



Development Application – Urban Design Study

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.

The urban design study is to be provided as drawings, 3D studies, and diagrams that interpret the development site's context into opportunities and constraints to generate early design parameters. The elements of the urban design study are based on Appendix 1 – Design Principles of the Built Form Policy.

Applicant Details

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Applicant Signature			

Prepared by

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Property Details

Lot Number	LOTS 16, 18, 700 and 701		
Address:	41-45 Angove Street		
Suburb:	NORTH PERTH	Postcode:	6006

Urban Design Study:

Please 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 <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	
Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.	A site visit and photography were undertaken on 16 September 2021. The site and locality are generally flat. The locality is heavily modified and developed with little evidence of pre-development conditions. Local flora comprises predominantly introduced species. Consistent with the developed urban nature of the locality, significant fauna is not evident. Sample photographs accompany this report.
Demonstrate consideration of the site's streetscape character.	The site's streetscape character is active and vibrant, and representative of its inner-city location, with a diverse range of commercial, institutional, and residential uses in the locality. The proposed development will complement these activities and will contribute to the active, commercial character of the locality.
Demonstrate review of the built and natural environment of the local context to a radius of 400m – 1000m.	The immediate context of the subject site is shown in the Location Plan accompanying this report. South-east of the site along Angove Street and into Fitzgerald Street, the built environment reflects the primarily commercial land uses, with ground-floor shops, restaurants, offices and consulting rooms in buildings ranging from late 19th century to contemporary in design, built form and appearance. Where upper floors are provided, they generally serve office or residential purposes. Immediately adjacent to and west of the subject site is a prominent modern 4-storey mixed-use building. Further north and west, along Angove Street, the built form character becomes gradually more residential and institutional in nature, with the St. Nikola Macedonian Orthodox Church and North Perth Primary School serving as built form landmarks amidst smaller-scale commercial and residential buildings. Within the wider locality, commercial or mixed-use built form is predominant along major streets (including Fitzgerald Street), contrasting with the detached or semi-detached residential built form predominant in smaller streets. The natural environment is heavily modified. Open space close to the subject site is in the form of small, incidental, landscaped pockets such as that at the corner of Angove Street and Albert Street; parks and gardens such as Goonderup Place and the gardens adjacent to the North Perth Town Hall; and in the wider locality, facilities including the Charles Veryard and Smiths Lake reserves.

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.	Aboriginal custodianship of the subject site and the wider locality pre-dates European settlement by many thousands of years. After establishment of the Swan River Colony in 1829, subdivisions in and around North Perth were developed in 1898 by Solomon Herman's Gold Estates of Australia. The original housing stock dates to the period between 1895 and 1935; commercial development was concentrated primarily along Angove and Fitzgerald Street. Considerable revival of commercial and retail activity occurred after the mid-1970s. Within the locality, North Perth Primary School was constructed in 1898 and is a prominent civil and heritage site, recognised for its Federation Freestyle built form and materials and for the open space associated with the playground. The original North Perth Police Station dates to 1908 and is in the same style as the primary school, representing law and order and the development of the WA police force. In the wider locality, North Perth Town Hall was constructed in 1902 with red brick masonry construction and stuccoed ornamentation, again using the Federation Freestyle. The application proposes to redevelop a site with outdated built form and function to a new modern, contemporary commercial facility that is consistent with, and complements, the wide range of built form character in the locality. The proposed development will relate to the built form of heritage items in the locality through use of materials such as red brick, timber slats, glass, steel, and landscaping, and by adopting complementary built form elements such as a diagonal roof. The improved operational and aesthetic outcomes will better serve residents of the locality and will significantly enhance the vibrancy of Angove Street and Woodville Street.
Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>	
Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features	There is no landscaping on site of the existing service station. The limited landscaping on the balance of the site is not visible from the street and does not contribute to the visual character or amenity of the locality. Within the constraints of the size and shape of the site, the landscape plan accompanying this application will provide landscaping that enhances the site and complements the locality, including established street trees in Angove Street and Woodville Street.
Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.	As above.

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Built Form & Scale <i>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.</i>	
What is the building massing and height of the streetscape? How has this been incorporated into the design?	Building massing and height of the streetscape are varied. Older built form is generally small scale and low in height (1-2 storeys), with minimal setback to the street frontage. More recent built form in some instances is taller (2-6 storeys) and set back from the principal street boundary to provide for landscaping or vehicle loading and parking areas. The proposed development does not materially alter the massing, height, or scale of the existing built form on the site. It provides for a more contemporary design expressed in more modern materials and finishes that is consistent with other contemporary built form in the locality. An existing outdated building will be brought up to modern standards with improved street activation and presentation. Sightlines between the building and the surrounding streets will be improved through the replacement of the existing outdated fuel canopy with a modern canopy supported with timber slats and vertical red brick columns. The site will trade 24/7, increasing the vibrancy of the locality and providing increased opportunities for passive surveillance.
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.	
Functionality & Build Quality <i>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.</i>	
Demonstrate how the proposed design complements the use of the building.	Changes to the existing building on the site have been designed to improve and enhance the use of the site by customers and staff, based on the applicant’s extensive experience in building and operating similar sites in WA and elsewhere in Australia.
Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>	
Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces.	As above.
Amenity <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i>	
Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers	Amenity impacts of the proposed development will improve on current site conditions and will comply with applicable standards. Refer acoustic report and other material accompanying the application.

Description	Applicant comment
Legibility <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i>	
Demonstrate how the design allow users and visitors to navigate through the development.	The development provides a clear, direct, visible, and coherent pathway onto the site and into the control building from all street frontages.
Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	
Demonstrate how the layout of buildings on site provides safe and high level of amenity for residents.	By allowing for day and night activation of its street frontages and providing opportunities for passive surveillance over those streets and nearby open spaces, the development will contribute to the safety and amenity of residents and visitors.
Description	Applicant comment
Community <i>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.</i>	
Demonstrate how the development contributes to a sense of community, encouraging social engagement and enabling stronger communities.	The development will provide members of the community with the opportunity to satisfy a wide range of day to day needs without leaving the locality, encouraging social interaction, and contributing to commercial activity and vibrancy. The development will provide employment opportunities for members of the local community.
Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	
Demonstrate how the surrounding context and character has been incorporated into the design of the development.	The proposed development responds to the contemporary mixed-use built form character and materials of the buildings in the locality. It respects the character of the locality, including heritage items, by using complementary materials and built form and maintaining a low-scale built form character, consistent both with commercial and residential built form and land uses in the locality.

Please complete all sections of this application and send to mail@vincent.wa.gov.au along with all relevant attachments. Alternatively, you can submit your application in person at our **Administration Centre (244 Vincent Street, Leederville)** or post to **PO Box 82, Leederville, 6902**.



NEW SERVICE STATION COMPLEX
41-45 ANGOVE STREET, NORTH PERTH WA

0 1 2 5 10m
Scale 1:100 at A1

21.06.22
21JN1460sk00d

PLANNING

ADS Architects
93 Gilles Street Adelaide 5000 T:82232244



Existing site conditions – view south-westwards to site



View westwards along laneway south of site



View to Angove Street and Woodville Street from north-eastern corner of site



View southwards along Woodville Street from north-eastern corner of site



North side of Angove Street viewed from site



View south-eastwards along north side of Angove Street



View along Angove Street west of site



West side of Woodville Street south of site