

# **ARCHITECTURAL DESIGN GUIDELINES FOR DEVELOPMENTS AT MATILDA BAY RESERVE, CRAWLEY, WESTERN AUSTRALIA**

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**Department of Environment and Conservation  
with Lawrence Associates Architects  
for the  
Conservation Commission of Western Australia  
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## **Acknowledgements**

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This document was prepared for the Conservation Commission by Garry Lawrence of Lawrence Associates Architects in association with DEC representatives Stev Slavin, Tracy Churchill, Phil Smeeton & Jeremy Flynn & Architect John Flower.

## **Foreword**

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The Department of Environment and Conservation's (DEC) Matilda Bay Reserve Management Plan requires that there is an 'overall architectural theme' on Matilda Bay Reserve.

This Architectural Design Guidelines document has been developed to provide a process for both the design consultant and DEC in the development and assessment process of prospective works within Matilda Bay Reserve.

The document also provides a discussion platform for resolving issues on a formal basis and will therefore lead to a more expeditious process for evaluation.

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## **1. EXECUTIVE SUMMARY**

The management of the Matilda Bay Reserve is covered by the 1992 – 2002 Management Plan which has a term of 10 years from its gazettal date, and remains effective after that date until formal review.

The Analysis of Public Submissions was compiled for the draft Management Plan 1991, to produce the final 1992 Plan.

Since those documents were issued for public use there has been much improvement to the reserve both in terms of public amenity and to the buildings within the private leases.

The focus of both the Management Plan & the Public Submissions was mainly on the public amenity issues and there was sparse attention given to design integrity of the built environment.

DEC is concerned that there is a disparate level of design quality being proposed for building works within the reserve.

This Design Guide document supplements the Management Plan with the framework for Design Assessment.

The Matilda Bay Reserve, is an area which has an extremely high public usage, estimated at, in excess of, 400,000 per annum, in 1992.

Added to that figure is the number of passers by, both in the car and boat, who observe and admire the beauty and activity of the environs.

It is an 'A' class reserve requiring consent of both Houses of Parliament for any changes to occur for either purpose or boundaries, not specifically covered by the management plan.

Those assigned the role to design into the public arena have the responsibility to be exhaustive in their studies as a basis for the design process, all in the public interest.

Until the efforts in recent times by DEC, the building fabric within the precinct had evolved over time, without the individual buildings having any relationship aesthetically.

A design awareness of the overall aesthetic relationship is required in order for the Reserve to be characterised as an area of quality design commensurate with its high quality standing as a public place.

Individuality should not be sacrificed, but the design guidelines will provide a framework in order for the objective of precinct identity to be achieved through aesthetic continuity.

## 2. THE RESERVE, BACKGROUND, OBJECTIVE & HERITAGE SIGNIFICANCE

### 2.1 THE RESERVE – A PANORAMA

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Matilda Bay Reserve is a thin strip of land between **Hackett Drive** and the **Swan River** low water mark, and from just north of **Cygnets Hall**, south to the windsurfing ramp around past **Pelican Point**.

The Reserve is viewed as a panorama almost in its entirety when approaching along Mounts Bay Road.

### 2.2 BACKGROUND – OVERALL THEME

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The management plan outlines a policy for an ‘**overall theme**’.

The demand for building works and improvements on the current leases in the Precinct has increased.

In the past, design merit has been assessed within DEC, according to its Memorandum of Understanding with the Swan River Trust, and in certain circumstances, specialist consultant design support has been sought to evaluate the different applications.

The applications have been initiated, to a large degree, without any formal common thread or association, other than the location of the lease.

The Matilda Bay Reserve has an identity which draws on many elements including: European and Indigenous cultural background, and it currently has a mixed use which brings together high public activity within the Reserve, which interfaces with the specialist uses of the club and commercial leaseholds including restaurants, cafes, water sports and yacht & boating clubs, and the University’s diverse educational enterprises, together with the government buildings which are currently being used by DEC.

These diverse uses have produced a mixed building type and quality of design. Whilst some sense of an **overall theme** has prevailed in the south end of the Reserve, there has been limited concern for continuity elsewhere along the Bay.

### 2.3 OBJECTIVE

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The objective of this design guide is to identify generic design qualities of building and materials to provide a basis of design brief in order to promote consistency of style and generation of architectural identity for the Reserve in order to achieve the ‘**overall theme**’.

## **2.4 HERITAGE SIGNIFICANCE**

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The Matilda Bay Precinct is an important place in the History of Western Australia.

The physical design tools are supplemented by sociological parameters and relate to the architects understanding of the significance of the project in terms of:

- The context of place and history into which the buildings are to be built,
- Acknowledging and interfacing the surroundings,
- Interpreting the valuable contribution history has provided in order that the building has the privilege to be in such a publicly sensitive position.
- Coming to terms with the rights of the community to demand public engagement, and then embracing a strategy to achieve the desired outcome, and,
- being part of a foreshore environment.

### **3. BRIEF DEVELOPMENT & PRELIMINARY INVESTIGATIONS**

#### **3.1 BRIEF DEVELOPMENT**

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The background knowledge of the project, forms an integral part of the design process and it is a fundamental requirement to complete this research to forearm the design team before proceeding with the detail design work which is more specifically aligned with the use of the building. This includes:

- Personal & Public Consultation
- Heritage Influences
- Design Style
- Civic Works
- Accessibility and Transition to Public Space
- Special Environmental Features
- Indigenous Historical Influences

##### **3.1.1 Personal & Public Feedback**

Personal & public feedback provides a wealth of information to contribute to the accuracy and authenticity of design interpretation and is likely to be quite considerable for a place of historically high public activity.

Depending on the level of public sensitivity to the proposed works there is a strategy for public engagement which is dealt with in Clause 3.3.

The other sections of the brief development have been expanded in bullet form below to provide a simple checklist for design parameters, but the full extent may not be limited to these prompts.

##### **3.1.2 Heritage Influences**

- a. Historical significance
- b. Conservation Plan
- c. Adaptive re-use
- d. Restoration, revitalisation and reuse

##### **3.1.3 Design Style Influences**

- a. Existing building form
- b. Historical uses
- c. Adjacent building forms
- d. Environmental balance
- e. Generic foreshore styles
- f. Panoramic Scale
- g. Sense of Place – smells and sounds of river foreshore – halyards, birds, water



#### **3.1.4 Civic Works**

- a. Focus of the precinct
- b. Paths and vehicular approaches – existing or re-alignments
- c. Retention of large trees
- d. Site lighting and public amenities
- e. Site works – retention of natural contours
- f. Water Feature
- g. Sculptures, tourism historic descriptive guides and models
- h. Landscape design with historically accurate planting and vegetation

#### **3.1.5 Accessibility – Develop & Improved facilities:**

- a. Pedestrian amenity – paths, bridges, boardwalks viewing stations
- b. Cycling Facilities integration
- c. Local extended parking integration within easy walking distance
- d. Advent of Ferry & River Taxi

#### **3.1.6 Special Environmental Features:**

- a. River foreshore line
- b. Public leisure beautification
- c. Public art features
- d. Black Swan nesting & habitation
- e. Boardwalk viewing
- f. No environmental risk

#### **3.1.7 Indigenous Historical Influences**

- a. Establish formal registration: 2 sites within the Reserve
- b. Acknowledge Indigenous significance
- c. Sculptural or formative symbols of historic relationships
- d. Indigenous art and reflective interpretation.
- e. Archaeological verification
- f. Anthropological verification
- g. Collaboration strategy to combine Indigenous and European historic influences

## **3.2 MANAGEMENT PLAN**

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The DEC refers to the management plans as the over-riding reference for all applications for the reserve. Refer to:

**3.2.1 Matilda Bay Reserve Management Plan 1992-2002**

**3.2.2 Matilda Bay Reserve Analysis of Public Submissions**

## **3.3 PUBLIC ENGAGEMENT**

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Public engagement has been addressed in terms of the following key issues:

**3.3.1 Significance to the Public**

**3.3.2 Community Engagement**

**3.3.1 Significance to the Public**

This reserve has a very high profile in the context of

- a. Local significance in terms of:
  - Exposure of Reserve's European & Indigenous heritage significance
  - Local effects of developmental improvements, pedestrian movements, traffic movement and parking,
  - Relationships with surrounding residential, commercial, recreational, and heritage sites
  - Private & public transport and accessibility
  - Landscape integration and development
  - Commercial & tourism enhancement
- b. Regional significance by
  - Exposure of Western Australian heritage
  - Proximity to the regional parks and waterways
  - Proximity to the University
  - The visual effect on the environs profile when viewed from across Matilda Bay water
  - International tourism regional focus at the foreshore fronting the city

**3.3.2 Community Engagement**

A public engagement strategy may be required as a result of the level of public sensitivity to the application.

The Community Engagement Program is outlined in the Management Plan. It may seek feedback from key stakeholders who are, or have the potential to be, affected by the proposal. They can be grouped as follows:

- a. Adjoining Leasehold Owners within the reserve
- b. Adjoining Property Owners
- c. Special Interest Groups
- d. Wider Community

A Public Engagement Program may involve the following activities:

- Personal meetings & correspondence
- Information Sheet Development – for distribution to adjoining owners, special interest groups, on open day or when requested.
- Open Day Forum / Information Sessions – including electronic visual aids, posters.
- Media Liaison – to both communicate the proposal, provide information references and advertise the key dates for public engagement.

The extent, intensity and duration of the public engagement is directly related to the sensitivity of the proposed work.

## 4. DESIGN GUIDE

### 4.1 Theme or Style

#### 4.1.1 Types

There are 2 main styles identified for the precinct.

- **Marine** theme consistent with yacht clubs, boat sheds – recognised by the light muted coloured metal roofs and light muted or neutral walls.
- and
- **University** influence – recognised by the terracotta tile roofs and monolithic limestone or cream concrete or masonry wall colouring.

#### 4.1.2 Location

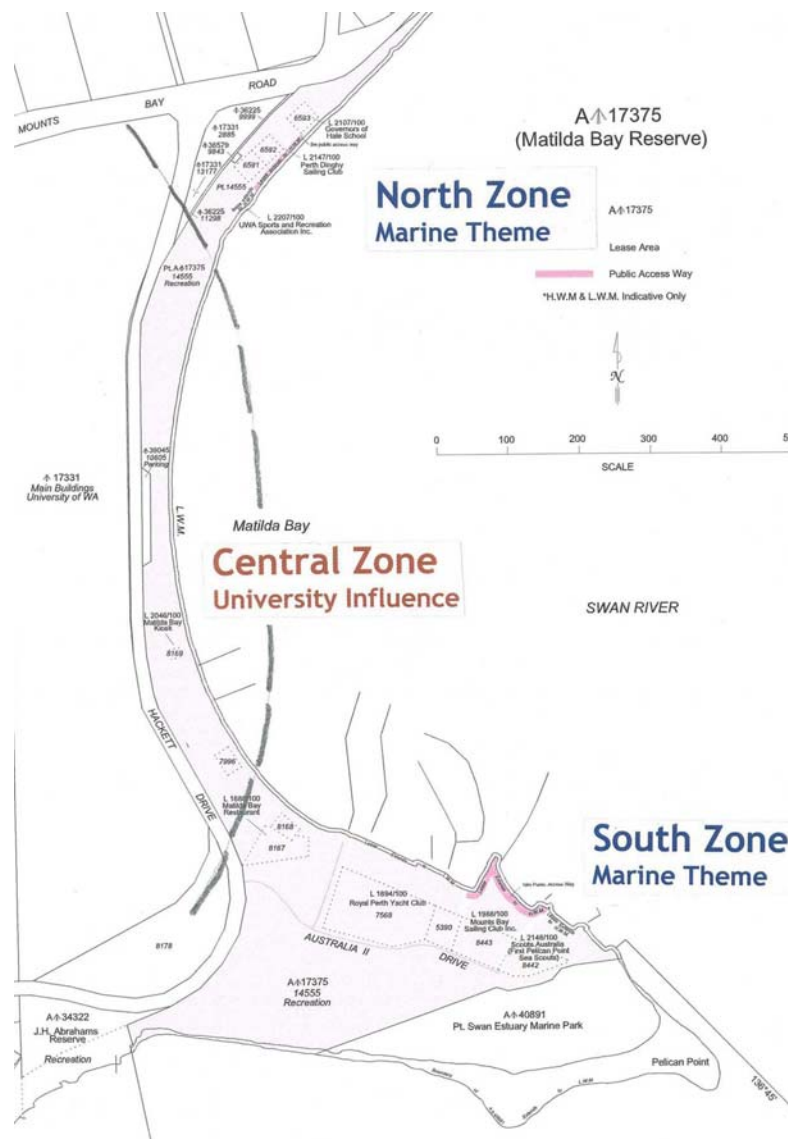
The themes have been 'suggested' in the management plan and the Design Guide formalises the location as follows:

- **Marine** theme – located at the north and south ends of the reserve consistent with the location of the special use leases associated with this type of building.

and

- **University** influence – located in the central section of the reserve identified as the transition area between the university and the water line.

The appendix provides an A4 sheet for the location of areas.



Map showing Marine style to north and south and University influence area central transition to river.

## 4.2 Architectural Design Criteria

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### 4.2.1 Prevailing Form

A prevailing form is the elemental shape which dominates the design. Other design form may be used to compliment or contrast, but should not over shadow the prevailing form.

### 4.2.2 Roofs - Prevailing form - high pitched with the gable detailing on simple geometry.

### 4.2.3 Gables Detailing – The gable details ally the design to the particular over-all theme outlined in 4.1 above.

### 4.2.4 Design Criteria

DESIGN CRITERIA	CHARACTERISTIC	
Location	North /South	Central
Style	Marine	University
Roof Pitch	Minimum pitch 26.5 degrees	Minimum pitch 26.5 degrees, maximum guide 45 degrees ( <i>Max. spec. to avoid the appearance of mansard roof.</i> )
Form	Regular geometry – simple forms	
Scale	2 storey, low scale, not to dominate the natural tree line.	
Ceiling heights	Ceiling height to suit commercial volumes up to 3.6m. Single storey bldg. may have higher ceiling height to suit character, but maintain style characteristics to achieve low scale. Ceiling height measured to pitching plate – then if raked to roof line may achieve increased interior volume.	
Massing	Multiple Small design units – not large bulk. Preferred height (plate height) to width ratio of mass units - 2:1.	
View corridors	Vistas & view corridors are to be maintained from public domain & university grounds	
Compositions	Low scale, small massing is achieved by design elements which repeat and produce rhythm, with possible symmetries and/or balanced massing.	

### 4.3 Building Materials

Materials selected in the construction shall be used to both:

- unify the reserve and
- differentiate the styles, within the particular zones

<b>BUILDING ELEMENT</b>	<b>MATERIALS</b>	
Location	North /South	Central
Style	Marine	University
Foundation & retaining walls	limestone smooth-cut	
Walls	Weatherboard, rendered brickwork	Limestone, feature brick detailing
Roofs	metal – natural or white or muted tones	Tiles – Natural Terracotta
Window Treatments	Windows - installed to maximise the outlook to the panoramic view. Style of window to suit architectural style and view expectations.	
Fencing	To match the style of the building. In most cases, open view fencing is preferable to preserve views. Natural materials for fencing are preferred in circumstances where it is a greater priority to blend with the natural surroundings.	

### 4.4 Colours

Colours are a sensitive area of debate and selected individual colours may seem undesirable but when combined with a contrasting pallet provide a suitable solution. The guide below is proposed to provide a conservative outcome The final pallets may include colours, to approval, which have not been suggested but provide the preferred outcome due to clever use of alternative colours which then achieve the balance.

<b>BUILDING ELEMENT</b>	<b>COLOURS</b>	
Location	North /South	Central
Style	Marine	University
Generally	should blend with, and complement, the natural environs	
Beach pallet	sandy beach - muted whites	
Flora pallet	muted neutral tones of Trees and grasses and deep earthy ground colours	
Commercial exclusions	Avoid primary colours or associated pastels tones	

## **4.5 Services Amenity**

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### **4.5.1 Lighting**

Although the architecture has been identified as having a particular style, it is the objective of the Management Plan to prioritise the landscape characteristics of the Reserve so that, in terms of public amenity, the buildings are secondary in nature. The lighting should be subtle and controlled without sharp highlights, and should provide a blending of the structures with the surrounding landscape. The lighting design should also consider security of staff and patrons to the buildings.

### **4.5.2 Sound**

Users of the Reserve have an expectation of tempered enjoyment for respite within a natural setting without load intrusive or invasive disturbance. Manufactured sound must be designed to produce short throw controlled amplification for localised enjoyment, consistent multi-use parkland context.

### **4.5.3 Air-conditioning Solar Collectors, TV Antennae, Satellite Dishes, Security Devices & Other Attachments**

Design detailing should minimise exposure of attachments and adornments which contradict the objective of a landscape ambience. Conceal or disguise items which visually impact the building fabric.

## **4.6 Storage, Rubbish & Utility Areas**

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The reserve surrounds the buildings within the leases and the public has access to all areas. The leases do not have the normal provision of a concealed backyard. The rear of the building cannot be considered as an area which can be used for storage, rubbish or utility area.

Proper concealment designed as part of the building fabric must be provided to ensure an all round design image is achieved.

## **4.7 Signage**

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Signage design must sympathise with the style of the building, in terms of colour, font, borders, and the use of special images as part of the corporate profile. Signage must not be 'visually dominant' in the context of the building or surrounding landscape.

## **4.8 Energy Conservation**

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### **4.8.1 Water Efficiency & Management**

The use of conservation methods for re-use and redirection of water run-off are an important expectation for future design.

### **4.8.2 Energy Efficiency**

Buildings are required to achieve levels of energy conservation by design, including the many aspects of passive solar responses such as orientation and sun control and shading. Designs will be assessed for the effective employment of initiatives to achieve energy efficient buildings.

## **4.9 Access for the Disabled**

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Access for the disabled is required under Australian Building Codes and Australian Standards and DEC has a high commitment to universal access. The non-discriminatory codes are regarded as very important in establishing fair and equitable rules for allowing access for everybody.

### **4.10 Alternative Design**

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An alternative design that does not follow the guidelines, will not automatically be rejected, but will require special design consideration to determine suitability for the reserve.



## **5. IMPLEMENTATION**

### **5.1 Design for the Future**

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#### **5.1.1 Removal of Inappropriate Design**

Existing buildings which are not appropriate will gradually be replaced over time to provide an expectation of improved design quality for the future.

#### **5.1.2 Identify Priority Structures**

Several structures are identified as a priority for improvement in the southern zone of the Reserve which stretches from Pelican Point to the Matilda Bay restaurant.

This area should be given a priority to remove, refurbish and upgrade very low level design work, with an aim for significant long term improvement.

#### **5.1.3 Financial Assistance**

The long term beautification and special treatment of the Reserve will benefit all Western Australians. It may be prudent to share the cost of investment in such a unique area. Financially challenged groups may benefit by proposing assistance to achieve the objectives of this Design Guideline.

### **5.2 Development Application**

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Part V of the Swan River Trust Act 1988 requires that development applications located within the Swan River Trust management area be submitted to either the local government or the local authority for comment. Given that Matilda Bay Reserve sits entirely within the Swan River Trust Management area, development applications are to be submitted to DEC in the first instance & then to the relevant local government (either City of Subiaco or City of Perth). The local government authority will then provide the application to the Trust for assessment.

### **5.3 Management Plan Prevails**

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If there is any discrepancy, ambiguity or inconsistency between this Design Guide and the Management Plan, then clarification shall be requested immediately it is discovered.

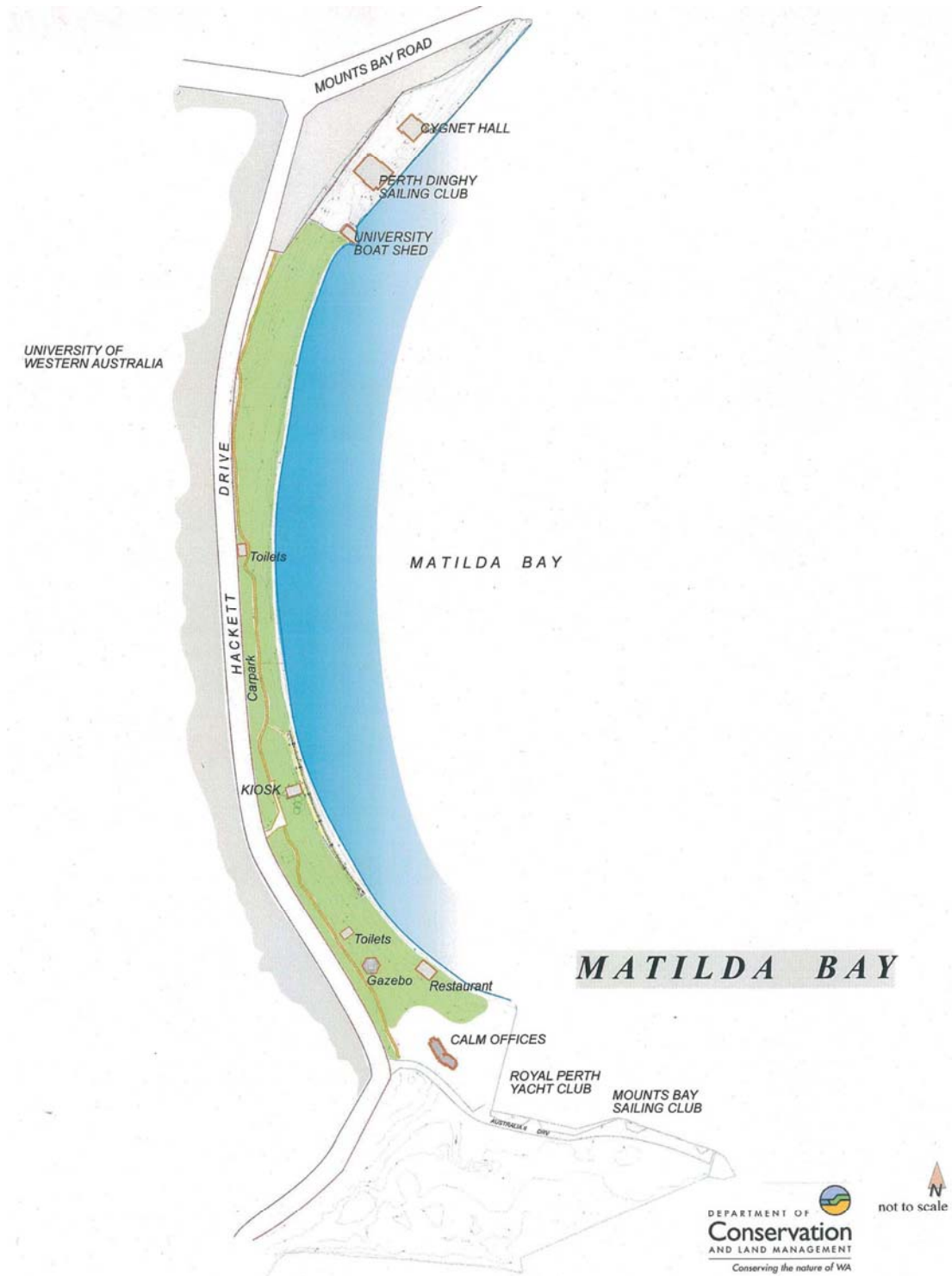
Unless otherwise advised the prevailing document shall be the Management Plan.

### **5.4 Lease Agreements**

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Lease agreements will include clauses which align leases with the design guide to ensure minor works and on going maintenance agreements, not normally requiring statutory approvals, are also amended to include responsibility to adopt the principles of best practice.

## A1.1 Location Map



## Lease drawing

