

Design Advisory Committee

Notice of Meeting
9 March 2017
4.00pm

Committee Room 1
Ninth Floor
Council House
27 St Georges Terrace, Perth



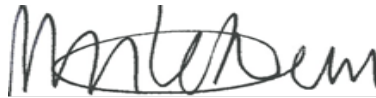
City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of minutes – 8 December 2016
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports
 - 6.1 - 78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 38 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus and Transfer of Plot Ratio
 - 6.2 - 103 (Lot 565) Riverside Drive and 115 (Lot 483) Terrace Road, Perth – Proposed Redevelopment of the Heritage Listed Former Pumping Station and Existing Amenities Building Within Langley Park
 - 6.3 - 250 (Lot 164) St Georges Terrace and 962 (Lot 162) and 943 (Lots 15 and 163) Hay Street Perth – Minor Amendments to the Approved Redevelopment of the Existing QV1 Public Plaza and the Construction of a 11-Level Mixed-Use Development (QV2) and a 17-Level Mixed-Use Development (QV3) Comprising of Office, Retail, Dining and Community Uses – Bonus Plot Ratio
- 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

2 March 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	
Andy Sharp	Stuart Pullybank
State Government Architect or Nominee	N/A
Director Planning and Development	City Architect

Quorum: Four

Terms Expire: October 2017

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.

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

EVACUATION ALARM/PROCEDURES

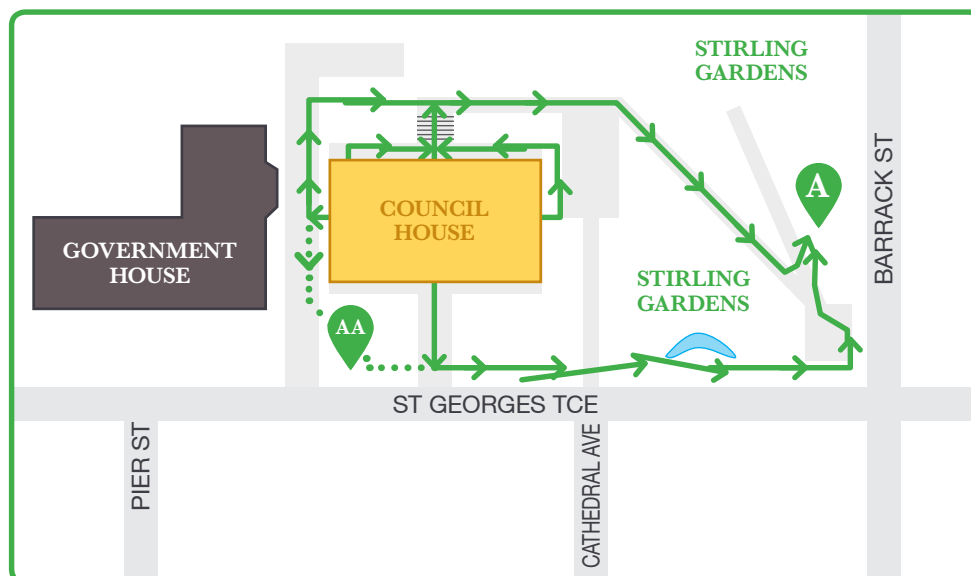
whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**



EVACUATION ASSEMBLY AREA



Assembly Area

Alternate Assembly Area

Agenda Item 6.1	78-80 (Lots 1 And 2) Bennett Street, East Perth – Proposed Eight Level Mixed-Use Development Containing 38 Multiple Dwellings ('Residential'), 16 Serviced Apartments ('Special Residential'), a Restaurant ('Dining') Tenancy and 40 Car Parking Bays – Bonus and Transfer of Plot Ratio
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Recommendation:

That the Design Advisory Committee considers the revised design of the proposed eight level mixed-use development containing 38 multiple dwellings ('Residential'), 16 serviced apartments ('Special Residential'), a restaurant ('Dining') tenancy and 40 car parking bays at 78-80 (Lots 1 and 2) Bennett Street, East Perth and provides advice on:

- 1. the extent to which the applicant has addressed concerns raised in relation to:**
 - 1.1 the schedule of materials to ensure that the building positively contributes to the streetscape and locality;**
 - 1.2 resolution of the screening element to ensure it positively contributes to the streetscape, adequately screens the view to the car parking and does not provide a visual barrier to the outlook from the affected serviced apartments;**
 - 1.3 re-addressing the street frontages of the proposed development, in particular to Wellington Street, and the prominent street corner presentation;**
 - 1.4 review of the top floor design in relation to the impact of direct sunlight penetration into the units; and**
 - 1.5 the canopy along Bennett Street being redesigned and/or reduced in extent to account for the full retention of the existing street tree.**

FILE REFERENCE:	2016/5484
SUBURB/LOCATION:	78-80 (Lots 1 and 2) Bennett Street, East Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	2 March 2017
ATTACHMENT/S:	Attachment 6.1A – Location Plan Attachment 6.1B – Perspectives

3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: SZ Property Pty Ltd
 APPLICANT: Rowe Group

ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Goderich (P14) (City Planning Scheme Use Area) Residential – R160
APPROXIMATE COST:	\$8.5 million

Purpose and Background:

The subject site comprises of a total area of 895m² and is located on the south east corner of the intersection of Wellington and Bennett Streets, East Perth. Alternative vehicular access to the site is provided via Maggs Lane to the rear which has access to both Wellington and Bennett Streets. The site currently accommodates two single storey brick and tile residences.

The proposed development was originally considered by the Design Advisory Committee (DAC) at its meeting on 8 December 2016 when it was resolved that the Committee:

- “1. *acknowledges that the proposal satisfies the criteria for the awarding of 20% bonus plot ratio for the provision of a special residential use in accordance with the City’s Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9;*
2. *considers that the proposed development does not provide any qualitative public benefit in exchange for the extent of variations being sought to the development standards applicable to the site (including transfer plot ratio) and recommends that the applicant explore more innovative design solutions such as a re-entrant corner treatment, increased setbacks to the upper levels and a building footprint that would enable retention of some of the mature trees on the site that would contribute to the streetscape and to the public place;*
3. *requests further details of the quality of materials proposed and considers that further resolution of the screening element is required to ensure it positively contributes to the streetscape, adequately screens the view to the car parking and does not provide a visual barrier to the outlook from the affected serviced apartments; and*
4. *suggests that a raised planter or similar visual barrier be incorporated in the design to provide privacy for the ground floor caretaker’s apartment.”*

In response to the DAC’s comments, the applicant submitted revised plans which were considered by the City of Perth Local Development Assessment Panel (LDAP) at a meeting held 21 February 2017. The LDAP resolved to defer consideration of the application for a maximum period of three months, to enable:

- “1. *referral of the application back to the City of Perth Design Advisory Committee to consider design issues previously raised and detailed in the Responsible Authority Report;*
2. *re-addressing the street frontages of the proposed development, in particular to Wellington Street, and the prominent street corner presentation;*

3. *further review of the Western Power substation in relation to the impact on Maggs Lane;*
4. *review of the top floor design in relation to the impact of direct sunlight penetration into the units; and*
5. *further consideration of the schedule of materials to ensure that the building positively contributes to the streetscape and locality.”*

The Panel further advised that it was considered *‘appropriate to defer the application in order to give the applicant the opportunity to improve the amenity of the proposed development’.*

In accordance with point 1. above, the applicant has submitted revised plans as well as an accompanying written submission addressing the extent to which modifications have or have not been made in relation to the LDAP deferral resolution.

In terms of point 2., no additional modifications have been made to the design which was revised following initial consideration by the DAC and prior to presentation to the LDAP. The retention of the design as advised by the applicant is based on *“the Wellington Street frontage has previously been modified to provide for a raised landscaping barrier as requested by the DAC. Windows to the dwelling at ground level have further been raised to create privacy internal to the dwelling. The raised planter and landscaping also provide some screening to the courtyard area. We believe that the design measures create an appropriate mix of privacy and visual surveillance of Wellington Street.”*

In response to point 3., the revised design provides a roller door to the substation which addresses the previous encroachment issue within Maggs Lane.

With regards to point 4., the applicant advises *“in terms of sun penetration to the upper floors, the roof line was previously trimmed to increase the perception of the upper floor setback. In respect to the comments regarding sunlight penetration the building is required to comply with energy efficiency requirements of the Building Code of Australia and National Construction Code. This means that the glazing to this frontage will be of an appropriate standard so as to prevent potential “overheating” of these spaces. It is further noted that the roof line provides a minimum of 900mm roof shading to windows along the upper storey facade expanding to 1.9 metres adjoining the living rooms. A conventional eave to a dwelling is 750mm in width i.e. less than the shading proposed by the development. Please refer to the level 7 floor plan which illustrates the extent of the roof.”*

In relation to point 5., additional details have been provided with regards to the proposed materials and finishes of the development.

Details:

The amended plans retain the composition of the development with approval being sought to demolish all existing structures on site to construct an eight level mixed-use development containing 38 multiple dwellings, 16 serviced apartments, a restaurant tenancy and 40 tenant car parking bays.

The revised design does not alter the proposal's compliance with City Planning Scheme No. 2 in relation to land use and development requirements (plot ratio, heights, setbacks etc.).

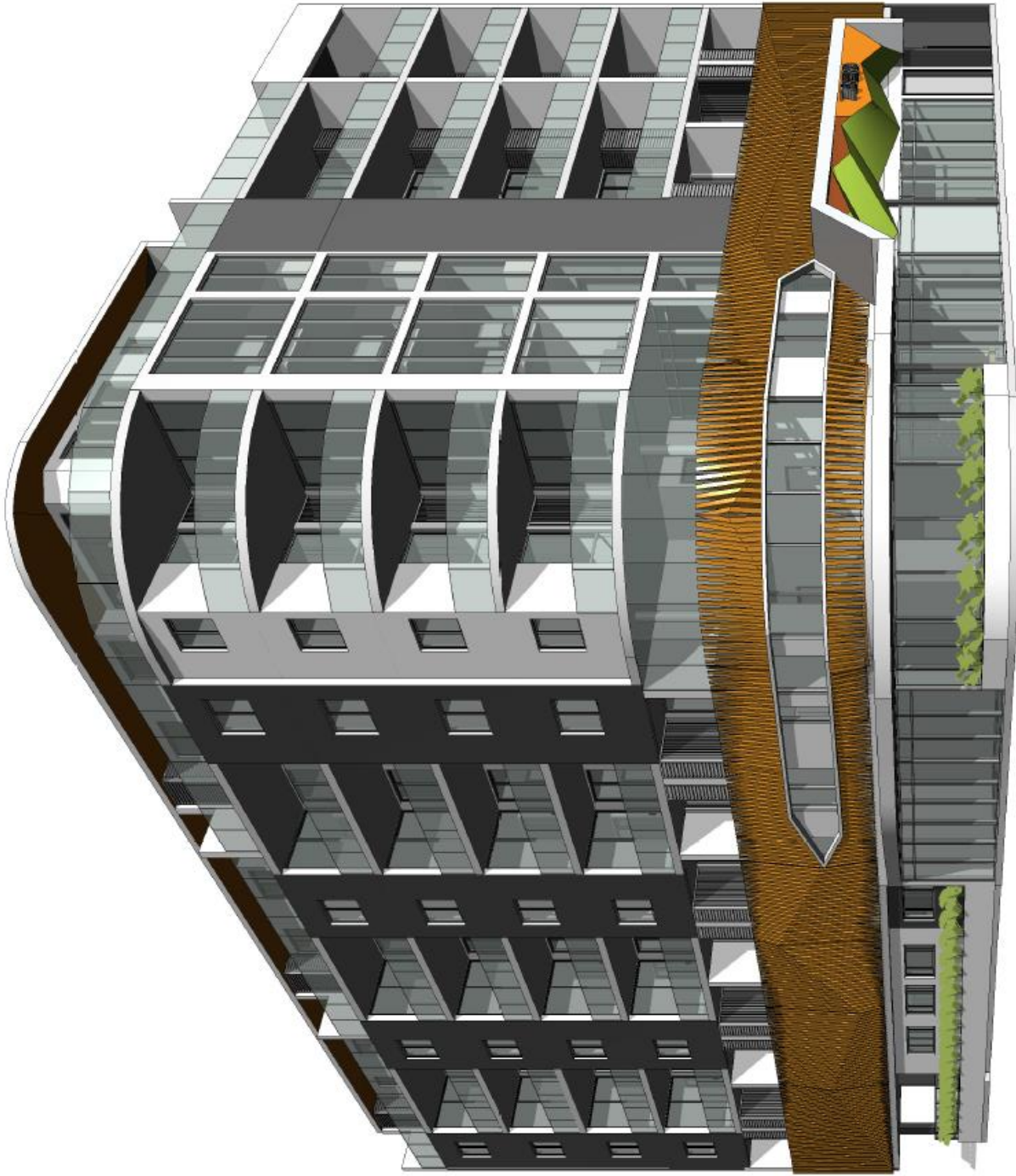
Conclusion

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

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



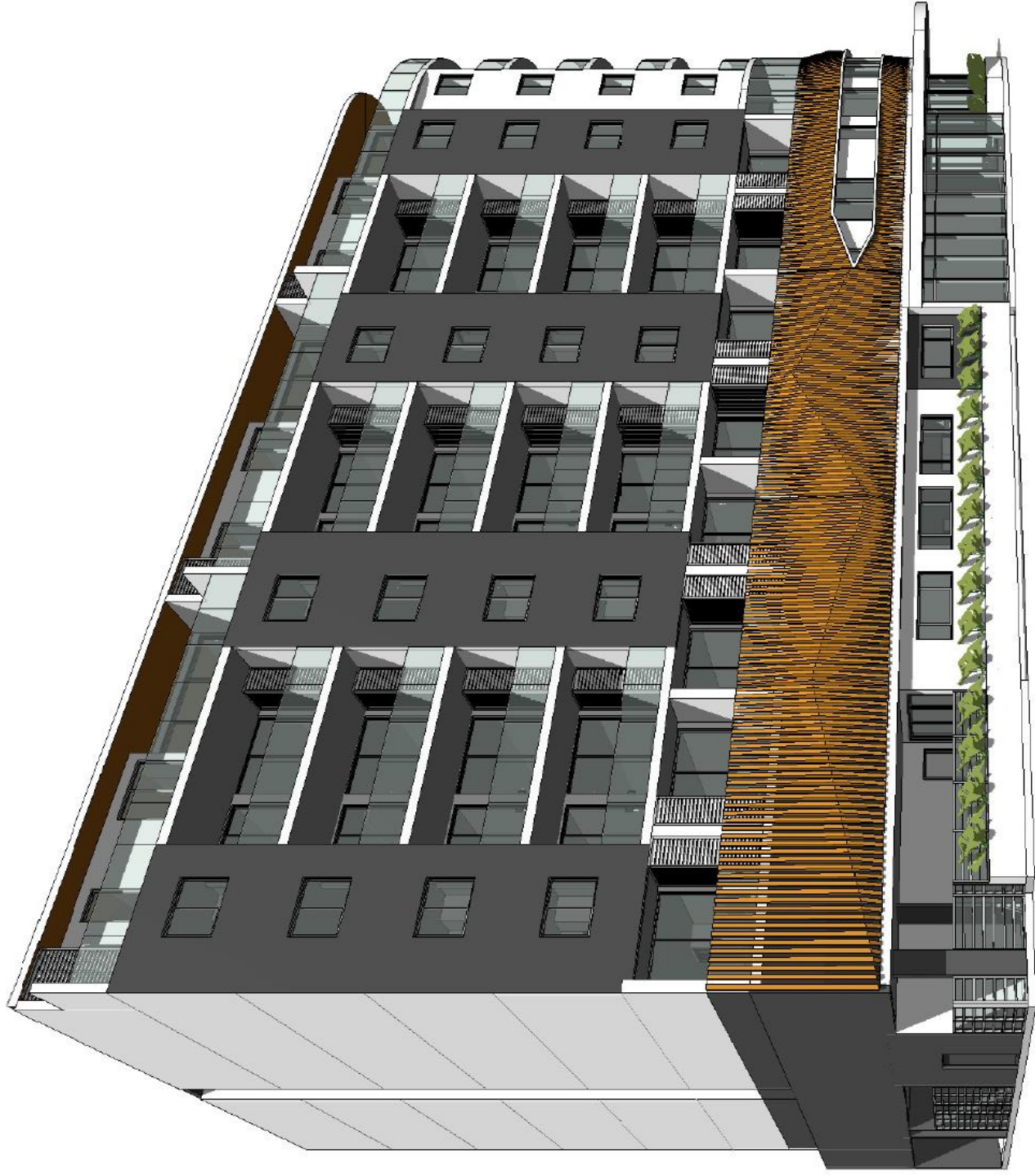
2016/5433 – 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH



2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)

Agenda Item 6.2 **103 (Lot 565) Riverside Drive and 115 (Lot 483) Terrace Road, Perth – Proposed Redevelopment of the Heritage Listed Former Pumping Station and Existing Amenities Building Within Langley Park**

Recommendation:

That the Design Advisory Committee considers the design for the proposed redevelopment of the heritage listed former pumping station and existing amenities building within Langley Park at 103 (Lot 565) Riverside Drive and 115 (Lot 483) Terrace Road, Perth and provides advice on the:

- 1. appropriateness of the design and extent of the overall development in relation to its context and setting within the heritage listed Langley Park reserve; and***
- 2. general aesthetic quality of the development including proposed materials and finishes.***

FILE REFERENCE:	2017/5005
SUBURB/LOCATION:	Langley Park - 103 (Lot 565) Riverside Drive and 115 (Lot 483) Terrace Road, Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	2 March 2017
ATTACHMENT/S:	Attachment 6.2A – Location Plan
3D MODEL PRESENTATION:	N/A
LANDOWNER:	City of Perth and Water Corporation
APPLICANT:	SMA Design
ZONING:	(MRS Reserve) Parks and Recreation (City Planning Scheme Precinct) Langley (P12) (City Planning Scheme Use Area) N/A
APPROXIMATE COST:	\$1.7 million

Purpose and Background:

The subject area is located within the central and northern portion of Langley Park in the vicinity of the Terrace Road and Hill Street intersection.

Details:

Approval is sought for the proposed adaptive reuse of the former Pumping Station for use as a licenced Café/Restaurant, each with an added alfresco area and with freestanding garden style roof structures. The proposal also includes upgrades to the existing children's playground on the eastern side of the development site and the addition of a multi-function space/community area for group fitness and related activities adjacent to the playground.

With regards to the design of the proposal, the applicant advises:

- *‘the design has been created to compliment the surroundings and add to the natural garden environment of Langley Park;*
- *the additional roof structures have been created to have as low pitch angles as possible, to add to the grandeur of the overall form of the two buildings, with the finished heights on the river side being uniform, to tie the two buildings together so that the development is read as one site;*
- *the roof structure to the State Heritage listed Pump Station has also been adjusted to reflect the comments from the State Heritage Office with the structure only extending to a single side of the building. The aim of which is to ensure that the main feature from all sides of the building is still the heritage building itself; and*
- *‘the inclusion of a perimeter fence is necessary for both the safety and peace of mind for the families using the play equipment and for the Café/ Restaurant to be secured outside of trading hours. Its design seeks to reduce its dominance whilst ensuring views through the structure are not compromised by its scale.’*

Compliance with Planning Scheme:

Land Use

The subject area is reserved for ‘Parks and Recreation’ purposes under the Metropolitan Region Scheme (MRS) which is administered by the Western Australian Planning Commission (WAPC). As the subject development does not form “permitted development” nor is it proposed pursuant to any management plan for the reserve, the WAPC is responsible for determining the application subject to consideration of any recommendations received from referral authorities, including the City.

Development Requirements

As the subject area is not zoned or reserved under City Planning Scheme No. 2 (CPS2), there are no specific development standards applicable to the proposal. The site is however located within the Langley Precinct (P12) of CPS2 which encourages passive recreational activities that add to or draw from the experience of the river. Further alienation of open space for roads and other inappropriate activities will not be contemplated. A wide range of leisure and active recreational, sporting and entertainment activities, both on land and water, will be encouraged where they do not conflict with passive recreation, and landscape and environmental requirements.

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 with regard to this application.



2017/5005 – 'LANGLEY PARK', 103 (LOT 565) RIVERSIDE DRIVE AND 115 (LOT 483) TERRACE ROAD, PERTH

Agenda Item No. 6.3 **250 (Lot 164) St Georges Terrace and 962 (Lot 162) and 943 (Lots 15 And 163) Hay Street Perth – Minor Amendments to the Approved Redevelopment of the Existing QV1 Public Plaza and the Construction of a 11-Level Mixed-Use Development (QV2) and a 17-Level Mixed-Use Development (QV3) Comprising of Office, Retail, Dining and Community Uses – Bonus Plot Ratio**

Recommendation:

That the Design Advisory Committee considers the minor amendments and the awarding of additional bonus plot ratio for the approved redevelopment of the existing QV1 Public Plaza and the construction of a 11-level mixed-use development (QV2) and a 17-level mixed-use development (QV3) comprising of office, retail, dining and community uses and provides advice on:

- 1. *the development’s compliance with the City’s Bonus Plot Ratio Policy 4.5.1 for the awarding of 17% bonus plot ratio (increase from 16% to 17% which is an additional 358m² of plot ratio floor space) for the redevelopment of the existing public plaza and the provision of child care facilities (specific facilities on private land); and***
- 2. *the minor modifications proposed to the QV1 Public Plaza, the stage 1 temporary child care centre facility and the ground floor lobby areas.***

FILE REFERENCE:	2017/5047
SUBURB/LOCATION:	250 (Lot 164) St Georges Terrace and 962 (Lot 162) and 943 (Lots 15 and 163) Hay Street, Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	2 March 2017
ATTACHMENT/S:	Attachment 6.3A - Map Attachment 6.3B – Colour Perspectives
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting
LANDOWNER:	Investa Nominees Pty Ltd, Commonwealth Superannuation Corporation and City of Perth
APPLICANT:	TPG and Place Match
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace Precinct 5 and St Georges Precinct 6 (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$800,000

Site History:

The QV1 development was approved by the Council in 1987 and was awarded 20% bonus plot ratio (a plot ratio of 4.8:1) for the provision of the public plaza, pedestrian links and a theatre. The theatre was not constructed as part of the development. The site has currently been developed to a plot ratio of approximately 4.3:1. As part of Amendment 25 to City Planning Scheme No. 2 (CPS2) the plot ratio for this site was increased from 4:1 to 5:1 with the maximum bonus plot ratio applicable to the site being 50%.

At its meeting held on 2 June 2016 the City's Design Advisory Committee considered an application for the redevelopment of the existing QV1 Public Plaza, the construction of an 11-level mixed-use development (QV2) and a 17-level mixed-use building (QV3) at the site, including the design of the development and the awarding of bonus plot ratio, and provided the following advice:

- "1. supports the awarding of 16% bonus plot ratio for the redevelopment of the existing public plaza and the provision of a child care centre (specific facilities on private land) in accordance with the City's Bonus Plot Ratio Policy 4.5.1, however, noting the proposed staging of the development, the Committee does not support the bonus plot ratio being utilised in the development of the 'QV3' tower until the design of this proposed building has achieved greater resolution to adequately address the following:*

 - 1.1 overall design improvement is required as it is considered that the QV3 tower does not provide a satisfactory design outcome and that it needs to be thought about more creatively so that it has an improved and more integrated relationship with QV1;*
 - 1.2 the design should provide an improved relationship between the tower and the ground plane, including opportunities for activation of both the Murray Street and Hay Street frontages;*
 - 1.3 improved access should be provided to the tower from each of the existing car park levels;*
 - 1.4 opportunities for active and/or landscaped treatments to the car park roofscape requires further development;*
- 2. generally supports the design of the 'QV2' building but requests additional details of the faceted glass to the curved corners of the building to ensure that a high quality finish will be provided. "*

In response to the above advice, the applicant submitted revised plans as well as further information and renders.

At its meeting held on 1 September 2016 the City of Perth's Local Development Assessment Panel approved the redevelopment of the existing QV1 Public Plaza and the construction of an 11-level mixed-use development (QV2) and a 17-level mixed-use development (QV3) comprising of office, retail, dining and community uses. This included the awarding of 16% bonus plot ratio for the redevelopment works to the existing public plaza and the provision of a child care centre.

Details:

The application proposes minor amendments to the previously approved development. This includes stage 1 works for the redevelopment of the QV1 Public Plaza and the provision of a temporary child care centre facility. The minor modifications will impact on the lower plaza and upper ground floor levels. The proposed minor amendments to the approval are summarised as follows:

Plaza (Ground) Level

- The reconfiguration of the stage 1 childcare lobby to relocate the entrance from Milligan Street to the public plaza;
- The stage 2 childcare centre lobby and QV2 lobby being replaced with a food and beverage tenancy to Hay Street and a wellness centre behind as an interim measure until the QV2 tower is constructed; and
- The installation of a new glazed windbreak screen to the south east pedestrian access point between the existing QV1 tower and the public plaza.

Upper Plaza Level

- The expansion of the stage 1 childcare centre by 104m² in its north-west corner and expansion of the associated outdoor play space by 118m²;
- The reconfiguration of the stairwell/ramp located at the Hay Street frontage; and
- The inclusion of an existing commercial tenancy which had been inadvertently left off the previous plans (76m²) as well as the extension of this tenancy with the demolition of the stair void (12m²).

Hay Street Elevation

- The reconfiguration of the openings in the upper plaza level façade.

Compliance with Planning Scheme:

Land Use

The QV1 site is located across two precincts including the St Georges Precinct 6 and the Citiplace Precinct 5 of City Planning Scheme No. 2. The new office towers however are located entirely within the Citiplace Precinct. The Citiplace Precinct will offer a wide range of general and specialised retail uses as well as a mix of other uses such as residential and visitor accommodation, entertainment, commercial, medical, service industry and offices. Uses at the street and pedestrian level will be mainly shops, restaurants and other uses that have attractive shop fronts and provide activity, interest and direct customer service.

The amended DA seeks to retain the approved uses with a new food and beverage tenancy ('Dining') and wellness centre ('Recreation and Leisure') proposed at the ground floor level of the stage 2 childcare centre and QV2 lobby on Hay Street. A food and beverage tenancy ('Dining') use is a preferred ('P') use and a wellness centre ('Recreation and Leisure') a contemplated ('C') use in this location. The proposed uses will provide for activity, interest

and direct customer service at the ground floor level and are consistent with the statement of intent in this area.

Development Requirements

Development Standard	Approved	Proposed	Permitted / Required
Maximum Plot Ratio:	5.8:1 (99,882m ²) including 16% bonus plot ratio (13,897m ²) for public facilities	5.83:1 (100,240m ²) including 17% bonus plot ratio (14,255m ²) for public facilities	5:1 (85,985m ²) Maximum 20% bonus for a public facility providing a total plot ratio of (103,182m ²)

Comments:

Bonus Plot Ratio

Under City Planning Scheme No. 2, developments proposing additional plot ratio above that specified on the Plot Ratio Plan must incorporate one or more of the eligible bonus plot ratio categories identified within Clause 28 of City Planning Scheme No. 2 and detailed within the Bonus Plot Ratio Policy 4.5.1. A maximum bonus of 50% is applicable to this site and can be made up of:

- Public Facilities or Heritage: Maximum 20% bonus. Includes public spaces, pedestrian links and the provision of specific facilities on private land;
- Residential Use: Maximum 20% bonus for the provision of a residential use; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Grounds for Bonus Plot Ratio

The revised application proposes 100,240m² of plot ratio floorspace which exceeds the maximum plot ratio of the site by 14,255m², representing 17% bonus plot ratio. The revised application is seeking an additional 358m² of plot ratio floor space (additional 1% bonus plot ratio) for the increased area of the temporary stage 1 child care centre including an additional 104m² of internal floor space and 118m² of outdoor play space. The applicant considers the proposed additional stage 1 food and beverage tenancy fronting Hay Street and the wellness centre to be an improved outcome for the public realm which together with the increased capacity of the temporary child care centre warrants the proposed increase in plot ratio. It is considered that the proposal does not however warrant the awarding of the additional bonus plot ratio.

Conclusion:

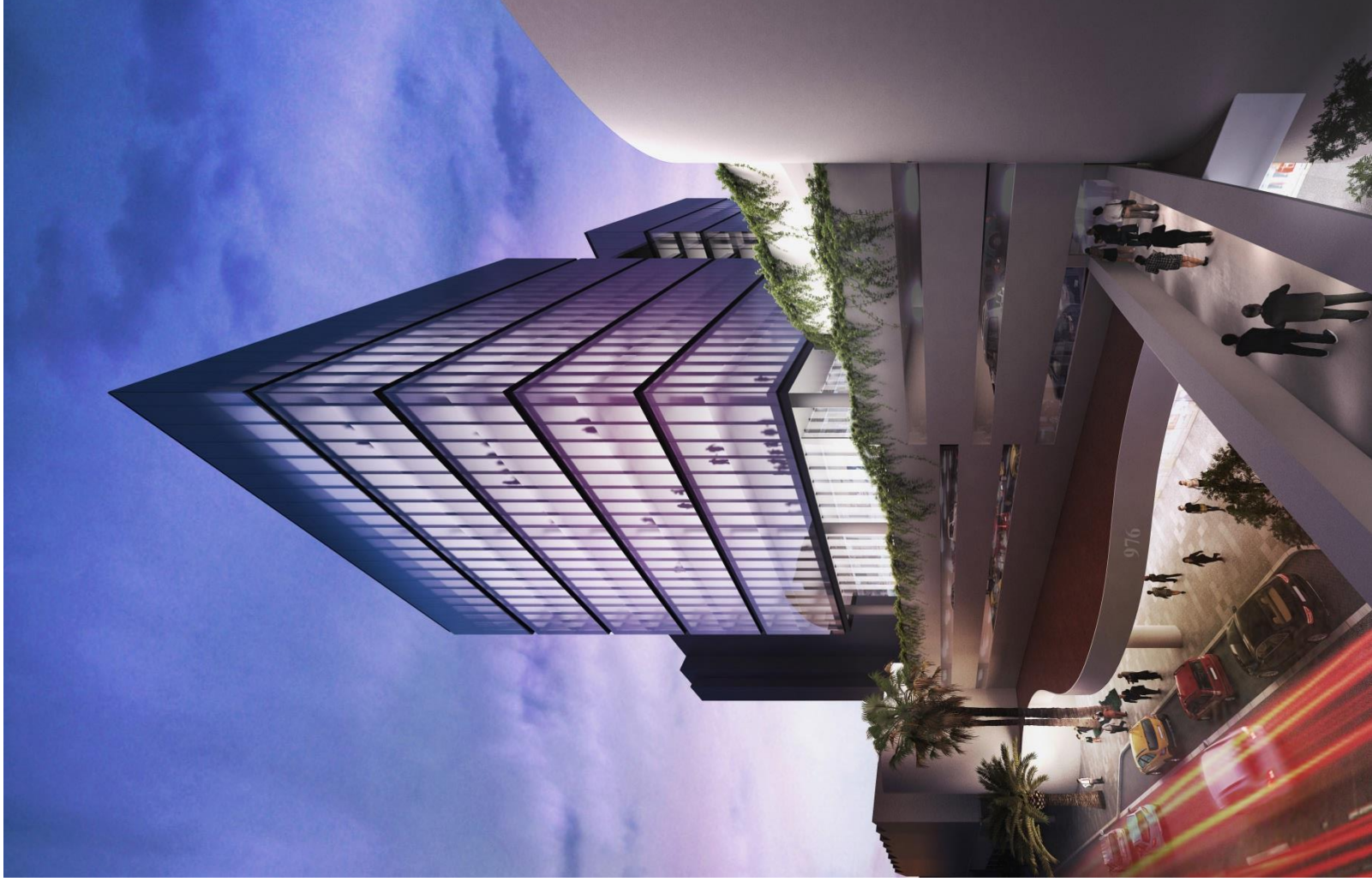
A verbal presentation will be given to the Committee in regard to this application.



ATTACHMENT A (MAP) – 250 (LOT 164) ST GEORGES TERRACE, PERTH



ATTACHMENT B (PERSPECTIVE) - 250 (LOT 164) ST GEORGES TERRACE, PERTH (QV2)



ATTACHMENT B (PERSPECTIVE) - 250 (LOT 164) ST GEORGES TERRACE, PERTH (QV3)



ATTACHMENT B (PERSPECTIVE) - 250 (LOT 164) ST GEORGES TERRACE, PERTH (PUBLIC PLAZA)