



**City of Perth**  
**City Planning Scheme**  
**No. 2**

**Precinct Plans**

# **Precinct Plan No.6**

## **St Georges**



<b>Version #</b>	<b>Decision Reference</b>	<b>Synopsis</b>
1	26 June 2001	Gazetted
2	26 February 2013	Amended
3	18 July 2014	Amended
4	17 March 2015	Amended
5	11 April 2017	Amended

## STATEMENT OF INTENT

The St George's Precinct will continue to function as the State's principal centre for business, finance, commerce and administration.

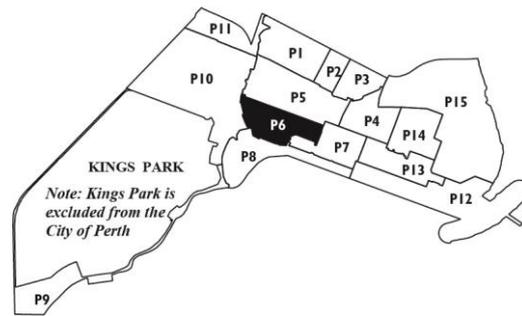
In this regard the tradition, prestige and convenience of the Precinct will be highlighted as a prime location for office activities. The metropolitan region's primary office district will be consolidated along St George's Terrace between Elder and Barrack Streets and will have the highest concentration of employment in the city centre. While offices will form the major activity, the Precinct will also accommodate a range of commercial and educational uses, particularly at street level, to create more diversity and interest. Buildings accommodating such uses will be of a high standard of design and presentation, including signs, in keeping with the prestigious character of the Precinct. Residential and visitor accommodation will also be encouraged to contribute to the vitality of the Precinct.

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. The design of buildings will be such that they minimise overshadowing of nearby parklands and be of a high architectural standard to reflect the status of the Precinct. The tallest office buildings will be located along the St George's Terrace spine between Milligan and Barrack Streets. The present skyline character of tall, slender, interestingly shaped towers, lighting and appropriate roof signs, will be maintained in any future development. Building heights however, should step down in the western part of the Precinct to maintain views from Parliament House toward the River and to protect the identity and prominence of the Mt Eliza escarpment and Kings Park.

The core area of tall buildings will also step down towards the southern edge of the Precinct to minimise overshadowing of the foreshore and to deflect winds over the city, thus contributing to a more comfortable pedestrian environment.

The clear and dramatic edge of buildings against the parkland and low level car parks on the south side of the Precinct should be enhanced, and any further development on the south side of Mounts Bay Road is to remain low level and include generous landscaping.

Building designs will contribute to an interesting and comfortable pedestrian environment, minimising strong wind conditions, glare and sun reflection in the street. New development should provide for pedestrian shelter along with other elements, such as street furniture, planting and public art, defining an interesting promenade and reinforcing the vista to Barracks' Arch and Parliament House. New development will have a nil street setback and be of a low scale along the street frontage. Any additional building height will be setback from all lot boundaries. Buildings, places and other objects, having historical, architectural or other significance will be preserved and maintained. Vacant sites, forming gaps in the





streetscape, are to be avoided. Buildings must not be demolished unless a replacement is to be constructed immediately following demolition.

A continuous, safe, attractive and clearly identified network of pedestrian paths, spaces and facilities will be provided throughout the Precinct and linked to the city centre and the foreshore. St George's Terrace is to be developed as a grand boulevard to provide an improved pedestrian environment. North-south pedestrian links across the Precinct are to be maintained, improved and added to where appropriate. The Precinct will continue to be served by highly accessible public transport, long and short term public parking and major city roads. Cross-overs to new carparks will be minimised. Shared or grade-separated access points will be encouraged, however, such access points must be carefully designed to avoid pedestrian inconvenience, discomfort and hazards. The local government will regulate traffic flow in accordance with the functional road hierarchy map for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.

### Uses

The St Georges Precinct is located inside the City Centre Scheme Use Area. As such, appropriate uses in this Precinct are those which do not conflict with the description of the area (refer to Schedule 1 of the Scheme text), and do not prejudice the statement of intent for this Precinct.

The Use Group Table (refer to Schedule 3 of the scheme text) lists the preferred, contemplated and prohibited uses within the Precinct. Any development proposal will only be approved where it complies with the Precinct Plan and the relevant planning policies.

Additional considerations for determining an appropriate use are listed below.

- (a) A range of commercial and educational uses, including banks, travel agencies, educational establishments, art galleries and convenience facilities for residents, visitors and the work force, such as restaurants, lunch bars, kiosks and local shops, are appropriate, particularly at street or pedestrian level.
- (b) The north side of St George's Terrace between William and Barrack Streets is to accommodate shops, restaurants (including cafes) and other similar uses which have attractive shop fronts at street or pedestrian level, as well as other uses which are closely related to those in the Citiplace Precinct.
- (c) Vacant sites must be avoided where possible. Where they occur they are to be occupied by temporary uses and/or landscaped and used as parks until the approved development for the site commences in accordance with the local government's requirements. The use of vacant sites for car parking is inappropriate.

### Development Standards

- (1) Development shall generally be in accordance with the planning strategies and policies contained in the City Planning Scheme Policy Manual concerning:
  - Residential Development
  - Parking and Access
  - Development and Design
- (2) Within the street block bounded by Mill Street, St Georges Terrace, William Street and Mounts Bay Road:



- (a) The upper level walkway on the northern side of Mounts Bay Road between William Street and Mill Street as well as the associated connections to the pedestrian bridges across Mounts Bay Road, shall be completed and maintained.
- (b) A pedestrian link(s) is desirable between St Georges Terrace and Mounts Bay Road, particularly to provide direct and safe access to the transport facilities south of Mounts Bay Road.
- (c) Areas of open space for public use are desirable. Pedestrian links through and between these spaces are encouraged however should not impact on their attractiveness and functionality for use as public spaces.

## RESERVES AND RESOLUTION AREAS

Some of the land in the Precinct is reserved under the Metropolitan Region Scheme (MRS) for car parking and as such falls within the planning authority of the Western Australian Planning Commission (administered by the Department for Planning). In addition, a portion of the Precinct is included in a MRS clause 32 area (Parliament House Precinct). The clause 32 resolution determines that any development in this area is of regional significance and ensures that development applications are determined by the local government and the Western Australian Planning Commission. All Metropolitan Region Scheme (MRS) reserves and clause 32 resolution areas are shown on the Precinct Plan map.

The local government nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.

### City Busport and Car Park

The City Busport and car park at the southern part of the Precinct are located in the Carpark Reserve. The public car park and transport functions of these facilities should continue. The City Busport should remain a major public transport terminus for buses and continue to provide a safe and convenient public transport facility with ancillary services. Improved north-south pedestrian links across the Precinct from the City Busport are highly desirable and should be promoted.

### Parliament House Precinct and Policy

The Parliament House Precinct was established by the Western Australian Planning Commission in order to protect the importance of Parliament Hill and its relationship to the city centre. The need to maintain views of Parliament House from the city and views over the Swan River from Parliament House, as well as the need to control the aesthetic aspect of development in the vicinity of Parliament House, was the basis for the preparation of height control and design guidelines for this area. Particulars of the clause 32 resolution require that development applications are determined by the local government and the Western Australian Planning Commission if the development lies within the inner precinct boundary or does not comply with the height controls specified in the Policy. Height controls, specific to a property, and design guidelines relevant to the





redevelopment of sites are specified in the Policy.

#### **Elizabeth Quay Project Redevelopment Area**

Elizabeth Quay comprises nearly 10 hectares of land south of The Esplanade, between Barrack Street and William Street, Perth and will connect the Swan River with the city. The project is intended to incorporate commercial, residential, retail, dining and entertainment, and cultural attractions around an inlet connected by landscaped terraces, boardwalks and promenades.

Land within the Elizabeth Quay Project Redevelopment Area is under the planning control of the Metropolitan Redevelopment Authority. The local government nevertheless has an opportunity to comment on development within this area and in doing so, will take into account the matters referred to in this Precinct Plan.