



City of **Perth**

Agenda

Design Advisory Committee

10 December 2020

Notice of Meeting

The Design Advisory Committee of the City of Perth will be held on Thursday, 10 December 2020 in the Committee Room 1, Level 9, 27 St Georges Terrace, Perth commencing at 3.00pm.

Michelle Reynolds

Chief Executive Officer

3 December 2020

Design Advisory Committee

Established: 17 February 2004

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

Quorum: Four

Terms Expire: 16 October 2021

Review: Every two years

Role:

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

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

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

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

Bonus Plot Ratio

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

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

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

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

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

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

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

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

Design Advisory Matters

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

Register of Decisions of the Design Advisory Committee

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

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

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1. Declaration of Opening

2. Acknowledgement of Country

Acknowledgement of Country

I respectfully acknowledge the Traditional Owners of the land on which we meet, the Whadjuk (Whad-juk) Nyoongar people of Western Australia, and pay my respects to Elders past and present. It is a privilege to be standing on Whadjuk Nyoongar country.

3. Apologies and Members on Leave of Absence

4. Confirmation of Minutes

Design Advisory Committee – 29 October 2020

5. Correspondence

6. Disclosures of Interests

7. Reports

7.1 Annual Schedule of Design Advisory Committee Meeting Dates 2021

| | |
|---------------------|---|
| Responsible Officer | Michelle Reynolds, Chief Executive Officer |
| Voting Requirement | Absolute Majority |
| Attachments | Attachment 7.1A – Proposed Design Advisory Committee Meeting Dates 2021 |

Purpose

To review and publish a schedule of Design Advisory Committee meetings for 2021.

Recommendation

That the Design Advisory Committee ADOPTS the Proposed Design Advisory Committee Meeting Dates 2021 as detailed in Attachment 7.1A.

Background

1. At the Council meeting held on 29 September 2020, Council adopted a Council Policy Review to revoke CP Annual Schedule of Council and Committee Meetings in place of adopting the Governance Framework Policy.
2. The Governance Framework Policy includes a schedule for Elected Member Engagement Sessions, Agenda Briefing Sessions and Council Meetings, however it does not include the Design Advisory Committee.

Discussion

3. A schedule of meetings dates provides Council, Officers and the Community visibility of the meeting dates for 2021.

Stakeholder Engagement

Not applicable.

Decision Implications

Not applicable.

Strategic, Legal and Policy Implications

| Strategic | |
|--------------------------------------|---|
| Strategic Community Plan Aspiration: | Place A well planned and functional built form environment promoting world class architecture, appreciation of heritage, diversity of land use and a sustainable, affordable and accessible integrated transport system. |
| Strategic Community Plan Objective: | Objective 2.6 Stimulating, functional and attractive design outcomes across all developments. |
| Issue Specific Strategies and Plans: | Not applicable. |
| Legal and Policy | |
| Legislation: | Not applicable. |
| Legal advice: | Not applicable. |
| Policy | Not applicable. |

Financial Implications

There are no direct financial implications relating to the recommendation within this report.

Relevant Documents

Not applicable.

Further information

Not applicable.

Proposed 2021 Meeting Dates

Design Advisory Committee

Closed to the public

| Meeting Date | Day | Time | Location |
|------------------|----------|--------|------------------|
| 11 February 2021 | Thursday | 3.00pm | Committee Room 1 |
| 11 March 2021 | Thursday | 3.00pm | Committee Room 1 |
| 8 April 2021 | Thursday | 3.00pm | Committee Room 1 |
| 13 May 2021 | Thursday | 3.00pm | Committee Room 1 |
| 10 June 2021 | Thursday | 3.00pm | Committee Room 1 |
| 8 July 2021 | Thursday | 3.00pm | Committee Room 1 |
| 12 August 2021 | Thursday | 3.00pm | Committee Room 1 |
| 9 September 2021 | Thursday | 3.00pm | Committee Room 1 |
| 14 October 2021 | Thursday | 3.00pm | Committee Room 1 |
| 11 November 2021 | Thursday | 3.00pm | Committee Room 1 |
| 9 December 2021 | Thursday | 3.00pm | Committee Room 1 |

7.2 197 (Lot 5) St Georges Terrace, Perth – Partial demolition of existing buildings and construction of a new 32-level office tower with associated refurbishments to the existing forecourt and pedestrian facilities

| | |
|---------------------------|---|
| Responsible Officer | Jayson Miragilotta, General Manager Planning and Economic Development |
| Voting Requirement | Not applicable – Advice only |
| Attachments/Presentations | Attachment 7.2A – Location Plan Attachment 7.2B – Perspectives An FTP Link is provided to Committee members with the Development Plans A verbal presentation will be given to the Design Advisory Committee on this application. |

Purpose

To seek the Design Advisory Committee’s advice on this development application.

Recommendation

1. That the Design Advisory Committee CONSIDERS the design of the proposed 32-level office tower with associated refurbishments to the existing forecourt and pedestrian facilities at 197 (Lot 5) St Georges Terrace, Perth, and provides advice on:
 - 1.1 compliance with the City’s Bonus Plot Ratio Policy 4.5.1 for the awarding of 20% bonus plot ratio for the provision of the following public facilities:
 - a. public space – additional area and improvements to the existing public plaza
 - b. pedestrian facilities – improvements and additions to the existing pedestrian access and linkages
 - c. specific facilities on private land: provision of a child care centre
 - 1.2 the general design and aesthetic quality of the development including:
 - a. its presentation to the street, particularly the ground and podium levels noting the proposed location of the sub-station and gymnasium tenancy along Mill Street, seven (7) drop-off car bays for the associated childcare facility and the end-of-trip facilities at plaza level along Mounts Bay Road
 - b. the landscaping treatments for the refurbished and expanded public plaza areas and pedestrian links
 - c. the proposed elevated pedestrian walkway ‘bridge’ from St Georges Terrace to the proposed office tower
 - d. potential issues associated with reflectivity noting the sculptural form of the office tower

- 1.3 the proposed variations to the building height and setback requirements of the City Planning Scheme No. 2, Building Heights and Setbacks Policy (4.4) and the Parliament House Precinct Policy and their impact on the streetscape and local amenity
 - 1.4 whether the proposal adequately addresses the design principles of State Planning Policy 7.0 – Design of the Built Environment
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Background

1. The subject site spans the length of Mill Street between Mounts Bay Road and St Georges Terrace and is bound by the Forrest Centre to the west. The 8,726m² site contains three separate individual buildings referred to as:
 - a. 1 Mill Street – a four storey office building situated on the corner of Mounts Bay Road and Mill Street
 - b. 5 Mill Street – an 11-storey office building fronting onto Mill Street and situated south of the office building situated at 197 St Georges Terrace and north of the office building situated at 1 Mill Street
 - c. 197 St Georges Terrace – a 29 storey office building fronting onto St Georges Terrace
2. At the Ordinary Council meeting held on **6 October 2009**, Council resolved to grant conditional approval for demolition of the existing four storey and 11 storey office buildings and for the subsequent redevelopment of a 17-level retail and office building, a central plaza and the refurbishment of the lobby and entry to the existing 29 storey tower. The Western Australian Planning Commission (WAPC), noting dual approval was required as outlined below, issued conditional approval on 20 November 2009 for the above redevelopment. The redevelopment did not proceed and the approvals have lapsed.
3. The Parliament House Precinct Policy outlines measures to maintain views of Parliament House from the City and the Swan River. The policy outlines an Inner and Outer Precinct with the southern portion of the subject site located within the periphery of the Outer Precinct. As such, this application requires dual approval from the City and the Western Australian Planning Commission (WAPC) via the City of Perth Local Development Assessment Panel (LDAP).

| | |
|------------------|--|
| Landowner | Trust Co Ltd |
| Applicant | Element Advisory |
| Zoning | (MRS Zone) Central City Area (City Planning Scheme Precinct) St Georges Precinct 6 (City Planning Scheme Use Area) City Centre |
| Approximate Cost | \$290 million |

Details

4. The application seeks approval for the partial redevelopment of the subject site including:
 - a. demolition of the existing four storey office building within the southern portion of the subject site, known as 1 Mill Street and the construction of a new 32-level office tower
 - b. upgrades to the public spaces and pedestrian facilities
 - c. refurbishment of the exterior podium façade of 197 St Georges Terrace including a new canopy treatment
 - d. refurbishments of the ground and lobby levels of 5 Mill Street
 - e. provision of a new elevated pedestrian walkway connecting the new commercial office tower (1 Mill Street) with St Georges Terrace to the north
5. Specific details of the proposed officer tower (1 Mill Street) are as follows:

| | |
|------------------------------|---|
| Basement | This level contains 50 commercial tenant car parking bays and two (2) motorcycle bays. Building services infrastructure will also be contained at this level. |
| Ground Floor | This level contains an office lobby area fronting onto Mounts Bay Road and a 236m ² gymnasium fronting both Mounts Bay Road and Mill Street. Seven (7) drop-off car bays for a childcare facility, waste storage facilities and additional building services infrastructure are also situated on this level. |
| Plaza Level | This level contains extensive end-of-trip facilities for tenants including male and female showers and toilets, locker facilities and 484 bicycle parking bays. An office lobby and lift core are also situated on this level. |
| Upper Plaza Level | This level contains a lobby area and a 578m ² business centre tenancy. |
| Upper Plaza Mezzanine | This level contains a 239m ² childcare facility with associated outdoor spaces. |
| Levels 5 - 28 | Each level contains between 1,334m ² to 1,467m ² of office floor space and associated amenities including male and female toilets and a lift core. |
| Roof Level | This level contains building services infrastructure and plant equipment. |

6. Specific details of the proposed public realm improvements are as follows:
- Upgrading of the existing 'Mill Green' public plaza in front of 5 Mill Street, as an open 'summer garden' plaza with high levels of solar access and extensive landscaping
 - Upgrading of the existing mid-block pedestrian link between Mill Street and the adjoining Forrest Centre development to the west, including the establishment of a food and beverage laneway concept to activate the existing pedestrian link
 - Provision of a new public plaza space to the rear of 5 Mill Street, in the form of an 'urban wintergarden' that provides a space that is suitable for year-round use with protection from wind, rain and sun, this includes an amphitheatre seating area to support temporary activations of the space

Compliance with Planning Scheme

Land Use

7. The subject site falls within the City Centre use area of the St Georges Precinct (P6) under City Planning Scheme No. 2 (CPS2). 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.
8. 'Office' will remain the predominant use within the site. 'Office' is a preferred ('P') use within the City Centre use area of the St Georges Precinct (P6) of CPS2. The proposed 'Dining' uses are also a preferred ('P') whilst the proposed 'Entertainment', 'Mixed Commercial' and 'Retail (Local)' uses are contemplated ('C') within the Precinct.

9. The retention and addition of the mix of uses is 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

10. 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. Building designs should contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street and providing for pedestrian shelter. North-south pedestrian links across the Precinct are to be maintained, improved and added to where appropriate.
11. The proposal's compliance with the CPS2 and Parliament House Precinct Policy development requirements is summarised below:

| Development Standard | Proposed | Permitted/Required |
|---|---|---|
| Maximum Plot Ratio: | 7.2:1 (62,827m²) inclusive of a plot ratio bonus of 20% (10,471m²) on the basis of providing public facilities | Base Plot Ratio 6:1 (52,356m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below: Special Residential Development (20% and 40% for high quality hotel maximum) Residential Development (20% maximum) Heritage Conservation/Public Facilities/Transfer Plot Ratio (20% maximum) |
| Maximum Street (Podium) Building Height: | | |
| <u>Southern portion of the lot</u> MRS Clause 32 Area - Parliament House Precinct Policy | 10 metres | Maximum height between 13.63 metres and 17.78 metres |
| <u>Northern portion of the lot</u> | 12 metres | 21 metres |

| Development Standard | Proposed | Permitted/Required |
|--|---|--|
| | | |
| <p>Maximum Building Height:</p> <p><u>Southern portion of the lot</u> MRS Clause 32 Area - Parliament House Precinct Policy</p> <p><u>Northern portion of the lot</u></p> | <p>127 metres</p> <p>N/A – no addition to existing building heights</p> | <p>Maximum height between 13.63 metres and 17.78 metres across the relevant portions of the site</p> <p>No prescribed limit</p> |
| <p>Setbacks:</p> <p><u>Mill Street (East)</u></p> <p><u>Mounts Bay Road (South)</u></p> <p><u>Forrest Centre (West)</u></p> <p><u>St Georges Terrace (North)</u></p> | <p>Nil to 2.4 metres up to 16 metres (lower levels) and 2.4 to 3.1 metres up to a height of 127 metres (upper levels)</p> <p>Nil to 4 metres up to 16 metres (lower levels) and 0.8 to 1.8 metres up to a height of 127 metres (upper levels)</p> <p>Nil up to 16 metres (lower levels) and 4.1 to 4.9 metres up to a maximum height of 127 metres (exceeding the provision from 65 metres upwards)</p> <p>Refurbished canopy with a nil setback up to 10 metres</p> | <p>Nil up to building height of 21 metres with a 5-metre setback up to 65 metres in building height and then a 10 metre setback for the remainder of the development</p> <p>Nil up to building height of 21 metres with a 5-metre setback (up to 65 metres in building height) and a 10 metre setback required above 65 metres in height</p> <p>Nil up to building height of 21 metres with a 3-metre setback (up to 65 metres in building height) and a 6 metre setback required above 65 metres in height</p> <p>Nil up to building height of 21 metres with a 5 metre setback</p> |

| Development Standard | Proposed | Permitted/Required |
|--|---|---|
| | | up to 65 metres in building height and then a 10 metre setback for the remainder of the development |
| Car Parking: Commercial Tenant | 256 bays | 131 bays (maximum) |
| Bicycle Parking: Commercial | 484 bicycle racks and associated end of trip facilities | 76 bays including end of trip facilities (minimum) |

Bonus Plot Ratio

12. In accordance with the provisions of CPS2, the site is eligible for 50% maximum bonus plot ratio which may be comprised of:
 - a. Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, provision of specific facilities on private land and conservation of heritage places)
 - b. Residential Use: Maximum 20% bonus
 - c. Special Residential Use: Maximum 40% bonus (20% for a special residential use or 40% for high a quality hotel use)

13. The application is seeking a 20% plot ratio bonus for the provision of public facilities. This is based on the application complying with the requirements specified under clause 28 of CPS2 and the City’s Bonus Plot Ratio Policy 4.5.1 as follows.

Bonus Plot Ratio for Public Facilities

14. Developments which incorporate public facilities may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on Public Facilities Bonus Plot Ratio Plan contained within CPS2. The facilities and/or amenities provided must result in the provision of a “public good” which will 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 nature of the facility must be such that it would be unlikely to be included as an integral part of a development in the event that bonus plot ratio was not on offer and that it is fulfilling an identified or demonstrated strategic need.

15. The application is seeking the maximum award of 20% bonus plot ratio for the provision of the following public facilities:
- the enhancement of existing public spaces at the subject site, plus the provision of a new public space to the rear of the retained building at 5 Mill Street
 - the enhancement of the existing mid-block pedestrian link through the subject site, making this universally accessible and providing an upgraded connection from Mill Street through to the adjoining Forrest Centre, and aligning with the new pedestrian route through the Parmelia Hilton Hotel to Westralia Square
 - the provision of specific facilities on private land, in the form of the proposed childcare facility located at the podium level of the proposed office tower
16. The applicant has provided the following information and justification for the public facilities to satisfy the applicable requirements of the City's Bonus Plot Ratio 4.5.1:

'Public Spaces

The public spaces bonus plot ratio category seeks to encourage the provision of high-quality public spaces that provide unique opportunities for the public to experience and enjoy the city. The proposed development addresses this through significant enhancement of the existing public space offering at the subject site, comprising:

- the upgrading of the existing Mill Green public plaza in front of 5 Mill Street as an open 'summer garden' plaza, with enhanced landscaping and seating opportunities, and an improved interface to deal with the change in levels at the Mill Street frontage; and*
- the delivery of a new 800m² internalised public place to the rear of Mill Street, in the form of an 'urban wintergarden' that provides a weather protected space that is suitable for year-round use. This includes the provision of a tiered amphitheatre seating area that can support temporary activations of the space, extensive weather protection via the proposed new canopy, and integrated landscaping treatments.*

The proposed public spaces are also complemented by the enhanced pedestrian links through the site and the delivery of active edge land uses adjacent the proposed public spaces. This will result in the delivery of a world class public realm that will present as an oasis of urban gardens that unifies the Mill Green site, and offers over 2,000m² of public spaces throughout the site.

With respect to the provisions of the City's Bonus Plot Ratio Policy, the proposed public spaces are entirely consistent with the applicable Essential Criteria for the award of bonus plot ratio, on the basis that:

- the proposed public space offerings are strategically located in the central office core of the city centre, where suitably designed public spaces are in highest demand. In this regard, the proposal will contribute to the provision of diverse and attractive spaces for the city centre workforce, and complement the existing public spaces in the immediate vicinity of the subject site;*
- the proposed development represents a significant enhancement to the existing public offerings at the subject site, delivering a range of high quality spaces that include landscaping, seating, lighting, extensive weather protection and active edge land uses. This will ensure the delivery of an outstanding public realm within the subject site that will be both attractive and inviting to the public; and*

- *the proposed public spaces will be freely available and accessible to the public throughout the year, with year-round useability enhanced via the increased pedestrian shelter provided across the subject site and the DDA compliant lift provided at the interface with the adjoining Forrest Centre.*

Pedestrian Facilities

The pedestrian facilities bonus plot ratio category seeks to promote enhanced pedestrian movement within the city by encouraging the provision of pedestrian links within appropriately located developments. The proposed development addresses this intent through the significant upgrading of the existing mid-block pedestrian link through the subject site, which connects from Mill Street through to the adjoining Forrest Centre. This will provide improved pedestrian connectivity through the site, incorporating enhanced weather protection, universal access and active edge land uses in the form of the food and beverage laneway concept.

The proposed upgrading of the existing pedestrian link through the subject site is consistent with the relevant Essential Criteria under the Bonus Plot Ratio Policy, on the basis that the:

- *existing pedestrian connection through the subject site forms part of a broader strategic pedestrian path network that extends throughout the surrounding street block, providing connections to Mill Street, Spring Street, Mounts Bay Road and St Georges Terrace. This includes connections through the adjoining Forrest Centre and within the Bishop's See Special Control Area to the west, which are complemented by a number of existing public spaces and gardens. To the east of the site, mid-block pedestrian links also extend from Mill Street through the Parmelia Hilton Hotel, over Mercantile Lane, through to Westralia Square, Brookfield Place and William Street, and over Mounts Bay Road to the PCEC, and the Esplanade bus port and train station;*
- *proposal will improve pedestrian connectivity through improved weather protection, the introduction of universal access via the new public lift to the adjoining Forrest Centre development, and the removal of one of the existing crossovers to the subject site in order to enhance the pedestrian environment along Mill Street;*
- *proposal seeks to upgrade and better align an existing pedestrian link only, and therefore does not unnecessarily duplicate established pedestrian routes in the locality;*
- *pedestrian link will be freely available and accessible to the public throughout the year, with year-round useability enhanced via the increased pedestrian shelter provided across the subject site; and*
- *proposed upgrades will enhance the useability and amenity of the existing pedestrian link through:*
 - *activation of the pedestrian link via the establishment of the food and beverage laneway concept, with retail and food land uses provided at the plaza level;*
 - *increased weather protection via the new canopy over the food and beverage laneway;*
 - *introduction of universal access via the new public DDA lift to the adjoining Forrest Centre development; and*
 - *improved amenity outcomes resulting from the increased activation of the site and the high-quality landscaping upgrades proposed.*

The proposal also addresses the relevant Performance Requirements of the Bonus Plot Ratio Policy, on the basis that the:

- *connection is provided at-grade within the existing plaza level, to retain the concentration of city life at street level;*
- *proposed pedestrian link maintains an effective width of 6.5 metres, in excess of the 5.0 metre minimum width recommended under the City's Pedestrian Walkways Policy;*
- *upgraded pedestrian link provides extensive weather protection via the proposed canopy over the food and beverage laneway;*
- *provision of the aforementioned canopy ensures a comfortable pedestrian wind and climatic environment, as detailed in the accompanying environmental wind assessment;*
- *landscape design has been carefully considered so as to avoid entrapment areas, with appropriate precinct and specialty lighting and CCTV to be provided to ensure increased safety and security after dark; and*
- *upgraded pedestrian link is designed to a high standard and will be maintained as such by the landowner, with a future management plan to be prepared prior to the completion of works.*

Provision of Specific Facilities on Private Land

The intent of this bonus plot ratio category is to encourage the development of specific facilities on private land that will meet an identified or satisfactorily demonstrated community or public need, including public childcare facilities. The proposed development addresses this requirement through the provision of a public childcare facility at the podium level of the proposed office tower, to cater for the needs of city residents and workers. The proposed childcare facility will cater for approximately 40 to 50 children at any one time, with final occupancy numbers to be determined in detailed discussions with potential operators at a later date, subject to relevant childcare legislation and further design development.

The proposed childcare facility meets the Essential Criteria in relation to the provision of specific facilities on private land under the Bonus Plot Ratio Policy, in that the facility:

- *addresses an identified need for additional childcare facilities in close proximity to the Perth city centre under the Bonus Plot Ratio Policy, to cater for the needs of the city workforce and the emerging resident population;*
- *represents an appropriate ancillary use for a major employment destination;*
- *is appropriately located to effectively meet the identified community need for such a facility, being within the primary office core of the Perth city centre; and*
- *is appropriately integrated into the design of a high quality, architecturally designed commercial development, which will make a high-quality contribution to the streetscape and the amenity of the locality.*

The proposed childcare facility is also consistent with the relevant Performance Requirements under the Bonus Plot Ratio Policy, in that:

- *the location and design of the proposed childcare facility is appropriate to its function, setting, context and surrounding land uses, providing an appropriate ancillary land use for a major employment destination;*
- *the proposed childcare facility is designed as an integral component of the high quality commercial office tower, with convenient access provided via the plaza level and a separate lift and stair core that connects with the dedicated, secure drop-off bays proposed at ground level;*

- *the facility will provide for a range of childcare needs including before and after school care, and ongoing childcare services throughout normal office hours; and*
- *appropriate signage will be provided on the site to alert the public to the availability of the facility, as part of a comprehensive signage strategy to be developed for the subject site at the detailed design stage.'*

Noting the above, the proposal is considered to generally satisfy the Policy requirements in order to be awarded bonus plot ratio for the provision of public facilities. However, the extent of the awarding, noting the maximum 20% is being sought, requires detailed consideration by the Committee.

State Planning Policy 7.0 – Design of the Built Environment

17. State Planning Policy 7.0 – Design of the Built Environment addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. It sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.
18. The applicant has provided their response to the design principles of the policy, which is outlined below:

| Design Principle | Comments |
|---|--|
| <p>1. Context and Character Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p> | <p><i>“The site negotiates three distinct level changes along Mill Street from St Georges Terrace down towards Mounts Bay Road. This serves as a gateway and landscaped transition into the City from the river. The place narrative of the Mill Green precinct extracts the local characteristics of where the Swan River meets Perth City by abstracting it into the notion of where ‘Terrain meets Urban’”.</i></p> |
| <p>2. Landscape Quality Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p> | <p><i>“The proposed landscape design seeks to unify the three buildings on site through the development of an ‘Oasis of Urban Gardens’ that will support the redevelopment of Mill Green as a cohesive commercial precinct. In doing so, the proposal will deliver a significant enhancement of the existing public offerings at the site, providing a range of landscaped spaces that offer opportunities for people to meet and socialise in the heart of the city. The landscape design successfully integrates hard and soft landscaping elements, offering integrated seating opportunities, lighting, shade, weather protection and active edge land uses, resulting in a high level of amenity and comfort for users. This includes the delivery of a weather protected ‘urban wintergarden’ to the rear of 5 Mill Street, an upgraded ‘summer garden’ plaza at the Mill Street frontage, and upgraded pedestrian links throughout the subject site. These spaces will combine to deliver an outstanding public realm that will be both attractive and inviting to the public, and forms an integral part of the proposed redevelopment of the site.”</i></p> |
| <p>3. Built Form and Scale Good design ensures that the massing and height of development is appropriate to its setting and</p> | <p><i>“The scale and height of the 1 Mill St Tower relates and is appropriate to the current level of development along Mounts Bay road. It references the height and street setbacks of the 197 St Georges Terrace tower from Mill Street. Streetscape datums, podium height datums, colonnades and a breaking up</i></p> |

| Design Principle | Comments |
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| successfully negotiates between existing built form and the intended future character of the local area. | <i>of bulk and scale have all been carefully considered in its reference to the street context and relationships.”</i> |
| 4. Functionality and Build Quality 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 podium and precinct design components have considered future adaptation and change through the use of modular and where possible, prefabricated solutions to enable a high quality building outcome. Materials have been selected based on long life spans, robustness and sustainability attributes. The tower and floor-plate design considers flexibility and adaptability for the evolving working models of the future. The facade is high performing yet modular and easily replaceable and maintained. Plant is efficiently designed and accommodates future expansion.”</i> |
| 5. Sustainability Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes | <i>“The new state of the art tower on 1 Mill St will be designed to a minimum 5 Star Greenstar as built certification. The floor-plate design and location of the tower core to shelter from sun and glare benefit internal daylight spread and workplace comfort. The precinct’s gardens will provide an ecological and biodiversity benefit to the surrounding area along with social and well-being benefits. The winter garden and ETFE canopy will create a micro-climate environment that will be a unique place to inhabit for city goers. The precinct understands its role as an important contributor to the local and broader economy as an incubator and catalyst for business.”</i> |
| 6. Amenity 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 enhanced retail and food offerings at the ground plane transforms the Mill Green site into a destination food hub akin to Cloisters Square and Brookfield Place providing a much-needed amenity for the surrounding city precincts. The 1 Mill St workplace podium houses layers of amenities with some that are publicly accessible, creating a campus like offering for the rest of the workplace precinct. These include wellness and end of trip facilities, child care and a business centre. The lobby spaces, which are located on the three lower levels, provide another internal connection within the site for public access during office hours.”</i> |
| 7. Legibility Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around | <i>“The Urban and Terrain concept provides a framework for a series of legible way-finding devices that integrate with the precinct place narrative. The new Arbour canopy of 197 St Georges Terrace continues the colonnade experience and rhythm of St Georges Terrace as an invitation to pass through. The terrain like bridge connector is an optional design thoroughfare, which enables direct access to the front door of 1 Mill St Tower. The 1 Mill St podium ‘portals’ are a distinctive architectural feature that addresses views from all three aspects of the public interface. The sculptural ETFE canopy, celebrates the path through the Eat Street Lane-way and beyond.”</i> |

| Design Principle | Comments |
|--|---|
| <p>8. Safety Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p> | <p><i>“Access to the new office tower at 1 Mill Street is aligned with 5 Mill Street Plaza by elevating the main lobby’s generous entrance and orientation to address St Georges Terrace. The secondary lobby entrance off Mounts Bay Road is clearly defined and supplemented with street activation at the corner. Sight-lines are clear, pedestrian desire lines are equitable and access to the site from the Forrest Centre level change is supplemented via a DDA lift. Activation through retail and food offerings bring life and passive surveillance throughout the public realm with the adoption of CPTED principles.”</i></p> |
| <p>9. Community 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.</p> | <p><i>“Urban gardens are an important component of any city and its thriving community. They speak to the idea of regeneration and physiological well-being. Within a workplace context, they provide a retreat and sanctuary space and promote health and social interaction. At the heart of the precinct is an oasis of urban gardens that shroud 5 Mill Street and serve both 1 Mill St and 197 St Georges Terrace as well as their neighbours and the greater city and west Perth. The diverse garden environments support the community with food, performance, entertainment and respite offerings.”</i></p> |
| <p>10. Aesthetics Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p> | <p><i>“The site spans from corner to corner along Mill St which provides the unique opportunity for the precinct to be presented as a complete street elevation. The two corners of the site are bookended by a modern abstraction of the portals and gateways of local heritage landmarks as distinct architectural features that read together in materiality and rhythm. The heart of the precinct around 5 Mill St is perceived as an ‘Oasis of Urban Gardens’ that provide a layered landscaped experience. The aesthetics and materiality of the precinct is derived from the precinct place narrative and presents high quality and robust materials.”</i></p> |



2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH



2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH (PERSPECTIVES)



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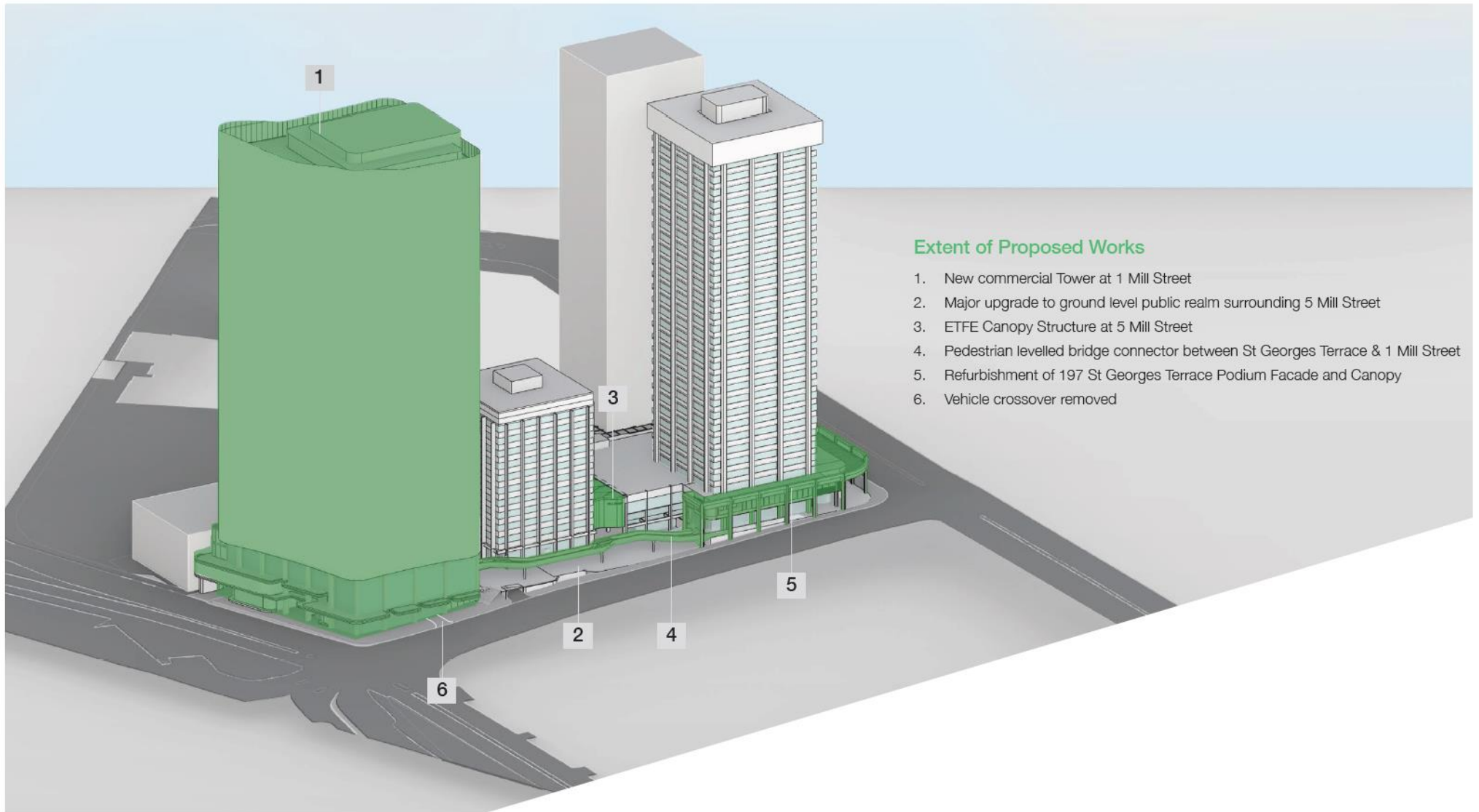
2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH (PERSPECTIVES)



2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH (PERSPECTIVES)



2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH (PERSPECTIVES)



Extent of Proposed Works

1. New commercial Tower at 1 Mill Street
2. Major upgrade to ground level public realm surrounding 5 Mill Street
3. ETFE Canopy Structure at 5 Mill Street
4. Pedestrian levelled bridge connector between St Georges Terrace & 1 Mill Street
5. Refurbishment of 197 St Georges Terrace Podium Facade and Canopy
6. Vehicle crossover removed

2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH (PERSPECTIVES)



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Sandstone Cladding



Timber & Sandstone Landscape



Black Pressed Metal Framing



Bone Concrete GRC Portals

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2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH (PERSPECTIVES)



View towards Forrest Centre from Mill Street

"Artists impression, subject to planning approval."



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View across the Plaza towards 1 Mill St Lobby Entrance

"Artists impression, subject to planning approval."



Bridge Level Lobby Entrance towards PCEC



Bridge Level towards St Georges Terrace



Plaza Level Lobby Entrance towards PCEC

2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH (PERSPECTIVES)

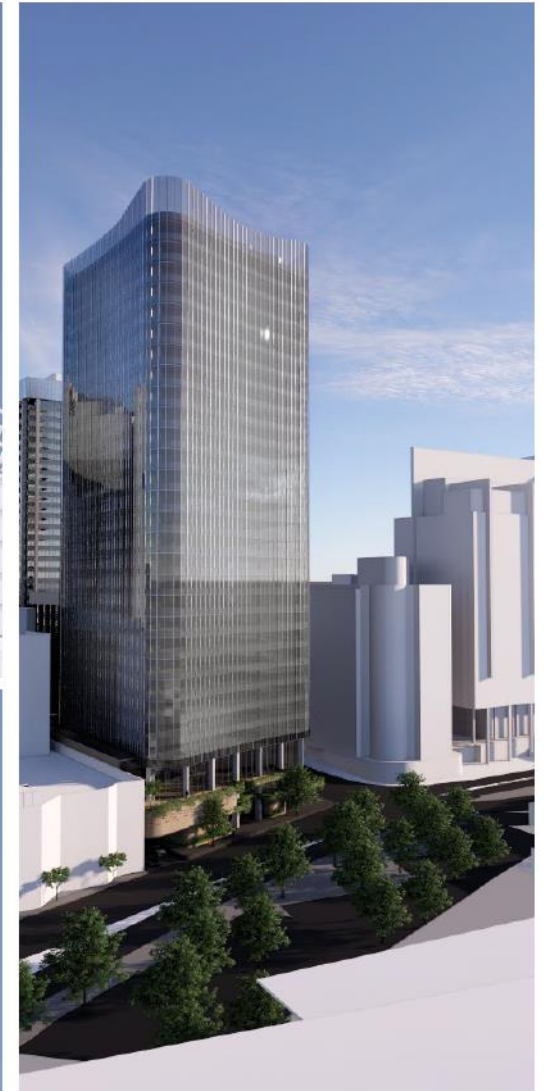
The Tower Crown



View from Mounts Bay Road



Indicative Tenant Signage Zones



Aerial View North-east

2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH (PERSPECTIVES)



View from St Georges Terrace



View of Core Wall from Plaza

2020/5320 – 197 (LOT 5) ST GEORGES TERRACE, PERTH (PERSPECTIVES)

8. Motions of which Previous Notice has been Given

9. General Business

10. Items for Consideration at a Future Meeting

11. Closure