

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.