

Megan Adair
Presiding Member
Metro Central JDAP

9 December 2019

Hon Rita Saffioti
 MLA Minister for Planning
 Level 9 Dumas House, 2 Havelock St
 WEST PERTH WA 6005

Dear Minister Safiotti,

CIVIC TRIANGLE SOUTH PERTH - RESPONSE TO SUBMISSIONS

Thank you for providing me with the opportunity to provide a response to:

- the City of South Perth's submission of 20 November 2019; and
- Finbar's submission of 25 November 2019

on the Civic Triangle, South Perth matter.

There is little or nothing in the Finbar, 400 page plus, submission that was not previously presented to the JDAP or made available. As such I believe that the submission does not really add to the current matter and I provide no further response to the submission.

In relation to the City of South Perth submission, this does not assist in progressing the issue, particularly given that it claims, on the second page that no design distinctiveness is needed:

"It is not necessary for the design ... to be "remarkable or distinctive", as these elements are not a requirement of the Town Planning Scheme No 6 ..."

This statement underplays and misrepresents the significance of the site and its need for a distinctive design outcome. The City's claim appears to contradict the provisions of the City's planning Scheme which contains specific planning provisions that apply only to this site as well as the advertised vision for the area.

Design Quality

The City's RAR dated 3 July 2019 emphasised that its vision for the Civic Site is to ensure that "exemplary" design will provide a "high benchmark" for "innovation", "sustainability" and a design that is "visually striking and memorable."

The City's RAR to the JDAP dated 3 July 2019 stated the following:

"The draft SPACP and TPS6 Amendment No. 61 have been developed based on the principle that as a building gets taller or larger, the design quality standards should become more stringent. The documents have three levels of design quality; good, excellent and exemplary and define exemplary design as follows:

Exemplary design is defined as being of a standard that provides a high benchmark for design, innovation, and sustainability and is visually striking and memorable in the context of the locality.

Whilst the draft SPACP and TPS6 Amendment No. 61 are not seriously entertained planning proposals at present the above provides context as to the City's vision and commitment to high quality design in the precinct.

Given the location and landmark status of the site, as identified in the draft SPACP, the development of the Civic Site should set a benchmark for development within the South Perth Activity Centre, in particular with regards to architectural design quality.

Further, any building on this site will be a prominent landmark within both the local and wider surrounding area.

State Planning Policy 7.0 lists 10 Design Principles and the purpose of these Design Principles is to establish a definition of 'good design' that can inform the design, review and decision-making processes ..."

The above quote from the City's RAR clearly demonstrates that the City sees distinctive and memorable design as essential, thereby contradicting its submission to you of 20 November 2019.

Your invitation to me of 31 Oct 2019 called the project in under s 246(1) of the PD Act 2005 for good reason: because the application raises issues of such State or Regional significance that the project requires Ministerial determination.

The significance of the site is reinforced in the City's submission, dated 20 Nov 2019, which describes the project as the proposed "Civic Heart" development and Finbar's Ministerial Submission, which is similarly headed in bold "Civic Heart". The word "heart" is intended to be symbolically significant.

Given the site's prominent "Civic Heart" location, it follows that it should have a distinctive design outcome.

To claim otherwise is to hide from reality and deny the self-evident importance of the "Civic Heart" site.

Deep Soil Zones - Landscaping

The City's submission states that the site is constrained so that it has only a few deep soil zones.

The same could be said of nearly all major development sites with towers and podium car parking. The City's statement regarding a lack of deep soil zones overlooks creative design solutions and appears to be defeatist.

Green Walls

As per my original submission, I believe that the tower and podium design outcome should be the subject of further attention. The proposed podium for such a large and important site currently contains disjointed elements lacking in a distinctive design.

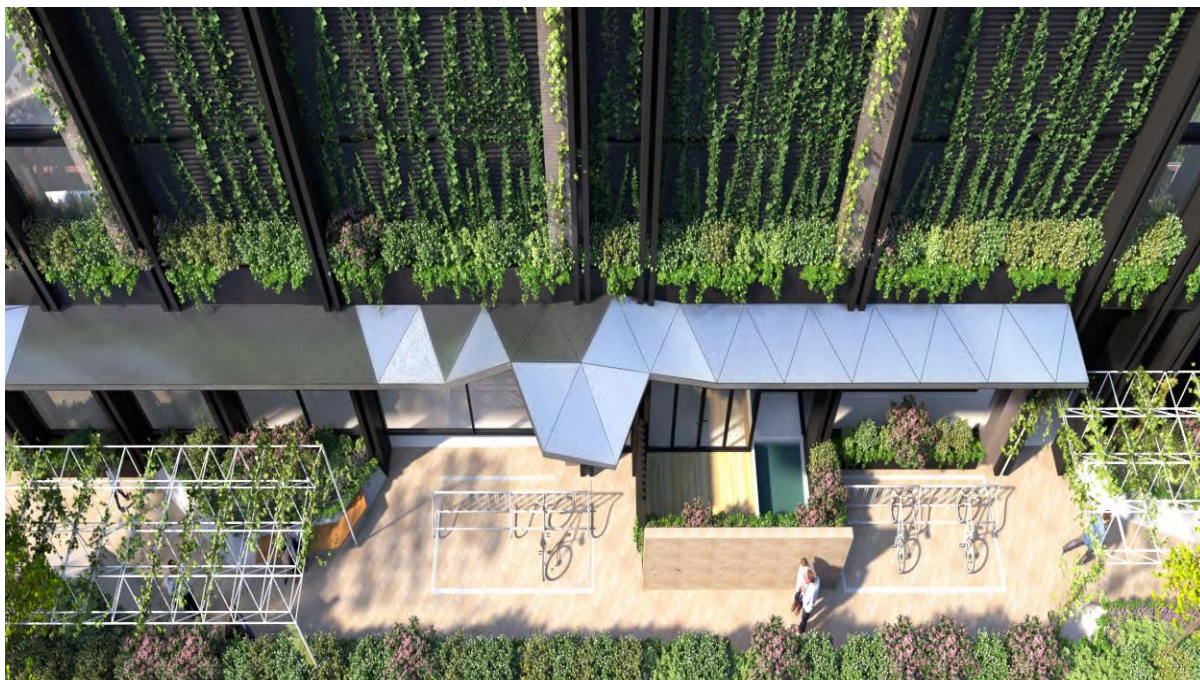


Image: No 50 Melville Pde, South Perth. Hillam Architects. JDAP approved 20 Nov 2019. Green Wall solution to overcome site constrained by deep soil zones.

I believe that the two recent JDAP approvals of November 2019, in South Perth, demonstrate that exemplary and distinctive design can be satisfied to achieve good planning outcomes.

Conclusion

I believe that the Civic Triangle is a very good project. Some further detailed design work is, I believe, required, particularly at the podium level and in the highly visible tower. I have suggested a green wall flexing through the podium and possibly into the tower would be achievable and would be highly distinctive.

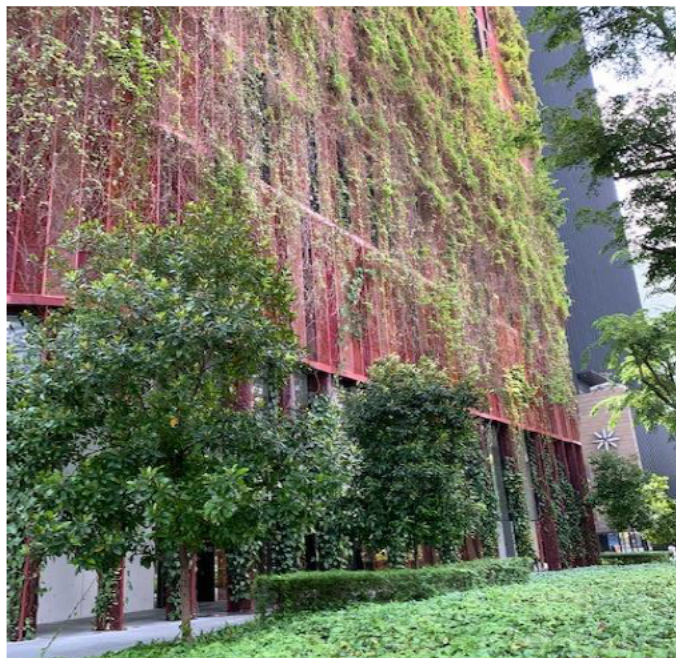
A green wall design theme is important at the pedestrian level by drawing the eye up from the street level. It would have the benefit of attracting locals and tourists from the city across the river to a visually distinctive landmark project.

The project in Mexico that I illustrated in my earlier submission demonstrates that green walls are achievable in a major city in a dry climate. There are other outstanding green wall examples in Sydney and Melbourne.

A week ago I travelled to Singapore to look at progressive projects and to see how residential density and low rise heritage can be successfully mixed. I spent one day looking at URA projects some of which are remarkable in design and execution. I pre-arranged meetings at different projects and provide the example below.

A trip to Singapore would highlight how sustainable and energy efficient buildings with distinctive design outcomes can, and are being, developed in the region.

Singapore, our near neighbour, demonstrates how density is being delivered in a sustainable manner that is integrated both aesthetically and socially.



My photos in Singapore a week ago of a distinctive green wall solution. This green wall readily produces a distinctive design outcome for sites constrained by deep soil zones.

Perth is being punctuated by poor quality podium/tower development. For example the 'Linq' development at 269 Fitzgerald Street corner of James Street has two levels of parking above street level. Cars, air-conditioning units, florescent lights and some plumbing, are visible from the street through the perforated metal screens and 'reflective' glass false facades above ground level. This design outcome is evident in several developments of this style.

The first and second floor plans of the Finbar Civic Heart submission show car parking of a similar design layout, close to the edge of the building. Pedestrians on Mill Point Road and Labourchere Road will be able to see cars, air-conditioning units etc. through the proposed disjointed perforated metal screens labelled 'artwork'. My submission questions if this is an exemplary design outcome for the 'Civic Heart' development.

My proposition of a more expressive and defining green wall, such as the design solutions in Singapore that I have depicted above, is a suggestion that I believe is readily adaptable to the Civic Heart proposal. It recognises the necessity of generate a distinctive, vibrant and memorable design outcome.

A project of State or Regional Significance demands such a design solution.

I would be pleased to provide any further assistance and input.

Yours sincerely,

Megan Adair
Presiding Member
Metro Central JDAP