

PARLIAMENT HOUSE PRECINCT



PLANNING BULLETIN

JULY 1983



THE METROPOLITAN REGION PLANNING AUTHORITY, PERTH, WESTERN AUSTRALIA

PARLIAMENT HOUSE PRECINCT

In 1897 Parliament investigated in detail two sites for the construction of Parliament House. Building designs were prepared for both sites and eventually in consideration of the significance of the Institution of Parliament and consequently of Parliament House, Parliament decided on the Harvest Terrace site on the axis of St. George's Terrace overlooking and being visible from the City. The removal of the Pensioner's Barracks building was integral with this decision.

In 1963 an Inter Departmental Committee was formed to study the environment of Parliament House. Whilst assessing the impact of the Mitchell Freeway and of the Public Office development, the importance of Parliament Hill and its relationship with the City led to the following observations:

Parliament House should always be visible and accessible. It should be part of a wider design embracing a Parliamentary Precinct.

Its visual linkage with the City should be evident and its place in the whole composition should be respected.

Although it may not be the biggest or highest building, it should be the dominant element at the head of the Terrace.

Landscaping should be developed according to a comprehensive design in and around the entire site.

Motor vehicles in car parks should not intrude into the landscape or dominate any portion of it.

Parliament Place has important associations with Parliament House and should be treated accordingly. Its design should be expansive and attractively landscaped.

The Committee summarised three important considerations which became the prime objectives of the Precinct Policy.

1. The need for maintaining views of Parliament House from the City.
2. The need for maintaining views over the Swan River from the terraces of Parliament House.
3. The need for controlling the appearance of Parliament House Precinct.

In order to achieve these objectives The Metropolitan Region Planning Authority in August 1964 invoked Clause 32 of the Metropolitan Region Scheme so requiring that all development applications in the Parliament House Precinct be submitted to the Authority for determination.

A Building Design Advisory Committee was established in December 1964 to advise the Authority on development applications and progressively to establish desirable design standards and building height limits to meet the aims of the Precinct Policy.

An Architectural Design Sub Committee was formed to assist the Advisory Committee.

In November 1971 a Planning Bulletin setting out details of the Precinct Policy was published by the Authority and in August 1977 detailed policies relating to development on properties fronting Bellevue Terrace were made. In April 1980 the Precinct boundary was extended to include properties fronting Mounts Bay Road.

A review of the Precinct Policy was commenced in April 1980 and completed in November 1981.

OBJECTIVES

1. To recognise the significance of the Institution of Parliament.
2. To reinforce the unique role Parliament Hill plays in the structure of the City.

POLICIES

To achieve these objectives the following policies have been adopted

1. Generally it is intended that development heights be restricted on particular sites to establish compatible scale relationships between Parliament House and adjacent development and also to protect views between Parliament Hill and other important city elements, such as
 - Swan River Perth and Melville Water
 - South Perth foreshore and Mill Point
 - Esplanade and Supreme Court Gardens
 - Heirisson Island and the Darling Scarp
 - Central City block particularly the St. George's Terrace vista.

Maximum heights are total and include superstructures, lift overrun, and plant rooms, etc.

2. There shall be a presumption against the use of illuminated signs visible from Parliament Hill and the use of metal oxide coated glasses or similar in the Inner Precinct.

The use of large areas of highly reflective materials is deprecated in the Inner Precinct. (Highly reflective materials are considered to include all glasses, polished aluminium, etc.)

All signs should be an integral part of the building and not freestanding attachments.

3. Building form and materials generally on development adjacent to Parliament Hill should be compatible with those of Parliament House. (e.g. Grey concrete, red clay brick and off white painted finishes have been found acceptable).
4. Off street parked vehicles should be screened so as not to dominate the landscape or streetscape.

5. It is intended that the landscaped setting of Parliament House and the Public Offices be maintained to punctuate Central City and West Perth development and that the landscaping of Kings Park, Public Offices and Parliament House grounds be strengthened as a continuous and unified experience.
6. It is also intended that street planting be developed as an extension of the landscaped reserves, that street trees be used to soften building facades and that planting in the Freeway reserve be tempered with low planting to protect desirable views and high planting to screen undesirable views.
7. Plant species in development landscaping is encouraged to compliment the above landscaping aims.
8. It is desired that all buildings be set back exactly 6.0 metres from the Parliament Place street boundary on both the north and south sides. The setback should be landscaped and maintained to the satisfaction of the Authority. No walls or fences should be located in the setback area.
9. It is desired that all buildings be set back exactly 4.5 metres from the Havelock Street western boundary except on Lots 1, 2 and 3 of H80 and Lot 30 of H71 which should be set back. exactly 8.75 metres. The setback to be landscaped and maintained to the satisfaction of the Authority. No walls or fences should be located in the setback area.
10. Vehicular access to and from areas for vehicle parking is undesirable from Havelock Street where access exists from another street or right of way.
11. The siting of buildings fronting St. George's Terrace and on Elder and Malcolm Streets at the intersection with St. George's Terrace is to be to the approval of the Authority.

Generally, it is intended that buildings on Lot 4 of 54 Malcolm Street, Lot 54 Elder Street and Lot 4 of 55 and Lot 13 St. George's Terrace be set back from the street boundary and that other buildings in St. George's Terrace be built to the street boundary with the street level ground floor set back from the street boundary.

Exact setback dimensions are to be agreed with the Authority.

12. Generally it is desired that development on the Hale School site be set back at least 50.3 metres from the Harvest Terrace boundary to permit the retention and reinstatement of the landscaped landform.
13. It is intended that street and park furniture be rationalised to achieve uniformity throughout the Precinct.

CONTROLS

The Parliament House Precinct comprises an Inner and Outer Precinct.

The Perth City Council shall determine all development applications in the Outer Precinct except those which exceed the height limits. Such development applications shall be determined by the Authority.

All development applications in the Inner Precinct shall be determined by the Authority.

PROCEDURES

Before submitting a formal application, architects and developers are invited to discuss their preliminary proposals with officers of the Town Planning Department and also with the Sub Committee. The subsequent procedure is as follows:

1. The formal application should be submitted with three copies of drawings etc. to The Metropolitan Region Planning Authority on MRPA Form 1, through the Perth City Council.
2. The City Council will examine the application and forward it, together with Council's recommendations in respect of the City's planning requirements, to the Authority for decision.
3. Professional staff of the Town Planning Department will study the application and the City Council's recommendations and if necessary confer with the author of the submission and the City Council.
4. The Sub Committee will meet and consider the application. The author of a submission is invited to explain his formal application to the Sub Committee. The Sub Committee's report is then put to the Precinct Committee.
5. If the report is favourable, the Chairman of the Precinct Committee is empowered to recommend the application to the Authority without convening the full Committee. If the report is unfavourable the full Committee will meet and in turn make a recommendation to the Authority.
6. The decision of the Authority will be conveyed on MRPA Form 2 to the applicant and City Council. A building licence cannot be issued until approval is obtained.
7. In the event of a refusal, or approval with conditions which are unacceptable to the applicant, an appeal may be made to the Minister for Planning or the Town Planning Appeal Tribunal in accordance with the Town Planning and Development Act and the Metropolitan Region Scheme.
8. Before obtaining a building licence from Perth City Council, three copies of all relevant final working drawings must be submitted to the Authority for confirmation of the approval. One copy of the endorsed final working drawings will be forwarded by the Authority to the Council.
9. Any proposed changes to an approval which affect the external form or materials of the development must be submitted to the Authority for review.

APPLICATIONS

Applications for approval to commence development shall be made in triplicate in the manner set out in Form 1 to the Metropolitan Region Scheme and the attached plans shall include the following:

1. A site plan suitably identified with lot numbers, location and names of streets and rights of way.
All boundary and boundary/building setback dimensions, landscaping, vehicle entry, egress and parking. Site levels reduced to A.H.D. North point and scale.
2. All floor and roof plans dimensioned and with all uses shown. North point and scale.
3. All elevations showing heights reduced to A.H.D.
4. Sections sufficient to show the three dimensional modelling of the development especially in relationship to the site.
5. An accurate depiction of the form, nature and colours of the development either by coloured elevations, perspective or model.
6. A statement either on the drawings or separately describing all external materials and finishes including glazing.

COMMITTEES

THE PARLIAMENT HOUSE PRECINCT COMMITTEE

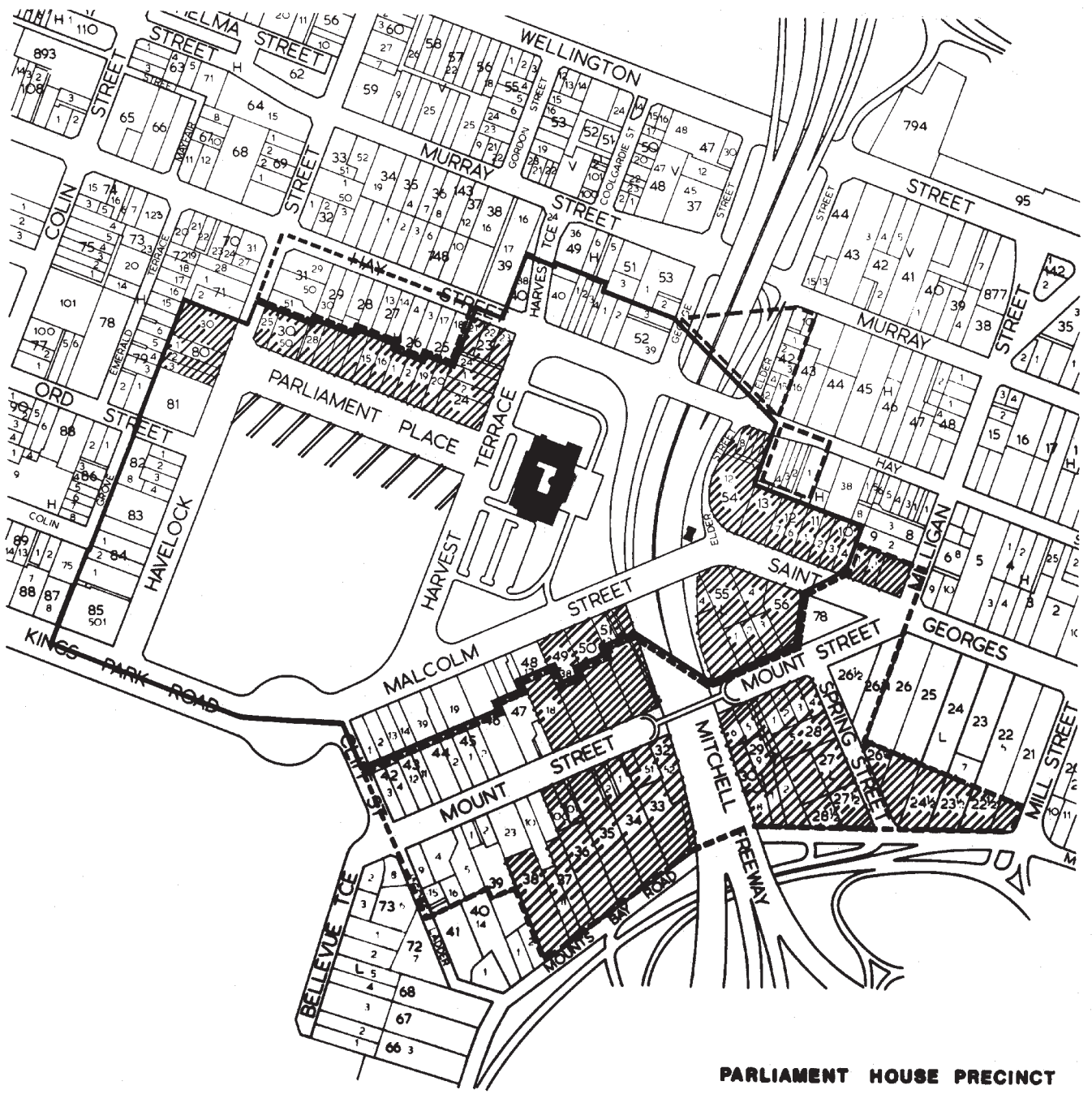
This Committee consists of a Chairman selected from the members, the Town Planning Commissioner, two City Councillors, the Director of the Art Gallery, the Chairman and a second member of the Joint House Committee of Parliament, the Principal Architect of the Public Works Department, two nominees of the Royal Australian Institute of Architects and the Professor of Architecture at the University of Western Australia.

The Committee is responsible for advising the Authority on development applications and on general design aspects within the Precinct.

THE PARLIAMENT HOUSE PRECINCT SUB COMMITTEE

This Committee consists of the four architect members of the main Committee and a technical/professional officer from each of the Perth City Council and Town Planning Department. The Sub Committee is assisted by professional staff of the Town Planning Department and it collaborates with the City Planning Department of the Perth City Council.




Its functions are to discuss applications with their authors, to examine and report on applications with regard to policies formulated for the Precinct, to review policies for the Precinct and to make recommendations to the main Committee.



PARLIAMENT HOUSE PRECINCT

FIG. 1

PRECINCT BOUNDARIES

-  INNER PRECINCT BOUNDARY
-  OUTER PRECINCT BOUNDARY
-  HEIGHT CONTROLS APPLY TO THESE AREAS



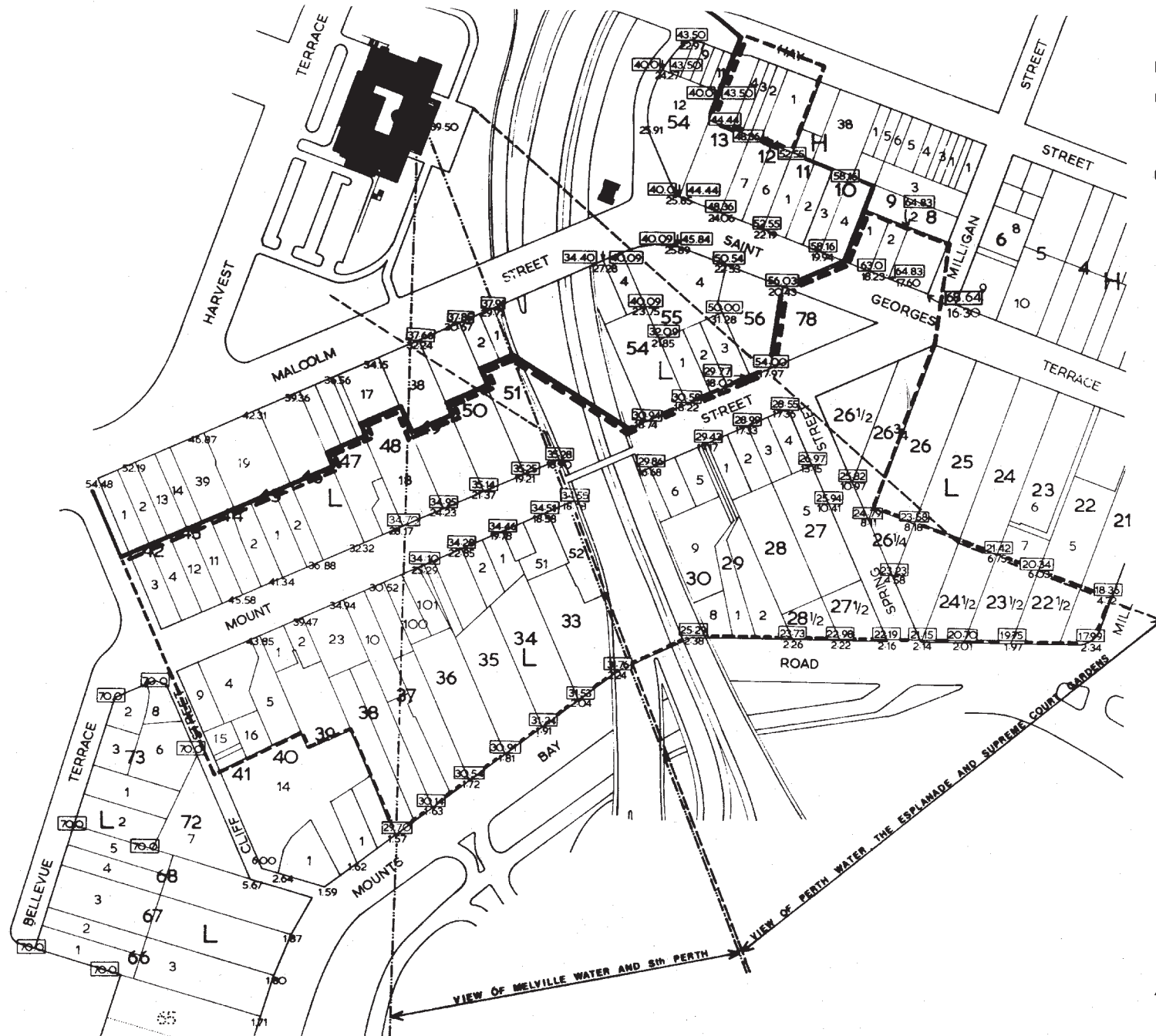
PARLIAMENT HOUSE PRECINCT

FIG. 2

BUILDING HEIGHT CONTROLS

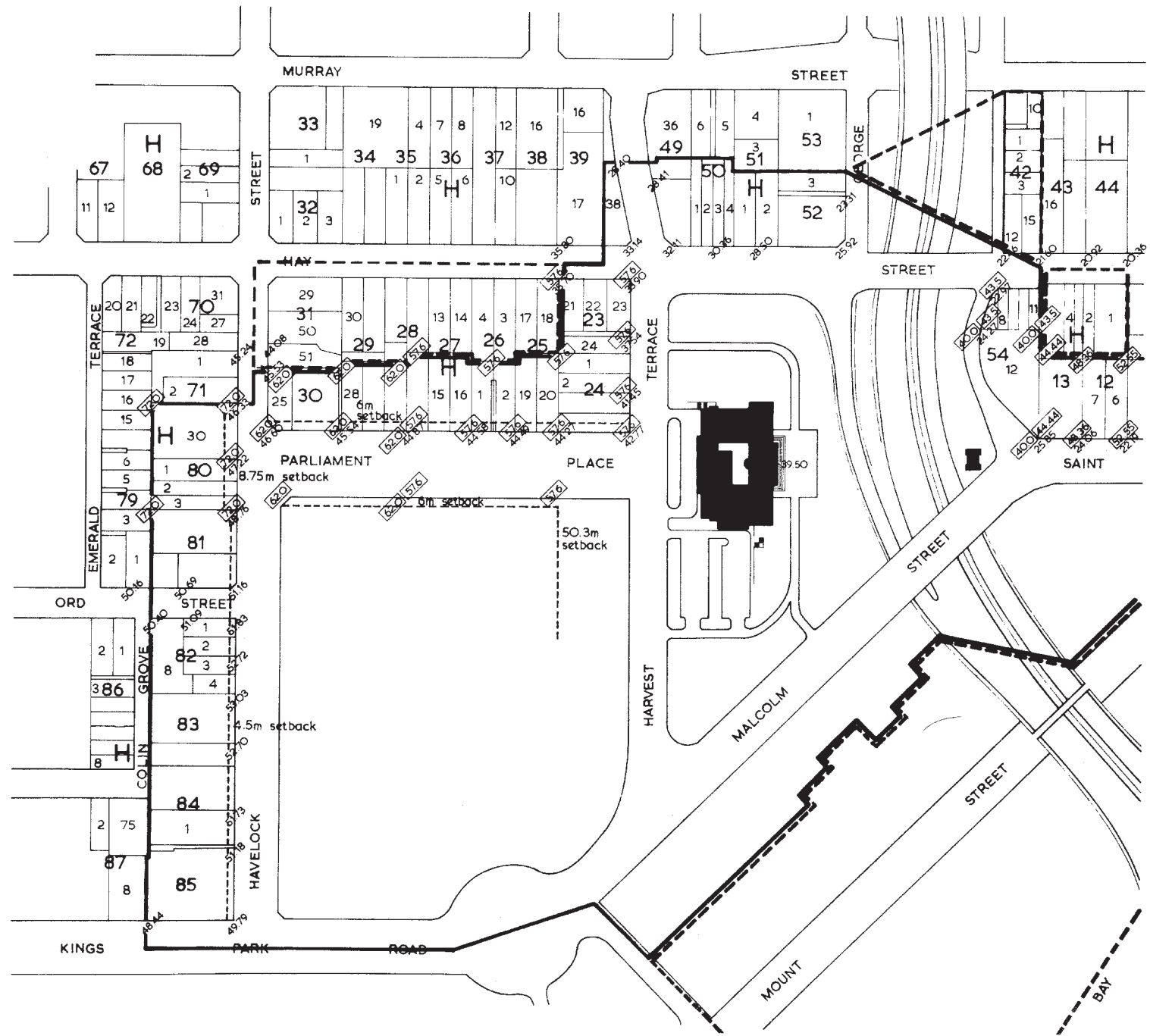
23.23 MAXIMUM HEIGHT LIMIT
 4.58 EXISTING GROUND LEVEL

- - - OUTER PRECINCT BOUNDARY
 ——— INNER PRECINCT BOUNDARY



REDUCED LEVELS EXPRESSED IN METRES ABOVE A.M.D.





PARLIAMENT HOUSE PRECINCT

FIG. 3

BUILDING HEIGHT CONTROLS

44.44 MAXIMUM HEIGHT LIMIT
25.85 EXISTING GROUND LEVEL

- - - OUTER PRECINCT BOUNDARY
 ——— INNER PRECINCT BOUNDARY



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