Tuesday, 2 March 2021

Urban Design Study

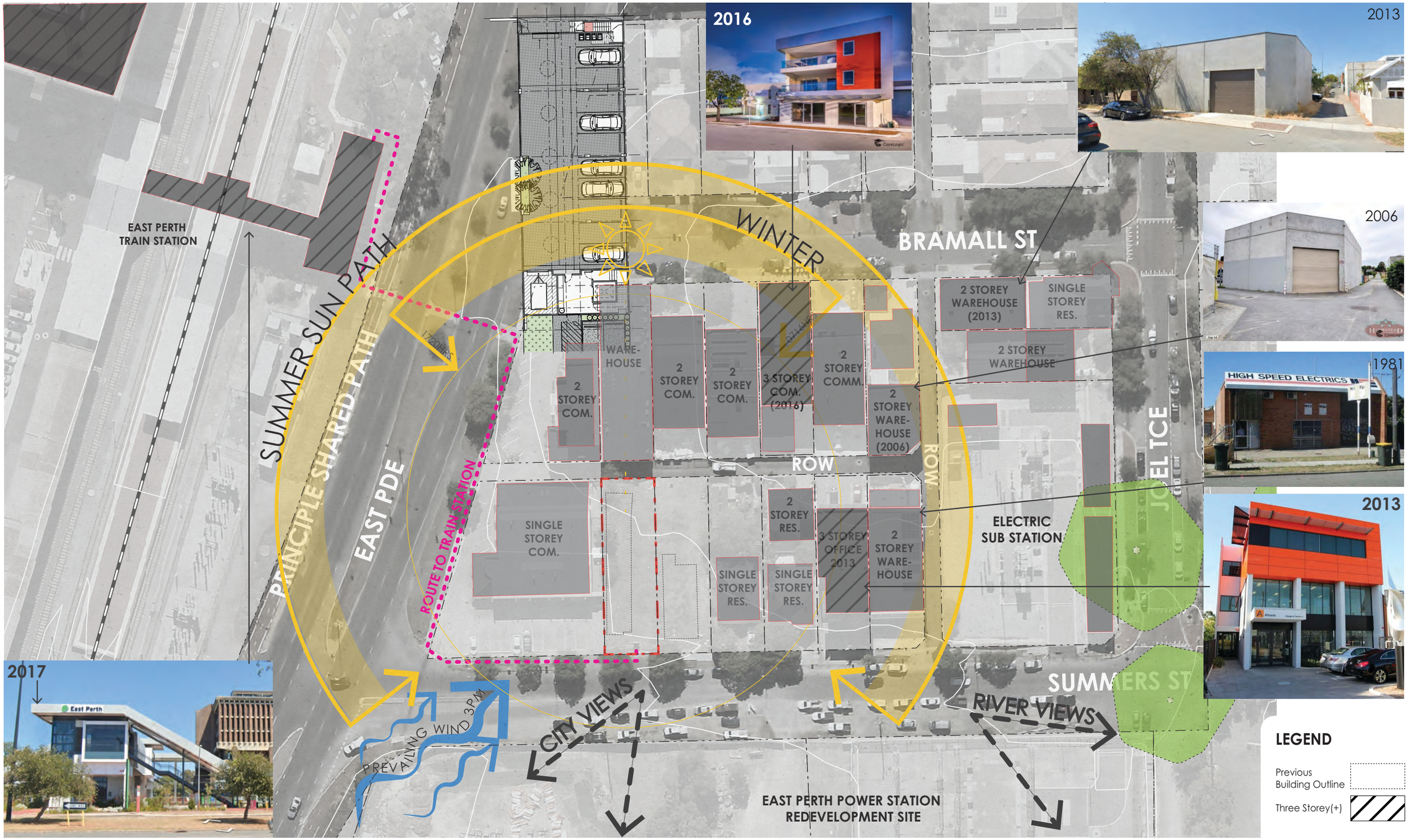
38 (Lot 18) Summers Street, East Perth

As part of the accompanying material for an application for development approval pursuant to Schedule 2, Part 8, Clause 63 of the Planning and Development (Local Planning Schemes) Regulations 2015, an urban design study is required for all developments visible from the public realm.

Prepared By/Applicant Details	
Name:	Hemsley Planning Pty Ltd
Address:	168 Stirling Highway, Nedlands
Phone:	Redacted for privacy purposes
Email:	
Applicant Signature:	

Property Details	
Lot Number:	Lot 18
Address:	38 Summers Street, East Perth

Urban Design Study Context Plan



LEGEND

Previous Building Outline

Three Storey(+)

Project

THREE STOREY OFFICE DEVELOPMENT
38 Summers Street
East Perth
City of Vincent

Scale

1:800 @ A3

4 8

Prepared for illustrative and planning justification purposes only. Whilst all efforts are made to ensure accuracy, all areas and dimensions are subject to detail design and survey.

Urban Analysis & Context Plan

Job No.

J000N/A

Revision

2A

27/10/2020

hemsley planning

Urban Design Study

The following table provides an outline how each of the following elements have been addressed and attach any relevant or supporting photos, images, diagrams or drawings where applicable.

Description	Applicant Comment
Context & Character *Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*	
Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.	The site was purchased vacant and cleared of all vegetation. The verge area has several Queensland Box trees, their retention is ensured as there is no crossover proposed and the development is setback substantially from primary street. The subject site is able to achieve views of significance over the Swan River via the third-floor terrace created in response to this feature. The subject site has a gentle fall away from the street which is incorporated into the ground floor car park.  Figure 1 The ground floor follows the existing topography.
Demonstrate consideration of the site's streetscape character.	Describing the built form context, let alone the land use mix as eclectic would be an understatement. On the street block are both new and old commercial factory units, newish and old unkempt single dwellings, even a superblock with western power infrastructure both concealed and exposed.

Figure 2 Industrial raw concrete and face brick developments.

There are of course the two most recent developments on the street block, both being three storeys and one with a nil street setbacks. They were completed in 2016 and 2017.

Figure 3 Two most recent developments on the street block.

Description	Applicant Comment

Figure 4 Recently completed Transperth overpass.

As part of the Perth Stadium transport works, the immediately proximate East Perth Train Station was upgraded ending 2018. The upgrade ensured that the Station could handle both the large crowds, as well as to make it fully disability accessible. The work involved fully heavily glazed enclosed lift and rail overpass which has the scale and appearance of three (3) storey development proposed.

The built form examples we consider to be enduring in their streetscape contribution are:

- New development; and
- Those with significant capital investment attached to them which would otherwise commercially prevent their redevelopment before full depreciation is reached.

Most notable are the two most recent private developments, both being three (3) storeys and one with a nil primary street setback. These key developments and structures are not considered traditional in appearance on account of their flat roofs and unarticulated form.

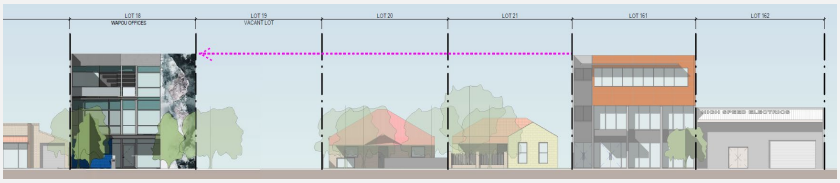
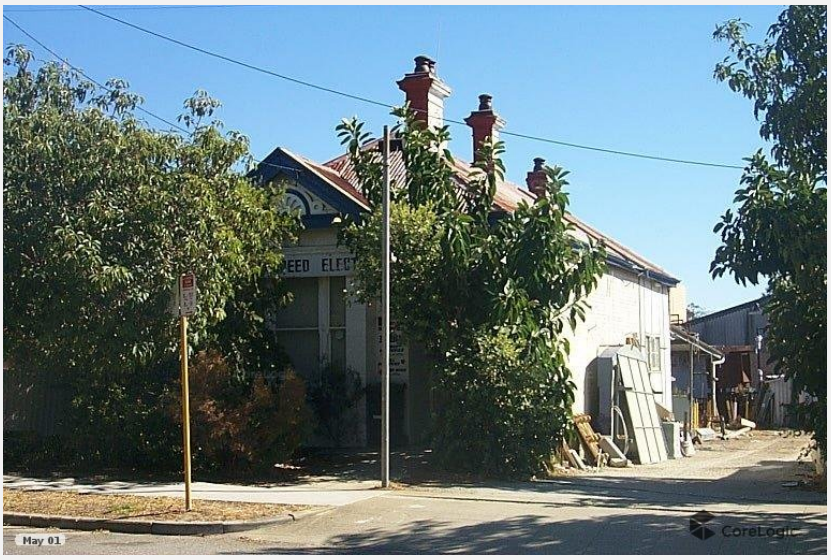
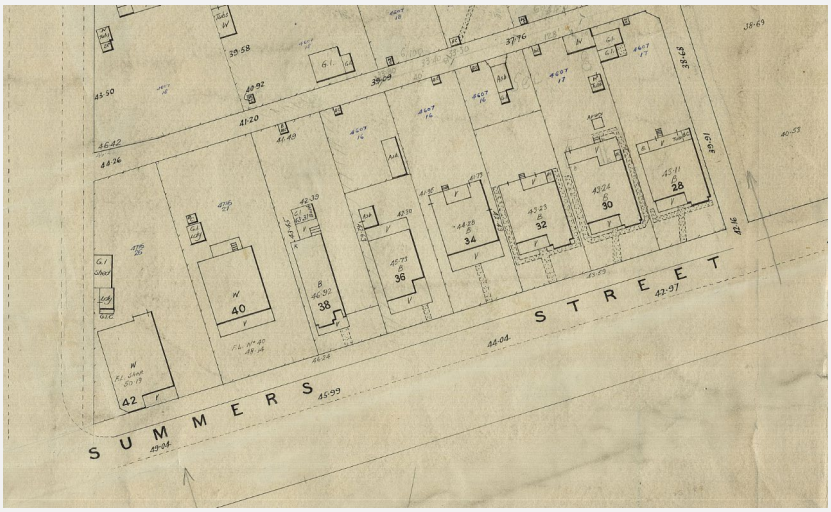
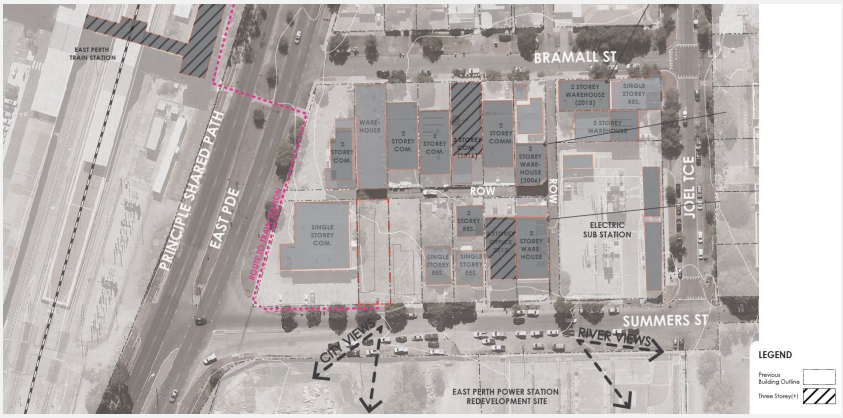


Figure 5 2D streetscape analysis.

Description	Applicant Comment
Demonstrate how the site's context and character influenced the development. Consider the following: ▪ History of the local area; ▪ Heritage listed buildings in the area; ▪ High quality contemporary buildings in the area; ▪ Materials, textures, patterns from high quality heritage / character as well as contemporary buildings in the area; and ▪ Movement patterns / laneways.	Both the subject site and adjoining vacant lot to the east were cleared in approximately 2008. The subject site has remained vacant since then. The now demolished character homes occupying both lots were setback at 3.8m (Hn. 40) and 2.7m (Hn, 38). In contrast to the immediate west, a single storey 1970s brown brick services union headquarters is setback 12m from Summers Street. Notably, this site was occupied prior by a structure with a nil setback to Summers Street and East Parade. The proposed setback strikes an appropriate balance between these contrasting setbacks.  Figure 6 Previously building located on subject site (RPdata 2001)  Figure 7 State Records Office WA, historical plan or pre-existing development.

Description	Applicant Comment
	 Figure 8 Elevated perspective of subject site.
	 Figure 9 Context Plan Extract.

Landscape quality

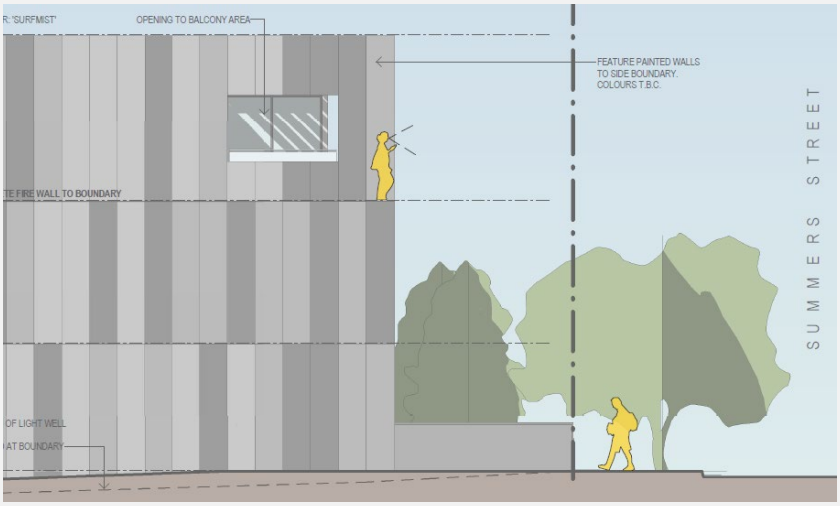
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

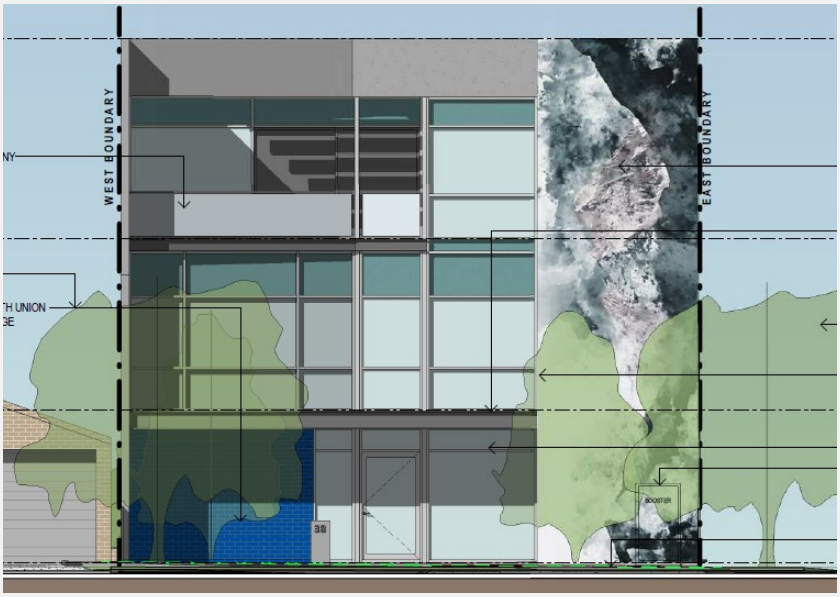
Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features	The proposed development makes provision for planting of mature trees in the generous front street setback area, in the light well, and on the roof terrace through two planter boxes.
Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.	The provision of landscaping is practical when considering the size and width of the lot and the adjoining verge area. The landscaping proposed will provide habitat for fauna and the zone are of a sufficient size where plants can thrive without causing damage to the building.

Description	Applicant Comment
	Trees will benefit users of the building due to its high visibility and improved access to natural light for the trees. The verge area and all of Summers Street is controlled by the MRA/DevelopmentWA. The verge area incorporates two (2) verge trees, (Queensland Box trees) and a pedestrian footpath. Both trees are to be retained by the proposed.
Built Form & Scale *Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*	
What is the building massing and height of the streetscape? How has this been incorporated into the design? How does the development respond and contribute to the built form and scale of the streetscape? Demonstrate how the development encourages an activated and vibrant streetscape environment.	The surround location lacks a coherent architectural style however, the form of the building is responsive to relevant planning controls and the future context. Immediately opposite is the DevelopmentWA/MRA controlled East Perth Power Station Redevelopment Area. The Draft Masterplan, although not recently prepared, these plans offer an insight into the scale of development anticipated on the site which adjoins the proposal. A streetscape mock-up of Summers street prepared as part of the master planning exercise has detailed three (3) storey development with nil primary street and nil side setbacks on either side of Summers Street.  Figure 4 Subject site in relation East Perth Power Station Redevelopment Masterplan (MRA).

Description	Applicant Comment
	 Figure 10 Artists impression of Summers Street as per East Perth Power Station Redevelopment Masterplan (MRA). The building is a well-articulated with the forms of the existing built environment and building volumes. Introducing textured concrete paneling on the external lot boundary walls to soften the appearance until adjacent development is pursued. The development has an appropriate street presentation as illustrated in the architectural submission and is respectful of the anticipated future scale and privacy requirements of its neighbours.
Functionality & Build Quality *Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.*	
Demonstrate how the proposed design complements the use of the building.	The development uses durable low maintenance building products and finishes considered compatible with the urban, semi-industrial environmental aesthetic. The building will deliver a functional environment specifically designed to suit the Union's intended purpose. The upper floor training area is design with moveable walls such that it is flexible and adaptable space, designed to maximise utilisation and appropriate future requirements without the need for major modifications.
Sustainability *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*	
Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces.	A Sustainable Design Report (refer appendix 4) was commissioned which outlines the Ecological Sustainable Design (ESD) strategy for the proposal. This report outlines all considerations and mechanisms within the design of the

Description	Applicant Comment
	proposed development that will effectively manage the resource, energy and water use associated with the building development and its operation. The proposal is being designed to fulfil all requirements in terms of Ecologically Sustainable Design (ESD) and is aiming to achieve the equivalent standard of a 4-star Green Star – Design and As-Built v1.3 rating. The proposal aims to promote a high standard of environmental performance incorporating the use of ecologically sustainable development principles including: ▪ Limiting parking provided to encourage staff and visitors to use alternative means of transport; ▪ Designing the orientation and layout of to maximise access to natural light, natural cross ventilation and aspect; ▪ Use of construction materials that is conducive to thermal mass such concrete slabs; ▪ Electric car charging capabilities; ▪ Waste minimisation and recycling; and ▪ Energy saving appliances low energy light fittings to private areas. We conclude that the proposal is consistent with the stated objectives.
Amenity *Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.*	
Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers	The proposal provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with adequate levels of daylight, natural ventilation and outlook. The strength of the design is the common areas of the building to achieve a more democratic provision of daylight considering the narrow width of the lot. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and internal privacy, and ease of access for all.
Legibility *Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.*	
Demonstrate how the design allow users and visitors to navigate through the development.	The building proposed is detailed to be visually prominent from Summer Street, East parade, and future redevelopment of the power station site and in this respect contributes positively to evolving precinct. The use of the three level public artwork contributes to a sense of place and provides a subtle identification of the orientation of the building.
Safety *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*	

Description	Applicant Comment
Demonstrate how the layout of buildings on site provides safe and high level of amenity for residents.	CPTED initiatives have been incorporated as follows: ▪ The primary building entrance readily identifiable via pathway from Summers Street with clear glazing and will have suitable lighting and allow for passive surveillance; ▪ The building access will be security controlled; ▪ Security lighting and cameras at the rear facing the ROW. ▪ The building provides a single public pedestrian entrance orientated towards the primary street; ▪ Significant glazing floor to ceiling glazing and the roof terrace/balcony are proposed which will provide natural surveillance of street and also the ROW; and ▪ The parking proposed is designed to minimise opportunities for alcoves through the provision of visually permeable gate which operates as a garage door. Walls do not obstruct sight lines.  Figure 11 Natural surveillance of the primary street achieved from the terrace.
Community *Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.*	
Demonstrate how the development contributes to a sense of community, encouraging social engagement and enabling stronger communities.	The building and land use is designed to capitalise on the site's proximity to the train station rather than private vehicle use. The use of the train is hoped to increase opportunity for incidental pedestrian interaction on route to the building. The externally located public art will contribute to cultural understanding of the building and enhancing the built environment by creating a meaningful public

Description	Applicant Comment
	space. It is hoped the artwork will foster social cohesion and provide a means to engage with the community.  Figure 12 Externally located public artwork.
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.*	
Demonstrate how the surrounding context and character has been incorporated into the design of the development.	The proposed building is designed having regard to the surrounds and future development of this Precinct. The proposed development has been suitably treated to include natural material finishes and a building form influenced by the more contemporary surrounding development to deliver a more natural and sympathetic aesthetic outcome. Particular effort has been made to enrich the public domain experience through the creation of a human scale-built form setback from the street and softened by comprehensive landscaping. The building is completed with landscaped planters on the upper-level terrace to provide visual interest from far. The design aims to be reflective of a contemporary design which achieves a distinctive outcome.