

Design Advisory Committee

Notice of Meeting

16 November 2017

4.00pm

Committee Room 1

Ninth Floor

Council House

27 St Georges Terrace, Perth



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1** Declaration of Opening
- 2** Apologies and Members on Leave of Absence
- 3** Confirmation of minutes – 19 October 2017
- 4** Correspondence
- 5** Disclosure of Members' interests
- 6** Reports
 - 6.1 - Design Advisory Committee – Election of Presiding Member
 - 6.2 - 108 (Lots 58, 59, 60, F9 And F10) St Georges Terrace, Perth – Retrospective Approval for Change of Use to 'Office' For Levels 21, 50 and 51 Including Minor Bonus Plot Ratio
 - 6.3 - 240 (Lot 3000) St Georges Terrace, Perth – Alterations to Woodside Plaza
- 7** Motions of which Previous Notice has been given
- 8** General Business
 - 8.1 - Responses to General Business from a Previous Meeting
 - 8.2 - New General Business
- 9** Items for consideration at a future meeting
- Outstanding Reports:
- 10** Closure

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

9 November 2017

This meeting is not open to members of the public

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin (Presiding Member)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	
Vacant	Stuart Pullyblank
State Government Architect or Nominee	N/A
Director Planning and Development	City Architect

Quorum: Four

Terms Expire: October 2019

Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of Clause 40 of the City Planning Scheme No. 2, which was gazetted on 9 January 2004.

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

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development which are seeking bonus plot ratio whether inside or outside the Central Area;
2. Applications for major developments within the city;
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application; and
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme No. 2.

This Policy defines the following considerations in assessing applications for bonus plot ratio:

The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.

Bonus plot ratio will not be awarded "as of right" but must be earned.

The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should benefit the population of the city and the community as a whole, enhance enjoyment of the city and contribute positively to the overall physical environment and ambience of the city.

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

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

Note: Consequential amendment of the eligible category list has been included here resulting from the gazettal of Amendment No. 25 of the City Planning Scheme No. 2 (Plot Ratio and Bonus Plot Ratio) on 26 February 2013.

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

Design Advisory Matters

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

Register of Decisions of the Design Advisory Committee

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

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

Recommendation:

That in accordance with Section 5.12 of the Local Government Act 1995, the Design Advisory Committee elects a Presiding Member.

FILE REFERENCE: P1033372
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Office of the CEO
DATE: 6 November 2017
ATTACHMENT/S: N/A

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

Legislation / Strategic Plan / Policy:

Legislation Section 5.12 of the *Local Government Act 1995*

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Goal 7 An open and engaged city

Purpose and Background:

The Design Advisory Committee (DAC) is established under Section 5.8 of the *Local Government Act 1995* and is therefore subject to the same legislative requirement as other Committees established by Council. The current terms of reference for DAC are as follows:

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

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

The Committee membership will comprise:

- two Architects (plus one Deputy) to be selected from a panel of five nominations presented by the Australian Institute of Architects;
- two Town Planners (plus one Deputy) to be selected from a panel of four nominations from the Planning Institute of Australia;
- one Landscape Architect (plus one Deputy) to be selected from a panel of two nominations presented by the Landscape Architects Institute of Australia;
- State Government Architect or their nominee; and
- Director Planning and Development of the City of Perth (plus City Architect as deputy).

Fifty percent of the members are required to attend a meeting to represent a quorum.

With the exception of Council officers, the membership of the Committee will be for a two year period and the Council reserves the right to reappoint any member nominated by the respective institutes.

The Council may terminate the appointment of any member of the Committee prior to the expiry of the term of office.

Referral of Applications

The following applications will be referred to the Design Advisory Committee:

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

Applications for bonus plot ratio or major developments requiring design advice will be presented to the Committee in the form of a written report from the Development Approvals Unit.

For design advice on other minor developments, a verbal presentation of the application will be made by the City's Planning Officers at the Committee meeting.

Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions.

This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.
- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

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

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

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

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

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

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

Design Advisory Matters

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

Register of Decisions of the Design Advisory Committee

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

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

Membership:

Membership (Members appointed at the Special Council Meeting held **24 October 2017**):

Members:	Deputy
David Karotkin	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	
Australian Institute of Landscape Architects Member - Vacant	Stuart Pullyblank
State Government Architect (or nominee)	N/A
Director Planning and Development	City Architect

Quorum:

Four.

Terms Expire:

Local Government Elections October 2019.

Details:

Section 5.12 of the *Local Government Act 1995* (Act) requires the members of the Committee to elect a Presiding Member.

The procedure that is required to be followed is detailed in Schedule 2.3, Division 1 of the Act which is as follows:

2. When Committee elects Presiding Member

- (1) The office is to be filled as the first matter dealt with —

- (a) at the first meeting of the Committee after an inaugural election or a section 4.13 or 4.14 election or after an ordinary elections day; and
 - (b) at the first meeting of the Committee after an extraordinary vacancy occurs in the office of Presiding Member.
- (2) If the first ordinary meeting of the Committee is more than three weeks after an extraordinary vacancy occurs in the office of Presiding Member, a special meeting of the Committee is to be held within that period for the purpose of filling the office of Presiding Member.

3. CEO to preside

The CEO is to preside at the meeting until the office is filled.

4. How Presiding Member is elected

- (1) The Committee is to elect a Committee member to fill the office.
- (2) The election is to be conducted by the CEO in accordance with the procedure prescribed.
- (3) Nominations for the office of Presiding Member are to be given to the CEO in writing before the meeting or during the meeting before the close of nominations.
 - 3a) Nominations close at the meeting at a time announced by the CEO, which is to be a sufficient time after the announcement by the CEO that nominations are about to close to allow for any nominations made to be dealt with.
- (4) If a Committee member is nominated by another Committee member the CEO is not to accept the nomination unless the nominee has advised the CEO, orally or in writing, that he or she is willing to be nominated for the office.
- (5) The Committee members are to vote on the matter by secret ballot as if they were electors voting at an election.
- (6) Subject to clause 5(1), the votes cast under subclause (5) are to be counted, and the successful candidate determined, in accordance with Schedule 4.1 (which deals with determining the result of an election) as if those votes were votes cast at an election.
- (7) As soon as is practicable after the result of the election is known, the CEO is to declare and give notice of the result in accordance with regulations, if any.

5. Votes may be cast a second time

- (1) If when the votes cast under clause 4(5) are counted there is an equality of votes between two or more candidates who are the only candidates in, or remaining in, the count, the count is to be discontinued and the meeting is to be adjourned for not more than seven days.

- (2) Any nomination for the office of Presiding Member may be withdrawn, and further nominations may be made, before or when the meeting resumes.
- (3) When the meeting resumes the Committee members are to vote again on the matter by secret ballot as if they were electors voting at an election.
- (4) The votes cast under subclause (3) are to be counted, and the successful candidate determined, in accordance with Schedule 4.1 as if those votes were votes cast at an election.

The votes are to be counted in accordance with Schedule 4.1 of the *Local Government Act 1995* as if those votes were cast at an election. If two or more candidates receive the same number of votes so that Clause 2, 3 or 4 cannot be applied, the CEO, or his nominee, is to draw lots in accordance with regulations to determine which candidate is elected.

Financial Implications:

There are no financial implications associated with this report.

Comments:

The Design Advisory Committee is required to elect a Presiding Member in accordance with section 5.12 of the *Local Government Act 1995*.

Agenda **108 (Lots 58, 59, 60, F9 And F10) St Georges Terrace, Perth –**
Item 6.2 **Retrospective Approval for Change of Use to ‘Office’ For Levels**
21, 50 and 51 Including Minor Bonus Plot Ratio

Recommendation:

That the Design Advisory Committee considers the retrospective awarding of minor bonus plot ratio of 0.15:1 (574m²) resulting in a maximum plot ratio of 9.83:1 (38,289m²) for the site at 108 (Lot 58, 59, 60, F9 and F10) St Georges Terrace, Perth.

FILE REFERENCE:	2017/5422
SUBURB/LOCATION:	108 St Georges Terrace, Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	9 November 2017
ATTACHMENT/S:	Attachment 6.2A – Map
 3D MODEL PRESENTATION:	 No
 LANDOWNER:	 Brookfield Funds Management Ltd and 108 Landowner Pty Ltd
APPLICANT:	PTS Town Planning Pty Ltd
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) St Georges (P6) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	Nil

Background:

The 3,895m² site is located on the corner of St Georges Terrace and William Street in Perth and is occupied by the State Heritage listed former Palace Hotel and the South 32 office tower. The existing development has an approved plot ratio of 8.84:1 or 34,432m² which represents 49% bonus plot ratio for the site. Bonus plot ratio for the existing development was granted prior to the gazettal of City Planning Scheme No.2 (CPS2) for the provision of public facilities on private land and for the conservation of a heritage place, with a further 6,400m² of plot ratio being transferred from a heritage site.

At its meeting held **29 August 2017**, Council granted approval for a minor plot ratio bonus to change the use of a portion of the existing office lobby to a café dining area.

Details:

The application is seeking retrospective approval for:

- the partial change of use of the Level 21 ‘plant’ area to ‘Office’ for the centre management office area; and
- the change the use of Levels 50 and 51 from ‘Residential’ to ‘Office’.

The centre management office has existed for a significant period of time, however, a review of the original approval undertaken during the recent internal refurbishment indicated that the Level 21 office was not approved as it was indicated as 'plant'. In order to ensure that approvals for the site reflect the actual uses of the existing office building, this applicant is seeking to address the anomaly by obtaining retrospective approval for the office which has a plot ratio area of 574m² or additional bonus plot ratio of 0.15:1.

The applicant is also seeking to change the historic approval of Levels 50 and 51 from 'Residential' to 'Office' which aligns with their current use.

No external works or changes to the existing building are proposed as part of the proposal.

Compliance with Planning Scheme:

Land Use

The subject site is located within the City Centre use area of St Georges Precinct (P6) of the City Planning Scheme No. 2. The St Georges Precinct will continue to function as the State's principal centre for business, finance, commerce and administration. While offices will form the major activity, the Precinct will also accommodate a range of commercial and educational uses, including banks, travel agencies, educational establishments, art galleries and convenient facilities for the work force, such as restaurants, lunch bars, kiosks and local shops, particularly at street or pedestrian level, to create more diversity and interest.

'Office' is a preferred ('P') use in the City Centre use area of the St Georges Precinct under CPS2. It is considered that the retrospective changes of use are consistent with the Statement of Intent for the St Georges Precinct.

Development Requirements

The Precinct envisages the continuation of large scale development reflecting its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State's business heart. Building designs will contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street.

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

Development Standard	Proposed	Required
Maximum Plot Ratio:	9.83:1 (38,289m²) including 1.5% minor bonus plot ratio of 574m²	Base Plot Ratio 6:1 (23,100m ²) including provision for minor bonus plot ratio in accordance with Clause 28(6) of CPS 2

Comments:

Bonus Plot Ratio:

In accordance with Clause 28(6) of CPS 2, where an existing building has been developed pursuant to a development approval granted prior to the gazettal date of CPS2 –

"(a) with a floor area which exceeds the current maximum plot ratio specified for the lot on

- which the building is located by at least 20%; and*
- (b) which is unable to receive a transfer of unused plot ratio under clause 30 because of the operation of subclause (3);*

the local government may permit by the grant of development approval a minor bonus plot ratio

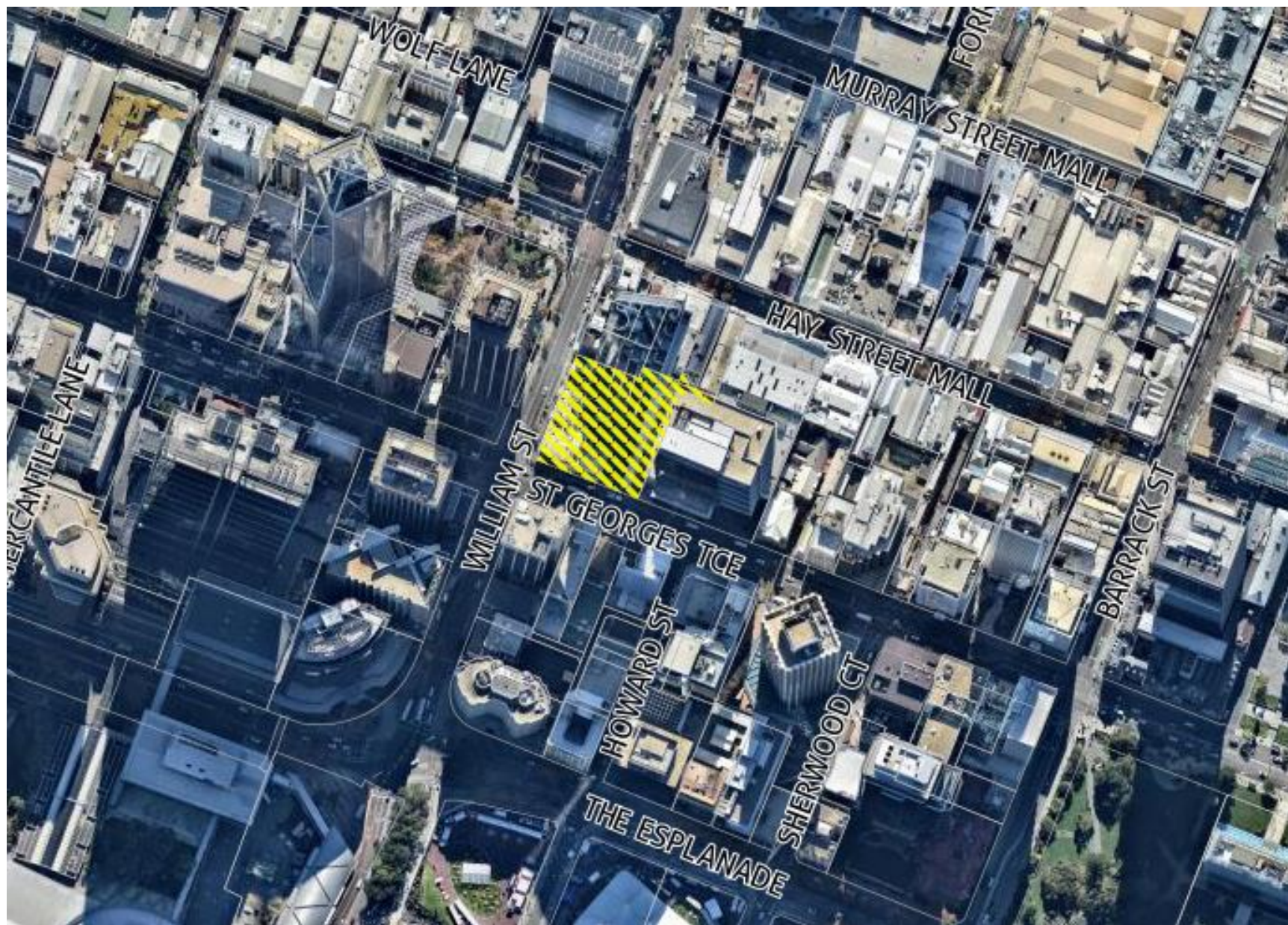
- (i) for development above street level where such a bonus is sought as part of the refurbishment and/or upgrading of the existing building and the bonus does not result in an increase to the bulk, height or scale of the building;”*

The existing built form plot ratio based on the current definition in CPS2 (excluding Level 21) is 9.68:1 (37,715m²). The additional plot ratio for the Level 21 centre management office is 574m², which represents an additional plot ratio of 0.15:1. This will result in the development having a total plot ratio of 9.83:1 (38,289m²). It is considered that the additional plot ratio is minor in the context of the existing plot ratio, noting the change of use is internal and does not impact the external bulk, scale or appearance of the building.

With respect to the change of use to Levels 50 and 51, there is no impact on plot ratio given the inclusions and exemptions for the calculation of plot ratio area are the same for ‘Residential’ and ‘Office’ uses in the City Centre use area under CPS2.

Conclusion

The Design Advisory Committee is requested to comment on the retrospective awarding of minor bonus plot ratio in accordance with clause 28(6) of CPS2.



2017/5422 - 108 (LOTS 58, 59, 60, F9 AND F10) ST GEORGES TERRACE, PERTH

Agenda **240 (Lot 3000) St Georges Terrace, Perth – Alterations to**
Item 6.3 **Woodside Plaza**

Recommendation:

That the Design Advisory Committee considers the design for the proposed alterations and additions to ‘Woodside Plaza’ at 240 (Lot 3000) St Georges Terrace, Perth and provides advice on:

- 1. the general design and aesthetic quality of the development and in particular:***
 - 1.1 the proposed improvements to and activation of the St Georges Terrace frontage;***
 - 1.2 the corner signage element adjacent to St Georges Terrace and Milligan Street;***
 - 1.3 the modifications to the roof level and potential impact on the city skyline; and***
 - 1.4 the proposed treatments to the external plaza area and adjacent food and beverage tenancies including removal of the existing retail arcade; and***
- 2. the request for consideration of bonus plot ratio on the basis of providing a public facility (child care) although the bonus plot ratio is not required to be used as part of the proposed development.***

FILE REFERENCE:	2017/5403
SUBURB/LOCATION:	240 St Georges Terrace, Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	9 November 2017
ATTACHMENT/S:	Attachment 6.3A – Map Attachment 6.3B – Perspectives
3D MODEL PRESENTATION:	No
LANDOWNER:	Perpetual Trustee Co Ltd
APPLICANT:	Hames Sharley
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) St Georges (P6)/Citiplace (P5) (City Planning Scheme Use Area) City Centre (CPS2 Special Control Area) 5.0 - 240 St Georges Terrace (Lot 3000) and 899-915 Hay Street (Lot 3001)
APPROXIMATE COST:	\$9.5 million

Background:

The 5,520m² site is located on the corner of St Georges Terrace and Milligan Street and is occupied by 'Woodside Plaza' which comprises a 29 level office and retail building and associated landscaped plaza.

At its meeting held **12 December 2000**, Council granted conditional approval for an office and hotel development on the subject site comprising a 26 storey office building, 15 level hotel building accommodating 235 rooms and 284 tenant car parking bays. At its meeting held **27 February 2001**, Council considered and granted conditional approval for amendments to the previous approval. Development of the approved hotel component did not proceed with the current office tower and adjacent plaza area being constructed and finalised/occupied in 2004. The Hotel development was later replaced by an office development fronting Hay Street which was constructed in 2010.

No major refurbishments or redevelopments have occurred at Woodside Plaza since that time. It is noted that Woodside has since entered into a lease of an office building at 98 Mounts Bay Road and will be vacating Woodside Plaza in the near future.

Details:

Approval is sought for alterations and additions to the existing office building and plaza within the subject site as follows:

Basement Two	Level	<ul style="list-style-type: none">• Removal of two tenant car parking bays• Installation of new lift
Basement One	Level	<ul style="list-style-type: none">• Removal of existing end of trip facility and five courier bays• Installation of new lift and bicycle storage area
Basement Mezzanine Level		<ul style="list-style-type: none">• Removal of existing stairs from St Georges Terrace to the retail arcade• Modification to existing retail tenancy• Relocation of fire booster and fire egress
Ground Floor Level		<ul style="list-style-type: none">• Demolition of existing retail arcade and tenancies• New wellness centre and retail tenancy• New food and beverage tenancies• Removal of existing service infrastructure, planter boxes and vegetation with the retention of the existing car park exhaust with new cladding and a LED sign
Plaza		<ul style="list-style-type: none">• Replacement of existing astro turf with higher quality synthetic turf• Addition of timber and precast concrete seating elements to the existing trees along the western edge• Upgrading of existing shade sails and lighting
Mezzanine Level		<ul style="list-style-type: none">• Removal of existing canopy fronting St Georges Terrace• Demolition of existing office space to accommodate an auditorium and childcare centre with an associated external play area
Sixteenth Level	Floor	<ul style="list-style-type: none">• Refurbishment of the existing external deck area
Roof Level		<ul style="list-style-type: none">• Removal of existing 'butterfly roof' and flagpole and replacement with screening treatments to screen the plant area and allow for a more uniform and streamlined built form.

Compliance with Planning Scheme:

Land Use

The subject site is located within the City Centre use area of the Citiplace (P5) and St Georges (P6) Precincts of City Planning Scheme No. 2 (CPS2). The majority of the site, which contains the main office/retail building, is located within the St Georges Precinct (P6) with only the outdoor landscaped plaza being located within the Citiplace Precinct (P5). The St Georges Precinct will continue to function as the State's principal centre for business, finance, commerce and administration. While offices will form the major activity, the Precinct will also accommodate a range of commercial and educational uses, including banks, travel agencies, educational establishments, art galleries and convenient facilities for the work force, such as restaurants, lunch bars, kiosks and local shops, particularly at street or pedestrian level, to create more diversity and interest.

The proposed refurbishment works includes the retention and introduction of new uses including restaurants/cafes ('Dining'), childcare centre ('Healthcare 1'), florist ('Retail[General]'), wellness centre ('Recreation and Leisure') The proposed 'Dining' uses are classified as preferred ('P') in the City Centre use area of the St Georges Precinct (P6) under CPS2. Whilst the 'Healthcare 1', 'Retail (General)' and 'Recreation and Leisure' uses are contemplated 'C' within the Precinct with the 'Healthcare 1' and 'Recreation Leisure' uses being prohibited 'X' where they front the street at pedestrian level. It is noted that the wellness centre and childcare centre are located internally on the site and are not adjacent to Milligan Street or St Georges Terrace.

The mix of uses are considered to be consistent with the precinct statement of intent in contributing to the local day and night time economy in support of the predominant commercial uses and providing essential services for those working and living in the area as well as enhancing the vibrancy of the area.

Development Requirements

The continuation of large scale development in this Precinct will reflect its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State's business heart. Buildings will be of a high standard of design and presentation, including signs, in keeping with the prestigious character of the Precinct. The present skyline character of tall, slender, interestingly shaped towers, lighting and appropriate roof signs, will be maintained in any future development.

Special Control Area 5 (SCA5) applies to the subject site and the adjoining site being 919 Hay Street. SCA5 was established to facilitate the comprehensive redevelopment of the land parcels in a coordinated manner. The provisions of SCA5 include requirements relating to plot ratio, car parking, pedestrian movement, heritage conservation and landscaping.

The proposal's compliance with the relevant CPS2 and SCA5 development requirements is summarised below:-

Development Standard	Proposed	Permitted/Required
Maximum Plot Ratio	57,922m ² (109.2m ² net reduction)	58,113m ²
Landscaped Area	Retention and upgrading	Landscaped areas shall be

Development Standard	Proposed	Permitted/Required
	of the existing landscaped areas	provided and maintained

Bonus Plot Ratio

With regards to plot ratio and bonus plot ratio the applicant has advised:

“The site’s location within Special Control Area No. 5 means that the general plot ratio provisions of the Local Scheme do not apply. In this instance it is important to ensure that any proposed development does not cause an increase in plot ratio that exceeds the requirements of Special Control Area No. 5.

The net change in plot ratio is actually a minor (109.2m²) reduction in plot ratio floor area, and in accordance with the requirements of Special Control Area No. 5.

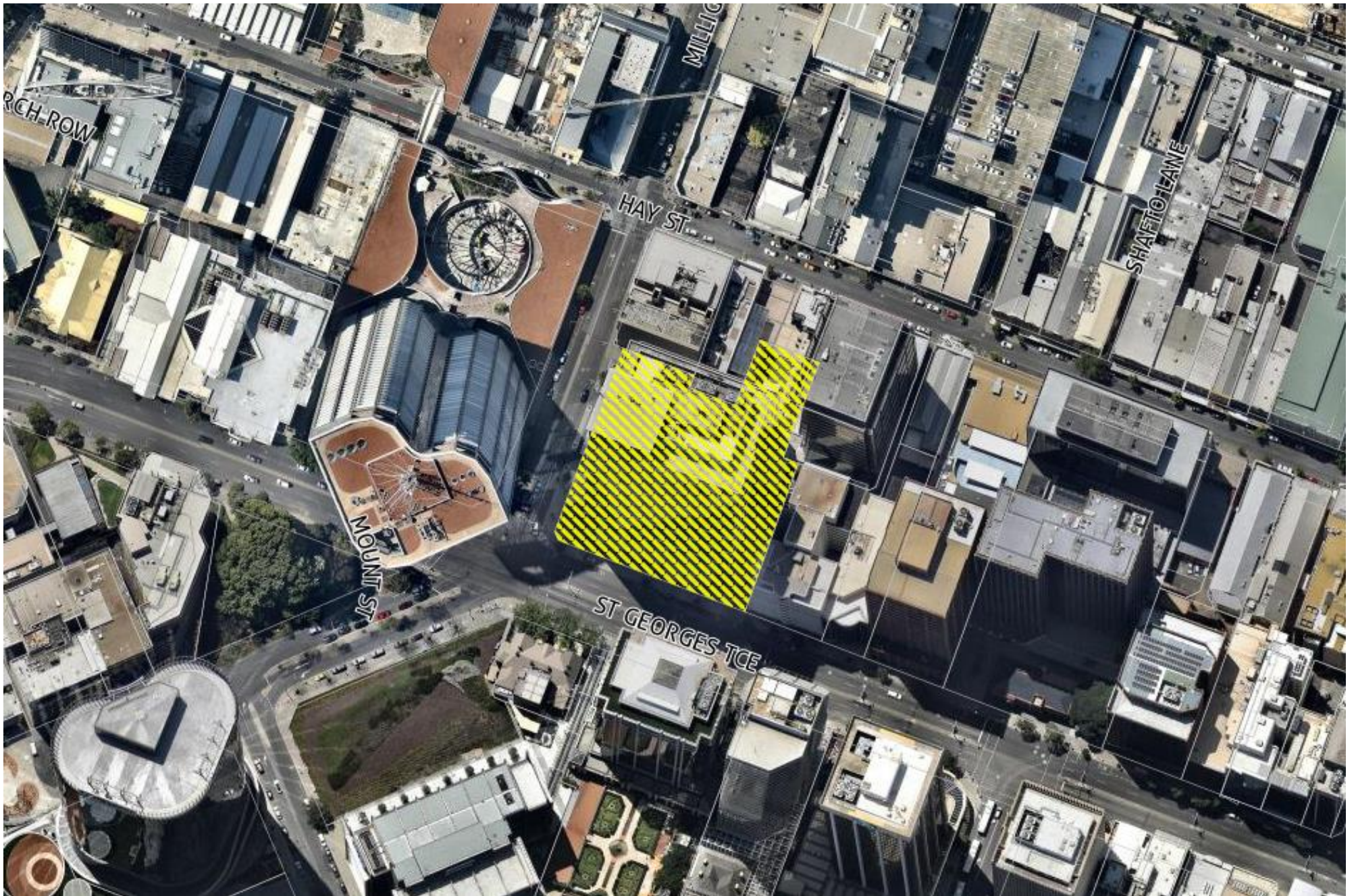
The above notwithstanding, it is important to note that the introduction of a child care use may render the application eligible for plot ratio bonuses (for a public facilities) in any event. It is therefore requested that the City consider the application of plot ratio bonuses to the existing cap, on this basis.”

Given that the application does not specify the amount of bonus plot ratio being sought, address the relevant criteria within the CPS2 Bonus Plot Ratio Policy (4.5.1) and bonus plot ratio is not required to be used as part of the proposed development, it is considered that the request for bonus plot ratio for the provision of a public facility (child care) cannot be supported.

Conclusion

The Design Advisory Committee is requested to comment on the aspects of the development detailed in the recommendation section of this report.

A verbal presentation will be given to the Committee in regard to this application.



2017/5403 – 240 (LOT 3000) ST GEORGES TERRACE, PERTH



**2017/5403 – WOODSIDE PLAZA - 240 (LOT 3000) ST GEORGES TERRACE, PERTH
(PERSPECTIVES)**



2017/5403 – WOODSIDE PLAZA - 240 (LOT 3000) ST GEORGES TERRACE, PERTH (PERSPECTIVES)