with a variety of materials, finishes and colours being used to accentuate features. However, it is recommended any approval be conditioned to require the applicant to submit final details refining the remaining matters outlined above for the City's approval at the building permit stage.

Building Height and Setbacks

The development proposes variations to the street building height (podium) and setback requirements of CPS2 and has therefore been assessed against local planning policy 4.4 – Building Heights and Setbacks (LPP 4.4).

The objectives of LPP4.4 are to ensure that the height and setbacks of buildings contribute to the creation of a city which not only has functional buildings that provide a high level of amenity but also is diverse and interesting in character. The principle of the maximum street building height and angled setback plane is to maximise sunlight penetration into streets, public spaces and buildings during the middle of the day (10am to 2pm) from August to April.

The development proposes variations to the street building height along Murray Street and Milligan Street, which specifies a maximum height of 14 metres and 21 metres maximum respectively, where 23.5 metres and 24.5 metres is proposed.. In this instance, as no tower component has been proposed, the variation will allow for a cohesive building appearance, whilst not impinging on its functionality. The shape of the building has largely been defined by the curve of the lot boundary to Milligan Street. The proposed variation to the street building height is not considered to detract from the existing streetscape and will not be dominant or be imposing on the street environment and can therefore be supported based on the design being consistent with the requirements of Clause 36 of CPS2.

The development further proposes a variation to the maximum building height, whereby the upper levels of the development should be setback within a 45-degree height plane measured from the street to the south (Murray Street). It is noted that whilst the development varies the setback requirements to the upper levels, the proposal is consistent in height and configuration with the existing building directly adjoining the subject site at 448 Murray Street. which also projects into the 45-degree height plane, and will create a cohesion between the two building facades. It is further considered that within the immediate surrounding area, development has largely been defined by buildings that are lower in height, with minimal building articulation and no consistent building form. The proposed building form is therefore not considered to have an impact on the streetscape and the variation can be supported.

Due to the unusual shape of the lot, development is pushed towards the south of the site being the widest portion of the lot. Whilst this results in a shadow being cast into the public footpath area, an expansive verge area is located to the west of the site along Milligan Street and Little Milligan Street. This space provides a break in the built form and a public space with access to sunlight in the middle of the day.

The proposed development is further seeking variations to the side and rear setback requirements under LPP 4.4. Under section 6.2.1 of LPP 4.4 the side and rear setbacks of buildings should ensure there is adequate natural daylight access, ventilation and privacy from within, and outlook from the buildings, appropriate to their use and location within the city centre environment.

In addition, section 6.2.1 of LPP 4.4. encourages separation of upper building levels to provide an attractive city skyline and outlook from the public realm by enabling daylight access and opening up views of the sky.

The proposed development includes setback variations to the southern and eastern upper-level setback, whereby a setback of 4 metres and 3 metres is required and nil setbacks are proposed. Both the southern boundary and eastern boundary is shared with the seven-storey mixed use building at 448 Murray Street. The southern boundary currently provides vehicle access into the car parking area of the adjoining building. Whilst the eastern boundary includes a blank boundary wall for much of the elevation with a void area/light well providing a break in the façade, centrally to the development.

With regards to the nil setback to the southern boundary, further clarification was sought from the applicant regarding the proposed balconies and implications should the vehicle access for the adjoining property be developed. The applicant advised that *"in the event that anyone wants to build above the laneway which I find would be*

extremely unlikely, they would still leave sufficient opening to the west end of the balcony. This would be about 2 metres wide and would mean the balcony could remain as planned. In short, we do not wish to change anything as we think in the unlikely event of it happening we believe it would work in an acceptable manner.” Further clarification was sought internally from the City’s Building Department regarding the proposed balconies on the boundary. It was advised that a Private Building Surveyor will be required to certify the proposed development, and a performance solution may be required, however the proposed nil setback is not prohibited.

Further, the proposed development will predominantly abut the blank boundary wall to the eastern boundary. An open void area is proposed centrally to the development with a setback of 2.8 metres and a width of 3 metres adjacent to the lifts and seating area on each floor. The void is located neighbouring the void on the eastern property for a section of 3 metres with the void on the adjoining property having a setback ranging from 2.2 metres to 3.36 metres.

Due to the orientation of the site and the lot boundary setback variations being minor, no adverse amenity impact in terms of natural daylight access, ventilation, privacy from within or outlook from buildings is anticipated, and the variation can be supported in accordance with section 6.2.1 of LPP 4.4 and clause 36(3) of CPS2.

The street setback and lot boundary setback variations are not considered to adversely impact on the amenity of the adjoining sites, by way of bulk, overshadowing, loss of light or ventilation or any unreasonable impact on views/outlook. It is considered that any additional setting back of the upper levels may detract from its overall design and consistency without achieving any major reduction in overshadowing of the adjacent street environment or adjoining properties.

Given the above, the street building height and setback variations are supported in accordance with the objectives and principles of the Building Heights and Setbacks Policy and the relevant provisions of Clause 36 of CPS2. In particular, the form of the building and site location/orientation means the additional height above the podium will have minimal impact on the provision of sunlight to surrounding streets, public places and buildings in the middle of the day as recommended by the Policy.

Bicycle Parking

A minimum of 23 bicycle parking bays and minimum of three (3) female and three (3) male showers for the development are required under the local planning policy 5.3 - Bicycle Parking and End of Journey Facilities Policy (LPP 5.3). The proposal includes shortfalls noting six (6) bays are provided in lieu of the prescribed 23 bays and no on-site change/shower facilities. It is considered staff and guests are unlikely to travel to the site using bicycles with these facilities anticipated to be mainly used by staff of the commercial tenancy. Given the anticipated low demand for these facilities by users a variation to the Policy can be supported.

CONSULTATION:

Public Consultation

The proposed development includes variations to the building height and setback requirements of CPS2. As such, the application was advertised to the owners of the surrounding properties for a period of 21 days, closing on 24 June 2026.

The properties notified included 437-439, 441-445, 446, 448, 451 and 474 Murray Street, 47-55 and 67 Milligan Street, and 647 Wellington Street.

Three submissions were received during the advertising period, raising general concerns regarding the development. The comments received are summarised below.

Comment/Matter Raised	Responsible Authority response
Potential impacts of construction works <i>"I am concerned about vibration, noise, excavation works, and foundation construction activities."</i>	Noted. The matters raised in relation to potential impacts from the demolition and construction works associated with the development are noted and common to all major development within the City. Demolition and construction issues are normally addressed through standard conditions of approval requiring the submission of demolition and construction management plans at the demolition and building permit stage to address matters related to site access, security and management, the control of dust, vibration and noise and the obstruction of roads and footpaths that may impact on surrounding properties. As such, the applicant will be required to submit construction management plans for all stages of the development to the City for approval.
Adherence with operational management plan <i>"The serviced apartment operation shall be managed by a single operator. Not to be managed as multiple independently operated dwelling"</i>	Noted. In accordance with the City's Local Planning Policy No. 3.9 – Special Residential and Short-Term Rental Accommodation, a Management Plan is required to be provided inclusive of details relating to the operator and other details. A condition has been imposed requiring the submission of the Management Plan, and compliance with the Management Plan following occupancy on an on-going basis. In the instance that the operation and use of the building changes to independently managed dwellings, a new development application would be required to be considered.

Operation of ground floor tenancy <i>"If the (your) proposed cafe is operated as one that shuts by 3pm or 4.30pm on weekdays, and Saturday, then what is the point"</i>	Noted. The City is unable to compel an owner to develop a site for a specific land use. The City can only assess a proposal submitted as a development application against the provisions of the relevant planning framework. The suitability of the proposed café use is discussed in detail above in this report.
---	---

REFERRALS/CONSULTATION WITH GOVERNMENT/SERVICE AGENCIES

Water Corporation

The proposal was referred to the Water Corporation to allow the identification of major design or servicing issues to be addressed by the applicant/developer.

Water

The existing water network has sufficient capacity to service the proposed development without adversely affecting surrounding properties. The assessment also confirmed that firefighting requirements can be achieved. Internal booster pumping, where required for the building height, will be the responsibility of the developer.

Wastewater

The development can be serviced by gravity sewer via the existing DN225 sewer connection point located within Milligan Street along the northern boundary of the site. The proposal is consistent with Water Corporation's long- term planning assumptions, and no upgrades are required.

Drainage

The development falls within the Perth CBD and a drainage constrained area. Accordingly, the site would need to meet the following requirements:

- Drainage Storage: A minimum of 185m² per hectare, which may need to be increased depending on the final design to ensure 1 % AEP flows are managed. The maximum permissible discharge is 120L/s per hectare.*
- Submission of Details: Drainage storage tank details and pump rate as well as cut in/out selling must be submitted to Water Corporation for compliance verification and approval.*

The site connects to the City's drainage network, not directly to Water Corporation infrastructure. However, the flows will reach the Water Corporation network ultimately.

The proposal does not include a detailed internal drainage strategy; therefore, an assessment can only be undertaken once detailed plans have been provided.

It is recommended that this proposal is not determined until the above requirements have been satisfied.

Approval for works

Any works undertaken in proximity to Water Corporation Assets will require prior approval via an Asset Protection Risk Assessment (APRA) Guidance on prescribed proximities and relevant legislation are available in our guidelines.

Building Approval Application

Prior to construction the landowner is required to submit an Application by using our online portal BuilderNet.

Attachments required for approval will include:

- *Final construction site & architectural floor plans*
- *Hydraulic Plans*
- *Trade Waste Application & supplement forms*

DESIGN REVIEW PANEL ADVICE

The proposed development was considered by the City of Perth Design Review Panel (DRP) on 11 June 2026, where having considered the design of the proposed development, the Panel advised that it:

“ACKNOWLEDGES the following strengths of the proposal:

- a) *An appropriate mix of uses, including active ground floor tenancies with alfresco dining opportunities which. contribute positively to the public realm and pedestrian experience.*
- b) *A proposed built form, scale and height that are considered appropriate for the site and its city centre context.*
- c) *A contemporary response which incorporates a curved built form that addresses the corner condition while referencing the adjoining Milligan Street building through its geometry and fenestration pattern.*
- d) *A clear and legible entry from Murray Street into a generous double-height volume, a central lightwell for natural light and ventilation and compact and efficient room layouts contribute positively to users arrival experience, wayfinding and amenity.*
- e) *The inclusion of resident facilities, including a gymnasium, contributes positively to resident amenity.*
- f) *The early consideration to building services, including the accommodation of rooftop HVAC infrastructure, tanks and associated plant.*
- g) *The generally appropriate glazing-to-wall ratio, incorporating openable windows and passive solar shading measures that have the potential to support occupant comfort and energy efficiency.*

REQUESTS the proponent:

- a) *Provide a more comprehensive contextual analysis that clearly identifies the site's physical, historical and urban characteristics and demonstrates how these have informed the design outcome.*
- b) *Consider introducing contemporary interpretations of traditional shopfront elements, including stall risers, display zones, recessed entries and a greater degree of visual depth and solidity.*
- c) *Review the opportunity to consolidate and better integrate service-related entries into the architectural composition to reduce visual clutter and improve streetscape presentation.*
- d) *Explore opportunities to improve natural ventilation and outlook from upper-level apartments through the light well.*

- e) *Provide details to demonstrate that the floor-to-floor levels are adequate to coordinate the required building services, including fire sprinkler systems, exhaust ductwork and other ceiling-mounted infrastructure without adversely impacting on apartment amenity with the use excessive bulkheads.*
- f) *Provide further details of the proposed external materials and finishes to demonstrate durability, buildability and whole-of-life performance. Details should include how the curved façade will be constructed as well as further architectural detailing in the façade to improve its authenticity and richness.*
- g) *Review and refine the screening strategy to ensure it balances solar protection, privacy, views, passive surveillance and maintainability.*
- h) *Further resolve the relationship between the rooftop canopy element and the primary architectural language of the building.*
- i) *Consider a meaningful public realm upgrade along Milligan Street investigating opportunities for landscape integration to enhance pedestrian amenity and contributes positively to the surrounding urban environment.*
- j) *Engage a landscape architect to develop an integrated landscape strategy that contributes to the identity and amenity of the development which can inform a detailed plan illustrating on-structure planting depths, species selection, irrigation and maintenance requirements.*
- k) *Provide a comprehensive ESD strategy addressing opportunities for rooftop photovoltaic, natural ventilation including use of the central lightwell to ventilate the corridor, an all-electric approach, embodied carbon reduction and low-carbon construction methodologies and compliance with NCC 2025 energy efficiency and thermal performance requirements.”*

The applicant subsequently met with City officers and submitted revised plans and details to address the DRP's comments. The amended proposal has been assessed substantively in the proceeding sections.

CONCLUSION:

While the proposed development includes variations to the street building height and setback requirements for the site, for the reasons outlined in the report, it is considered that if approval were to be granted, the development would be consistent with the orderly and proper planning of the locality, the Statement of Intent for the Citiplace Precinct and the draft Local Planning Scheme. Furthermore, it has been assessed that the non-compliances would not have any undue adverse effect on the properties in the locality or the likely future development of the locality and can therefore be supported within clause 36 of CPS2.

Based on the above, it is considered that the proposed 7 level mixed-use development containing 68 tourist and visitor accommodation units, and a ground floor cafe should be supported in accordance with the objectives, requirements and principles of CPS2 and its associated local planning policy framework.

ATTACHMENTS

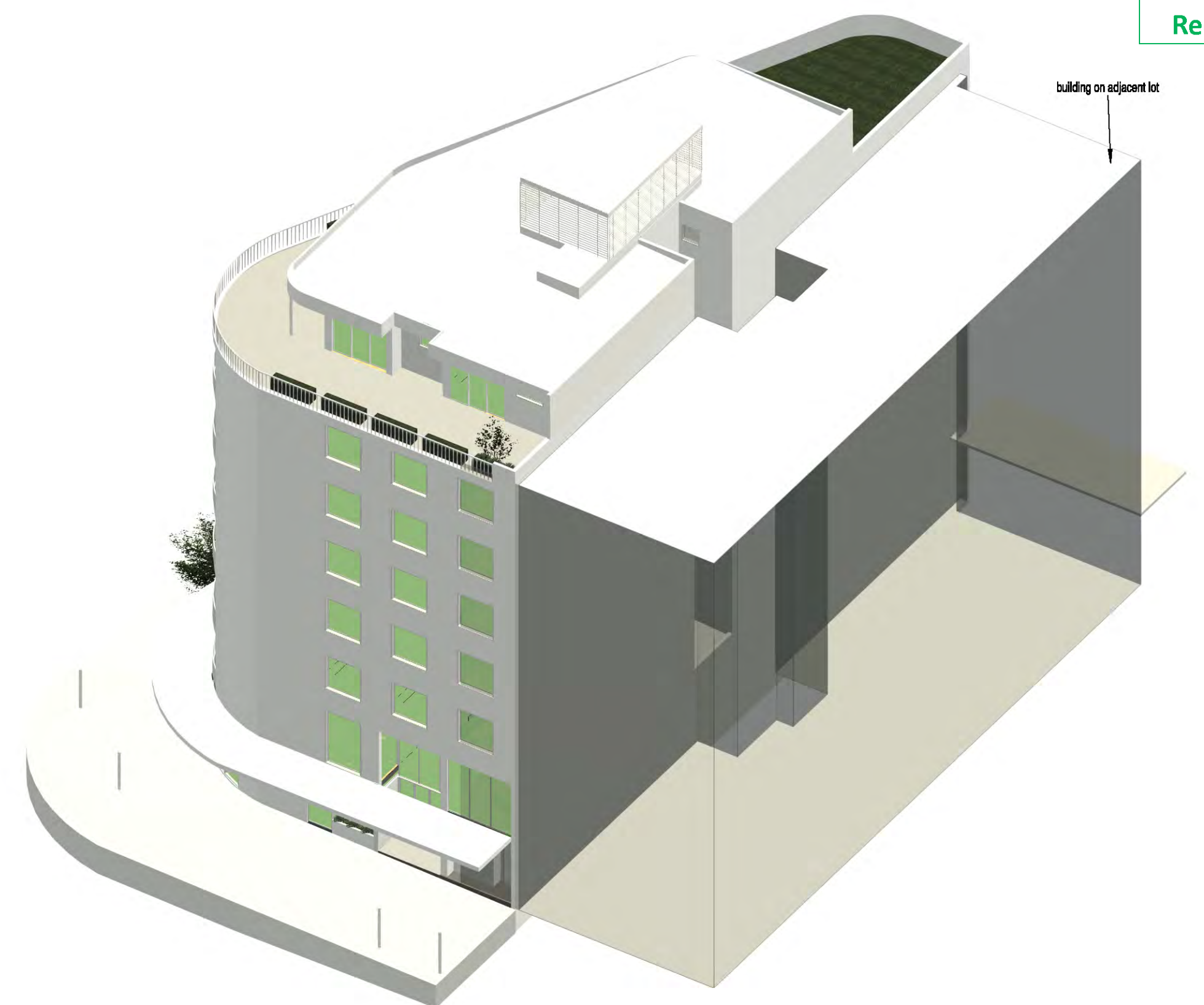
1. Development Plans (5 August 2026)
2. Perspective Plans (5 August 2026)
3. Landscape Concept Plans (5 August 2026)
4. Schedule of public submissions and responses

5. Copies of external referral response
6. Response to Design Review Panel and request for further information
7. Applicant's address of State Planning Policy 7.0 Design of the Built Environment

Attachment 1 – Development Plans (5 August 2026)



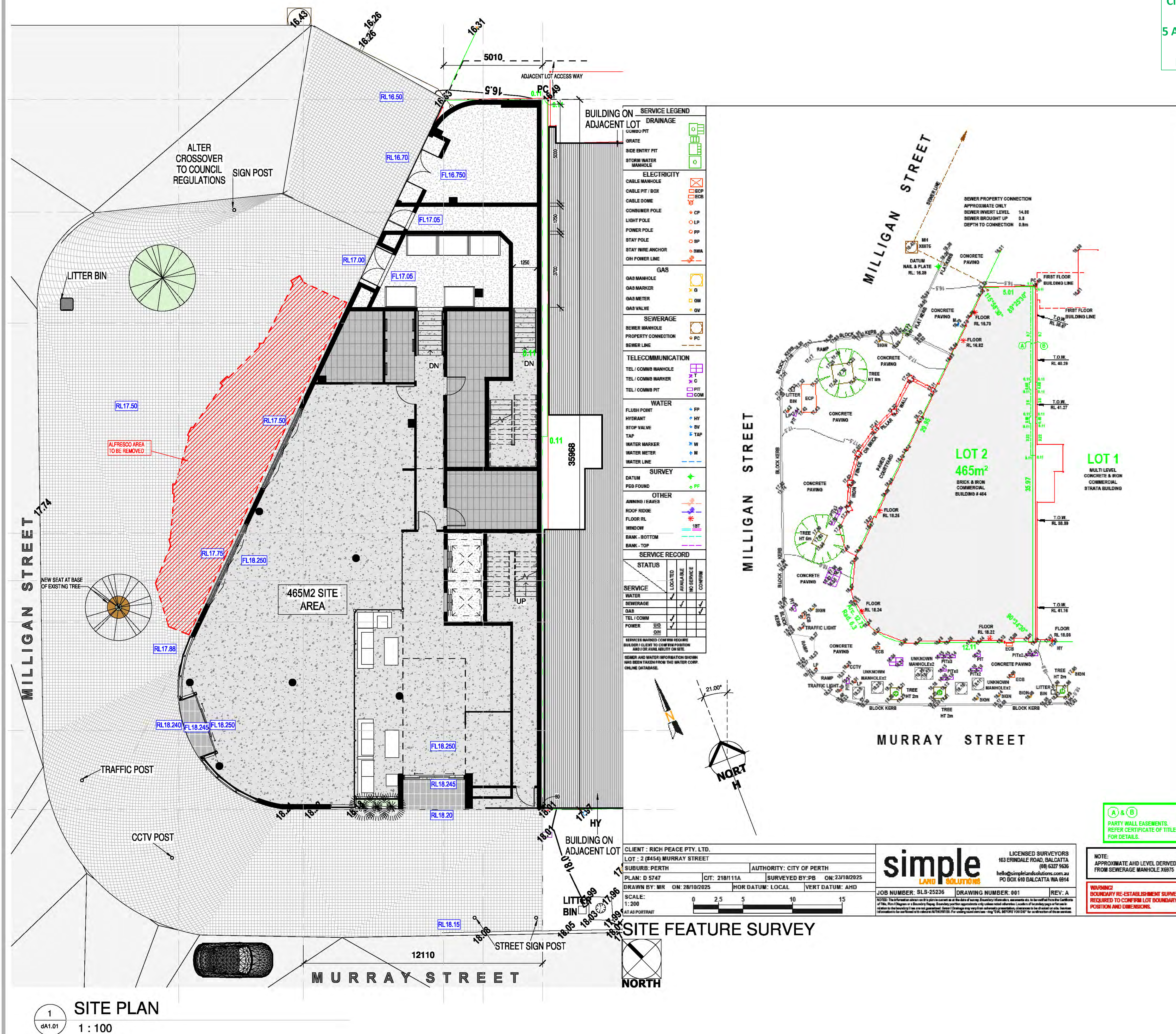
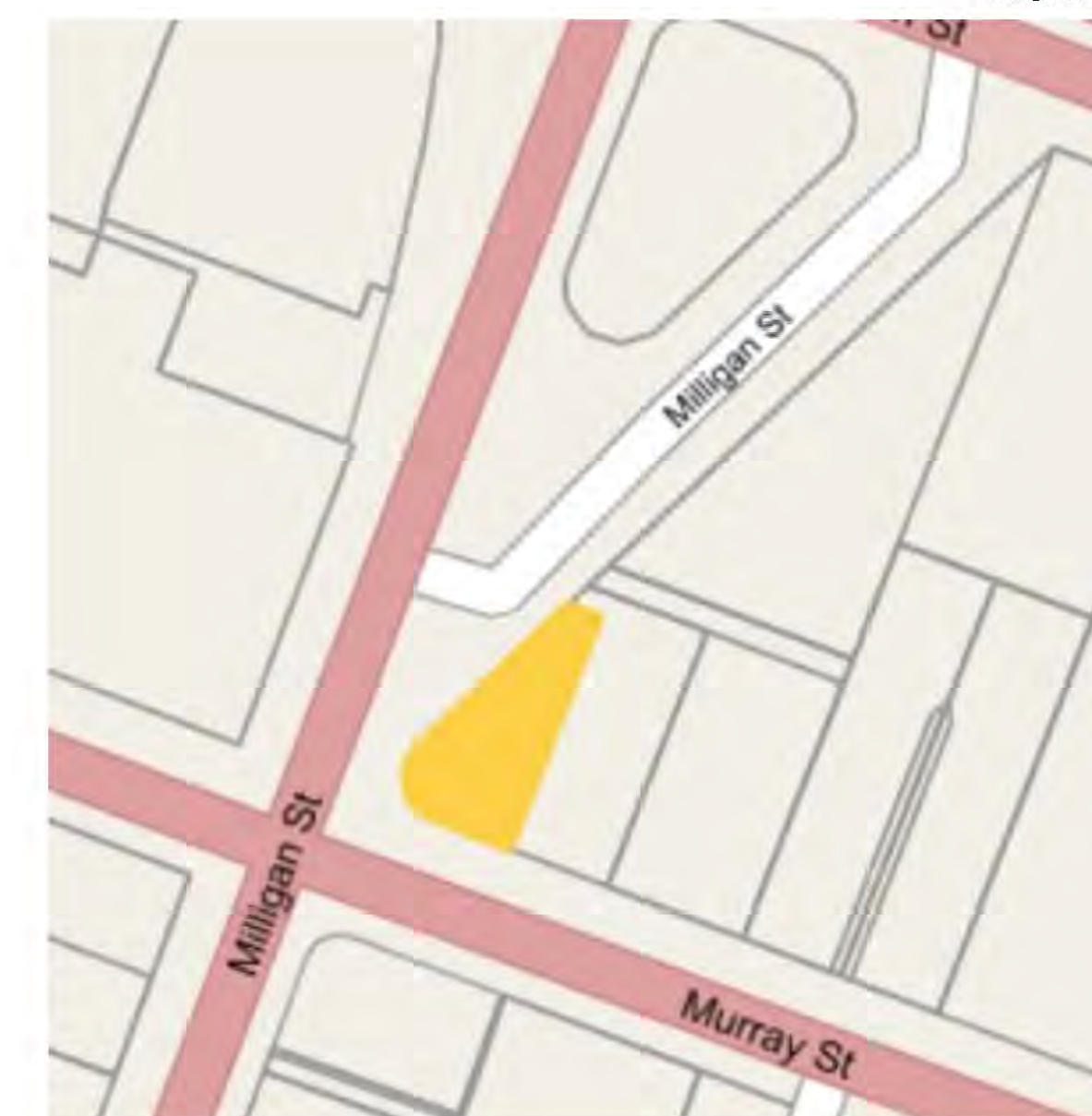
2 MODEL VIEW NORTH
dA1.00



1 MODEL VIEW EAST
dA1.00



3 MODEL VIEW WEST
dA1.00



TOTAL FLOOR AREA	
site area	465m ²
gross floor area inc balconies & stairs (not including lift well) measured to external wall face.	
ground floor	440m ²
1st floor	420m ²
2nd - 6th =	443m ² each x 5 levels
7th floor	211m ² (apartment only) + terrace
total	3447m ²

PLOT RATIO AREAS
site area 465m² · plot ratio 5.0 to 1 allowable 465 x 5 = **2325m²**

Apartment's internal live-able floor areas inc bedrooms, living rooms, entries, passages. Not including private balconies & bathrooms, laundry, store rooms, cupboards & communal access, lifts / stairs, service ducts, cleaners.

1st Floor includes:- Staff Office & Gym.

Ground floor includes:- internal commercial public access tenancies (not inc toilettes) measured to wall lines

ground floor		230m ²
1st floor		240m ²
2nd - 6th =	250m ² each x 5 levels	1250m ²
7th floor		135m ²
total		1855m²

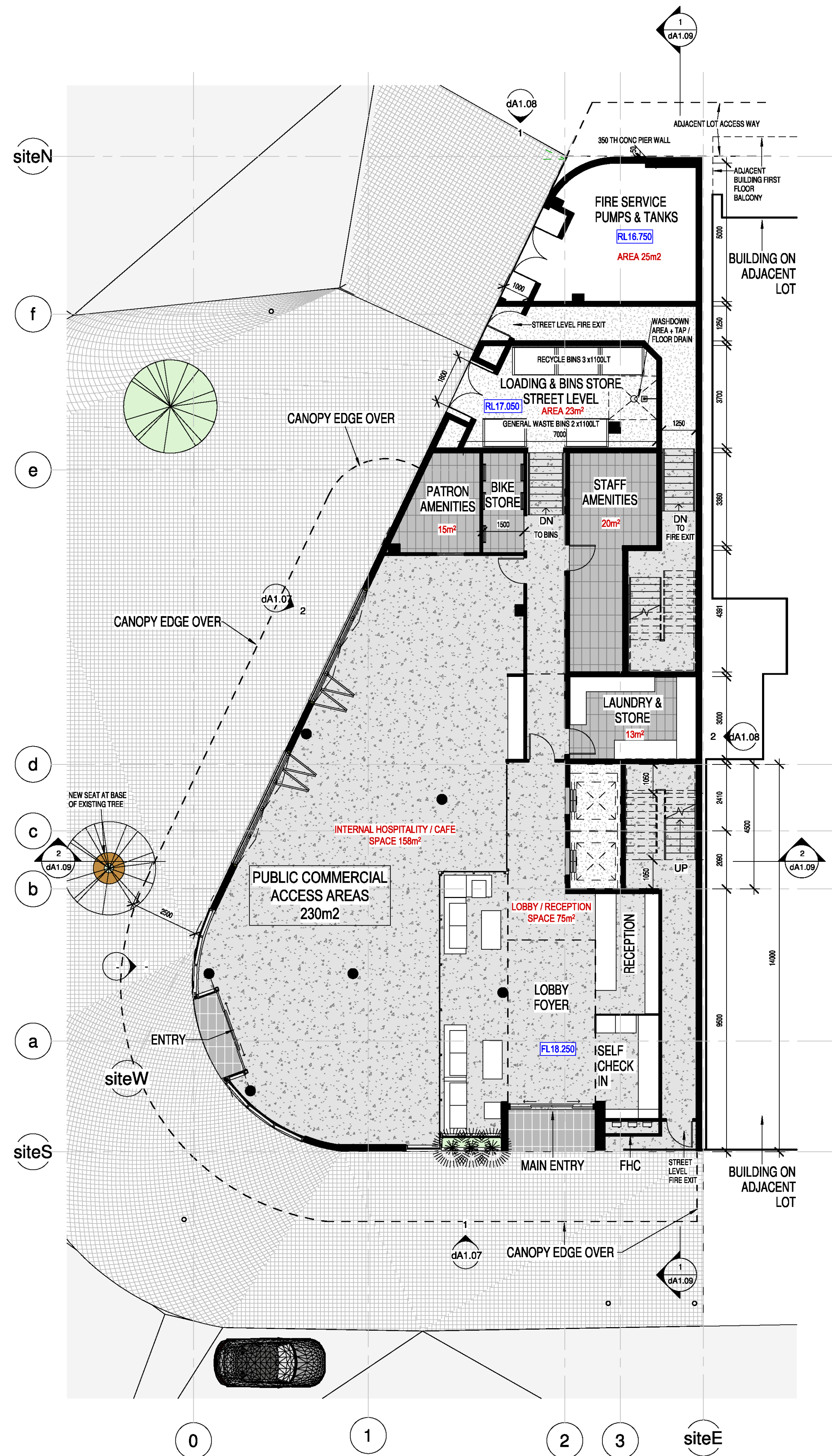
454 MURRAY STREET PERTH

short stay apartments

	SITE INFO
--	------------------

| dA1.01

27/07/2026 4:46:14 PM



1
dA1.03

FIRST FLOOR LEVEL PLAN

1 : 100



1
dA1.04

APARTMENT PLANS

1 : 100

LEVEL 2 - 6

12 / ONE BED APARTMENTS PER LEVEL

preliminary design for DA @ 27/07/2026



dA1.04



1 ROOF & SHADOW PLAN 21June
dA1.06 1 : 100

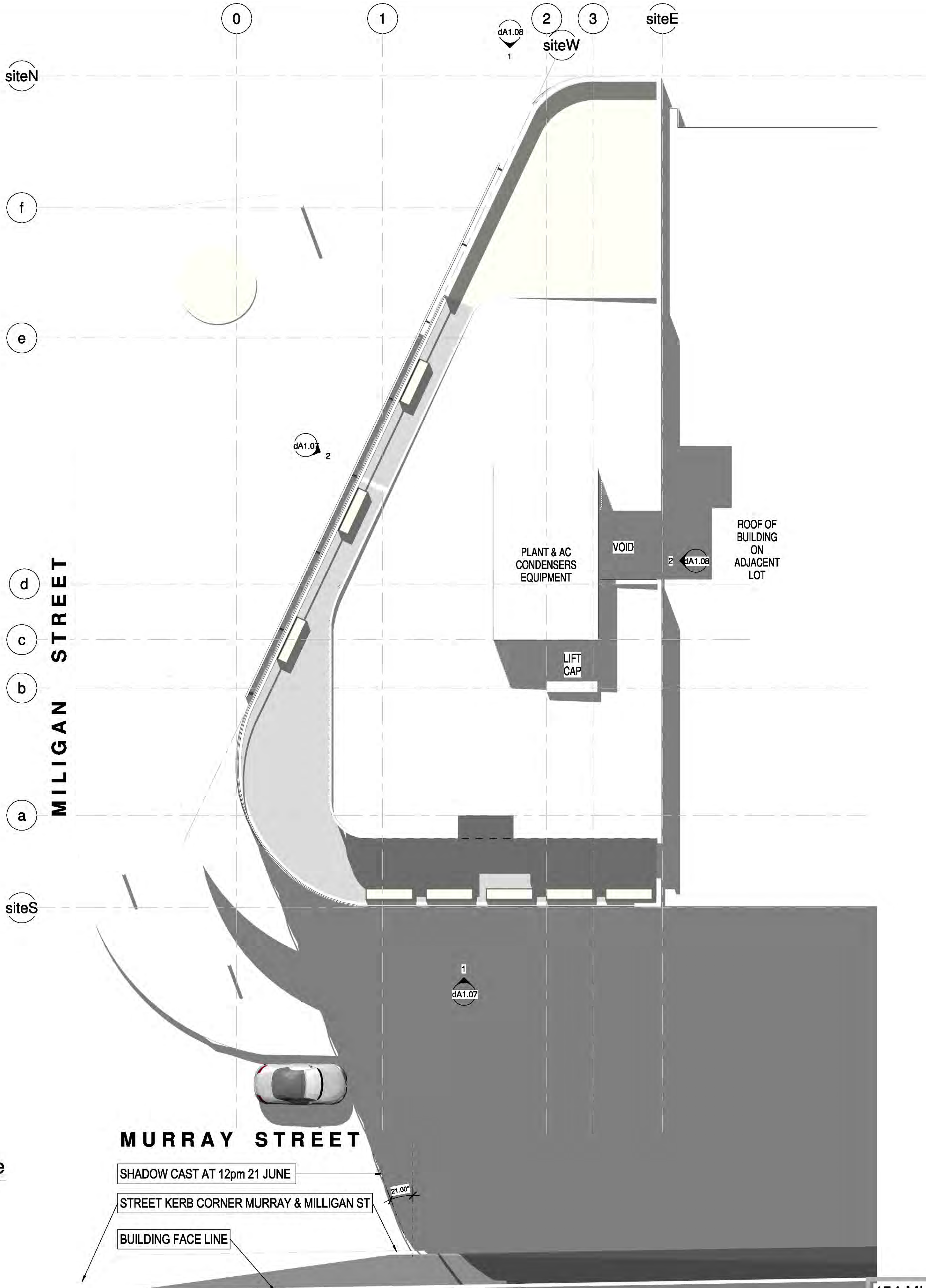
MURRAY STREET

SHADOW CAST AT 12pm 21 JUNE

STREET KERB CORNER MURRAY & MILLIGAN ST

BUILDING FACE LINE

21.00°





1 Murray street south elevation
1 : 100



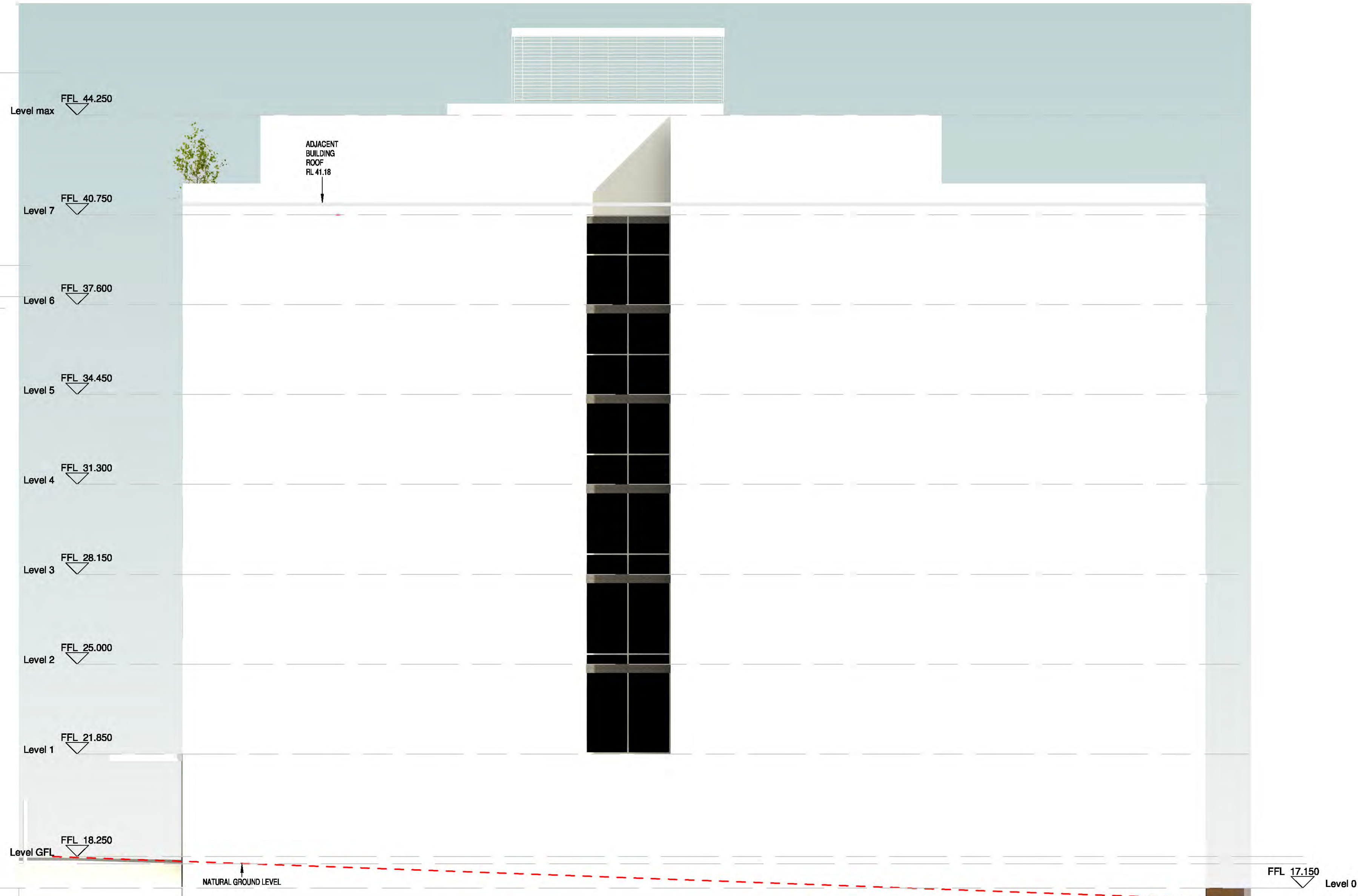
2 Milligan street elevation
1 : 100

Finishes Schedule	
• External Walls	Precast concrete with white textured render
• Window Frames	Black powder coated aluminium with green glazing
• Sunscreen	White powder coated perforated aluminium panels
• Awning	In situ concrete with white textured render
• Balustrade	White powder coated galvanised steel

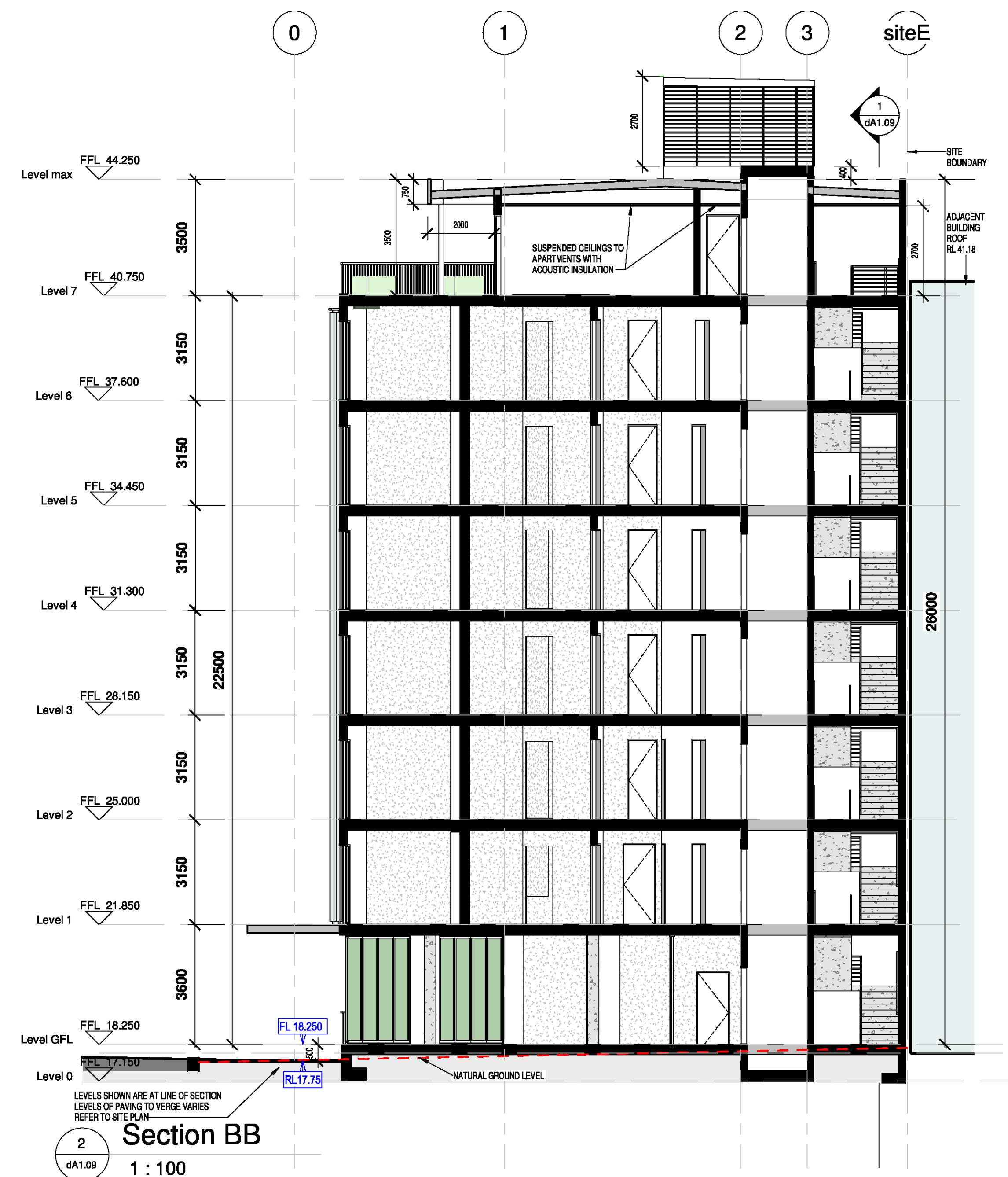
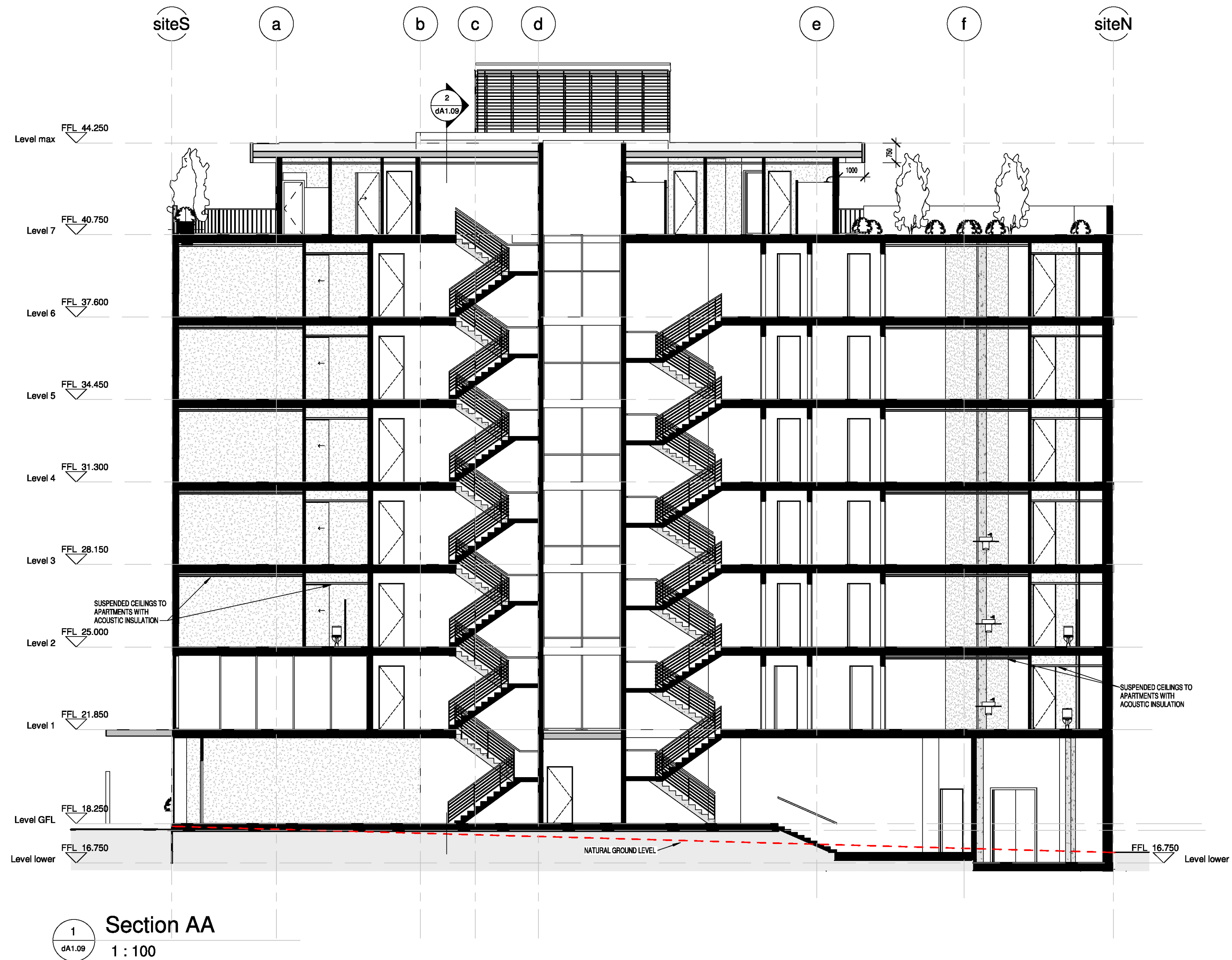
City of Perth
5 August 2026
Received



1
dA1.08
north elevation
1 : 100



2
dA1.08
east elevation
1 : 100



MILIGAN STREET

MURRAY STREET

ADJACENT LOT
BUILDING ROOF

SHADOW - AUG.22-2pm

1 : 200

MILIGAN STREET

MURRAY STREET

ADJACENT LOT
BUILDING ROOF

SHADOW - SEPT.22-2pm

1 : 200

MILIGAN STREET

MURRAY STREET

ADJACENT LOT
BUILDING ROOF

SHADOW - OCT.22-2pm

1 : 200

MILIGAN STREET

MURRAY STREET

SHADOW - AUG.22-10am

1 : 200

MILIGAN STREET

MURRAY STREET

SHADOW - SEPT.22-10am

1 : 200

MILIGAN STREET

MURRAY STREET

SHADOW - OCT.22-10am

1 : 200



Attachment 2 – Perspective Plans (5 August 2026)







Attachment 3 – Landscape Concept Plans (5 August 2026)

Retain and protect
Jacaranda mimosifolia
to AS 4970-2025

Retain and protect
Phoenix canariensis
to AS 4970-2025

Retain and protect
Celtis australis
to AS 4970-2025

Retain and protect
Celtis australis
to AS 4970-2025

Retain and protect
Liquidambar styraciflua
to AS 4970-2025

Retain and protect
Liquidambar styraciflua
to AS 4970-2025

Retain and protect
Liquidambar styraciflua
to AS 4970-2025



MILLIGAN STREET FRONTAGE



MURRAY STREET FRONTAGE



EXISTING INTERSECTION PANORAMA

Attachment 4 – Schedule of Public Submissions and Responses

Schedule of Submissions

DAP-2026/5068: 454 Murray Street, Perth

No.	Respondent's Comments	Applicant's Comments
1	<u>1. Management of the impacts of construction</u> The plans as submitted do not address or demonstrate a pathway towards managing construction without causing frequent impacts to amenity for neighbouring properties, for the duration of construction. Due to the very small size of the lot, and size of the proposed building, it cannot be assumed that construction can be managed within the boundary of the lot and verge immediate to the lot (p. 1). Figures 1 to 4 highlight the shared lot boundary with the neighbouring 448 Murray street driveway and crossover on the north edge of the proposed development, which needs to retain full access at all times (p. 1). I suggest that the below plans need to be submitted to the DAP prior to consideration for approval (p. 1); - Plans labelling location of off-street offloading and laydown for construction vehicles (p. 1) - Draft Traffic Management Plan for those operations that do require obstruction of any roadway (p. 1) - Area for construction waste labelled on the plans (p. 1) - Condition that no laydown or queueing of vehicles to occur on roadways, and no parking in private driveways, including those highlighted in Figure 2 (p. 1) - Demolition and construction management plans required prior to building permit as a Condition of approval. Also kindly request that the City's subsequent review and approval of demolition and construction management plans takes the impact to public amenity factors into account, with affected lots	A construction management plan is required to be submitted to the City and approved prior to any commencement of works on the site. The construction management plan will address construction methods, site access, traffic management, protection of the verge and neighbouring property, etc.

	to be consulted or at least informed of these management plans and approvals (p. 1). <u>2. Responsibility for re-instatement of any affected elements at the lot boundary</u> The below two points relating to the lot boundaries have direct nexus to the development (p. 1); a. Make good any affected crossover driveway surfaces or edges of any adjoining property, at the expense of the proponent (p. 1) b. Control of illegal parking in the operations phase. Kindly request that parking control signage to be re-instated as needed to manage illegal parking in the operations phase, similarly to the existing signage as shown in Figure 5 (p. 2). <u>3. Operations Management to adhere to submitted plans</u> With reference to the Operations Management Plan, Section 3, Operating Philosophy (p. 2) "The serviced apartment use is managed as a single integrated operation rather than individual independently operated dwellings. This provides a significantly higher level of control than unmanaged short-stay accommodation and enables the operator to enforce house rules and terminate occupancy where required." (p. 2) Continued in Section 4. Operator Overview (p. 2) "Regardless of the final operator appointment, the development will be operated by a single professional operator, strictly in accordance with this approved Operation Management Plan and subject to ongoing compliance with all planning approval conditions." (p. 2) As this aspect is presented as a key factor in the ability to manage the facility in an orderly manner, request that this is put forth as a Condition. E.g. (p. 2) The serviced apartment operation shall be managed by a single operator. Not to be managed as multiple independently operated dwellings. (p. 2)	
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2	Concern raised and further detail requested regarding: • The exact number of apartments. • Details of the commercial space/café including intended opening hours, service type, activation with the street. • Level 7 balcony overlooking. • How the development will contribute to improved street safety at night time.	There are 70 apartments in total and ground floor café, including a gym on the first floor. The level 7 balcony provides a view of Murray and Milligan St. The development will contribute to improved safety during the evening by bringing more people into the western end of Murray St, by activating the corner of Murray and Milligan St by attracting more visitors to the City, by prioritising pedestrian activation and activity through the ground floor café.
3	I am one of the apartment owners in the building located on the eastern boundary of the proposed development site at 448 Murray Street. I am concerned about the potential impacts of the construction works on my apartment and the existing building. In particular, I am concerned about vibration, noise, excavation works, and foundation construction activities. The apartment building was constructed in approximately 2005 and consists of a reinforced concrete frame with block wall infill. The boundary wall adjacent to the proposed development already contains numerous visible cracks. In addition, internal wall cracking has previously occurred within my apartment, which I understand may have been associated with construction activities related to the Anglican School development across the street. I have recently undertaken repairs and repainting works to address these cracks. Consequently, I am concerned that construction associated with the proposed development could cause further damage to my apartment and the building as a whole, particularly during foundation works. I would appreciate clarification on how these issues will be addressed by the developer. Specifically, I request information regarding:	Noted. A construction management plan is required to be submitted to the City and approved prior to any commencement of works on the site. The construction management plan will address construction methods, site access, traffic management, protection of the verge and neighbouring property, etc.

	• Whether a pre-construction condition survey of neighbouring properties will be undertaken and provided to affected owners. • Whether vibration and movement monitoring will be implemented during excavation and foundation construction. • What measures will be taken to prevent or minimise structural damage to adjoining buildings. • What procedures will be followed if new cracking, settlement, or other damage occurs during construction. • Whether an independent structural assessment of neighbouring buildings will be conducted before works commence. I respectfully request that these matters be carefully considered as part of the assessment of the application and that appropriate conditions be imposed to protect neighbouring properties.	
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Attachment 5 – Copies of External Referral Response

Your Ref: DAP-2026/5068
Our Ref: 219096241 - DAP440515
Enquiries: Julie Doessel
Direct Tel: 0894203303
Email: land.planning@watercorporation.com.au

27 August 2026

City Of Perth
GPO Box C120
PERTH WA 6839

Attention of: Amie Groom

Re: DAP Application – Mixed Use Development - 454 Murray Street Perth

Thank you for your email dated 10th August 2026. Water Corporation offers the following comments regarding this proposal:

Water

The existing water network has sufficient capacity to service the proposed development without adversely affecting surrounding properties. The assessment also confirmed that firefighting requirements can be achieved. Internal booster pumping, where required for the building height, will be the responsibility of the developer.

Wastewater

The development can be serviced by gravity sewer via the existing DN225 sewer connection point located within Milligan Street along the northern boundary of the site. The proposal is consistent with Water Corporation's long-term planning assumptions, and no upgrades are required.

Drainage

The development falls within the Perth CBD and a drainage constrained area. Accordingly, the site would need to meet the following requirements:

- **Drainage Storage:** A minimum of 185m² per hectare, which may need to be increased depending on the final design to ensure 1% AEP flows are managed. The maximum permissible discharge is 120L/s per hectare.
- **Submission of Details:** Drainage storage tank details and pump rate as well as cut in/out setting must be submitted to Water Corporation for compliance verification and approval.

The site connects to the City's drainage network, not directly to Water Corporation infrastructure. However, the flows will reach the Water Corporation network ultimately.

The proposal does not include a detailed internal drainage strategy, therefore, an assessment can only be undertaken once detailed plans have been provided.

It is recommended that this proposal is not determined until the above requirements have been satisfied.

Approval for works

Any works undertaken in proximity to Water Corporation Assets will require prior approval via an [Asset Protection Risk Assessment](#) (APRA) Guidance on prescribed proximities and relevant legislation are available in our [guidelines](#).

Building Approval Application

Prior to construction the land owner is required to submit an Application by using our online portal [BuilderNet](#). Attachments required for approval will include:

- Final construction site & architectural floor plans
- Hydraulic Plans
- Trade Waste Application & supplement forms

The above advice is subject to review and may change. If the proposal has not progressed within the next six (6) months, please contact us to confirm that this advice remains current.

Please provide the above comments to the landowner, developer and/or their representative. Should you require any further clarification, please do not hesitate to contact me.

Kind Regards

Julie Doessel



Advisor - Land Use Planning
Development Services

Attachment 6 – Response to Design
Review Panel and request for further
information

25 August 2026

Jack Regan
Statutory Urban Planner
City of Perth
27 St George's Terrace
PERTH WA 6000

Dear Jack

NO. 454 (LOT 2) MURRAY STREET, PERTH

RESPONSE TO REQUEST FOR FURTHER INFORMATION

Urbanista Town Planning has prepared the following additional information report in response to the City's assessment of the mixed-use development application for No.454 Murray St, Perth. The report is submitted together with a set of revised architectural drawings and an updated waste management and landscape plan, in response to the City's request for further information dated 2 and 20th of July.

Included with the planning submission is a set of amended development plans and response to the Design Review Panel's comments, an updated landscape plan and response to comments received during the public consultation period.

The development is now considered to provide an appropriate and balanced outcome for the site and its locality. It achieves a high-quality architectural response that is respectful of its neighbours, responds thoughtfully to the surrounding context, and delivers the built form and activation expected of a prominent city-centre site.

The result is a development that positively contributes to the vibrancy of the City, enhances the current streetscape, provides a considered interface with adjoining properties, and aligns with the planning framework applicable to this strategically important location within the City of Perth.

Accordingly, we look forward to the City's support of the revised plans.

RESPONSE TO REQUEST FOR FURTHER INFORMATION

The City has asked for further information to be provided in relation to planning, urban design, the city architect, transport, waste and general. The City's comments are listed in the tables below with the applicant's response provided in the adjacent column.

PLANNING

City's Comments	Applicant Response
• Ensure the screen on the Milligan St elevation and any other architectural features attached to the building do not encroach more than 250mm into the public realm. • Review the northern elevation – it adjoins a lot boundary, but the building (a balcony) appears to be built up to the property boundary. Consider whether it could possibly be built up against. • Consider providing justification for elements of the proposal that do not meet the relevant CPS2 development requirements – maximum building height, setbacks of upper building levels, rear (north) setbacks and bicycle parking.	• The plans have been amended showing no architectural features encroaching more than 250mm. • Additional planning justification for building height, setbacks and bicycle parking is provided below. • It is noted that the City previously requested justification for plot ratio, however this was assessed to be compliant.

Building Height & Setbacks

The City of Perth Planning Policy Manual – Section 4.4: Building Heights and Setbacks establishes objectives, principles and standards intended to ensure that building heights and setbacks contribute positively to the city's character, public realm amenity and overall skyline while maintaining appropriate sunlight penetration and pedestrian comfort.

The Street Building Height and Setback Plan identifies the subject site as having a maximum street building height of 14 metres along Murray Street and 21 metres along Milligan Street. These controls establish the desired scale of the lower building levels and assist in maintaining a consistent street wall within the city centre area.

The proposed development adopts a nil street setback along both street interfaces, consistent with the policy principle that lower building levels should provide a continuous building edge along the street to maximise opportunities for interaction between the building and the public realm. This outcome reinforces the established urban character of the Perth CBD streetscape and supports activation of the Murray Street and Milligan Street frontages through the provision of a cafe, glazed interfaces and pedestrian-oriented uses.

The nil setbacks also align with the prevailing street wall condition of the surrounding built form, including the continuous edge presented by the Wills Building (former W.D. & H.O. Wills Warehouse) on the opposite corner of Murray and Milligan Streets and the Quest West End building on Murray Street, both of which contribute to a strong, activated streetscape character at this intersection.

However, the maximum height for each street interface is as follows (height is calculated from ground level to the top of the balustrade associated with the Level 7 balconies):

- Milligan Street: 24.5 metres in lieu of 21 metres (variation of 3.5 metres)
- Murray Street: 23.5 metres in lieu of 14 metres (variation of 9.5 metres)

While the proposed building exceeds the specified street building heights along both frontages, the design response ensures that the additional height does not result in an overly dominant or visually intrusive outcome. As illustrated on the elevation drawings, the height of the Level 7 balustrade along the Murray Street frontage aligns closely with the roof height of the adjoining building,, resulting in a built form outcome that is consistent with the established street context rather than exceeding the prevailing building scale.

Importantly, the proposed height is compatible with the scale of the Wills Building (the former W.D. & H.O. Wills Warehouse at 464–468 Murray Street), which occupies the prominent opposite corner of Murray and Milligan Streets. Originally constructed as a three-storey Interwar warehouse, the Wills Building was adaptively reused in 2007–2008 with the addition of three upper levels to create a multi-storey residential development. The resulting six-storey form, combined with the multi-storey Quest West End serviced apartment building opposite on Murray Street, establishes a clear precedent for buildings of a similar mid-rise scale at this intersection. The proposed development's overall height sits comfortably within this established context and does not introduce a building form that is discordant with the immediate streetscape.

The upper-level elements that contribute to the variation in height are visually softened through the use of permeable balustrades and integrated landscaping planters, which reduce the perceived bulk of the uppermost level when viewed from the public realm. In addition, the built form associated with unit at Level 7 is further recessed from the street edge, meaning that these elements are largely screened from direct view from the street and read as a secondary architectural element above the main building form.

Further, the subject site is located on a prominent corner location, which provides greater design flexibility compared with mid-block sites. Corner sites are typically capable of accommodating variations in height and architectural emphasis, as they address two street frontages and contribute to the legibility and visual interest of the streetscape. In this instance, the additional height assists in reinforcing the building's presence at the intersection while maintaining a well-defined street wall and appropriate relationship with surrounding built form, including the Wills and Quest buildings opposite.

The proposal therefore maintains a well-defined street wall and a consistent urban scale while allowing a modest increase in height that is visually moderated through setbacks, articulation and landscaping. By

responding to the established mid-rise character of the Wills Building and the Quest West End building across Murray and Milligan Streets, the proposed height variations achieve the intent of the policy. They maintain an appropriate relationship with adjoining and opposite built form, minimise visual bulk, and deliver a well-resolved architectural outcome for this prominent corner site within the Perth CBD.

Bicycle Parking

A requirement to provide 23 bicycle parking bays is unrealistic for the development given that the occupants are short term tenants, visitors and tourists. The people that will be staying at the units are more likely to walk or catch public transport than require or use a bicycle for transport. Notwithstanding, it is acknowledged that there should be some bicycle parking to cater to staff, and therefore an area on the ground floor has been set aside to be used as a storeroom for bicycle parking. This storeroom will be able to store approximately 7 bicycles.

More broadly, the subject site benefits from immediate proximity to major public transport infrastructure including bus services along Wellington Street and railway connections at the Perth Underground and Perth Train Station, enabling guests to conveniently access the site. The highly walkable nature of the CBD also means that key destinations including employment areas, entertainment venues, retail and dining opportunities are easily accessible on foot.



Figure 1 - Development Perspective

URBAN DESIGN

City's Comments

- Outdoor dining is a temporary use on public land and the City don't support permanent structures in the public realm.
- Request the alfresco be removed from the DA and instead propose a smaller scale outdoor dining design, aligned with the Outdoor Dining Guidelines.
- Consider breaking up the shop fronts to assist in achieving a revised outdoor dining design
- The outdoor dining design will require an outdoor dining permit.
- Consider greening the northern section of the roof.

Applicant Response

- The alfresco area has been removed from the plans.
- An outdoor dining area may be considered in the future and can be dealt with under a separate application.
- Due to the removal of the alfresco area, the elevation facing Milligan St is modified.
- The northern section of the roof has been greened. Please refer to the landscape plan prepared by Propagule which is attached with this submission.



Figure 2 - Milligan St Ground Floor Interface with Alfresco Removed

CITY ARCHITECT

City's Comment

Consider engaging a specialist consultant to ensure there is sufficient space allocated for services, amenities, access and egress

Applicant Response

The project architect in liaison with project engineers has designed the building in compliance with the National Construction Code and Australian Standards.

GENERAL

City's Comments

- Canopy should be dashed on floor plan.
- Location of A/C condensers illustrated on plans.
- Show natural ground level (NGL) dashed on elevation plans.
- Show outline of neighbouring buildings dashed on elevation plans.
- Show suspended ceilings in wet areas.
- Show full extent of overshadowing as it appears cut off.
- Show overshadowing at 10am, noon and 2pm on the 22nd of August, 22nd September and 22nd October as per the Major DA kit.
- Ensure the 3D imagery and elevation plans are consistent (i.e. window arrangements, architectural features and services).
- Show all existing street trees, furniture, light poles etc on the plans.

Applicant Response

- The canopy is shown dashed on the floor plan.
- A/C condensers shown on the roof plan.
- The NGL is shown on the elevation plans.
- Neighbouring buildings are shown dashed and also in the updated perspectives.
- Suspended ceiling shown in wet areas.
- Full extent of overshadowing shown, along with the times of day requested.
- 3D perspectives are consistent.
- Street trees, furniture and light poles are shown on the plans.



Figure 3 - Development Perspective Milligan St

TRANSPORT

City's Comment

Consider the inclusion of a bike store/end of trip facilities. Based on the number of units, the City's Bicycle Parking and End of Journey Facilities Policy requires a minimum of 23 bicycle parking bays.

Applicant's Response

Given the nature of the use, providing 23 bicycle parking bays would be unrealistic. The visitors occupying the units are more likely to walk, or catch public transport than require or use a bicycle for transport.

Notwithstanding, it is acknowledged that there should be some bicycle parking to cater to staff, and therefore an area on the ground floor has been set aside to be used as a storeroom for bicycle parking. This storeroom will be able to store approximately 7 bicycles.



WASTE

City's Comments

- Confirm the number of units – WMP lists 70 total unit but counting units on the plans yields 71 units.
- Waste generation rates should be presented in the same format as the Waste Guidelines E.g. Landfill Waste Generation, Hotel – 5lt /bed/day, Café – 300lt/ 100m2 floor area/ day, Offices 10Lt, 100m2 floor area/ day. The current table shows incorrect information for Number of 2 Bed apartments, size of Café and Offices floor areas. Waste presented per m and not per litre. Preference is for these figures to be presented as they appear in the Guidelines.
- WMP drawings lack detail. Please ensure all drawings have dimensions of room, show width of doors/ roller door, width of alleyway, size of bins and show water point and drains.
- General floor plan diagrams are low resolution and dimensions difficult to make out.
- Approx dimensions of the bin store are displayed on the zoom-in of the bin store (3.5m x 6m) – however it is still missing tap/sewer locations.
- Location of waste collection vehicle not displayed anywhere, mentions collection from vehicle parked on Milligan Street but location & distances should be demonstrated.
- WMP suggests the use of a skip bin to be left on the footpath for larger waste items - the City does not support this.
- Contingency plans for excess waste storage/24 hr capacity in bin store have not been considered.

Applicant Response

- An updated Waste Management Plan has been prepared and is submitted with this report.
- Waste Consultant's preference is for measurements to be presented in m3 for high volume developments and is standard for their WMPs and waste audits. Conversion to litres can be provided if required but is not considered necessary.
- This property does not border an alleyway or ROW.
- Diagrams have been amended and provisions updated in response to the comments regarding lack of detail and dimensions.
- With the City's approval (i.e. an Obstruction Permit), the temporary placement of a small skip bin (e.g. 3.0 - 4.5 m3) may be possible on the front paved area or a parking bay within the road reserve for the occasional removal of bulkier items or waste from renovations or fit outs etc.
- The bin store has sufficient capacity for the additional placement of 24 hours' worth of materials generated by the facility (i.e. 0.99m3 of waste and 0.49m3 of recycling). This material would be bagged as required. Alternatively, for major disruptions to servicing, an emergency Obstruction Permit could be sought from the City for placement of a skip in the road reserve.

RESPONSE TO DESIGN REVIEW PANEL COMMENTS

The proposal was presented to the City's Design Review Panel on 28 May 2026. The Design Review Panel considered the proposal and provided the following comments.

Strengths of the Proposal

- a) *An appropriate mix of uses, including active ground floor tenancies with alfresco dining opportunities which contribute positively to the public realm and pedestrian experience.*
- b) *A proposed built form, scale and height that are considered appropriate for the site and its city centre context.*
- c) *A contemporary response which incorporates a curved built form that addresses the corner condition while referencing the adjoining Milligan Street building through its geometry and fenestration pattern.*
- d) *A clear and legible entry from Murray Street into a generous double-height volume, a central lightwell for natural light and ventilation and compact and efficient room layouts contribute positively to users arrival experience, wayfinding and amenity.*
- e) *The inclusion of resident facilities, including a gymnasium, contributes positively to resident amenity.*
- f) *The early consideration to building services, including the accommodation of rooftop HVAC infrastructure, tanks and associated plant.*
- g) *The generally appropriate glazing-to-wall ratio, incorporating openable windows and passive solar shading measures that have the potential to support occupant comfort and energy efficiency.*

The DRP Requests the Following

- a) *Provide a more comprehensive contextual analysis that clearly identifies the site's physical, historical and urban characteristics and demonstrates how these have informed the design outcome.*
- b) *Consider introducing contemporary interpretations of traditional shopfront elements, including stall risers, display zones, recessed entries and a greater degree of visual depth and solidity.*
- c) *Review the opportunity to consolidate and better integrate service-related entries into the architectural composition to reduce visual clutter and improve streetscape presentation.*
- d) *Explore opportunities to improve natural ventilation and outlook from upper-level apartments through the light well.*
- e) *Provide details to demonstrate that the floor-to-floor levels are adequate to coordinate the required building services, including fire sprinkler systems, exhaust ductwork and other ceiling-mounted infrastructure without adversely impacting on apartment amenity with the use excessive bulkheads.*
- f) *Provide further details of the proposed external materials and finishes to demonstrate durability, buildability and whole-of-life performance. Details should include how the curved façade will be constructed as well as further architectural detailing in the façade to improve its authenticity and richness.*
- g) *Review and refine the screening strategy to ensure it balances solar protection, privacy, views, passive surveillance and maintainability.*

- h) Further resolve the relationship between the rooftop canopy element and the primary architectural language of the building.*
- i) Consider a meaningful public realm upgrade along Milligan Street investigating opportunities for landscape integration to enhance pedestrian amenity and contributes positively to the surrounding urban environment.*
- j) Engage a landscape architect to develop an integrated landscape strategy that contributes to the identity and amenity of the development which can inform a detailed plan illustrating on-structure planting depths, species selection, irrigation and maintenance requirements.*
- k) Provide a comprehensive ESD strategy addressing opportunities for rooftop photovoltaic, natural ventilation including use of the central lightwell to ventilate the corridor, an all-electric approach, embodied carbon reduction and low-carbon construction methodologies and compliance with NCC 2025 energy efficiency and thermal performance requirements.*

Applicant Response to DRP Comments

The following response is provided to the DRP comments:

- a) The design has been largely a result of the shape of the site being a virtual triangle with a fall from Murray Street to the north of some 1500mm. As there is no neighbouring building to the west and north these elevations have become the most visually important in the context of the intersection with Milligan Street. In addressing these issues we have designed a building that reflects the scale of the surrounding buildings and one that relates to its physical constraints and climatic influences.
- b) The street level has been redesigned to incorporate the DRP's remarks bearing in mind the ground floor use will probably be a cafe.
- c) See answer to B above.
- d) There will be opening sashes to the windows of the roof top units that open into the light well.
- e) Following discussion with consultants we believe the floor to floor heights are adequate. The only bulkheads will be between the bathrooms and the adjacent wall to accommodate air conditioning units at a ceiling height of 2400mm.
- f) Details of the finishes have been scheduled. Discussions with our pre cast concrete supplier indicates that the curved facade is achievable.
- g) The solar screen has been amended to only project 250mm past the boundary as requested. Discussions are still proceeding as to the final product to enable reasonable views through it while still providing a level of solar control due to its orientation.
- h) The roof top canopy has been redesigned to curve to reflect the defined curves of the main building.

Furthermore:

- A landscape architect and sustainability consultant were engaged following the meeting and the landscape plan and sustainability report is attached with this submission.
- Additional 3D perspectives are provided which show the building in the context of surrounding development.
- The sustainability strategy adopts a passive-first design approach that seeks to reduce operational energy demand through careful building orientation, solar-responsive façade design, high-performance glazing, efficient insulation and airtight construction before incorporating energy-

efficient building services and renewable energy generation. This approach aims to minimise greenhouse gas emissions, reduce operational costs and improve thermal comfort for both short stay accommodation and the commercial tenancy throughout the life of the development.

- Streetscape enhancements focus on the careful protection of existing mature street trees proposing additional street tree planting to extend the urban canopy and provide much needed shade to the renovated alfresco area located on the northwest side of the site. These street trees are selected from hardy local species suited to the city's climate and will help mitigate urban heat while improving pedestrian comfort and visual amenity.
- Contextual detail is provided in relation to the finishes of the development, they include:
 - o External Walls Precast concrete with white textured render.
 - o Window Frames Black powder coated aluminium with green glazing.
 - o Sunscreen White powder coated perforated aluminium panels.
 - o Awning In situ concrete with white textured render.
 - o Balustrade White powder coated galvanised steel.



Figure 4 - Development Perspective Murray St Looking to Wills Building

CONCLUSION

The development will positively contribute to the vibrancy and economy of the City by providing housing for visitors to our State in a location that is prominent on the west end of Murray St. The development achieves a high-quality architectural response that responds thoughtfully to the surrounding context, and delivers the built form and activation expected of a prominent city-centre site

With the City's request for further information satisfied through the additional information and further reports provided by the applicant, we look forward to the City's support.

Should the City have any questions in relation to the details provided in this submission, please contact the undersigned on 6444 9171 or petar@urbanistaplanning.com.au.

Yours sincerely,



PETAR MRDJA

Director | [Urbanista Town Planning](#)

Attachment 7 – Applicant's address of
State Planning Policy 7.0 Design of Built
Environment

DESIGN PRINCIPLE	COMMENT
1. Context and character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	• The development responds to its CBD corner location at Murray and Milligan Streets, reinforcing the established urban character with a nil street setback and active ground floor interface. • Built form and scale are consistent with the mid-rise commercial character of the Perth CBD, contributing to the evolving mixed use context. • The curved corner facade addresses the intersection, creating a distinctive architectural response appropriate for a prominent corner site. • Redevelopment of the currently disused and untenanted site contributes positively to the ongoing revitalisation of the precinct.
2. Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>	• Landscaping is incorporated through streetscape improvements and seating areas, enhancing the pedestrian experience at ground level. • The proposal includes rooftop landscaping and planted areas, softening the building form and contributing to urban greening. • Landscaping elements are integrated with the building design to create visual relief and improve environmental performance. • Public realm improvements at the corner support a more attractive and comfortable pedestrian environment.
3. Built form and scale <i>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.</i>	• The development adopts a podium and upper level stepping form, reducing perceived bulk and creating a balanced streetscape presence. • Vertical facade articulation and glazing provide rhythm and depth across the building elevations. • The building envelope responds appropriately to the CBD scale and intensity of development. • The curved corner element reinforces the prominence of the intersection and enhances the building's presence within the urban context.

4. Functionality and build quality <i>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.</i>	• The building layout provides a clear separation between commercial uses at ground level and accommodation above, ensuring functional efficiency. • Short stay accommodation is supported by shared amenities including reception, office and gym facilities. • Apartment layouts are designed to provide efficient internal arrangements suitable for short stay accommodation while also enhancing comfort for occupants. • Service areas, loading and waste management facilities are integrated within the ground floor layout to ensure practical operation.
5. Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>	• The compact form of the building (also due to the site's size and configuration) supports sustainable development within a highly accessible CBD location. • The development promotes walkability and reduced reliance on private vehicles due to proximity to public transport and amenities. This is also reinforced by the lack of car parking provided in the proposed development. • Rooftop landscaping assists with urban heat reduction and environmental performance. • Efficient building design and mixed-use programming contribute to long-term economic and operational sustainability.
6. Amenity <i>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.</i>	• The central CBD location provides excellent access to entertainment, dining, employment and transport, making this site a suitable location for this type of use. • Upper-level accommodation is separated from active ground floor uses to maintain appropriate guest amenity and privacy. • Glazed facades allow for suitable natural light and outlook for occupants. • Rooftop and the upper-level design contributes to a high quality guest experience.
7. Legibility <i>Good design results in buildings and places that are legible, with</i>	• The development incorporates a clearly identifiable main entry and lobby area, that addresses the street. • The building layout provides logical circulation paths for guests, visitors and staff.

<i>clear connections and easily identifiable elements to help people find their way around.</i>	• Public and private spaces are clearly defined, assisting with intuitive navigation. • The prominent corner design improves wayfinding and visual recognition within the streetscape.
8. Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	• Active ground floor uses such as the cafe and commercial spaces increase passive surveillance of surrounding streets. • Extensive glazing provides visual connection between internal activities and the public realm. • Pedestrian movement is prioritised with minimal crossover interruptions. • Activity from the mixed use development contributes to improved street safety throughout the day.
9. Community <i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>	• The proposal introduces a publicly accessible cafe and commercial tenancy, supporting social interaction and community activity. • The development contributes to CBD revitalisation by replacing a vacant site with an active mixed use building that features an engaging ground floor. • Short stay accommodation supports tourism and visitors to the Perth CBD, strengthening the local economy. • Streetscape improvements and alfresco areas provide opportunities for informal community gathering.
10. Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	• The architectural design incorporates a curved corner form, vertical facade articulation and contemporary materials. • Stepped upper levels reduce visual bulk and create a refined skyline presence. • The facade design provides depth, shadow and visual interest across the elevations. • Rooftop landscaping and integrated architectural elements contribute to a high quality contemporary urban design outcome.

Overall, the proposed development demonstrates a strong response to the Design Principles of SPP 7.0, providing a well-considered built form outcome that responds appropriately to the site's prominent CBD corner location. The development incorporates active ground floor uses, a clearly articulated podium

PART C – OTHER BUSINESS

- 1. State Administrative Tribunal Applications and Supreme Court Appeals**
- 2. Meeting Closure**