

APPENDIX D





GOVERNMENT ARCHITECT WESTERN AUSTRALIA

Date of Meeting: 27th February 2023

Subject: SREEN PRODUCTION FACILITY

Present

Rebecca Moore	Government Architect
Barbara Gdowski	Principal Associate to the Government Architect
Peter Dean	Principal, Hassell
James Gough	Associate, Hassell
Ryan Lucy	Senior Landscape Architect, Hassell
Rowan Clarke	Director, Hesperia
Paul Abel	Senior Development Manager, Hesperia
Pearl Rasmussen	Project Director, DLGSC
Fiona Hogg	Senior Project Director, DoF

Issue

Follow-up meeting with Government Architect (GA) and Principal Associate to the GA, following SDRP meeting held on 31 January 2023.

Discussion

A general discussion was held in respect of the key recommendations from the SDRP meeting dated 31 January 2023. The following key issues were discussed:

Develop a Green Frame

The depth of the setback from Marshall Road to the secure fence line is generous, with an innovative and positive approach to landscaping, hydrology and water sensitive design. The green buffer to the east is also generous. With urban infill likely to occur to the west in coming years, confirming an appropriate buffer to this boundary would be beneficial to the future context of the precinct.

Further sections for the western boundary edge condition, which will not include a north south running road in the future, indicates clearly that the dimensions of the landscape zone are sufficient to interface successfully with future urban development for the landholding to the west.

The project team also presented further design development of proposed landscape strategy for the northern edge, which demonstrated a considered and improved outcome. It was also confirmed that the budget had been modified to include a significant annual cost for landscape maintenance.

Setting the security line back from the boundary site with enhanced landscaping to the public side was considered a positive step and contributed to community benefit.

Respond to surrounding context

As one of the first developments in this precinct, it will be important for this proposal to be responsive to future build out, including the future road networks, (most notably including a road to the north of this proposal). The proponent presented further information about views to the NW corner (with and without setup on the backlot), with updated landscape strategy, which was considered an acceptable and improved outcome.

Location and size of the Backlot

The size of the backlot is fundamental to its useability, industry requirements and economic viability. Optimising its size remains a priority. The project team presented images that showed the use of the backlot, with privacy screening as required. At times when privacy is not required, there may be advantages to allowing and supporting view lines to activities on the backlot for community interest.

Celebrate the built form

Given the requirements for optimised functional outcomes, including increasing useable studio floor space, it was agreed that the simple and functional approach utilised for the buildings was appropriate. This includes the approach to colour palette and graphics (which are still under development). Celebrating the industrial nature of the built form was agreed as appropriate.

Future connections to the North

Whilst it is acknowledged that security remains a key requirement for this project, any opportunity to reduce walking distances from the Screen Production Facility to the new Malaga Station, with a possible (even if future only) access point is worthwhile. The project team demonstrated, including interrogation of levels and contours, that a northern access point could be accommodated as, and when required.

Recommendation

The Government Architect confirmed that no further review was required for this project and wished the project team all the best in progressing this project, including forthcoming submission for Development Approval.