

DESIGN REVIEW PANEL (DRP)

RECOMMENDATION ON PLANNING PROPOSAL

Application type: Structure Plan Amendment

Proposed development: Amendment No. 2 to Burswood Lakes Structure Plan

1. What are the strengths of the proposed amendments?

- Generally, maintains the integrity and intent of the original structure plan.
- Amendments are focused on a limited portion of the structure plan, so limiting impact on the remainder of the (largely developed) structure plan area.
- Reverse arc of tower heights ensures the major built form elements have an underlying design rationale.
- The sweeping arch of built form leading to a tower on Lot 1 has led to a positive change of an evolving area that has seen, a new train station, a state of the art stadium and casino tower. The new arc links all existing structures and proposes to create a soft up-turned arc that leads to the crescendo of the tower on Lot 1. Cities evolve and the requirement for the planning framework to flexibly adopt to change has been positive.
- Locates the tallest tower furthest from most of the lower-scaled, longest-established, built form.
- Makes provision for ensuring public art.
- Provides for some future pedestrian connectivity to the future park areas to the north and west.
- Maintains opportunities for outlook from the development to the future adjacent parkland.
- Provides some guidance on future built forms for the remaining lots.

2. What are the weaknesses of the proposed amendments?

- Lack of pedestrian connectivity between Victoria Park Drive and the NE corner of the development.
- Some ambiguity regarding what constitutes deep soil provision in the context of the geotechnical constraints. Whilst the intent is evident, it needs better wording for clarity.
- Overly flexible envelope for Lot 1.
- Lack of guidance around public art provision other than precedence set by previous public realm works.
- Lack of commitment to sustainability issues. Stating that they will 'consider' rather than 'commit' to the listed sustainability measures means they don't have



to do anything. Without a commitment, in some respects the sustainability provisions contained in the current Structure Plan could be considered to be diluted.

3. Any specific items you wish to be revised or addressed through conditions?

- A condition requiring pedestrian access between Victoria Park Drive and the NE corner of the development, even if it's only stair access, noting that there is an alternate route for universal access.
- Delete section 4.14 (DRP consideration) apart from the last paragraph.
- To address the increased overshadowing impact to adjacent townhouses and POS, consideration needs to be given to include an additional control such as a maximum floorspace size for floors above podium level and/or a maximum width when viewed from the south, or a restriction on the extent of shadow cast.
- Replace 'consider' with 'commit' for suggested sustainability initiatives. If the sustainability measures listed at 4.15 are committed to, plus other items are considered, then this will be acceptable.

4. Any other comments?

The proponent seeks an amendment of the structure plan to significantly increase yield and building heights for the remaining lots. The dwelling count has increased substantially (an increase of 643 in total – 147 in Area B and 496 in Area C) as has the building height (increase from 12 storeys to 41 storeys on Lot 1). As a result of this increase of yield and building heights, the proponent should ensure a high quality, design excellence response. This would align with the Town's LPP 33, where a higher level of design excellence is provided commensurate to the extent of variation/amendment being sought.

As increased yield and building heights are proposed to be established through this Structure Plan amendment, then it is appropriate that the Structure Plan amendment determine the higher standards of design to be delivered in return for the amendments being sought. Leaving this to the DA stage is not acceptable as the new yields and building heights become as-of-right, and limit the ability for the DRP and the Town to negotiate superior design outcomes.

In this respect the DRP are of the view that the following issues require further resolution before approval of the Structure Plan amendment :

- Sustainability commitments;



- Pedestrian connection between Victoria Park Drive and Bow River Crescent in proximity of the boundary between Lots 1 and 2;
- An additional control on the Lot 1 tower with respect to the potential shadow impact.

Whilst the structure plan provides some guidance for future development, it does not provide such a rigid framework that the detailed design of future buildings is a foregone conclusion. Future development will still need, and benefit from, review by the Town's DRP and the structure plan maintains some latitude for the DRP to do its job.

RECOMMENDATION:

Support

Name:

Date: