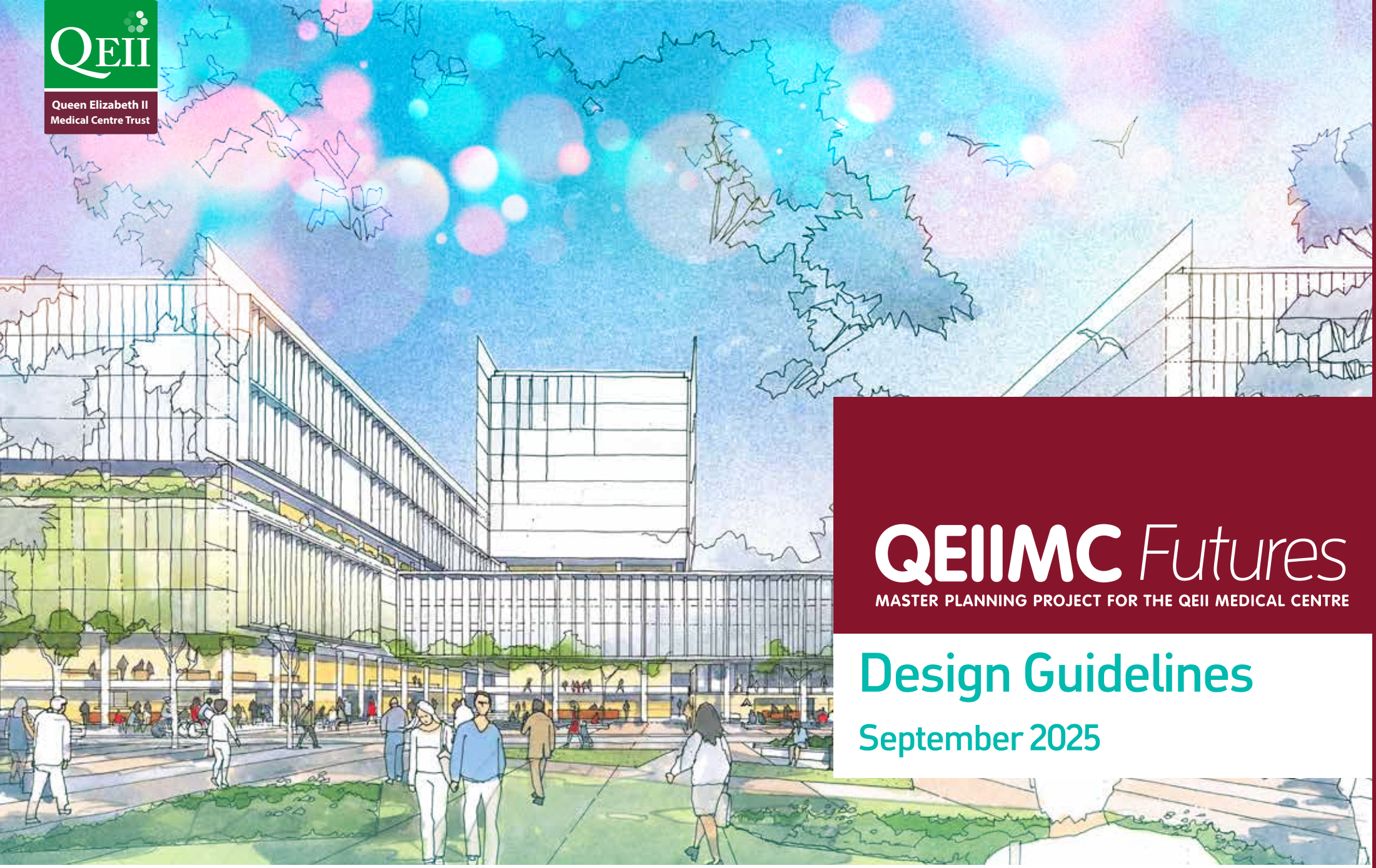
Queen Elizabeth II Medical Centre Trust



QEIIMC *Futures*

MASTER PLANNING PROJECT FOR THE QEII MEDICAL CENTRE

Design Guidelines

September 2025

Hames Sharley

Project No: 44201

Project Name: QEIIMC Design Guidelines

Prepared for:

Queen Elizabeth II Medical Centre Trust

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PURPOSE OF DESIGN GUIDELINES

The Queen Elizabeth II Medical Centre (QEIIMC) Campus (the Campus) is the largest medical centre in the southern hemisphere. With aspirations to become a world-renowned medical hub, the QEIIMC needs a robust yet flexible development approval process which provides clear direction for the Campus as a whole, enabling it to grow and thrive over time.

The QEIIMC Design Guidelines (the Design Guidelines) have been prepared to guide future development within the QEIIMC, they will also ensure delivery of the vision established by the QEIIMC Master Plan (2019).

The Design Guidelines apply to all development across the QEIIMC Campus. To ensure the delivery of high-quality design outcomes, the Design Guidelines promote:

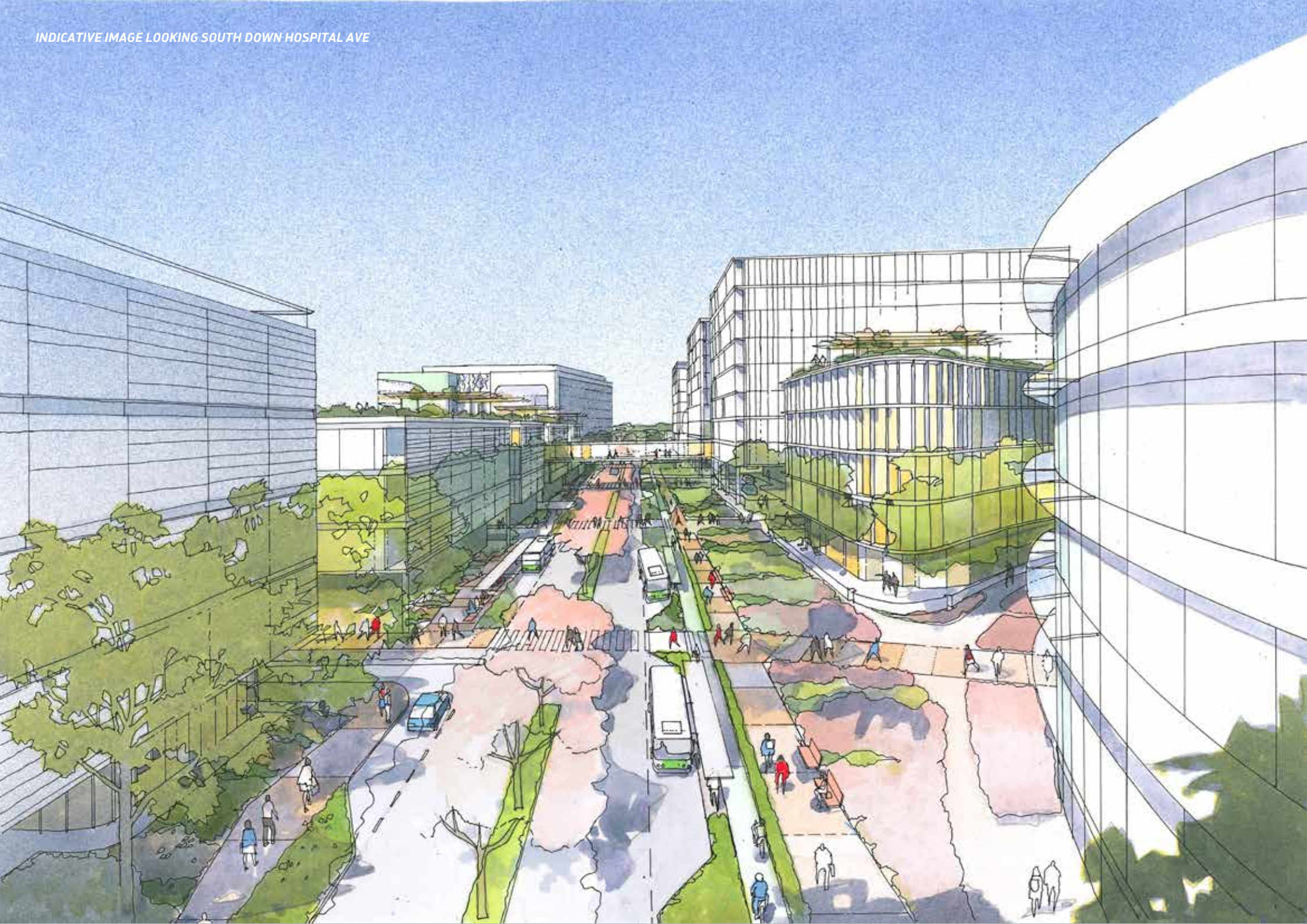
- A robust, yet flexible performance-based approvals framework;
- Site responsive design, which responds to the context, history and character of the Campus;
- Design excellence;
- Sustainable development; and
- A high-quality public realm which contributes to local amenity and creates character.

It is the intent that the Design Guidelines will supersede the previously prepared QEIIMC Urban Design Guidelines (prepared in 2009). These Design Guidelines will also be used to inform the future preparation of a policy by the QEIIMC Trust.

NOTE: These guidelines refer to the approval process of the building design only. Approval of the design does not qualify the applicant for approval to proceed with a proposal. Legal documentation and other documentation is required by the QEIIMC Trust at given points in the process. Submission to Development Application or Building License can not proceed until the legal documentation has been agreed in part or full approved by the QEIIMC Trust. The applicant should seek advice from the QEIIMC Trust at an early stage to clarify any additional requirements on approval processes.

QEIIMC Campus

INDICATIVE IMAGE LOOKING SOUTH DOWN HOSPITAL AVE



01

INTRODUCTION

1.1 How to use these guidelines

DOCUMENT STRUCTURE

01 - INTRODUCTION

This section establishes the purpose and application of the QEIIMC Design Guidelines. It also outlines the relationship to other planning documents and the vision, objectives and design intent of the QEIIMC Master Plan.

02 - CAMPUS AND PRECINCT GUIDELINES

Section 02 provides design guidance at the Campus and Precinct level, covering contextual response and primary controls (e.g. building heights and setbacks). This section provides the overarching design framework in which future buildings are located.

03 - BUILDING GUIDELINES

Section 03 provides design guidance for future individual buildings to ensure high-quality development outcomes are achieved. This section covers elements such as building form and environmental performance.

04 - PUBLIC REALM GUIDELINES

Section 04 provides design guidance for the delivery of the public realm. This section is divided into two parts. It includes:

+ Campus-wide guidelines, which are more general and apply to the entire Campus; and
+ Typology guidelines which apply to specific landscape types such as streets or courtyards.

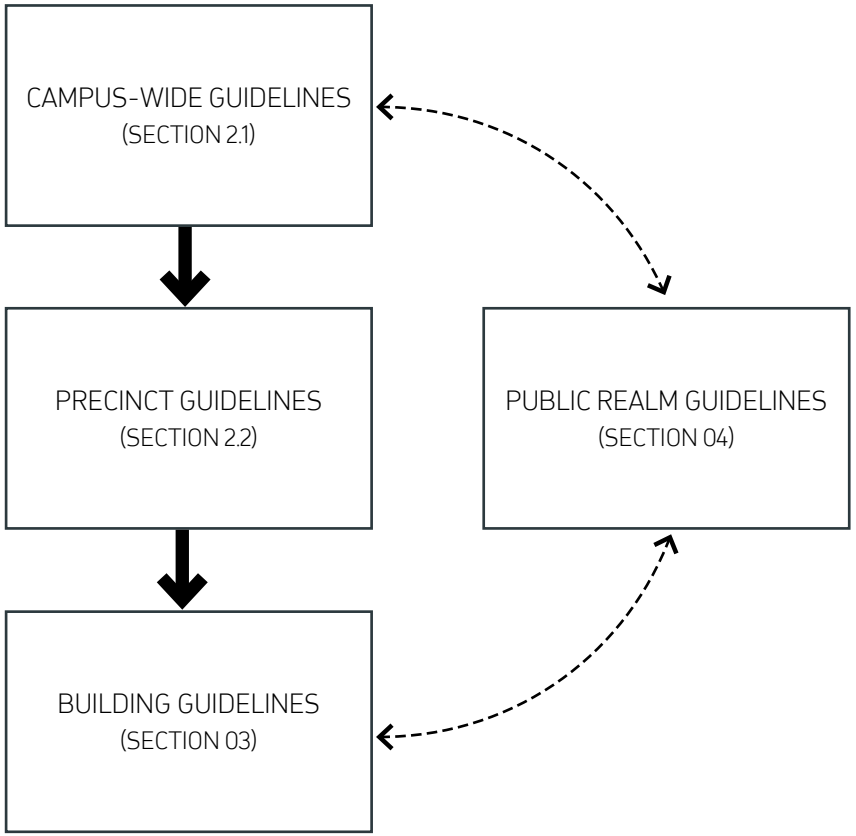


Figure 1: Design Guidelines Structure

PERFORMANCE-BASED APPROACH

The Design Guidelines utilise a performance-based structure, complemented by specific, measurable standards where appropriate for some elements. Performance-based design objectives provide a flexible approach to the delivery of high-quality developments that meet the strategic objectives of the QEIIMC Master Plan.

Sections 2, 3 and 4 are presented as a series of design elements, each dealing with a different aspect of building / public realm design.

Each design element includes the following sections to inform the assessment of applications for development approval:

+ **Intent** - describes the rationale and context behind the particular section and provides justification and background for the following objectives.
+ **Element Objectives** - outlines the overall design intent or philosophy underpinning the desired outcome to be achieved by a proponent.
+ **Acceptable Outcomes** - identifies specific measures and outcomes which assist in meeting the element objectives.
+ **Design Guidance** - provides additional information and guidance which should be considered by proponents.

Due to the scale, complexity and diversity of proposals received for the QEIIMC the Design Guidelines have been structured in a performance-based manner. Applications for development approval need to demonstrate that the design achieves the intent of the Element Objectives. While addressing the Acceptable Outcomes is likely to achieve this, they are not a deemed-to-comply pathway to development approval. If required, proponents are able to demonstrate that they satisfy the Element Objectives via alternative means or solutions, subject to approval.

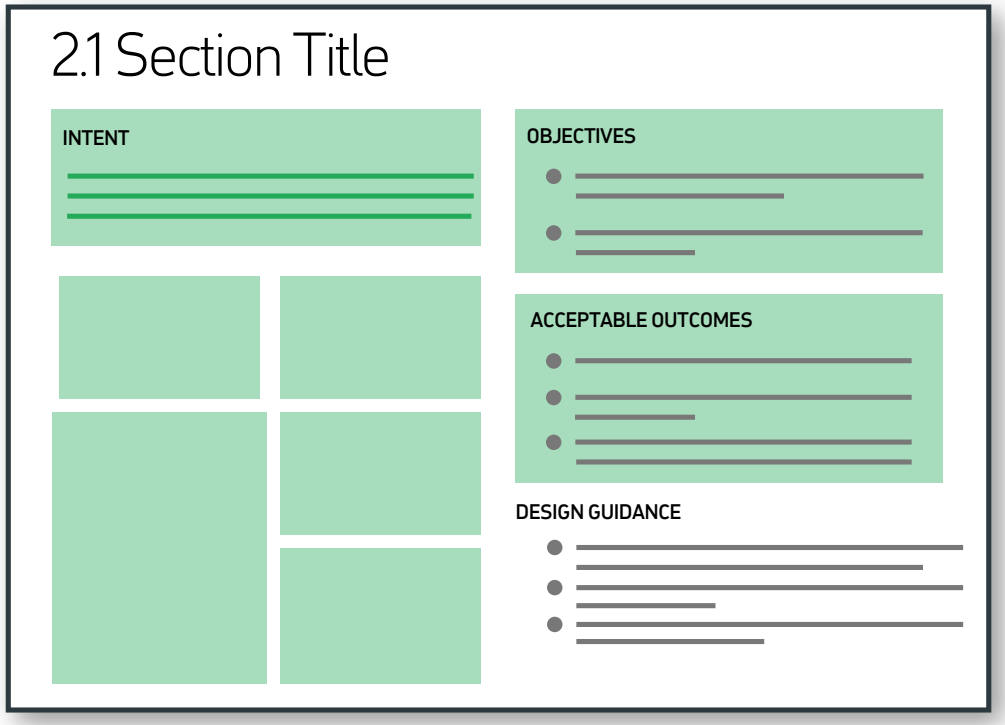


Figure 2: Design Guidelines Structure Examples

1.2 Relationship to other documents

QUEEN ELIZABETH II MEDICAL CENTRE ACT, 1966

The *Queen Elizabeth II Medical Centre Act* (the Act) establishes the QEIIMC Reserve and details the operative requirements and powers of the QEIIMC Trust (the Trust), who are the managing body. These Design Guidelines will be used by the Trust as a Policy to guide development across the Campus.

QUEEN ELIZABETH II MEDICAL CENTRE MASTER PLAN, 2019

The QEIIMC Master Plan was endorsed by the Trust in 2019. This document provides a robust spatial framework to guide development across the Campus, it is the precursor to these Design Guidelines. Further detail is provided in **Section 1.3**.

SPP 7.0 DESIGN OF THE BUILT ENVIRONMENT

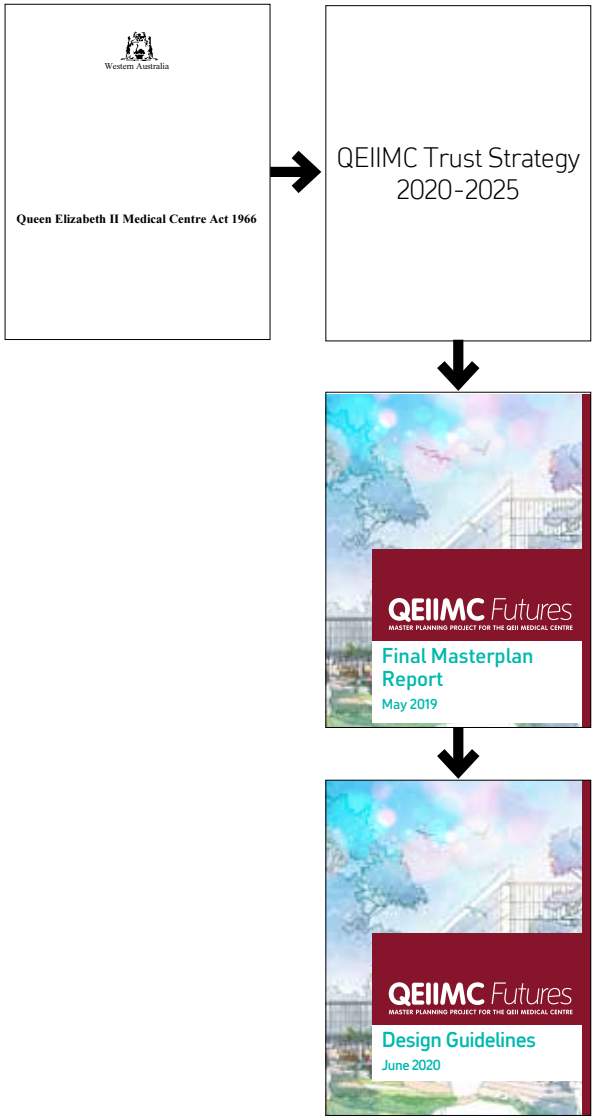
Western Australia's State Planning Policy No. 7: Design of the Built Environment (SPP 7) addresses the design quality of the built environment across all planning and development types, to deliver broad economic, environmental, social and cultural benefit. It also seeks to improve the consistency and rigour of design review and assessment processes across the State. The policy sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia. It provides the overarching framework for those State Planning Policies that deal with design-related issues, to be used in conjunction on specific development types relating to the design matters of a proposal. The Design Guidelines seek to align with the design principles of SPP 7.

UWA-QEII SPECIALISED ACTIVITY CENTRE PLAN

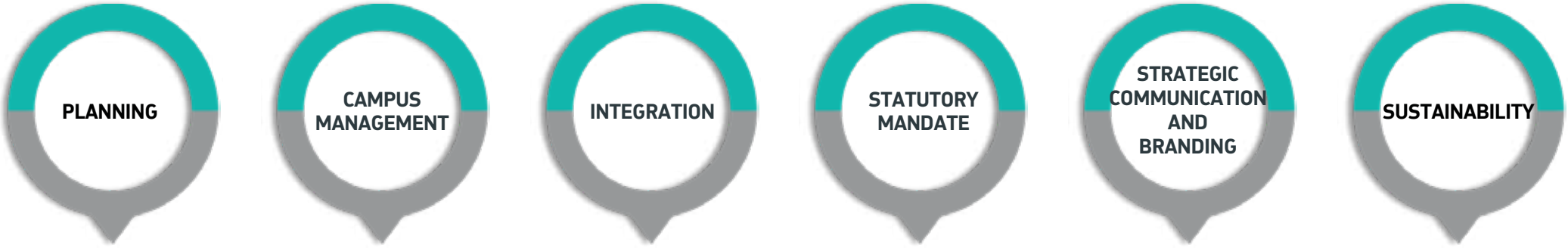
The Department of Planning, Lands and Heritage (DPLH) and the City of Perth (CoP) are currently in the process of preparing a Specialised Activity Centre Plan for the UWA-QEII Specialised Activity Centre. Whilst the Specialised Activity Centre Plan will focus on a much broader area, the Design Guidelines must have consideration for how to align the design intent with future planning in the surrounding area.

QUEEN ELIZABETH II MEDICAL CENTRE TRUST POLICIES

All policies should be read in conjunction with the above document. The Trust's policies take precedence. Refer to Appendix for list of policies.



QEIIMC TRUST STRATEGIC **PLAN**



COMMITMENT TO THE CAMPUS

LONG TERM HOLISTIC PLANNING

CAMPUS FACILITIES TO ENHANCE THE EXPERIENCE

MANAGEMENT OF CAMPUS LEASING STRATEGY

FACILITATION OF HEALTH CARE, RESEARCH AND EDUCATION

MANAGEMENT OF THE STATUTORY MANDATE

ADMINISTRATION OF RESOURCES

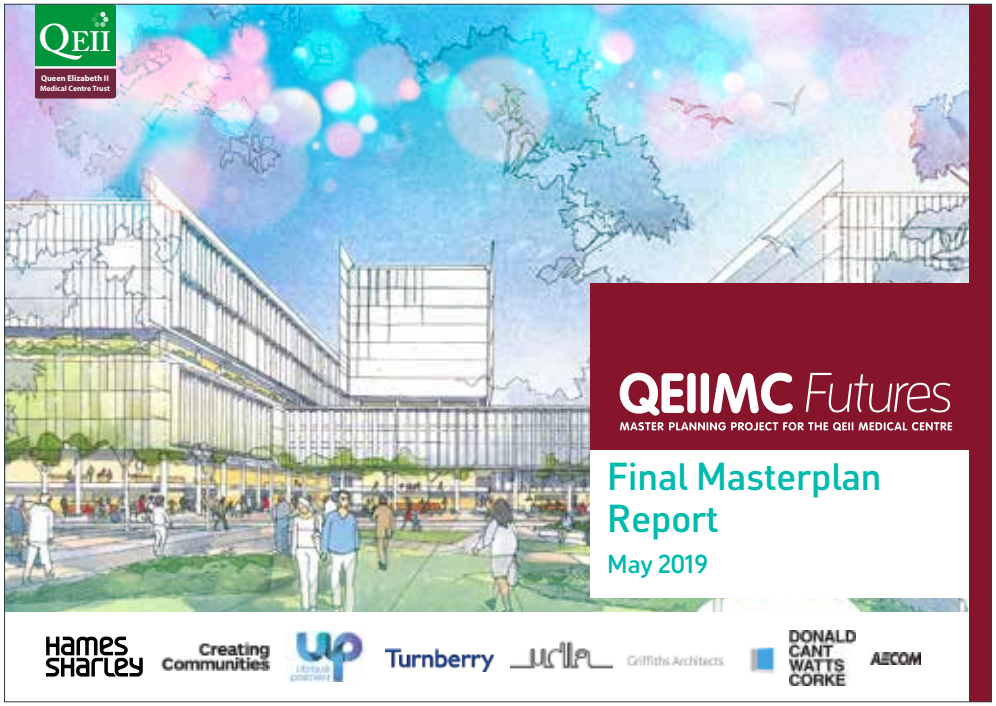
SECURE FINANCIAL / GENERAL INDEPENDENCE

IMAGE AND BRANDING FOR STAKEHOLDERS

ENHANCE THE QEIIMC BRAND

ENSURE LONG TERM SUSTAINABLE OUTCOMES

1.3 QEIIMC Master Plan



The QEIIMC Master Plan (as described in **Section 1.2**) is a strategic planning document which provides an overarching spatial framework that will guide development across the Campus until 2050 and beyond. The Master Plan was produced with extensive stakeholder engagement, building upon the mission for the Campus to be "a Campus of excellence facilitating superior health care, research and educational outcomes".

The QEIIMC Master Plan included an Implementation Plan which identified a need to prepare design guidelines for the Campus, to provide further guidance on the future delivery of the built form and public realm.

The above has necessitated the need to prepare these Design Guidelines, it is important, however, to acknowledge and reference the large body of work completed in the Master Planning process. As such, the Design Guidelines and QEIIMC Master Plan are in close alignment.

This section provides a summary of the Master Plan vision and objectives, and desired design intent.

1.3.1 THEMES AND OBJECTIVES

Below is a summary of the QEIIMC Master Plan themes and objectives, together they establish a Campus-wide approach and framework for the future of the QEIIMC Campus. The Design Guidelines reference these themes and objectives, which will help to deliver innovative, sustainable and holistic development outcomes. Whilst the Design Guidelines are more closely related to the 'Planning Design and Infrastructure' and 'Community and Place Activation' themes all objectives should be considered. Further detail is provided overleaf.

Planning, Design and Infrastructure

+ Critical Development Intensity
+ Adaptable for the Future
+ Easy Journeys

Community and Place Activation

+ Support Community Wellbeing
+ Nurture a Community
+ Unique Sense of Place

Innovation, Enterprise and Translation to Health

+ Attraction and Identity
+ Excellence and Intensity
+ Translation of Research to Health Outcomes

Leadership and Governance

+ 'One Campus' Approach
+ Collaboration and Networks
+ Communication and Celebration

Planning, Design & Infrastructure

Critical Development Intensity

+ QEIIMC achieves a critical development intensity with appropriate supporting infrastructure.
+ Development intensity is balanced with a high-quality public realm supported by adequate spaces between buildings.
+ The Ground/First Floors of all buildings particularly around activity/transit hubs act as foci for clustering, connectivity and integration.
+ QEIIMC adopts a sustainable approach to the development of buildings and the public realm.
+ Tree canopy is increased to balance impacts of increased development intensity.

Adaptable for the Future

+ QEIIMC has a robust and site-responsive framework.
+ Future functionality is enhanced through the development of key facilities.
+ Buildings are adaptable to future changes of use, operation, culture and technology.
+ Infrastructure and services are flexible and adaptable to future needs, changes of use, operation, culture and technology.

Easy Journeys

+ It is easy to find your way into and around the Campus and all users experience comfortable and safe journeys.
+ A hierarchy of 'publicness' clearly defines places where the visitor is welcomed and private/operational spaces where the visitor is discouraged.
+ A QEIIMC way-finding strategy is implemented.
+ Active and public transport use is promoted through TravelSmart and other Campus-wide initiatives.
+ QEIIMC is developed with Universal Access (DDA) principles and a commitment to AS1428.2.

Community & Place Activation

Support Community Wellbeing

+ Connection and outlook to attractive outdoor space is essential to a healing environment.
+ QEIIMC provides excellent opportunities to collaborate, 'bump', exchange ideas and ignite innovation.
+ There is a diversity of indoor and outdoor space/places for diverse uses and users.
+ Buildings and external spaces support active, healthy lifestyles.
+ A Beautiful Campus – Heritage and Character, Botanic Richness, responsive to Indigenous Six Seasons Cycle.

Nurture a Community

+ A considered approach is taken to activation within the QEIIMC community and ongoing engagement with neighbouring communities.
+ A sense of belonging is fostered for the Campus community.
+ The Campus includes shared spaces and diversity of use.
+ QEIIMC makes a positive contribution to the surrounding urban fabric/environment.
+ A safe Campus – pedestrian priority, good lighting and visual porosity.

Unique Sense of Place

+ A clear and coherent sense of purpose and identity for QEIIMC is communicated through the design of the physical environment.
+ Buildings relate harmoniously to each other and contribute positively to the public realm/spaces.
+ The Campus is considered as part of a broader environmental setting.
+ To celebrate and recognise the heritage and cultural connections to place, the Campus' history and its points of difference are revealed.

Innovation, Enterprise and Translation to Health

Attraction and Identity

- Develop a strategy to attract new, world-class, health, research, education and commercial investment.
- The attractive location and lifestyle available at QEIIMC is promoted to attract international researchers, medical staff and their families.
- A Campus environment that portrays innovation in health, research and education to a global audience.

Excellence and Intensity

- Promote design excellence in buildings and urban design.
- Develop an innovation and entrepreneurship plan for QEIIMC.
- The Campus as a city-supporting intensity and diversity of activity.

Translation of Research and Health outcomes

- Support the co-location of research facilities in proximity to clinical care to encourage translation into health, research and education outcomes as well as appropriately related commercial opportunities.
- Support an increase in the combined health care, research and educational knowledge and output of QEIIMC.
- A whole of Campus approach to co-location and synergies that supports translation of education and research into better health outcomes.

Leadership & Governance

One Campus Approach

- Governance is put in place to enable achievement of strategic outcomes.
- QEIIMC has a clear and recognisable identity with a collective vision and values and a cohesive 'brand'.
- A defined and cohesive public realm is valued for its contribution to the energy, connectivity and identity of the QEIIMC.
- A public Campus – Campus presentation, and a public edge, supporting Campus life and new landscape spaces.

Collaboration & Networks

- Opportunities for QEIIMC to be a collaboration partner of choice within the Australia/Asia Pacific region.
- Planning to support systematic collaboration and reinvestment back into the Campus.
- Relatively seamless connections between education, research and clinical practice are supported.
- Infrastructure and facilities are promoted for operational efficiencies and economies of scale.

Communication and Celebration

- Enhance ongoing communication with all stakeholders and interest groups at QEIIMC.
- Celebrate and communicate the achievements of individuals and groups to build a QEIIMC culture of excellence.
- Facilitate connectivity across the QEIIMC with common messaging, identity and branding.

1.3.2 DESIGN INTENT

The West Australian Government promotes the importance of design quality through the 'Better Places and Spaces Policy' aimed at improving the quality of our public realm, raising industry and community awareness of good design,and format, and promoting sustainable development. As the built environment evolves, developments are becoming increasingly complex and multifunctional, requiring a greater emphasis on achieving design quality. In complex urban environments such as the QEIIMC Campus, this is particularly important.

The QEIIMC Master Plan provides a robust spatial development framework, it carefully weaves the built form and public realm design into the existing environment, having consideration for the surrounding context, existing character and identity, movement network, economic opportunity and service/utility delivery.

Figure 3 and **Figure 4** provide an overview of the Master Plan, in summary, it provides:

- A total increase in green space and landscaped areas (from the existing provision) by 17%;
- An increase in development intensity/building heights which results in a reduction of the total built-up area, and generates a 48% uplift in gross floor area;
- Definition of building envelopes which will facilitate appropriate integration and relationships between existing and future clinical, research and education facilities;
- Improved potential for increased passenger numbers through an increased frequency of public transport services or mass rapid transport solutions;
- Broader parking options with reduced impact on the Campus environment through the use of multi-deck structures;
- Greater integration with the Oral Health Centre of WA (OHCWA) located to the south of the Campus;
- Stronger connections to neighbouring Kings Park and Kilgour Park;
- Sensitive interfaces with residential neighbours and Hollywood Hospital; and
- Visually extending the Hampden Road amenity into the QEIIMC via a strong mixed-use zone and active transport initiatives.

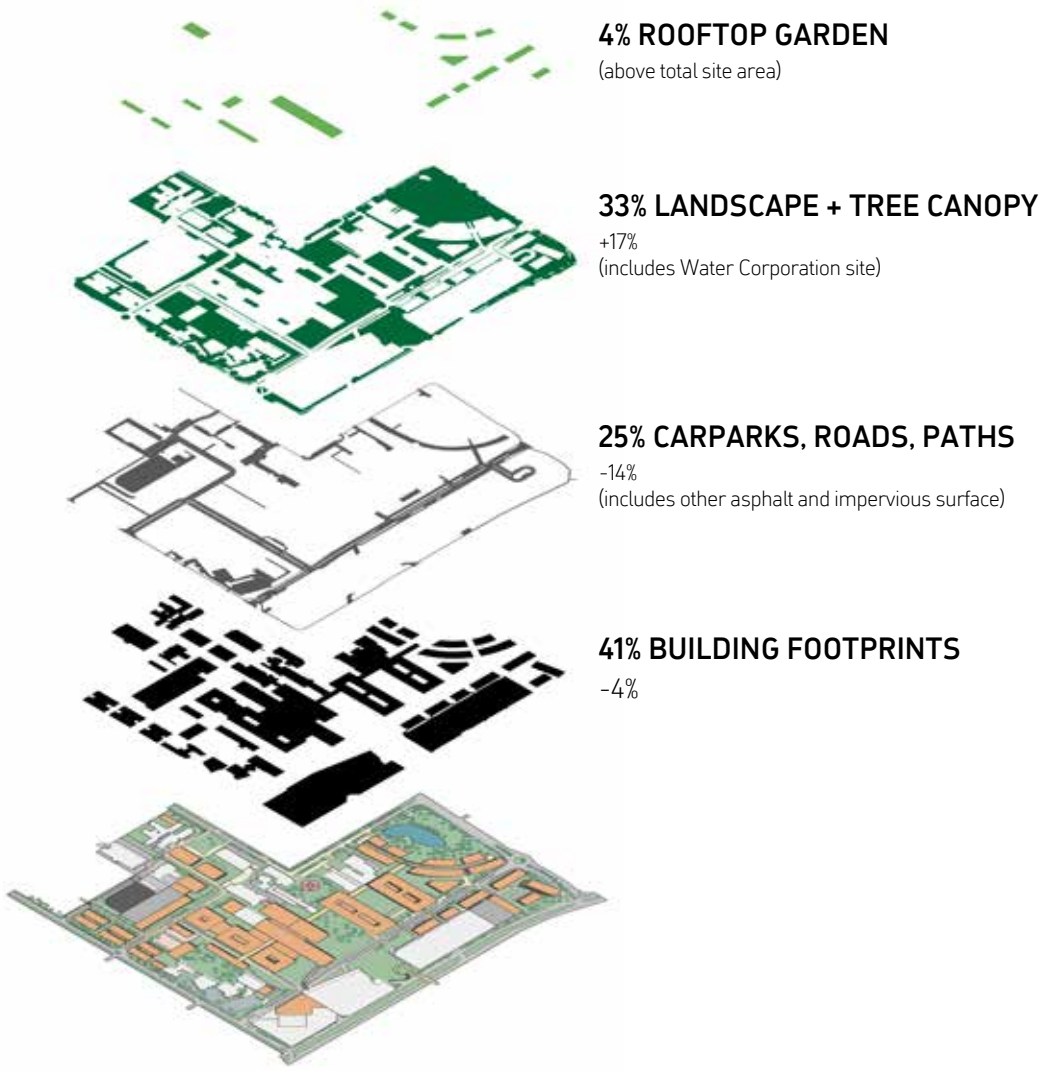


Figure 3: QEIIMC Master Plan Breakdown

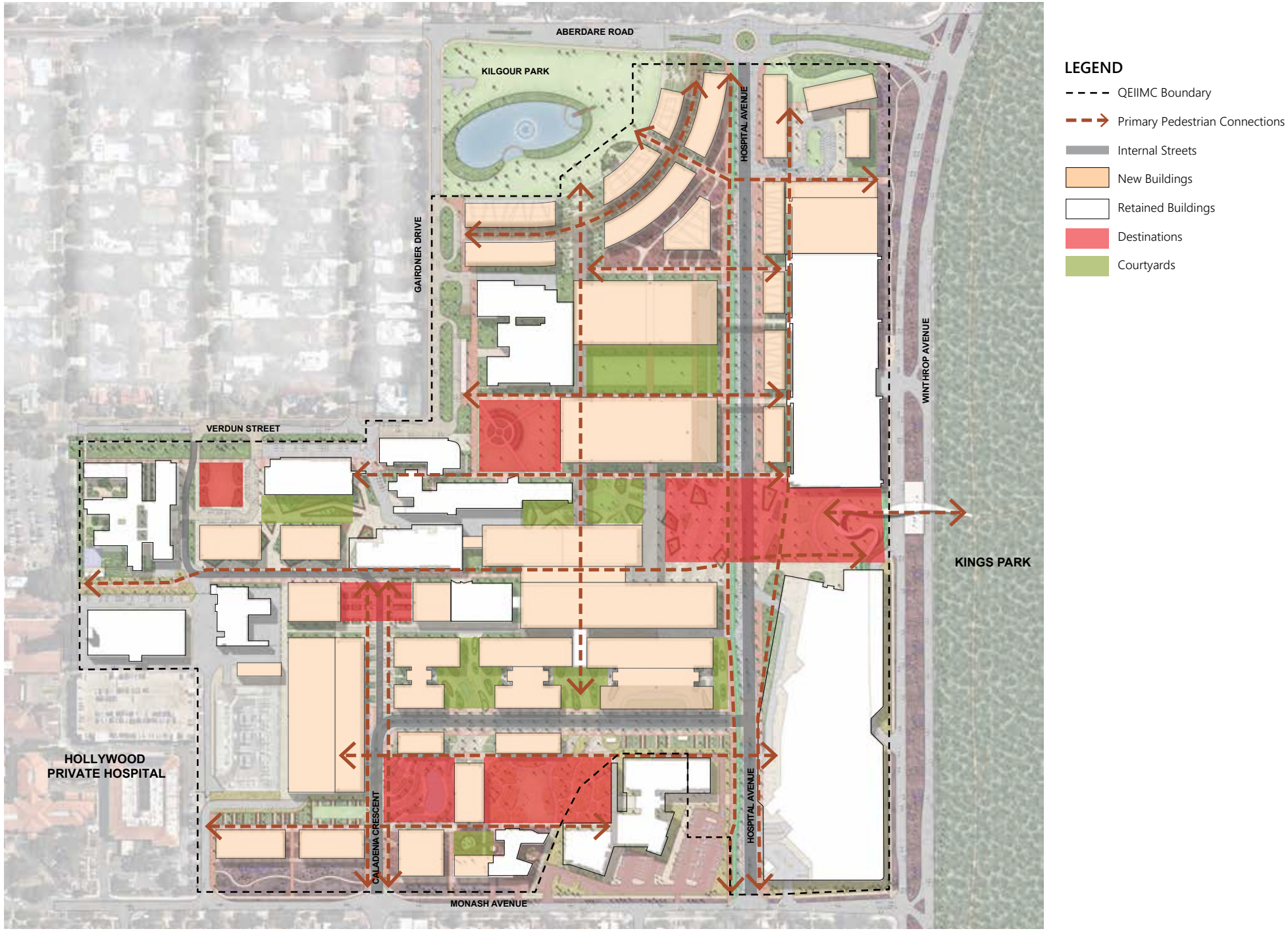
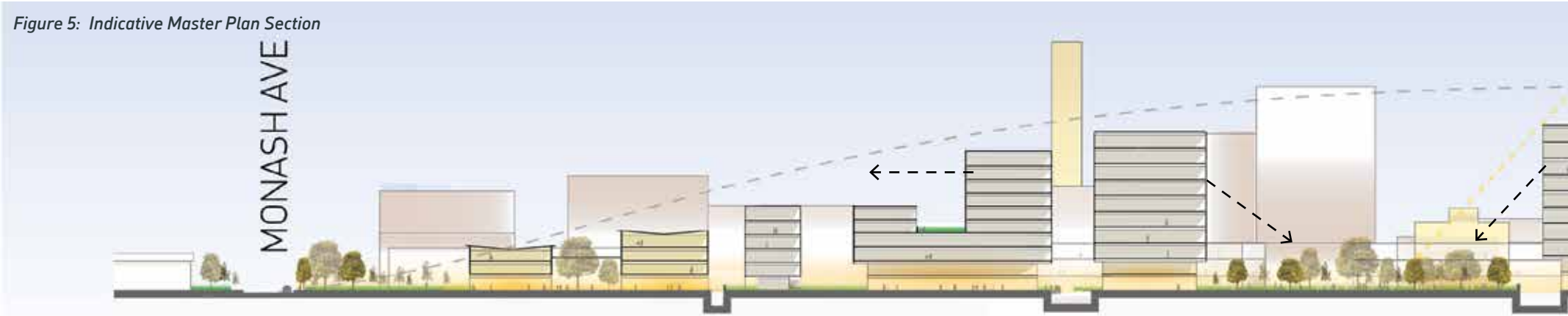


Figure 4: QEIIMC Master Plan Framework

Figure 5: Indicative Master Plan Section



10 PRINCIPLES OF GOOD DESIGN

The below demonstrates how the QEIIMC proposes to respond to the 10 principles of good design established in SPP 7.0 - Design of the Built Environment.

CONTEXT AND CHARACTER

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

QEIIMC provides a highly site responsive design, having consideration for existing Campus heritage and environmental characteristics. It also ensures greater integration with surrounding residential areas and Kings Park.

LANDSCAPE QUALITY

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

QEIIMC endeavours to substantially improve the landscape quality through establishment of a Campus Forest, which will be supported by an interconnected series of diverse places and spaces which meet the various needs of its users.

BUILT FORM AND SCALE

Good design ensures that the massing and height of the development are appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

QEIIMC ensures that taller buildings are concentrated in the centre of the Campus, with development intensity reducing closer to its edges.

FUNCTIONALITY AND BUILD QUALITY

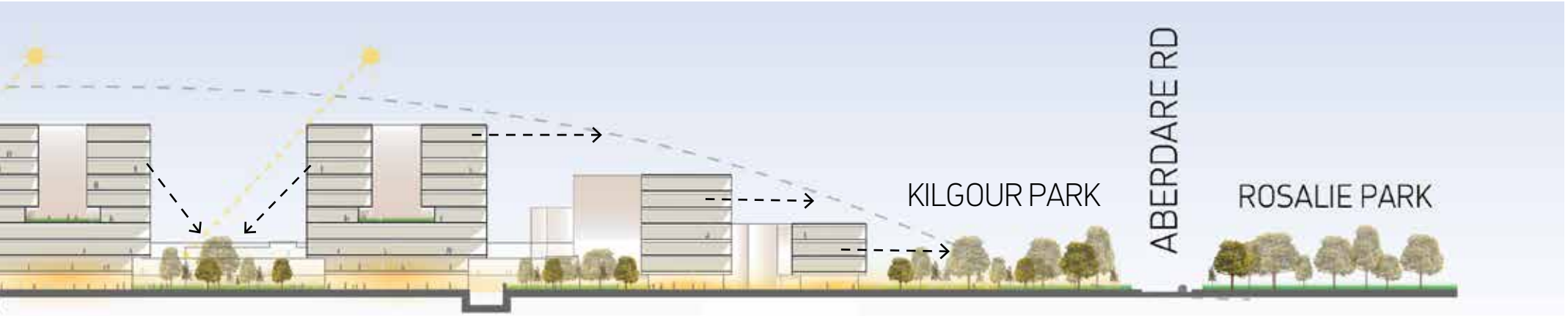
Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

QEIIMC will be an ever evolving Campus. The Campus has capacity to change with the needs of the end users, balancing functionality and flexibility.

SUSTAINABILITY

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

QEIIMC promotes sustainability across the Campus in a variety of ways, this includes initiatives aspiring to the principles of the Greenstar Communities Framework introduction of a Campus Forest and commitment to improving opportunities for active transport.



AMENITY

Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

QEIIMC will significantly increase the amenity provided for staff, visitors and surrounding neighbours to enjoy. The Campus will be a safe and comfortable environment to visit and work.

WAYFINDING

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

QEIIMC Master Plan incorporates a defined transport hierarchy which has consideration for all modes. Improvements to pedestrian permeability will improve legibility of the urban environment.

SAFETY

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

QEIIMC has been designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles, this will be achieved through enhancements to the public realm and better integration with built form.

COMMUNITY

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

QEIIMC will have a range of retail, food/beverage and communal spaces which will facilitate social interaction creating a community and sense of place on the Campus. Where appropriate, the Campus will better connect with the existing local community.

AESTHETICS

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

QEIIMC will provide an enhanced pubic realm and a focus on contemporary built form commensurate to its role as a world class Campus.

1.4 Context Analysis

Notable landmarks in proximity to the QEIIMC Campus noted in Figure 6 form significant elements of the local contextual identity include; Kings Park and Botanic Gardens, Karrakatta Cemetery, Perth-Fremantle Train Line, The University of Western Australia (UWA) and Hollywood Private Hospital.

KINGS PARK AND BOTANIC GARDENS

Kings Park and Botanic Gardens (Kings Park) is a significant landmark of Perth and borders the QEIIMC Campus to the east. A mixture of grassed parkland, natural bushland and botanical gardens comprise Kings Park landscape. Approximately two-thirds of Kings Park is conserved as native bushland and forms the largest parcel of bushland in the central Perth area. Kings Park is also the largest inner-city park in the world. It is distinct for several reasons particularly for the retention of pristine bushland and is home to a large number of native flora and fauna. Kings Park is widely recognised as a prime landmark of Perth and the QEIIMC Campus has a strong relationship with it due to its adjacency and the views enjoyed from Blocks KK and G.

KARRAKATTA CEMETERY

Located to the west of the QEIIMC Campus, Karrakatta Cemetery first opened in 1899 and has long been associated with the life cycle experience and rituals of dying for the population of the Perth central region. The social and cultural history of Western Australia is contained in the large cemetery and gardens (98.34 Ha) that today can be explored through walking trails with maps outlining the memorials and graves of notable people. Approximately 200,000 burials and the same quantum of cremations have taken place though. The site still has capacity for burial and has several war graves. These serve a memorial function This site also includes a well-recognised groves of cypress trees which flank the main entrance to the cemetery.

PERTH-FREMANTLE TRAIN LINE

Dating back to 1881, the Perth–Fremantle train line is an iconic public transport route as the first suburban rail line in Perth. It has been in almost continuous use since its construction except for a period during the 1970s when the attempt to permanently suspend the line was met with widespread public protests attesting to the vitality and support for the line. The Perth-Fremantle line was subsequently reopened in 1983 and remains today an important transport route linked to those staff and patients walking/cycling to QEIIMC from this line.

WINTHROP AVENUE AND THOMAS STREET

The QEIIMC Campus is located along one of the most culturally significant axes in Greater Perth. Winthrop Avenue was constructed as an approach to the UWA Hackett Hall Building which represents the early sandstone grandeur of the UWA Crawley Campus. The university contains many significant landmarks to the south of QEIIMC.

Winthrop Avenue was intentionally built up to a peak from which the driver driving south along the road descends from a high vantage point looking down towards Hackett Hall, creating a grand, ceremonial approach.

The Master Plan is founded on creating and supporting a strong sense of identity and place for the QEIIMC, one which builds upon the local history and acknowledges the significant landmarks and places that form its context. The QEIIMC Trust have also undertaken a Cultural Heritage Framework for the QEIIMC Campus.

Figure 6: QEIIMC Master Plan Spatial Context

1.5 Approval process

Development proposals received for the QEIIMC Campus are often complex and in some cases of state or national significance. Therefore, the approval process needs to be thorough to ensure high-quality outcomes are achieved.

DESIGN REVIEW

Design review is an important component of the design process; particularly to negotiate the design elements of complex proposals. Design review is the process of evaluating the design quality of a proposal with the first review often occurring before lodgement of a development application.

Due to the importance of the QEIIMC Campus and the complex nature of proposals received, all proposals are required to go through a formal design review process:

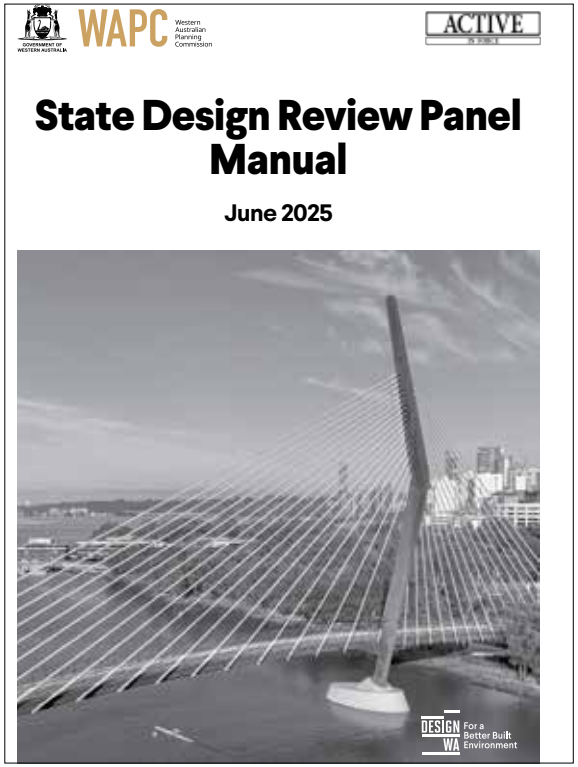
+ Depending on the nature of the proposal the Applicant may be required to issue the proposal to the State Design Review Panel (SDRP) if deemed appropriate by the QEIIMC Trust or Applicant/Agency. Projects that are reviewed by SDRP may be:
    - State or regional significance: the project is of significance to the State or a particular region.
    - Location: the project is situated in an area that has particular importance and/or sensitivity, whether this is historic, environmental or relating to a particular character or use.
    - Prominence: the project is situated on a prominent site, with high levels of public visibility and/or political sensitivity.
    - Complexity: there are complex challenges to overcome that require a sophisticated design response.
    - Precedence: the project establishes a precedent for a type of development within an area.
+ All proposals for the QEIIMC Campus will be required to meet the requirements of these guidelines and be endorsed by the Trust.

Figure 7 illustrates how design review fits into the broader development approval process of these Design Guidelines. The staged review, assessment and determination process for development approvals within the QEIIMC Campus is intended to ensure developments achieve the high-quality urban design and built form outcomes.

More information about design review can be found in State Planning Policy 7.0 Design of the Built Environment, the State Design Review Panel Manual (June 2025).

DEVELOPMENT ENDORSEMENT

All development proposals within the QEIIMC Campus require review and endorsement by the Trust at key points throughout the design and construction process. This will be done via the Trust (including their nominated Campus Architect where necessary), and subsequently the Trust Board. In considering any development proposals, the Trust will have regard for these Design Guidelines, the QEIIMC Master Plan and the UWA-QEII Specialised Activity Centre Plan.



APPROVAL PROCESS

The approval process for built form development proposals at QEIIMC Campus is summarised on **Figure 7**. However, the following should be noted:

These guidelines refer to the approval process of the building design only. Approval of the design does not qualify the applicant for approval to proceed for the proposal. Legal documentation and other documentation is required by the Trust at given points in the process. Submission to Development Application or Building License can not proceed until the legal documentation has been agreed in part or full approved by the Trust. The applicant should seek advice from the Trust at an early stage to clarify any additional requirements or approval processes.

How and when the Trust is required to be engaged is summarised in **Table 1**.

Table 1: Summary of QEIIMC Trust Engagement

PHASE	STAGE	QEIIMC TRUST ENGAGEMENT
Project Purpose/Need	Stakeholder Analysis	C
Investment Proposal	Investment Logic Map	B
	Strategic Options Analysis	C
	Project Risk Evaluation	C
Options Report	Long List of Options	C
	Short List of Options	C
	Options Report	B
Implementation Strategy	Procurement Options Analysis and Market Sounding	C
Project Definition Plan	Significant changes to the Business Case (Material Changes)	B
Design Documentation	Part way through Concept Design	C
	Part way through Sketch Design	B
	Prior to submission of Development Application	A
	Design Development including modifications to the Proposal	C
	Prior to submission of Building License Application	A

LEGEND:

A= QEIIMC Trust Board to be provided documentation for approval. The approval provided requires all legal documentation and any other documentation to be provided to the Trust for approval. The Applicant cannot proceed until approval is provided by the QEIIMC Trust

B= QEIIMC Trust is to be provided documentation for agreement in principle. The Applicant cannot proceed until agreement is provided by the QEIIMC Trust

C= QEIIMC Trust is to be consulted prior to completion of this stage

NOTES:

+ Refer to check lists at the back of these guidelines for documents to be provided to the Trust Board for consideration for approval.
+ The above process is an example only. Additional legal documentation and other documentation is required by the Trust at given points in the process.
+ The applicant should seek advice from the Trust at an early stage to clarify any additional requirements on the approval process.

How these Design Guidelines can be used in the typical design process is explained below:

1. **Concept Design** is where proponents start to work on a concept for their development. Plans are usually unresolved with basic drawings and floor space calculations. Proponents should seek early advice from the Trust to achieve desired design outcomes for the Campus. A preliminary meeting with the Trust and their Campus Architect is encouraged.

   "Appendix 1 - Site Analysis Document Checklist" outlines further information that is useful to inform initial design proposals and discussions.

2. In the **Sketch Design** phase, proponents respond to feedback and analysis of the concept design to develop a more detailed proposal. Pre-lodgement and/or design review processes can be very useful at this stage to obtain feedback on the proposed design.

3. In the **Development Application** phase, proponents are required to prepare more detailed design drawings. Development endorsement from the Trust is required at this stage before lodging an application with the City of Perth (who will provide formal planning recommendations).

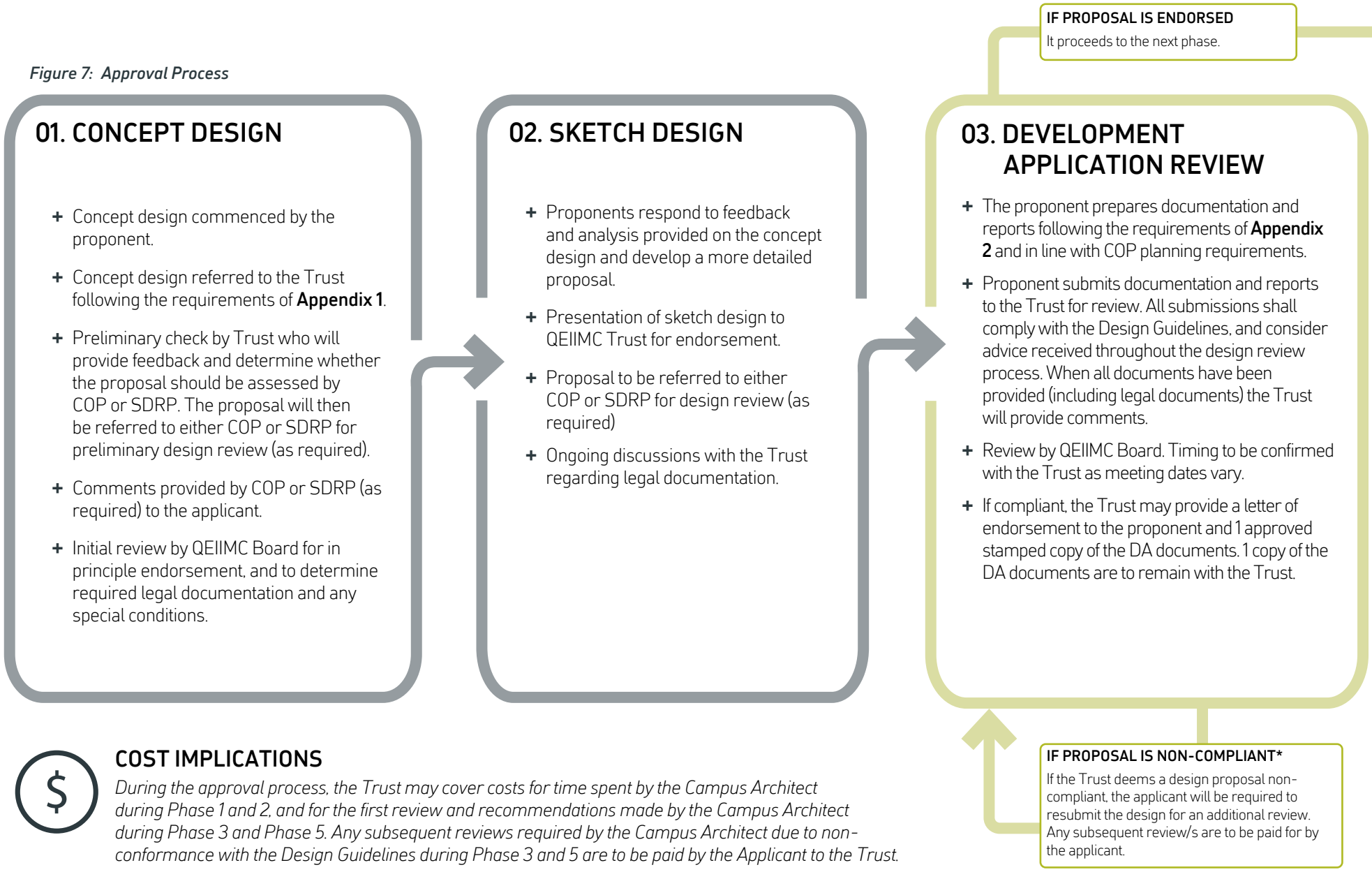
   "Appendix 2 - Development Application Document Checklist" outlines further information that is useful to inform the preparation of drawings in this phase.

4. In the **Building Licence** phase, proponents are required to submit detailed (Building Licence) drawings and specifications to the Trust who will review the plans to ensure the design intent has been maintained and that any conditions of approval are met before being issued to the QEIIMC Board for approval to proceed to Building License. Upon approval of all legal documentation and contracts by the QEIIMC Board the proposal can then be submitted to the City of Perth for Building License Application..

   "Appendix 3 - Building Licence Document Checklist". outlines further information that is useful to inform the preparation of drawings in this phase.

Applicants through all phases of the project are required to provide a demonstration of suitable engagement that has occured with user groups/project stakeholders in the development of the design proposal, this is to include suitable engagement with indigenous and cultural groups.

Figure 7: Approval Process



COST IMPLICATIONS

During the approval process, the Trust may cover costs for time spent by the Campus Architect during Phase 1 and 2, and for the first review and recommendations made by the Campus Architect during Phase 3 and Phase 5. Any subsequent reviews required by the Campus Architect due to non-conformance with the Design Guidelines during Phase 3 and 5 are to be paid by the Applicant to the Trust.

04. APPLICATION FOR PLANNING APPROVAL

+ The proposal is referred to the City of Perth by the applicant to obtain planning approval.
+ The approved DA documents and covering letter from the Trust are to be issued to the City of Perth as part of the development application.
+ Post DA SDRP
  Depending on the type of development the proposal may be required to be submitted to SDRP (as required) post development application submission.

***QEIIMC TRUST REVIEW**

If after the second review, a proposal is still deemed to be non-compliant by the Trust the applicant's proposal can be forwarded to the Trust's Board for review. The Trust's Board will have the authority to accept or reject the proposal.

IF PROPOSAL IS COMPLIANT

It proceeds to the next phase.

05. BUILDING PERMIT REVIEW

+ Proponents must submit documentation and reports to the Trust for endorsement, stamping and approval following the requirements of **Appendix 3**.
+ When all documents have been provided, the Trust will provide comments.
+ QEIIMC Board to undertake general review of advice and all other legal and contractual documents.
+ If endorsed, the Trust may provide a letter of endorsement to the proponent and 1 stamped copy of the BL documents. 1 copy of the BL documents are to remain with the Trust.
+ No submissions for building licences shall be issued without the Trust's endorsement and approval.

IF PROPOSAL IS NON-COMPLIANT*

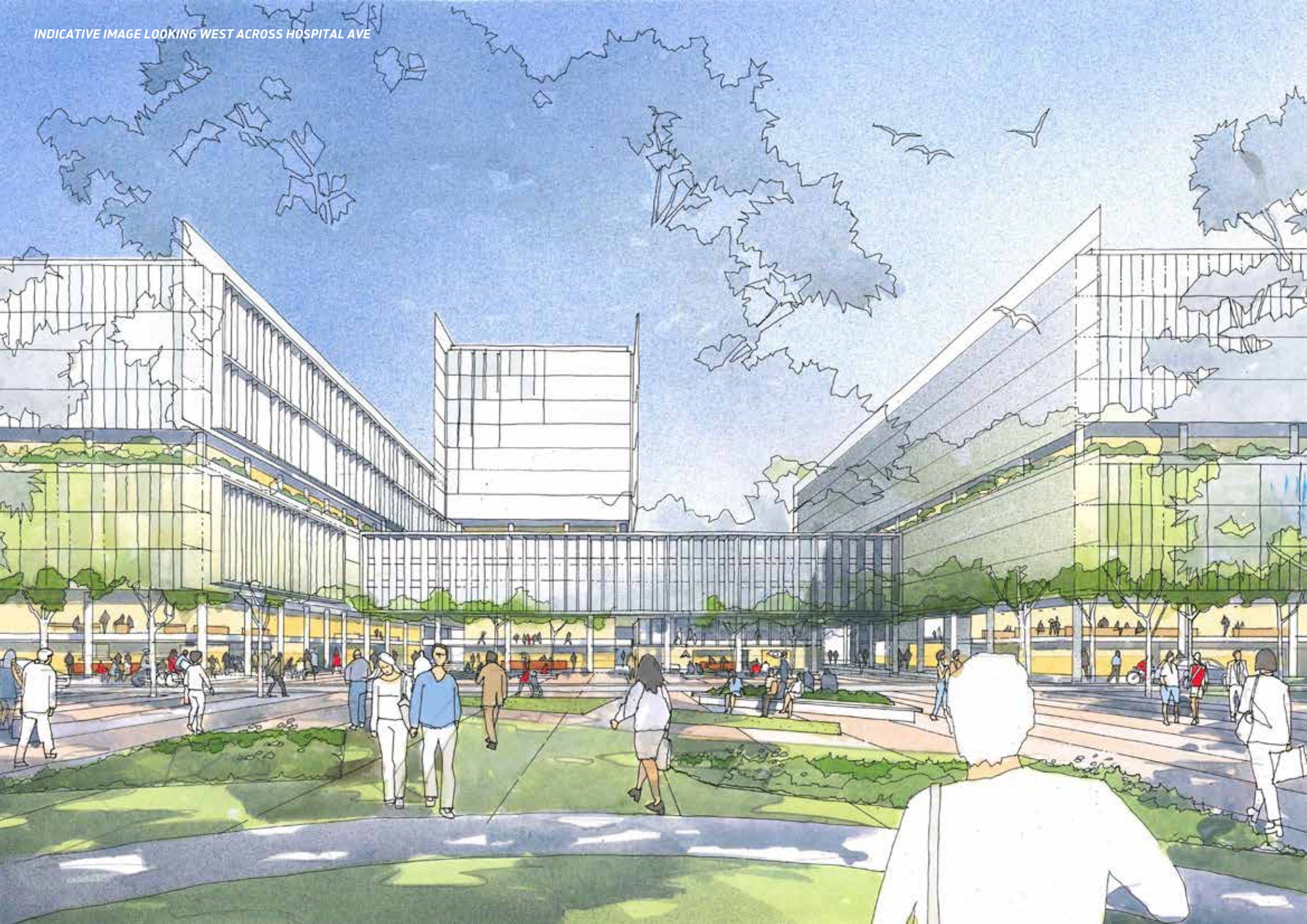
If the Trust deems a design proposal non-compliant, the applicant will be required to resubmit the design for an additional review. Any subsequent review/s are to be paid for by the applicant.

06. BUILDING PERMIT APPLICATION

+ The proposal is referred to the City of Perth by the applicant to obtain building licence approval.
+ The endorsed BL documents and covering letter from the Trust are to be issued to the City of Perth as part of the building licence application.

***QEIIMC TRUST REVIEW**

If after the second review, a proposal is still deemed to be non-compliant by the Trust the applicant's proposal can be forwarded to the Trust's Board for review. The Trust's Board will have the authority to accept or reject the proposal.



INDICATIVE IMAGE LOOKING WEST ACROSS HOSPITAL AVE

02

CAMPUS AND PRECINCT GUIDELINES

2.1 Campus Guidelines

The relationship of future development within the QEIIMC Campus to the existing built form, streetscapes, environment and surrounding neighbourhood character is fundamental to good design. A thorough and systematic site analysis is a critical part of the design process, undertaken at the outset of a project to inform a positive design response to the opportunities and constraints of the Campus.

This section provides general guidance on those elements which have an impact on the Campus as a whole. More specifically, it includes:

- Section 2.1.1 - Building Heights;
- Section 2.1.2 - Building Separation;
- Section 2.1.3 - Street Setbacks;
- Section 2.1.4 - Personal Vehicle Parking; and
- Section 2.1.5 - Bicycle Parking and End of Trip Facilities.

2.1.1 BUILDING HEIGHTS

The height of new developments should be appropriate to the desired character of the Campus and shall not adversely impact the amenity of adjoining buildings and public spaces. Building height is one of the factors that define building envelopes. In these Design Guidelines building heights are expressed in storeys relative to natural ground level.

The QEIIMC Master Plan intent was to ensure that building density is dealt with appropriately across the Campus. Therefore, where the taller built form is proposed, larger areas of open space are provided. This ensures that all buildings are afforded good natural daylight without compromising overall floor area. The tallest buildings are located in the centre of the Campus, they vary between a maximum of 10-13 storeys and transition down to a maximum of 4-6 storeys at the edges.

BUILDING HEIGHT SETBACK FROM THE EDGE

BUILDING HEIGHT TIERED

HEIGHT SETBACK FROM LOW SURROUNDINGS

OBJECTIVES

O1 The height of development responds to the desired future scale and character of each precinct, including consideration for existing buildings that are unlikely to change.

O2 The height of development recognises the need for daylight and solar access to adjoining development sites and public spaces.

ACCEPTABLE OUTCOMES

AO1 Proposed development complies with the maximum building height limits (storeys) as set out on the Precinct Specific Guidelines in **Section 2.2**.

DESIGN GUIDANCE

The overall design intent is to integrate taller buildings into the landscape with good orientation, siting, setbacks, and articulation. This is primarily to reduce the amount of space taken up by buildings, enabling the greater provision of public open space across the Campus.

DG1 Buildings should promote generous floor to ceiling heights and provide for future building adaptability.

DG2 Ensure that building height controls respond to the desired number of storeys, the minimum floor to floor heights required for adaptive reuse and include generous ground floor heights.

DG3 Building heights noted on the Precinct Specific Guidelines do not include storeys utilised primarily for services e.g. Air-conditioning Equipment. Where provided these areas should be fully setback from the building envelope and screen appropriately to not impact on the visual amenity of the campus.

2.1.2 BUILDING SEPARATION

The space between buildings influences the character of a location and the physical conditions of the built environment, as well as the amenity offered by improving access to outlook, daylight and ventilation. As buildings get taller, they must have more separation to achieve these outcomes.

BUILDINGS SETBACK APPROPRIATELY TO ALLOW FOR GOOD NATURAL DAYLIGHT TO PUBLIC SPACES

LARGE PUBLIC SPACES BETWEEN BUILDINGS

OBJECTIVES

O1 New development supports the desired future streetscape character with adequate spacing provided between buildings to enable adequate solar access into public spaces, visual and acoustic privacy, natural ventilation and avoidance of wind tunnels.

O2 Building separation is in proportion to building height.

ACCEPTABLE OUTCOMES

AO1 Proposed development complies with the building separation requirements set out on the Precinct Specific Guidelines in **Section 2.2**.

DESIGN GUIDANCE

DG1 Test building separation controls to ensure they promote solar and daylight access to buildings and provision of open space. Natural daylight should be provided to all outdoor dedicated open spaces at 12pm between the 1st of March to 30th October year round.

DG2 Increase building separation proportionally to the building height to achieve amenity and privacy for building occupants.

DG3 The applicant may consider setting the building back in height at higher levels to minimise the bulk of the proposed building and retain natural daylight to open spaces. This approach could also be considered where the Applicant is proposing a building that is higher than the Design Guidelines permit.

2.1.3 BUILDING SETBACKS

The setback of buildings from streets and open spaces shall be planned to complement the existing and future character of the QEIIMC Campus. The street setback (for internal streets) is one of the factors that define the building envelope. It is expressed as a minimum distance in metres between the building and the street /open space boundary, and in the case of sites with two or more street frontages, includes the secondary street or open space.

Setbacks for all development are defined on a precinct by precinct basis. When considering setbacks it is important to retain an element of flexibility so development proposals can adapt to suit the local context and intended development outcome.

BUILDING SETBACK FROM STREET

BULK OF BUILDING SETBACK

BUILDING UP TO STREET

OBJECTIVES

O1 The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.

O2 Building boundary setbacks provide for adequate separation between adjacent development sites.

O3 Building boundary setbacks are consistent with the desired streetscape character.

O4 The setback of development from the Campus boundaries provides a transition between QEIIMC and existing surrounding development.

ACCEPTABLE OUTCOMES

AO1 Development complies with the street setbacks as set out on the Precinct Specific Guidelines in **Section 2.2**.

DESIGN GUIDANCE

DG1 Given the increased scale of development at QEIIMC, reduced setbacks along Campus boundaries should not be considered where it is deemed to have an adverse impact on the amenity of surrounding residential properties.

DG2 Variations to street setbacks within the Campus can be considered if in the opinion of the Trust a better design outcome can be achieved.

2.1.4 PRIVATE VEHICLE PARKING

A Campus-wide reduction in at grade car parking will enable parking to be consolidated into multi-deck parking structures which are to be located on the Campus periphery which is consistent with the intent of the QEIIMC Master Plan. This will enable easy access to the surrounding road network and contribute to the establishment of a pedestrian focussed core.

The existing multi-deck parking structure is proposed to increase its capacity to capture some of the removed at grade parking in the north-eastern area of the Campus. Refer to Masterplan documents including the access strategy for all vehicle ,movement paths.

EXISTING MULTI-DECK CARPARK AT QEIIMC

RETAIL AT GROUND FLOOR OF PARKING

WELL DESIGNED CAR PARK

OBJECTIVES

O1 Parking is consolidated in nominated deck parking structures to minimise the amount of space dedicated to at-grade car parking.

O2 Deck parking structures are located on the Campus periphery to minimise movement conflicts and promote a pedestrianised core.

ACCEPTABLE OUTCOMES

AO1 Location of deck parking structures in accordance with **Figure 8**.

AO2 Where possible multi-deck carparks should be designed to allow for future adaptation of use as transport needs and requirements evolve and change over time.

DESIGN GUIDANCE

DG1 Future development should consider solutions which require less parking and promote the use of alternate transport modes.

DG2 Where possible, the ground floor of parking structures should be sleeved with active uses to minimise visual impact.

DG3 Where possible, multi-deck carparks are to be naturally ventilated.

DG4 Multi-deck carparks should be designed to appear as an occupied building. Exposed concrete slabs solid concrete balustrading etc. are not considered appropriate.

DG5 Underground parking is not precluded and can be considered at the discretion of the Trust. Underground parking solutions should have careful consideration for locations of driveways and any site conditions and constraints.

DG6 Provision for electric parking stations within at-grade and multi-deck parking areas is preferred.

2.1.5 BICYCLE PARKING / END OF TRIP FACILITIES

As part of the broader movement strategy, the QEIIMC Master Plan ensures cycling is integrated throughout the Campus to provide a viable alternative to the car. Lowering speed cycling on shared paths is preferred, in place of continuous high-speed cycle routes.

Paramount to the success of cycling at QEIIMC is provision of safe and accessible End of Trip Facilities (EOTF). As shown on **Figure 8**, a coordinated, Campus-wide approach has been taken for the provision of EOTF at the QEIIMC. The overall active transport target for QEIIMC is to achieve a mode share of +20% (10.5% cycling), which would equate to approximately an additional ~3,000+ cycle parking spaces.

Refer to Master Plan documents including the access strategy for all vehicle ,movement paths.

STAFF BICYCLE STORAGE

VISITOR/ SHORT TERM BICYCLE STORAGE

LOCKERS AND SHOWERS

OBJECTIVES

O1 Provide long term bicycle parking and EOTF for staff and students to promote an active commute to and from work.

O2 Provide shorter-term bicycle parking and EOTF for visitors to promote active travel to and from the Campus.

ACCEPTABLE OUTCOMES

AO1 Large-scale EOTF facilities shall be provided at the buildings indicated on **Figure 8**, the size of these designated large-scale EOTFs is to be determined prior to commencement of Sketch Design as the amount of bicycle parking bays required on Campus may vary over time.

AO2 Where an EOTF is provided the following standards apply:

- Minimum of x2 female and x2 male showers (located in separate changing rooms) for the first 10 bicycle bays.
- Additional shower facilities shall be provided at a rate of x1 female and x1 male showers for every 10 bicycle bays.
- x1 secure locker shall be provided for each bicycle parking bay.

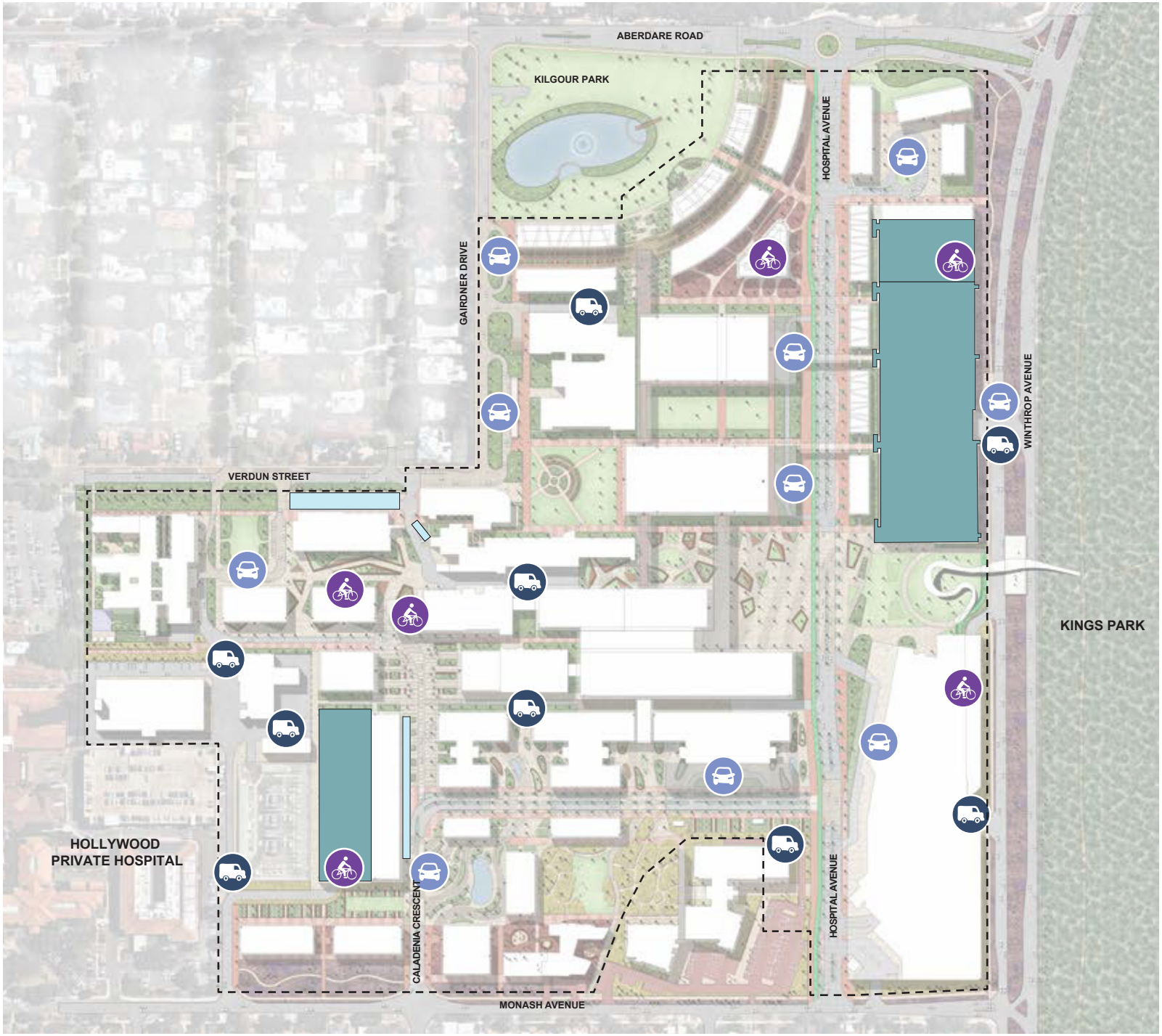
DESIGN GUIDANCE

DG1 When designing EOTF for hospital buildings, the following rates are considered appropriate:

- x1 employee bay per 15 hospital beds.
- x1 visitor bay per 30 hospital beds.

DG2 When designing EOTF for all other buildings, the following rates (if the net lettable area exceeds 1,000m^2) are considered appropriate:

- x1 employee bay for each 300m^2 of NLA..
- x1 visitor bay for each 1,000m^2 of NLA.



Refer to Master Plan documents including the access strategy for all vehicle ,movement paths.

Figure 8: Campus Vehicle Movement and Access

2.2 Precinct Specific Guidelines

The QEIIMC Master Plan is framed as a collection of precincts, each with a distinct built form, character and landscape approach. These precincts are defined by character rather than function, therefore they are not limited by a specific use, enabling the Campus to evolve its needs as necessary.

The distinct character precincts provide patients, staff, students and visitors with a range of places and spaces throughout the Campus. The structure seeks to improve legibility through an understanding of the character and content of each area. Additionally, these precincts interact with the fringes of the Campus, therefore they can respond to their respective external context where appropriate.

Figure 9 illustrates the location of the six precincts, guidelines for each are covered in the following sections:

- Section 2.2.1 - Precinct 1: Kilgour Park;
- Section 2.2.2 - Precinct 2: North East;
- Section 2.2.3 - Precinct 3: Central;
- Section 2.2.4 - Precinct 4: South;
- Section 2.2.5 - Precinct 5: Caladenia Crescent; and
- Section 2.2.6 - Precinct 6: West.

It should be noted that the precinct boundaries used in the QEIIMC Design Guidelines vary slightly from those in the QEIIMC Master Plan. The purpose of which is to ensure that a coordinated approach to built form and public realm design can be achieved in key precincts.

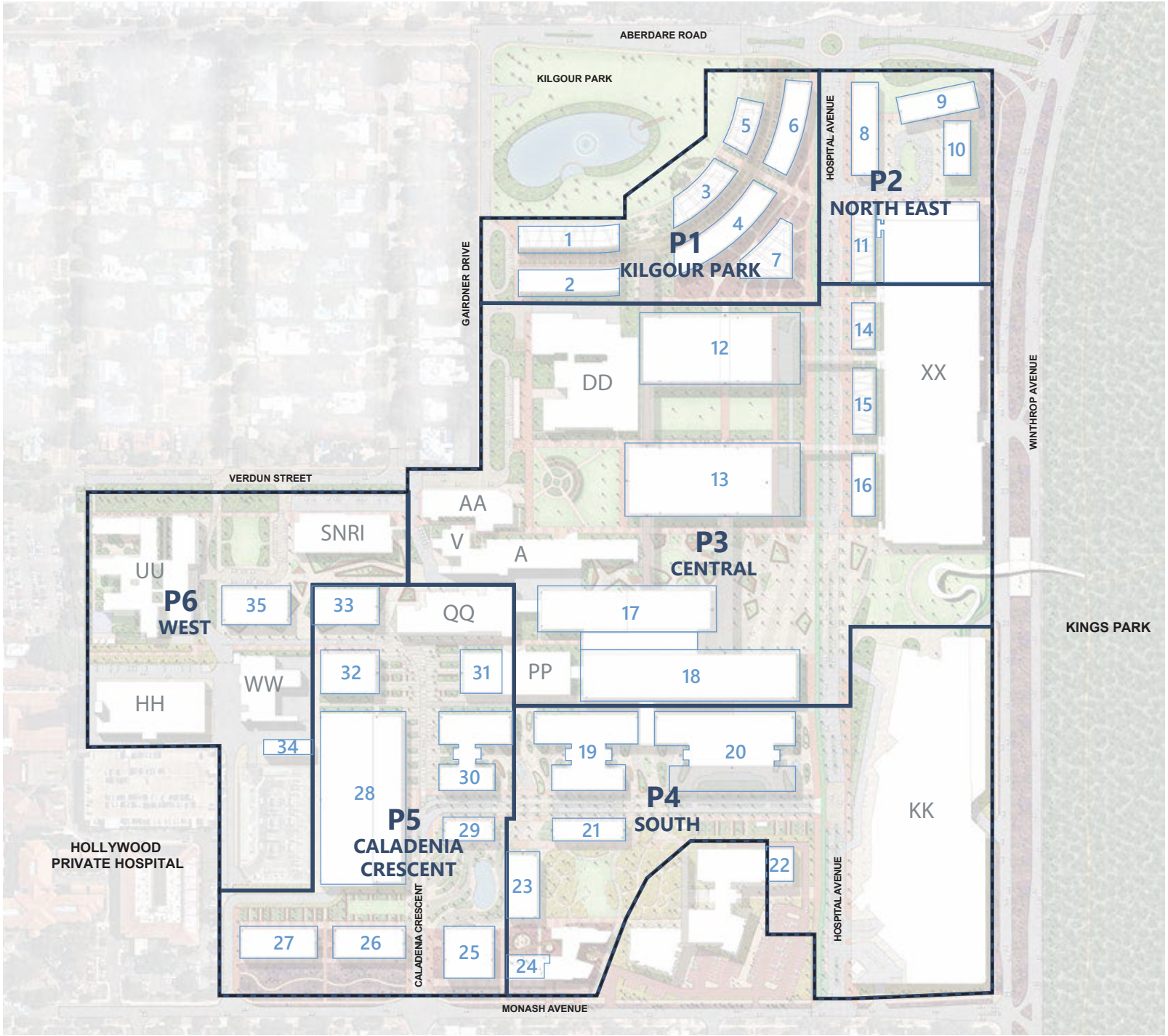


Figure 9: QEIIMC Master Plan - Precincts

2.2.1 P1 - KILGOUR PARK

Precinct 1 - Kilgour Park is located in the northwestern corner of the Campus. Bounded by Aberdare Road and Kilgour Park in the north, Hospital Avenue to the east, and Gairdner Drive to the west, the precinct therefore has the potential to better integrate with the surrounding residential areas and connect with into Watling Walk. Additionally, with views over Kilgour Park there are opportunities to introduce a diversity of land uses such as short term accommodation, medihotels and complimentary community spaces.

The precinct currently includes Block C, Block CC and Block DD. Potential demolition of these buildings would help enable the establishment of several future buildings, these are identified in **Figure 10**.

OBJECTIVES

01 Create and establish a public front door for the Campus providing spaces for visitors and the community to dwell.

02 Ensure that buildings provide good interaction with Kilgour Park, ensuring passive surveillance.

03 Extend the facilities and uses along Watling Walk to the north to provide improved connections to Kilgour Park.

ACCEPTABLE OUTCOMES

A01 Development complies with the maximum building height limits (storeys) as set out in **Figure 11**.

A02 Primary building setbacks shall be as per the following minimum dimensions:

- 2m to Aberdare Road.
- 4m to 23m Kilgour Park.(align built form outcome as indicated)
- 15m to Gairdner Drive.
- 6m to the southern service access (to block DD).

A03 Preferred land uses in this precinct may include:

- Short term accommodation, Medihotels, Complimentary Community Spaces, Out-Patient and Day Surgeries, Childcare Facilities and Health related Office Facilities.

A04 Buildings are separated by a minimum dimension of 10m as indicated on **Figure 11**.

A05 Primary pedestrian entrances for Buildings 1-6 shall be from the central covered walkway as illustrated on **Figure 10**.

A06 The orientation of buildings in the precinct should be primarily directed towards Kilgour Park.

A07 Ground floor activation shall be provided for Buildings 1-6 where indicated on **Figure 10**. Specific design standards are provided in **Section 3.2**.

A08 Defined corner element:

- Building 6 is to be provided with a prominent architectural expression to the corner fronting Hospital Avenue and Aberdare Road as this is the major northern entry point to the Campus. Refer to **Section 3.4** which provides design guidance on articulating important corners.

DESIGN GUIDANCE

DG1 Primary building frontages are located at the ground level of the main circulation spine which curves between Aberdare Road and Gairdner Drive. Activation of these buildings is proposed on the ground floor.

DG2 Roof gardens are supported and should be considered on lower buildings (Buildings 1, 3, 5 and 7) to provide visual amenity at roof level from taller buildings.

DG3 A covered walkway between Buildings 1-6 provides a centralised pedestrian focal point for the precinct. Primary building entrances and ground floor activation enable safe and protected access for all users. This walkway also provides a northern termination point for Watling Walk, enabling integration and connectivity with the rest of the Campus.

DG4 Ground floor activation of Buildings 1-6 should consider opportunities for retail along the pedestrian spine which extends from Gairdner Drive to Aberdare Road. It is recommended that retail uses be provided along the internal frontage only. The desired intent is to provide more public amenity, allowing direct visitor access from surrounding residential areas to the north of the Campus. These retail areas will also assist with the activation of Kilgour Park.

DG5 A visitor short term drop-off area is proposed to be provided from Gairdner Drive with direct access to the major circulation spine.

DG6 Service access, emergency and out of hours is proposed to be provided from Gairdner Drive along the main circulation spine extending to Aberdare Road. Raised bollards are to be provided at both entry and exit points to mitigate access when required.

DG7 Ground floor activation is preferred over providing potential activation levels to floors above ground level within buildings.

COVERED WALKWAY

ACTIVATED GROUND FLOOR

CURVED BUILDING OVERLOOKING PARK

ROOFTOP GARDEN

Figure 10: P1 - Kilgour Park: Contextual Response

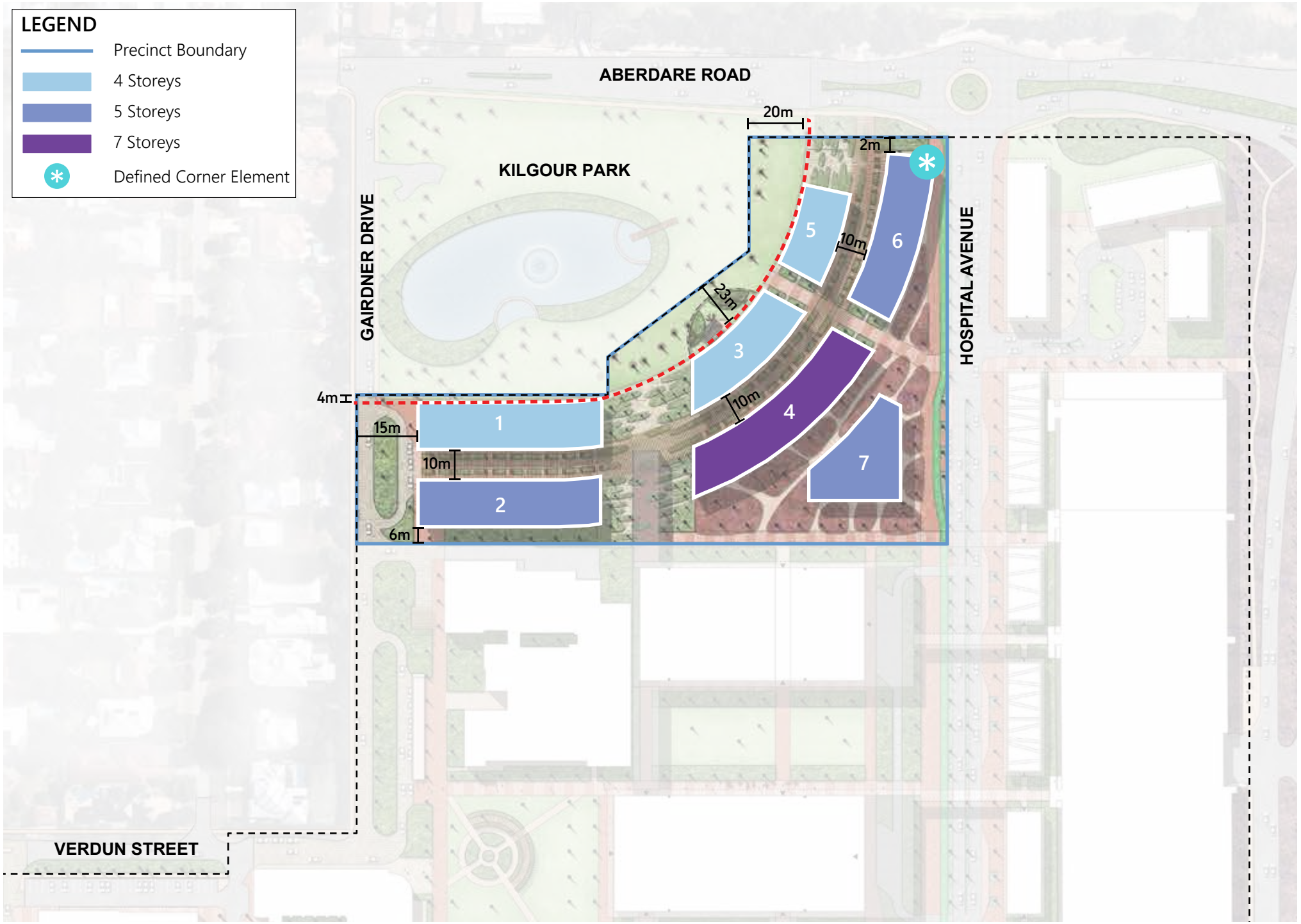


Figure 11: P1 - Kilgour Park: Primary Controls

2.2.2 P2 - NORTH EAST

Precinct 2 - North East is located at the intersection of Winthrop Avenue and Aberdare Road, acting as the northern gateway of the QEIIMC. The precinct is currently an at-grade car park, however, with good exposure to major roads the potential introduction of buildings at this important juncture could be achieved as shown in **Figure 12**.

OBJECTIVES

01 Clearly define the northern entrance into the QEIIMC Campus by visually articulating buildings towards Hospital Avenue and the Aberdare Road / Winthrop Avenue corners.

02 Frame the multi-deck parking structure with active uses.

03 Retain views from Hospital Ave to Kings Park.

ACCEPTABLE OUTCOMES

A01 Development complies with the maximum building height limits (storeys) as set out in **Figure 13**.

A02 Primary building setbacks shall per the following minimum dimensions:

- 3m to Aberdare Road.
- 5m to Hospital Avenue.
- 6m to Winthrop Avenue Boundary.
- Nil setback is permitted adjacent to Block XX.

A03 Preferred land uses in this precinct may include:

- Buildings 8-11:

  Complimentary Community Spaces, Out-Patient and Day Surgeries, Childcare Facilities, Standalone Research and Health Related Facilities..

- Block XX:

  Visitor and Staff Parking (including dedicated EOTF).

A04 The orientation of each individual building shall be in accordance with **Figure 12**.

A05 Ground floor activation shall be provided for Buildings 8-11 where indicated on **Figure 12**. Specific design standards are provided in **Section 3.2**:

A06 Defined corner element:

- Buildings 8 and 9 are to be provided with a prominent architectural expression to the corner fronting Hospital Ave and Aberdare Rd as this is the major northern entry point to the Campus. Refer to **Section 3.4** which provides design guidance on articulating important corners.

DESIGN GUIDANCE

DG1 Block XX - Retail opportunity should be considered along the northern face of the proposed car park extension. As this area is segregated from the rest of the Campus, it is considered appropriate to provide retail in this location, specific to this part of the Campus. The reason for this location is that the retail frontage would open up onto the northern courtyard and would be easily viewed from the vehicle drop off area.

DG2 Roof gardens are supported and should be considered on lower buildings (Buildings 10-11) to provide visual amenity at roof level from taller buildings.

DG3 Pedestrian access extends north from the existing and proposed extension of Block XX on the western side. An east-west connection across Hospital Avenue towards Precinct 1 is also proposed, connecting development with Kilgour Park and to the north-south public footpath on the eastern boundary of the Campus.

DG4 A visitor drop-off area is proposed to be provided from Hospital Avenue with a circular drop off fronting all built form in this precinct.

DG5 Service access is proposed to be provided from Hospital Avenue with the same circular movement of visitors.

DG6 Ground floor activation is preferred over providing potential activation levels to floors above ground level within buildings.

LOW SCALE LANDMARK BUILDING

ACTIVATED GROUND FLOOR

DROP OFF AREA

DEFINED CORNER BUILDING

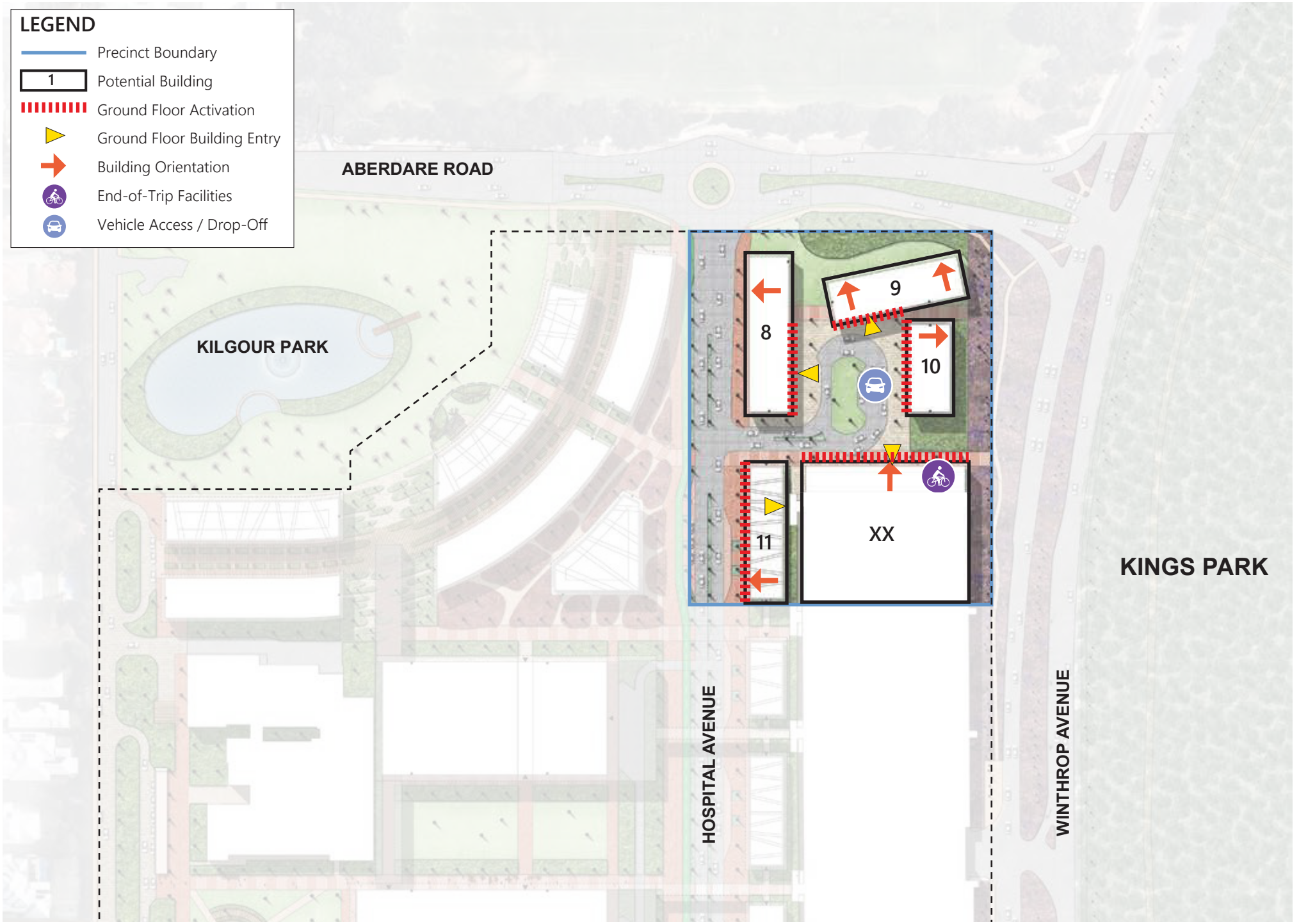


Figure 12: P2 - North East: Contextual Response

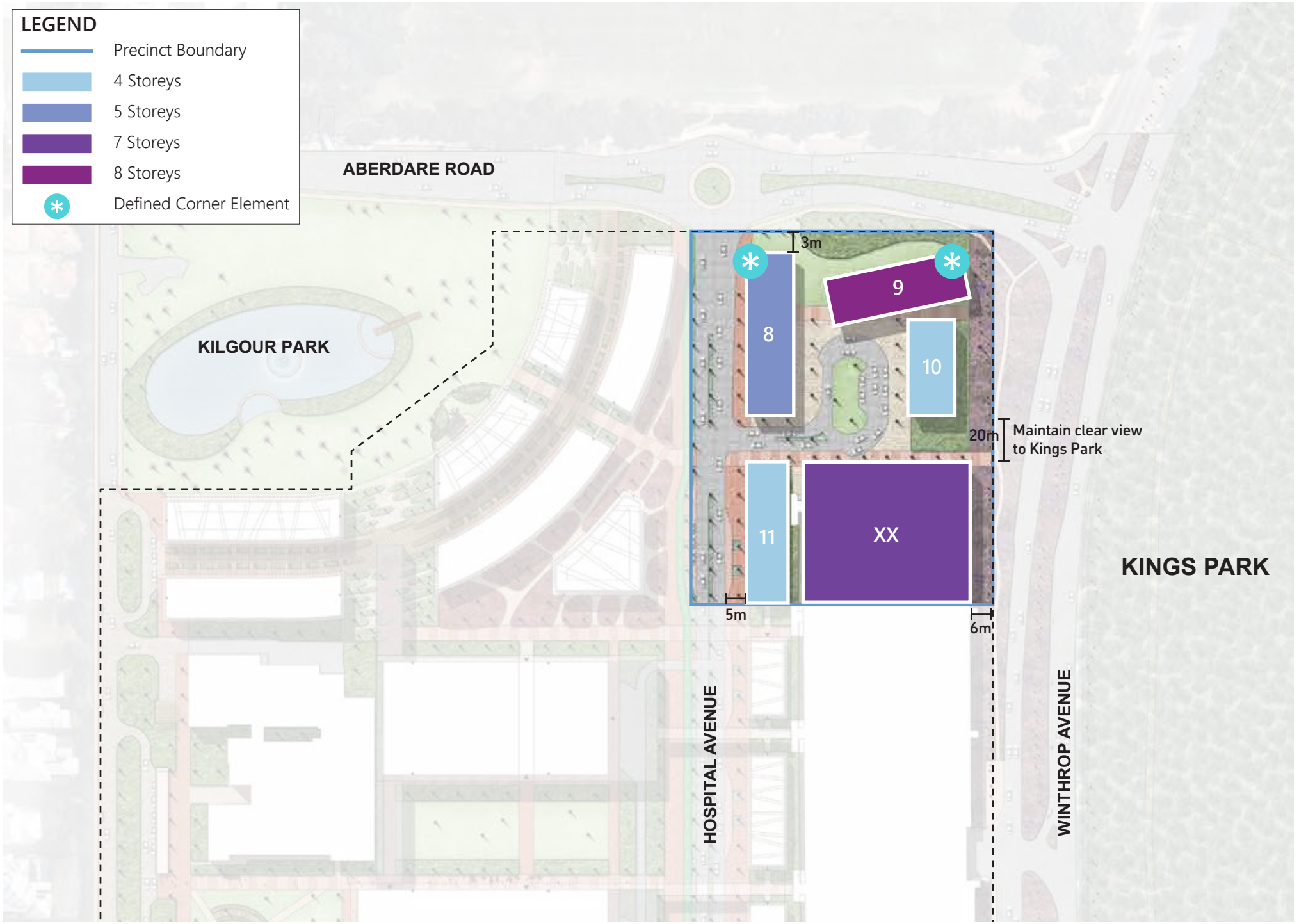


Figure 13: P2 - North East: Primary Controls

2.2.3 P3 - CENTRAL

Precinct 3 - Central is characterised by the heritage significance of Block A, this precinct extends from Gairdner Drive to the west and Winthrop Avenue to the east. Its central location ensures good connectivity to major clinical facilities an the activity generated in this precinct means there are opportunities to provide appropriate civic and community functions.

OBJECTIVES

01 This precinct is to act as the social public heart of the Campus defined by major clinical built form integrated with primary destinations.

02 Adequate separation of buildings ensures overshadowing of the Central Plaza is limited. Where appropriate ground floor activation and/or retail uses ensure integration of buildings and the public realm.

03 Primary area for development intensity and the establishment of major clinical buildings.

04 This precinct is to act as the major public space for the campus and signify the importance of the original entry point to the Campus fronting Block A.

ACCEPTABLE OUTCOMES

A01 Development complies with the maximum building height limits (storeys) as set out in **Figure 15**.

A02 Primary building setbacks shall be per the following minimum dimensions:

- 15m to Hospital Avenue.

A03 Preferred land uses in this precinct may include:

- Clinical Facilities, Research Facilities, Out Patient and Day Surgeries, Community Spaces, Office Administration and Emergency Facilities.

A04 Building separation shall be per the following minimum standards:

- Minimum of 6m separation between Buildings 14-16 and Block XX.
- Minimum of 24m separation between Building 12 and buildings in Kilgour Park Precinct.
- Minimum of 40m separation between Building 12 and Building 13.
- Minimum of 48m separation between Building 13 and Building 17.

A05 Ground floor activation shall be provided for Building 13 and Buildings 17-18 where indicated on **Figure 14**. Specific design standards are provided in **Section 3.2**.

A06 Defined corner element:

- Building 17 is to be provided with a prominent architectural expression to the corner fronting the Central Plaza. Refer to **Section 3.4** which provides design guidance on articulating important corners.

A07 Where a building connects to a clinical building, all floor to floor levels are to be consistent to enable potential future provision of raised walkways which would enable easy pedestrian access.

DESIGN GUIDANCE

DG1 Retail opportunities should be provided to the ground floor of the Central Plaza on Building 13 and Buildings 17-18. and is proposed to act as a town square with activation on all sides. The intention is this retail is provided primarily with external frontages to ensure the public areas are well used throughout the day. This retail also extends to the west along the major east-west pedestrian connection (between Buildings 17-18) and has provision for internalised, undercover retail. This location also provides the opportunity for access from Watling Walk.

DG2 Roof gardens are supported and should be considered on lower buildings (Buildings 14-16) to provide visual amenity at roof level from taller buildings.-

DG3 An undercover visitor drop-off area is proposed along the eastern frontage of Buildings 12 and 13. Direct access from this should be provided from Hospital Avenue.

DG4 Emergency access is proposed to be underground, located below major clinical buildings (Buildings 12-13 and 17-18).

DG5 Service access is proposed to be provided from:

- The existing service access to the north of Block DD.
- The existing driveway located to the south of Block PP and extending east-west exiting onto Hospital Avenue.

DG6 External covered walkways should be integrated into building design.

DG7 Raised walkways are provided in this precinct. Design of these walkways will need to be following the standards set out in **Section 4.2.3**.

DG8 Ground floor activation is preferred over providing potential activation levels to floors above ground level within buildings.

EXTERNAL COVERED WALKWAY

ACTIVATED GROUND FLOOR

UNDERCOVER DROP OFF AREA

ELEVATED WALKWAY BETWEEN BUILDINGS

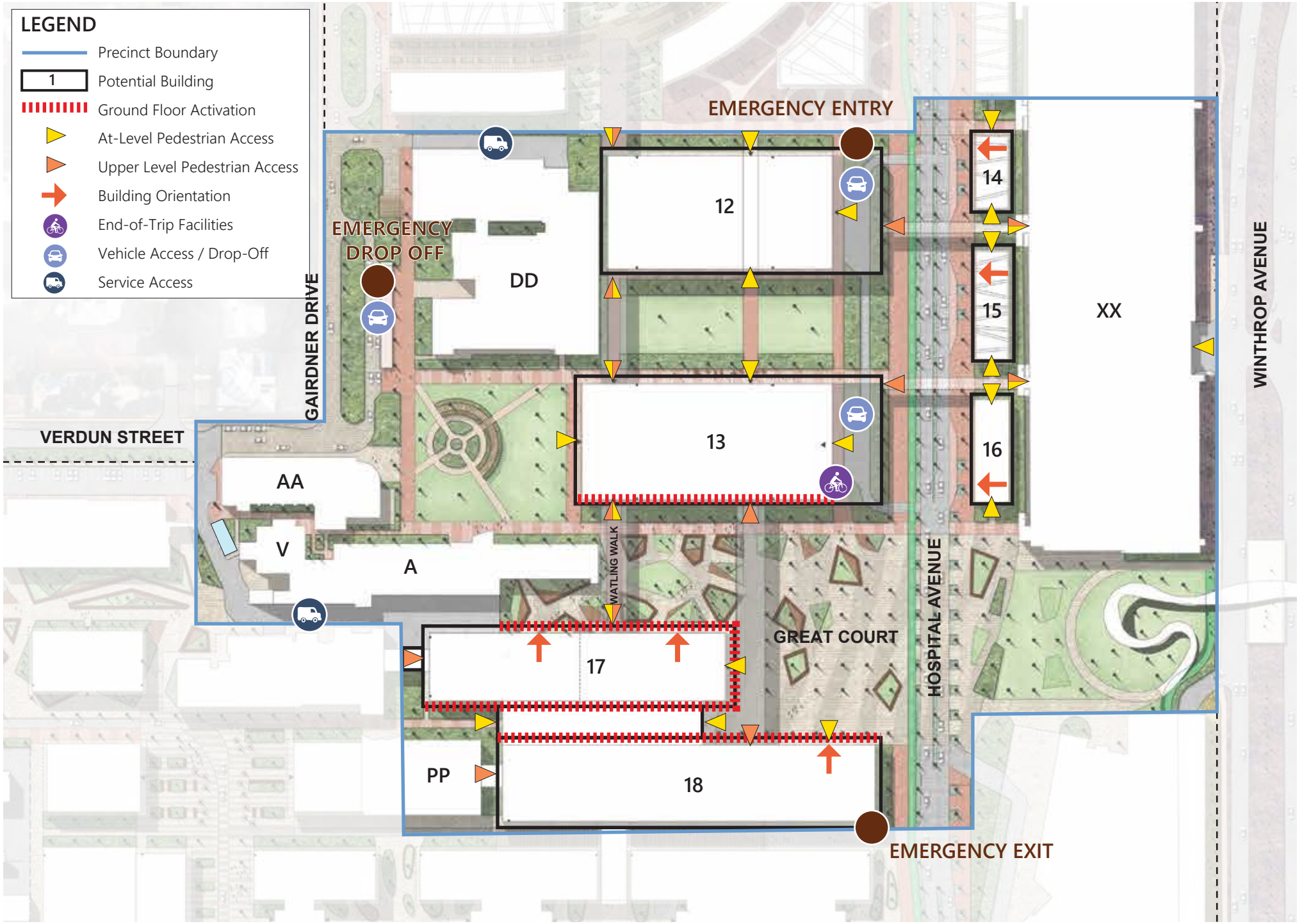


Figure 14: P3 - Central: Contextual Response

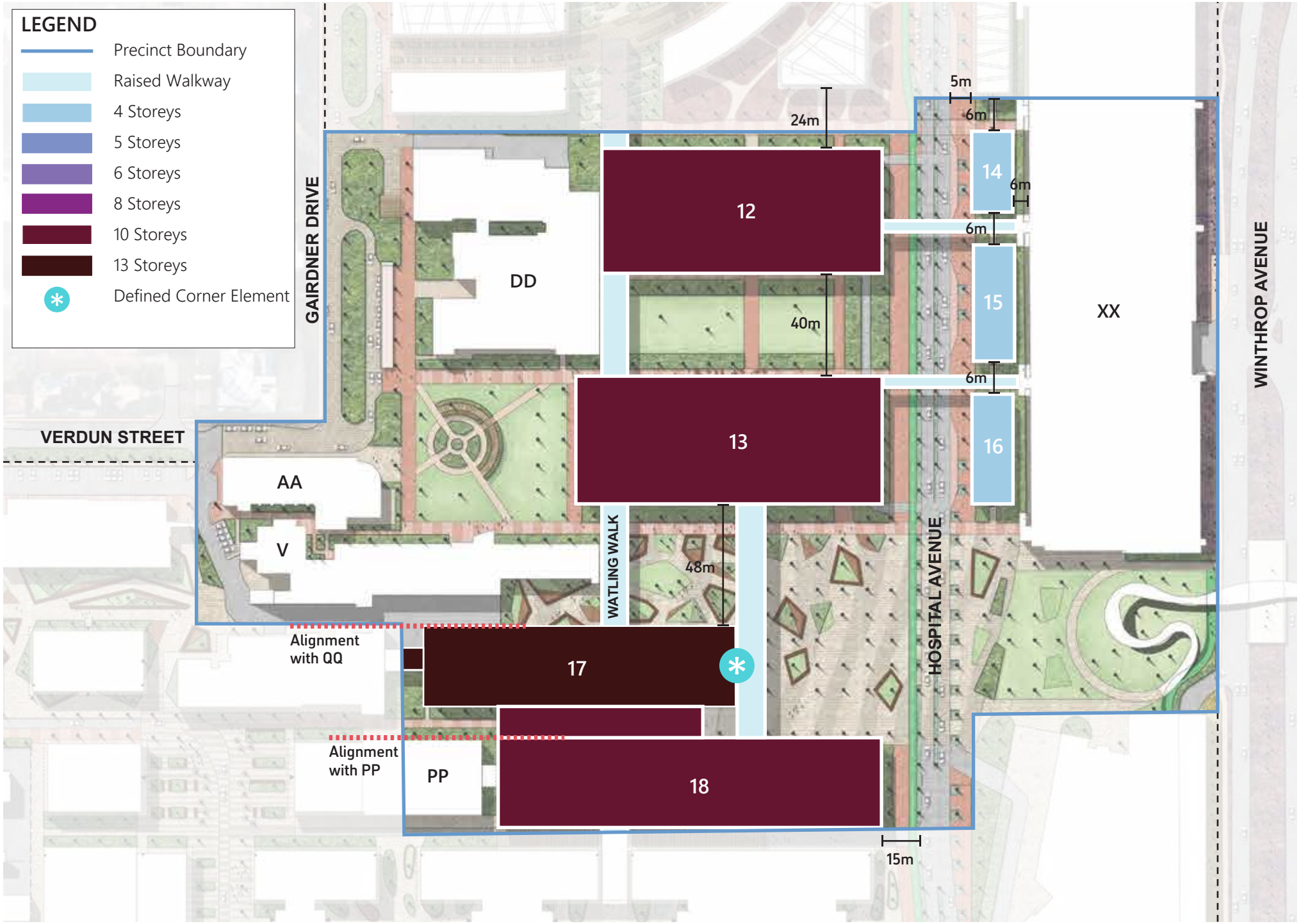


Figure 15: P3 - Central: Primary Controls

2.2.4 P4 - SOUTH

Precinct 4 - South is characterised by one of few remaining areas of remnant bushland on the QEIIMC Campus and include the Perth Children's Hospital. The precinct extends from Winthrop Avenue in the east, the southern courtyard in the west, the existing service lane to the north, and Monash Avenue in the south. The precincts close proximity to Precinct 4 means that it could provide clinical and research facilities leveraging off its good connectivity to major clinical facilities on campus.

OBJECTIVES

01 Retain all remnant bushland in the precinct and extend this to create a defined landscape quality.

02 Define the street edge along the future east west road.

03 Improve integration of the existing Perth Children's Hospital (Building KK) and the UWA Building (Building LL) into the precinct and wider Campus.

04 Retain the existing character along Monash Avenue.

ACCEPTABLE OUTCOMES

A01 Development complies with the maximum building height limits (storeys) as set out in **Figure 17**.

A02 Primary building setbacks shall be per the following minimum dimensions:

- 12m to Monash Avenue.
- 15m to Hospital Avenue.

A03 Preferred land uses in this precinct may include:

- Clinical Facilities, Office Administration, Research Facilities, Education Facilities and Short Stay Accommodation.

A04 Building separation shall be in accordance with the following minimum standards:

- Minimum of 30m separation between Buildings 19-20 (at street level).

A05 Ground floor activation shall be provided for Buildings 19-21 and Buildings 23-24 where indicated on **Figure 16**. Specific design standards are provided in **Section 3.2**.

A06 Where a building connects to a clinical building, all floor to floor levels are to be consistent to enable potential future provision of raised walkways which would enable easy pedestrian access.

DESIGN GUIDANCE

DG1 Service access is proposed to be provided from:

- The existing service access to the north of Building 19-20, utilising the existing northern laneway.
- The existing access to the north of the OHCWA building located outside of the lot boundary.

DG2 Pedestrian Access:

- Located at ground level along the potential future east-west road;
- Located along Watling Walk at all levels; and
- Located in an east-west orientation between Buildings 19-20 to the Perth Children's Hospital.

DG3 Visitor Drop-off:

- An undercover visitor drop-off area is proposed along the southern frontage of Building 20. Direct access from this should be provided from the future east-west road.
- On-street parking along the south of the future east-west road.
- A small area of at grade parking is to be retained fronting Block LL.

DG4 Ground floor activation is preferred over providing potential activation levels to floors above ground level within buildings.

FUTURE RAISED WALKWAYS

UNDERCOVER DROP OFF AREA

ACTIVATED FRONTAGE

Figure 16: P4 - South: Contextual Response

Figure 17: P4 - South: Primary Controls

2.2.5 P5 - CALADENIA CRESCENT

This precinct extends the visual amenity of Hampden Road into the QEIIMC with a reduced traffic load, culminating at Block QQ to the north. The precinct extends from the QEIIMC lot boundary to the west, the remnant bushland to the east, the northern face of Block QQ to the north, and Monash Avenue to the south. The location of this precinct provides an opportunity for future health-related education and research facilities to complement and expand upon the existing offer.

OBJECTIVES

01 Create a significant southern entry into the QEIIMC Campus by extending the Hampden Road retail strip into the Campus heart.

02 Establish a defined edge to Monash Avenue and create a dedicated vehicle entry/ drop-off area for the western side of the Campus.

ACCEPTABLE OUTCOMES

A01 Development complies with the maximum building height limits (storeys) as set out in **Figure 19**.

A02 Primary building setbacks shall be per the following minimum dimensions:

- 12m to Monash Avenue on the eastern side of Caladenia Crescent.
- 26m to Monash Avenue on the western side of Caladenia Crescent.
- Nil to the west of Caladenia Crescent.
- 12m to the east of Caladenia Crescent.
- 8-12m setback dependant upon location and building height.

A03 Preferred land uses in this precinct may include:

- Education Facilities, Short Stay Accommodation, Research Facilities, Office Facilities, Retail facilities, Multi Deck Car parking, Community Facilities.

A04 Building separation shall be in accordance with the following minimum standards:

- Minimum of 50m separation between Buildings 25 and 29.
- Minimum of 10m separation between Buildings 26 and 27.
- Minimum of 25m separation between Buildings 26 and 28.
- Minimum of 56m separation between Buildings 31 and 32.

A05 Ground floor activation shall be provided for Building 25-32 where indicated on **Figure 18**. Specific design standards are provided in **Section 3.2**.

A06 Prominent feature:

- Building 25-26 is to be provided with a prominent architectural expression to the corner fronting the Central Plaza. Refer to **Section 3.4** which provides design guidance on articulating important corners.

DESIGN GUIDANCE

DG1 Retail opportunities should be provided to the western side of Building 30, and the eastern side of Building 28. The intention is that active ground floor (preferably retail uses) external frontages will ensure that public areas are well used throughout the day.

DG2 Service access is proposed to be provided from:

- The existing service access to the north of Building 32.

DG3 Pedestrian Access

- Access to this area is provided by the major east-west connection from the Great Court, connections to Hampden Road to the south, the existing footpath along Monash Ave, the proposed pedestrian connection to Hollywood and the minor proposed pedestrian connections running east-west, north of Building 30.

DG4 Visitor Drop Off

- On-street parking/drop off located along Caladenia Crescent and the new East-West Ring Road.

DG5 Ground floor activation is preferred over providing potential activation levels to floors above ground level within buildings.

DROP OFF AREA

ACTIVATED GROUND FLOOR

DEFINED CORNER BUILDING

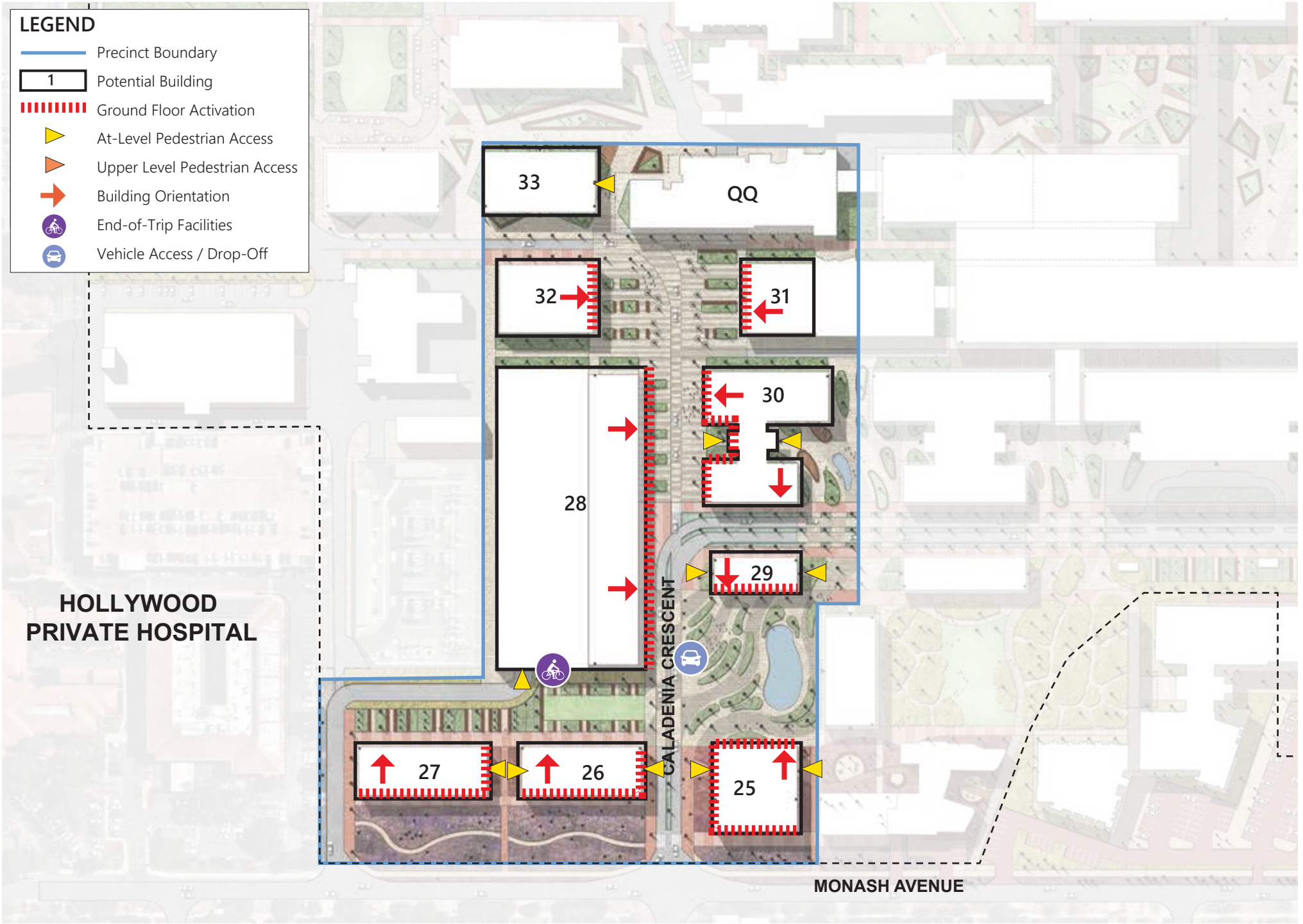


Figure 18: P5 - Caladenia Crescent: Contextual Response

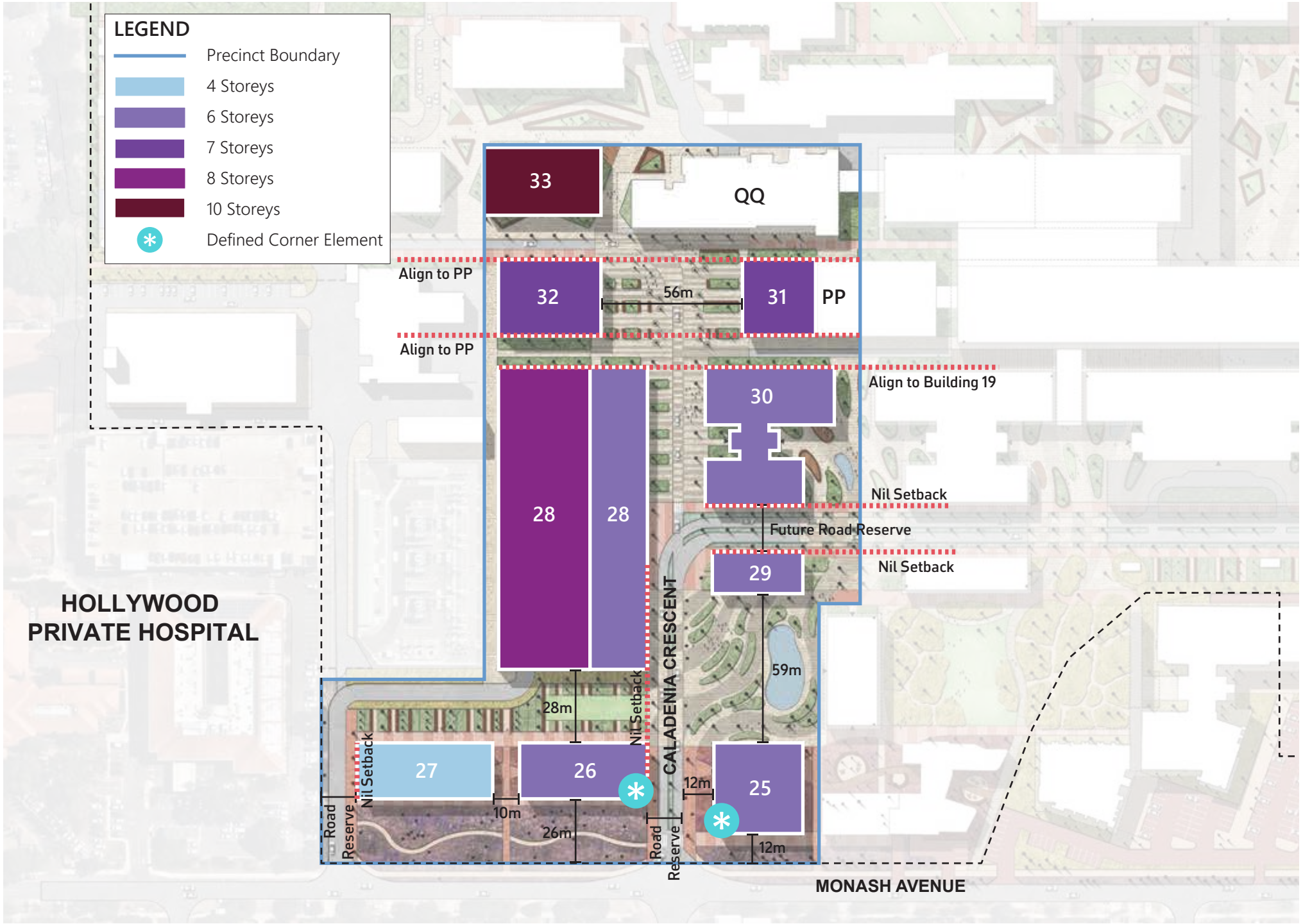


Figure 19: P5 - Caladenia Crescent: Primary Controls

2.2.6 P6 - WEST

Characterised by the retained built form of Block UU and RR and the residential character of this area facing Verdun Street, this precinct extends from the western lot boundary to the west, the western face of the future multi-deck car park in the east, the southern face of Block UU to the north and the southern edge of the existing Western Power Substation to the south.

This precinct will largely remain as it is currently configured in built form due to the recent development of Blocks HH and WW. This precinct will be provided with a future entry from Verdun Street and enables a one-way vehicle connection to the south of the Campus.

OBJECTIVES

01 Promote development along the primary east-west pedestrian link.

02 Limit development opportunities close to the Western Power Substation.

ACCEPTABLE OUTCOMES

A01 Development complies with the maximum building height limits (storeys) as set out in **Figure 21**.

A02 Primary building setbacks shall be per the following minimum dimensions:

- 65m to Verdun Street.

A03 Preferred land uses in this precinct may include:

- Office Administration, Research Facilities, Education Facilities, and Service Facilities.

A04 Building separation shall be in accordance with the following minimum standards:

- 15m setback between proposed built form.
- 12m setback to Block UU.
- For specific back-of-house service areas setbacks are required to make provision for vehicle towing circles. 6m from Western Power substation to Building 34.

A05 Ground floor activation shall be provided for Building 35 where indicated on **Figure 20**. Specific design standards are provided in **Section 3.2**.

A06 Where a building connects to a clinical building, all floor to floor levels are to be consistent to enable potential future provision of raised walkways which would enable easy pedestrian access.

DESIGN GUIDANCE

DG1 Service access is proposed to be provided from:

- The new ring road extending to the south from Verdun Street and exiting to Monash Avenue.
- Turning circles have been reviewed allowing access and movement by two 18m vehicles simultaneously through the service area. Raised bollards at the southern portion of the service area are provided to prohibit vehicles entering from the southern access into the car park.

DG2 Pedestrian Access

- Located to the ground floor fronting the new courtyard space;
- Provided through a gated entry to Hollywood Hospital.
- Gated secure access only to the services area.
- Verdun Street extending along the northern boundary of the precinct.
- East-west pedestrian movement from the mental health unit.
- Located adjacent to the one-way road to the south of Building 35.

DG3 Visitor Drop Off

- A visitor drop off area is proposed to the northern frontage this drop off-road, this has a dual purpose by both providing an improved frontage to Block UU and providing the major through access to Block HH and into the Services precinct to the south. Additional parking is provided at the retained parking area fronting Block RR.

PEDESTRIAN ACCESS

DROP OFF AREA

SECURE SERVICE ACCESS AREA

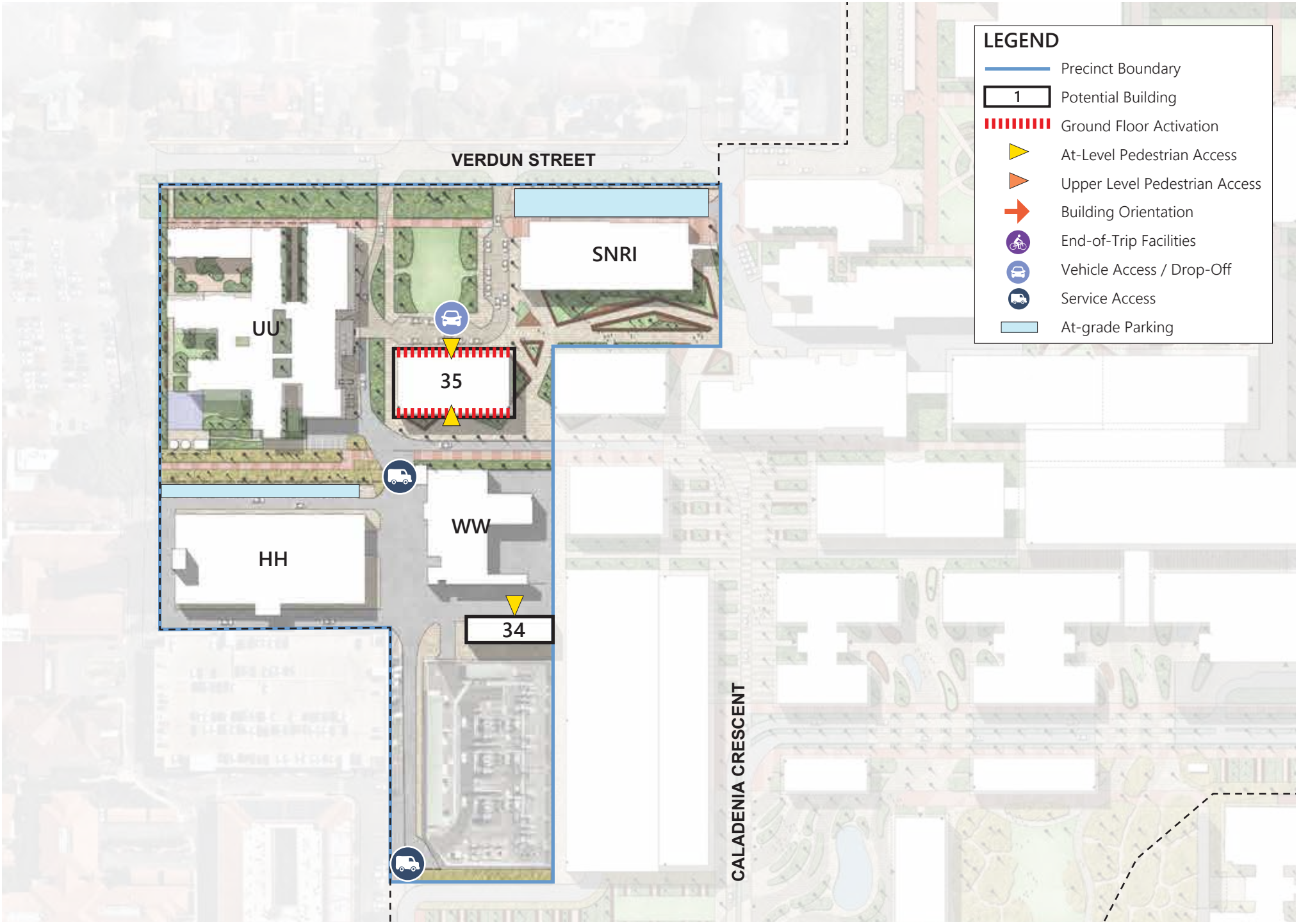


Figure 20: P6 - West: Contextual Response

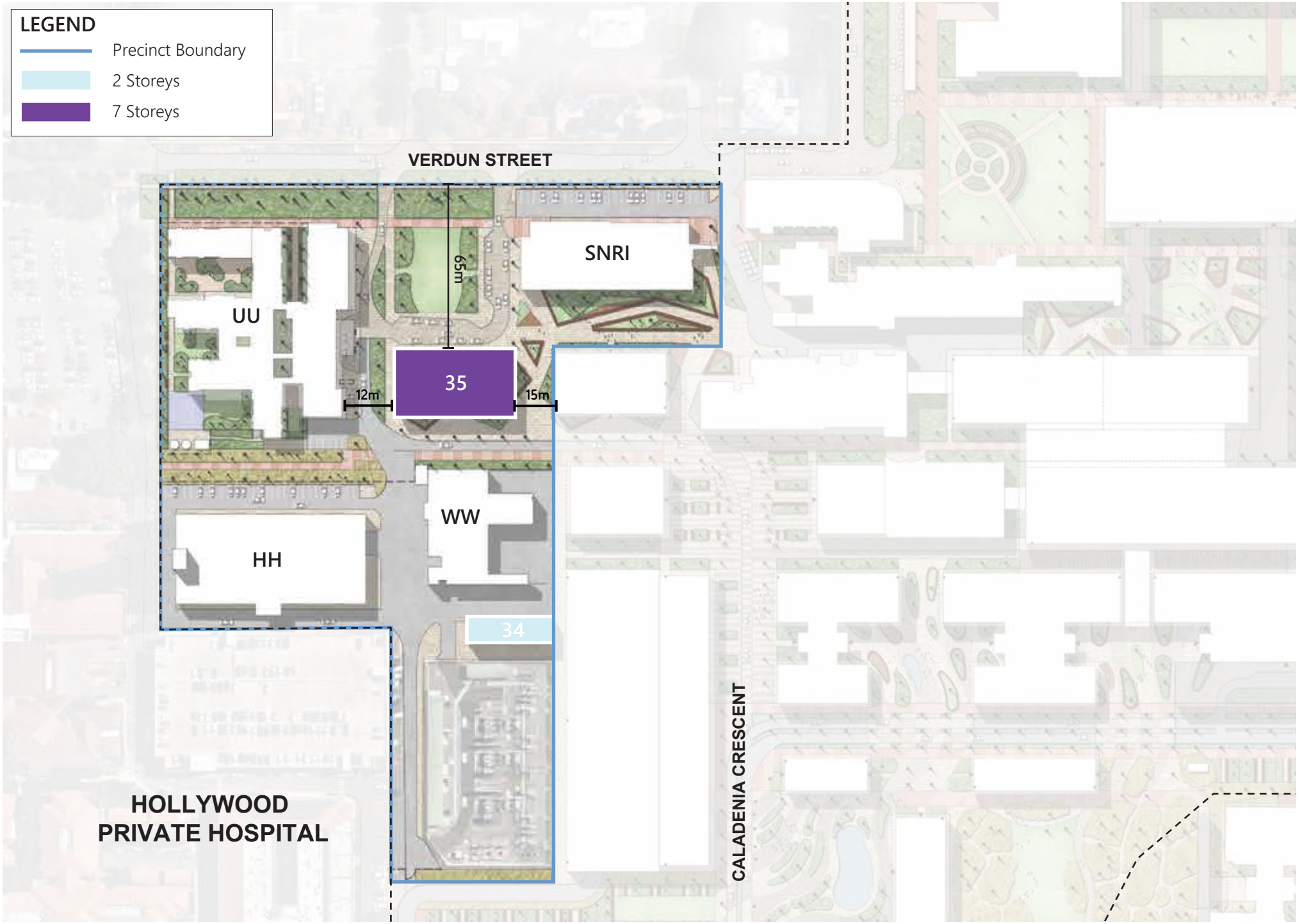
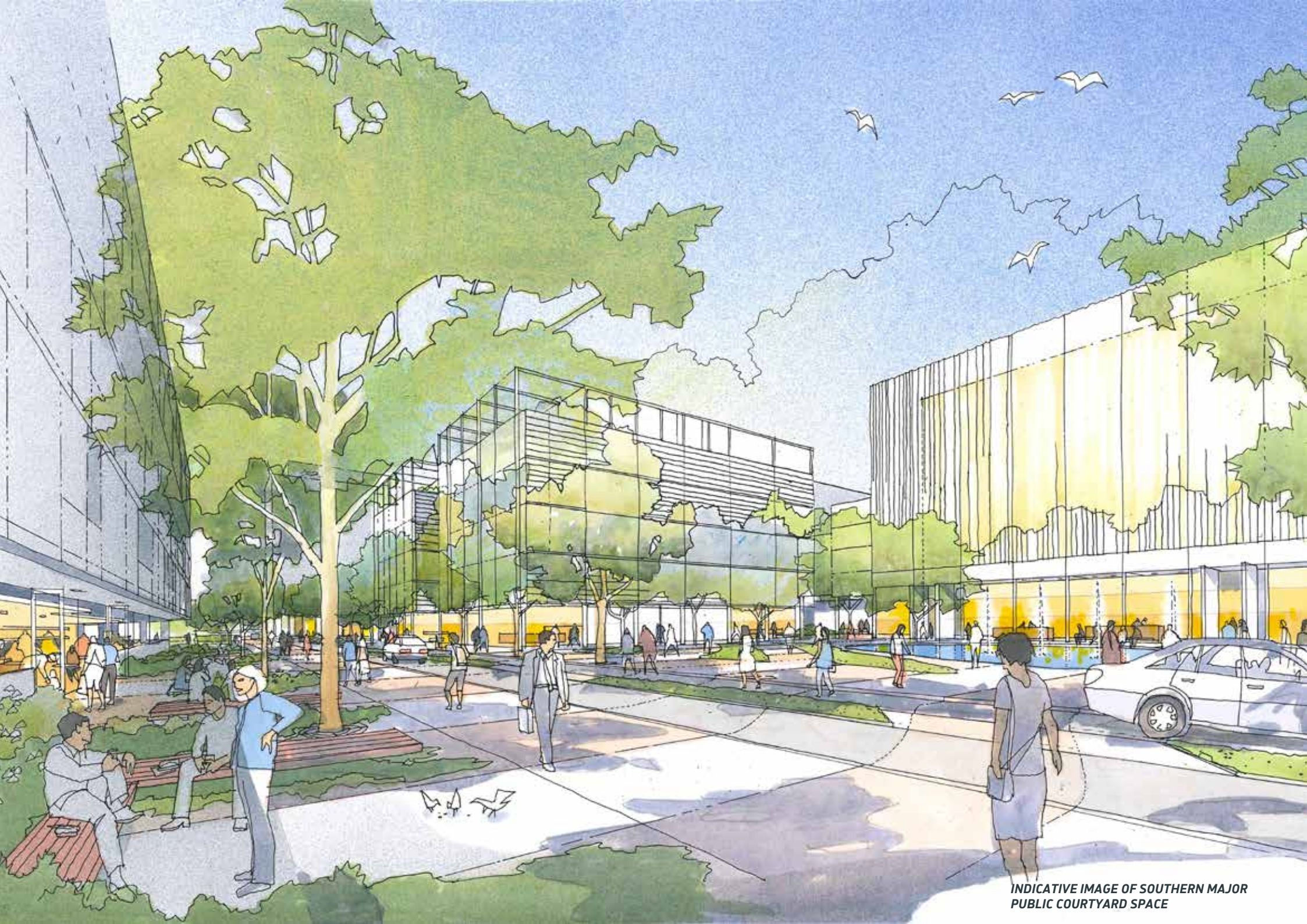


Figure 21: P6 - West: Primary Controls



INDICATIVE IMAGE OF SOUTHERN MAJOR PUBLIC COURTYARD SPACE

03

DESIGNING THE BUILDING

The following is contained within this section:

3.1 Pedestrian entries

Building entries contribute to creating a legible Campus environment for visitors, patients and staff and students. Attractively presented, welcoming and visibly obvious entrances can assist in intuitive wayfinding. All building entries should have weather protection, potentially in the form of awnings. Building entries are linked to a network of covered walkways to assist users in navigating the Campus invitingly and safely.

DEFINED PEDESTRIAN ENTRY

COVERED PEDESTRIAN WALKWAY

COVERED ENTRANCE

OBJECTIVES

O1 Pedestrian entrances are to be intuitive to be easily identifiable to those on the Campus from a distance and minimise the reliance on signage to direct movement.

O2 Pedestrian entrances are located along key internal movement routes to assist with wayfinding.

ACCEPTABLE OUTCOMES

AO1 Pedestrian entrances are to be easily identifiable.

AO2 Pedestrian entrances are to be separate to vehicle entrances.

AO3 Pedestrian entrances should be fully accessible without a major change in level.

AO4 Pedestrian entrances should be located adjacent to major open spaces.

AO5 Vertical pedestrian movement should be expressed where possible in building design.

AO6 Ground floors of buildings should provide integrated covered walkways along their length to enable pedestrian movement to Pedestrian Entries as indicated in the Precinct Plans.

DESIGN GUIDANCE

DG1 As many buildings require multiple entrances the location and hierarchy of these entrances should be considered.

DG2 Lighting, signage, landscape design, public art and the like should be considered with the entrance design to enhance the sense of entry.

3.2 Public domain interface

The built form is the backdrop or setting to the public domain. The built form can be defined as applying to architectural elements including canopies, building height, scale, form, materials, colours and texture. These are all components of the built form that can influence the quality and function of the public domain interface.

Activation plays a key part in the public domain interface. Activation can be achieved by land uses and activities that attract and generate activity and built edges that encourage pedestrian use and activity.

RELATION TO OPEN SPACE

GROUND FLOOR ACTIVATION

CLEAR FULL HEIGHT GLAZING

OBJECTIVES

O1 A highly integrated public realm ensures that all public spaces and streets are overlooked by buildings providing adequate passive surveillance.

O2 Promotion of retail activities on the Campus to assist with activation of public spaces during both the day and night.

ACCEPTABLE OUTCOMES

AO1 Where retail is located in buildings it should open up to external public spaces, including consideration for alfresco seating.

AO2 Appropriate materials (e.g. glazing) should be used at ground level to ensure visibility and interaction between the buildings and landscape is optimised.

DESIGN GUIDANCE

DG1 Any signage provided at ground floor should align with the Trust's signage policies, with all signage to be located behind glazing.

DG2 Clear, full-height glazing provided at ground floor to ensure a clear connection to the inside of buildings enabling passive surveillance.

DG3 Minimise the extent and obtrusiveness of building services i.e. cupboards, substations, metreboxes, booster cabinets.

3.3 Facade design

How a building's façade responds to the climatic and contextual requirements of the QEIIMC is important. How a building interacts with the public realm or how it addresses neighbouring development contributes to the overall quality of the urban environment. Additionally, given the specific internal functions of many medical/clinical buildings façades need to balance aesthetics with functionality.

FACADE SHADING

FACADE SUN SHADING

COVERED FACADE

OBJECTIVES

O1 To provide a Campus where the buildings relate to the period in which they are built to provide an eclectic approach to a Campus rather than a rigid aesthetic.

ACCEPTABLE OUTCOMES

AO1 The composition of the façade needs to respond to the orientation including the angle of the sun during the year and the potential for natural ventilation.

AO2 The composition of the façade needs to respond to the internal use.

AO3 The material, construction method and colour need to respond to the period of time the building has been built in.

AO4 Façades at street level must address the public realm by way of scale, shading and fine grain detail to create a human scale of development at ground level.

AO5 Façades are to integrate sun shading devices as part of the overall façade composition.

DESIGN GUIDANCE

DG1 Façades are to be selected to complement existing buildings on the QEIIMC Campus. This can be done in material, colour or composition.

DG2 Materials chosen are to be durable, robust and retain the finish, look and integrity.

DG3 Building façades should relate to each elevation and frontage.

DG4 Minimise blank walls and external fire stairs on the façade design.

DG5 All cladding materials to meet current National Construction Code and Australian Design Standards.

3.4 Defined corners

The Precinct Plans refer to several buildings which are required to provide defined corners to specific areas of the building. These locations are generally at important entry locations to the QEIIMC Campus or major movement paths across the Campus. They assist with legibility and wayfinding and offer opportunities for unique architectural expressions that contribute to the future character of the QEIIMC Campus.

DEFINED CORNER

OBJECTIVES

O1 Buildings are of a high architectural standard and quality commensurate to their roles as landmark locations within the QEIIMC Campus.

O2 Buildings promote diversity between precincts, offering unique localised design responses.

ACCEPTABLE OUTCOMES

AO1 Buildings are to address both frontages to the street or public domain. This may be achieved through:

- Varying the roof form at the designated feature corner;
- A change of façade material;
- An expression of the building envelope; or
- Change in height of the building at the designated corner.

DESIGN GUIDANCE

DG1 Blank walls, services and external staircases will not be supported.

DG2 Due to the importance placed on these locations, this may allow for greater height than identified in the Precinct Plans. Any increases in height are subject to the discretion of the QEIIMC Trust Board.

3.5 Solar access

With the variance in temperature and sun angles throughout the year, buildings on the QEIIMC Campus must be designed to allow good solar access to improve the comfort of users. Further, climate sensitive design can contribute to significant reductions in energy consumption through good daylighting, maximising beneficial solar gain in winter and reducing solar gain in summer.

As the density and scale of buildings increases at QEIIMC access to daylight and winter sun could be adversely impacted. It is therefore essential that new development is sited and designed to optimise solar and daylight access, particularly for patient rooms as access to light and contribute positiviely to health and wellbeing.

NORTHERN ORIENTATION

OBJECTIVES

01 Ensure the building design takes advantage of their orientation and provides good solar access when required throughout the year.

02 Ensure the proposed building does not impact on existing buildings solar access.

03 Building designs minimise overshadowing of major public spaces where possible.

ACCEPTABLE OUTCOMES

AO1 Control access to summer sun in the hotter periods of the year to protect the internal spaces from direct sun (where applicable).

AO2 Provide solar access during colder periods of the year (where applicable).

AO3 Minimise large glazed openings to the southern façades of buildings.

AO4 Buildings should minimise overshadowing to existing buildings and key public spaces on the QEIIMC Campus.

DESIGN GUIDANCE

DG1 Shading devices used for buildings to control summer sun should be integrated into the design of the building and not seen as an add-on.

3.6 Environmental performance

The QEIIMC Masterplan has been designed with the intent for the Campus to aspire to the Greenstar Communities rating scheme. Through this approach for an overall Campus approach to sustainability, applicants are required to ensure their proposals meet a higher level of sustainability performance which will raise the performance of the Campus as a whole.

Building design should have consideration for the impact of human health and wellbeing, such as natural daylight, ventilation, visual and acoustic comfort, utilising the Lean (efficiency) Green (renewables) and Clean (low emissions) options assessment to ensure sustainability should be embedded into the design.

GREEN STAR BUILDING

GREEN WALL

ROOFTOP GARDEN

OBJECTIVES

O1 QEIIMC Campus to aspire to the Greenstar Communities rating scheme.

O2 Reduce energy consumption and greenhouse gas emissions from the development.

ACCEPTABLE OUTCOMES

AO1 Proposals are to meet the requirements of the Campus Sustainability Approach identified in **Section 3.6.1**, which aligns with the Green Star Communities Framework. If a proposal cannot meet any of the identified requirements, an Applicant must be able to demonstrate why.

DESIGN GUIDANCE

DG1 Applicants may also choose to meet the requirements under the Greenstar – Design and As-Built for their building.

DG2 Applicants may also choose to meet the requirements under the Greenstar – Interiors for the interior of their building.

DG3 Applicants may also choose to meet the requirements under the Greenstar – Performance for the operation of their building.

DG4 Energy conservation measures should be addressed through:

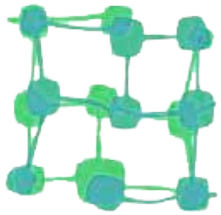
- Passive design;
- Energy efficiency plant and system design;
- Renewable energy incorporation where applicable and tangible;
- Low emissions energy infrastructure including initial source;
- Followed by carbon offsetting;
- Maximise installation of rainwater harvesting or storm water harvesting for all non-potable purposes, both at a building and Campus wide basis.

3.6.1 CAMPUS SUSTAINABILITY APPROACH

The QEIIMC Master Plan has been designed and planned to aspire to a number of the principles and aims under the Green Star Communities Framework. The Green Star Communities Framework provides a high level framework for structuring sustainability actions and ideas.

The Green Star Communities Framework is defined by five (5) key principles. The QEIIMC Master Plan chooses to concentrate on four (4) of these principles. These include:

- Enhance liveability;
- Create opportunities for economic prosperity;
- Foster environmental responsibility; and
- Embrace design excellence.



Underpinning each principle is a number of aims. The aims which are aligned to the QEIIMC Master Plan and these Design Guidelines are listed below.

A. ENHANCE LIVEABILITY

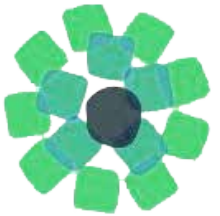
i. Creating healthy, safe and secure communities

- Enabling and promoting healthy and safe communities through partnerships and effective planning, urban design and landscape architecture that support physical activity and social engagement.

ii. Fostering inclusiveness and cohesiveness

- Providing diverse and inclusive environments for all ages, abilities, cultures and socio-economic backgrounds of the community.
- Facilitating community cohesion by developing a shared vision, embracing diversity and tolerance, respecting each others' rights and responsibilities and reflecting these values in the built environment.
- Engaging stakeholders in the evolution of their communities, from policy to ongoing revitalisation, evaluation and adaptive management.

B. CREATE OPPORTUNITIES FOR ECONOMIC PROSPERITY



i. Promoting education and learning

- Providing opportunity for community to access a variety of education and learning systems.

ii. Enhancing employment opportunities

- Creating diverse employment opportunities for all that meet the needs of local and regional communities and facilitating access to them.

iii. Attracting investment

- Providing key infrastructure that enables community and business connectivity to ongoing revitalisation, evaluation and adaptive management.

iv. Encouraging innovation

- Facilitating new business opportunities to enhance competitiveness and innovation.

C. FOSTER ENVIRONMENTAL RESPONSIBILITY

i. Enhancing our natural environment

- Protecting, valuing, restoring and enhancing natural, cultural and indigenous heritage values, both water and land-based Promoting biodiversity through provision of habitats, spaces and environments across the community and urban areas.
- Minimising risk from extreme natural events and impacts of climate change.

ii. Reducing ecological footprint

- Encouraging greater resource efficiency within a life cycle context.
- Reusing and retrofitting existing sites and buildings.
- Providing sustainable transport opportunities and encouraging their use.
- Educating communities on their individual and collective impacts by making resource savings and consumption data explicit within the built environment.

D. EMBRACE DESIGN EXCELLENCE

i. Adopting effective planning practices

+ Establishing an integrated planning framework for delivering a shared design vision in collaboration with all partners.
+ Defining specific design outcomes which are clear and measureable.

ii. Encouraging integrated design

+ Understanding the context of a community, precinct or site and its relationship with neighbouring areas and the region as a whole in creating a sense of place.
+ Responding to land, water and climatic based planning and design constraints and opportunities.
+ Creating coherent urban structure and connectivity between places.
+ Respecting indigenous history, stories, culture and connection to landscape and reflecting this in all planning, urban design, architecture and landscape architecture.
+ Providing effective connectivity between transport, communication, social and physical infrastructure systems.

iii. Maintaining flexible and adaptable approaches

+ Creating opportunities to retrofit and revitalise existing communities, precincts, places and buildings.
+ Providing for development and planning flexibility and adaptability that supports continuous improvement of the built environment.
+ Adapting effectively to changing climatic and other environmental and physical conditions so that people's comfort, health, safety and well-being are enhanced.

iv. Creating desirable places

+ Instilling a sense of place, community identity and local character in design.
+ Creating a sense of connection with nature, indigenous history and understanding of the land.
+ Encouraging a high quality, integrated and safe public realm that meets the needs of the local community.
+ Providing quality built form and landscapes that are responsive to climate and context.
+ Conserving and celebrating cultural heritage and archaeological assets across landscapes, places and sites.
+ Creating functional, vibrant, stimulating and memorable places that evolve for people to live, work and play.

v. Promoting accessibility

+ Encouraging accessibility, diversity and mixed use development to reflect local values and meet both local and metropolitan needs.

3.7 Building Signage

Building Signage is a critical element to how the QEIIMC Campus is seen externally and utilised as an approach to wayfinding throughout the Campus.

ON BULDING SIGNAGE

SIGNAGE INTEGRATED INTO MESH

OBJECTIVES

O1 Ensure signage is integrated into the design of the building.

ACCEPTABLE OUTCOMES

AO1 All signage proposed on buildings is to meet the QEIIMC Trust Signage Policy.

AO2 All signage behind glazed façades viewed from the public realm is required to meet the QEIIMC Trust Signage Policy.

AO3 Locations of signage are to be easily identified from the public realm.

DESIGN GUIDANCE

DG1 Pole and Pylon Signage is not permitted.

DG2 Signage is to be lit appropriately.

DG3 Liaison with the Trust at the early stages is encouraged to confirm specific requirements for building signage.

3.8 Utilities

The early planning, coordination and design of utilities ensures that the siting and appearance of these essential services do not compromise design outcomes. Good design integrates utilities in the design of built form, circulation areas, open space and streetscape. If early consideration is not given to utilities, late stage design amendments may be required resulting in time delays and potentially compromising the provision of important services.

ALEX HOTEL BOOSTER CABINET

OBJECTIVES

01 The building is adequately serviced by essential services that are fit for purpose and meet current performance and access requirements of service providers.

02 Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.

ACCEPTABLE OUTCOMES

A01 Applicants where applicable are to minimise the impact of the utilities including bin storage to the public realm.

A02 Servicing areas for drop-off and pickup are to be located away from the public realm and where provided these areas are to be fenced to improve security and minimise public access.

A03 All utility requirements water, gas and fire are to meet all authority requirements.

A04 Access to utilities are to be located appropriately to minimise impact on pedestrian movement.

A05 A Waste Management Plan is to be provided as part of the development application.

A06 All plant, mechanical and hydraulic services to roofs are to be concealed from view from the public realm, existing taller buildings and potential future buildings.

3.9 Blank Walls

The design outcome for future builform is important to be considered for all elevations of a building. whilst the design guidelines favour building frontages which are open and active specific areas of a building envelope will result in blank walls provided. These areas should be considered with as much thoughout as to the outcome along with the facade which are open and active.

BLANK WALL

CONSISTENT MATERIALS ON BLANK WALLS

BLANK WALL WRAP AROUND CORNER

OBJECTIVES

O1 Ensure building envelope design is well considered including surfaces which are blank

ACCEPTABLE OUTCOMES

AO1 Primary, Secondary and Special corners of building envelopes should be open and active with blank walls kept below 20% of the overall elevation.

AO2 No more than 50% of one facade/frontage can be blank

DESIGN GUIDANCE

DG1 Material / Finishes for blank walls should be consistent and equal in quality and articulation to the remaining building envelope.

DG1 Consider opportunities for blank portions of the building envelope to wrap around corners to create an integrated architectural outcome.

DG2 Refer to Precinct Plans within these guidelines for the extent of active frontages.

3.10 Builtform Character Examples

The below images depict examples of the built form character that best aligns with the outcomes of the design guidelines. Any requirements noted within the design guidelines take precedence over the images provided.

04

PUBLIC REALM DESIGN GUIDELINES

4.1 Campus Guidelines

The following public realm guidelines should be considered for all development proposals. Sections include:

- Section 4.1.1 - Crime Prevention Through Environmental Design;
- Section 4.1.2 - Water Sensitive Urban Design;
- Section 4.1.3 - Heritage;
- Section 4.1.4 - Public Art; and
- Section 4.1.5 - Planting.

4.1.1 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

As the QEIIMC Campus is publicly accessible and is open and operational 24 hours a day all proposals are required to meet an acceptable level of Crime Prevention Through Environmental Design (CPTED). The intention is to minimise incidents and crime through good design and effective use of the built environment. All Applications are required to provide a CPTED Report prior to submission of the Development Application.

OBJECTIVES

01 Create an increased perception of risk detection of perpetrators of criminal activity.

02 Increase safety and security for legitimate users of the QEIIMC Campus.

03 Delineate private space and ownership of the environment.

ACCEPTABLE OUTCOMES

AO1 Surveillance

- Ensure clear sightlines to public realm spaces from adjacent buildings.
- Light primary pedestrian routes.
- Ensure level changes do not obscure public places.
- Front boundary fencing should be visually permeable.
- Buildings should be located to ensure adequate surveillance of public realm spaces.
- Locate uses that can provide natural surveillance wherever possible

AO2 Access Control

- Secure access against offenders with gates and defining structures.
- Ramps and steps can create effective local access controls.
- Changes of ground-level delineate ownership or use changes.
- Integrate security screens and bars as design elements, not afterthoughts.
- Careful consideration of scaleable fences and bollards which may inhibit the pursuit of offenders.
- Create places and streets that support legitimate uses in full view of the legitimate community.
- Avoid cul-de-sacs linked by pedestrian routes unless part of a wider open space connection with surveillance.
- Avoid the use of back lanes without guardian surveillance from properties.
- Minimise multiple escape routes.

AO3 Territorial Reinforcement

- Clearly define private ownership by structures and surface materials.
- Avoid ambiguity of ownership and responsibility.
- Appropriate signage.
- Create sub-neighbourhoods to engender local character areas.
- Plan and design communities with supporting facilities and land uses.

AO4 Target Hardening

- Should be based on and justified by individual need assessment.
- Incorporate shuttering and window barring as integral design elements where openings are susceptible to break-in and concealed crime exit.
- Ensure building parapets do not conceal unlawful access.
- Install closed-circuit television where natural surveillance is poor.
- Where fencing is required for security it should be no less than two metres in height.
- Consider the installation of traffic management elements to discourage vehicle-enhanced break-ins to shops and commercial premises in streetscapes.
- Ensure individual site security measures do not adversely affect local area security considerations.

4.1.2 WATER SENSITIVE URBAN DESIGN

Current evidence based studies recognise the importance of green infrastructure as a key element to the long term economic, social and environmental sustainability of urban places. Green infrastructure can be broadly classified as an integrated system which can include; urban forests, water sensitive urban design (WSUD), biophilic and living architecture, green roofs and green walls. Designing and integrating green infrastructure within the fabric of urban places will enhance liveability, comfort, health and wellbeing for people, whilst providing ongoing economic and environmental benefits.

WSUD provides a strategy to integrate the benefits of stormwater harvesting into the urban fabric through reducing surface temperatures, envirotranspiration, groundwater recharge, and filtering pollutants.

OBJECTIVES

01 To ensure planting is climate appropriate, water-wise, robust, and low maintenance.

02 Develop a landscape which minimises water use, protects the adjacent Kings Park environment, and utilises locally native flora.

ACCEPTABLE OUTCOMES

AO1 All new developments and activities to minimise potable water demand through the use of best practice sustainable design and water sensitive urban design principles.

AO2 As a minimum requirement, swales should be provided to the central median between the vehicular traffic lanes and either side of the light rail tracks to ensure implementation of water sensitive urban design principles.

AO3 The redirection of stormwater captured on building roofs into subsurface irrigation and/or storage for general irrigation within the public realm is a strategy that will apply to the external design of buildings within the Campus.

ROAD SWALE

WATER FEATURE IN HIGH USE AREA

GRASSED AREA IN HIGH USE AREA

4.1.3 HERITAGE

The existing Blocks A and R are the most heritage significant buildings on the QEIIMC Campus. Any development undertaken concerning these buildings will require engagement with the Heritage Council before design work being submitted for approval to the Trust.

OBJECTIVES

01 Retention of the core elements of Block A and settings.

02 Sympathetic to landscape works in the vicinity of Blocks A and R.

03 Mitigation of additional add-ons which decrease the original style and aesthetic of Block A.

ACCEPTABLE OUTCOMES

A01 Minimise encroachment of built form onto heritage significant locations on the QEIIMC Campus.

A02 Retention of Block A building envelope including original external awnings and steel columns, external alignment brick plinth, concrete sunshades, brick parapet, concrete parabolic roof form and window system.

A03 The landscape setting is sympathetic to Block A.

A04 No new additions are provided to the northern and eastern elevation of Block A.

A05 Building elements of Block A are maintained as much as possible to maintain the heritage significance of the entire precinct.

A06 An interpretation plan of the Block R building and its original setting.

Perth Chest Hospital under construction with nurses' quarters (right) early 1958.

View of the back of the nurses' quarters c 1960

4.1.4 PUBLIC ART

The QEIIMC has a diverse and wide-reaching user group which includes staff, visitors, students, patients and community members across all age groups, social demographics and from a range of different cultural and ethnic backgrounds. Notwithstanding this diversity, public art has the potential to provide symbolic local links which reference the Campus's context, environment and history.

OBJECTIVES

O1 Public art that is integrated with the public realm to deliver an interesting and creative environment that reflects the cultural context, heritage and character of the QEIIMC Campus.

O2 Public art is used to establish landmarks which assist with wayfinding.

ACCEPTABLE OUTCOMES

AO1 Public Art shall be designed specifically for each new development and be responsive to the QEIIMC Campus context, including consideration for surrounding buildings and activities, and reflecting relevant local themes and stories.

AO2 Public Art is to be designed by a professional artist and be unique and high quality.

AO3 All future public art is to meet the requirements of the QEIIMC Trust Public Art Policy.

DESIGN GUIDANCE

DG1 Public art delivery should be integrated into the building design process and where possible respond to the building materials and colours. It is recommended that there be early involvement of the artist in a collaborative design process.

DG2 Public art within the Campus should be located at prominent points within the public realm to increase public interaction as well as to support wayfinding.

DG3 Early engagement with the Trust prior to the design, construction and location selection for future art is encouraged.

WAYFINDING PUBLIC ART

LANDMARK PUBLIC ART

WAYFINDING PUBLIC ART

4.1.5 PLANTING

The landscape strategy for the QEIIMC Campus is to create a planting approach which provides an improved canopy cover across the Campus. This concept is called the Campus Forest. Therefore the requirement for all applicants is to maximise the canopy cover as possible.

OBJECTIVES

O1 To deliver on the Campus Forest vision established in the QEIIMC Master Plan and to ensure appropriate planting species are selected.

ACCEPTABLE OUTCOMES

AO1 Any planting within the Campus shall have consideration for the guidance and species identified in **Appendix 4**.

AO2 The retention of existing mature trees which include those identified in **Appendix 4**.

AO3 Selection of tree species is suggested to be based upon evidence and performance-based criteria which includes:

- Environmental tolerance - drought, heat, wind;
- Pathogen and pollution tolerant, root disturbance and pest tolerant;
- Canopy shading and solar requirements;
- Maintenance required e.g. tree litter, pruning, root management etc.
- Longevity and structural integrity of tree species;
- Spaces above and below ground for tree establishment;
- Aesthetic requirements;
- Sightlines and clearance for vehicles; and
- Ecological and biodiversity.

AO4 Mature planting is preferred

DESIGN GUIDANCE

DG1 To ensure a resilient and diverse Campus Forest which utilises a 'whole of Campus' approach to diversity, existing and proposed trees should be within 'best practice' parameters of a maximum of;

- 30% of trees to be from the same family;
- 20% of trees to be from the same genus; and
- 10% of trees to be from the same species.

DG2 Trees are to be located at 10m increments across the Campus.

MATURE TREE RETENTION

SUMMERSTONE FINES

4.2 Typology Specific Guidelines

QEIIMC Campus incorporates a variety of different landscape types. The following guidelines apply to specific landscape typologies, these include:

+ Section 4.2.1 - Streetscapes;
+ Section 4.2.2 - Edge Treatment;
+ Section 4.2.3 - Raised Walkways;
+ Section 4.2.4 - Linear Parks and Connector Spaces; and
+ Section 4.2.5 - Destination Spaces.

4.2.1 STREETSCAPES

INTERNAL ROADS

The internal streetscapes are noted in **Figure 22** and are constituted in these design guidelines as either internal roads which cover both single and dual carriageways for public purpose, and back of house for service use. The description of both types and proposed set out is articulated in this section.

OBJECTIVES

01 Provide landscaped movement patterns for those moving through, into or out of the QEIIMC Campus.

02 Provide a hierarchy of importance and use respective of the need.

03 Provide a safe movement for various uses i.e. public transport, emergency vehicles, services vehicles etc.

ACCEPTABLE OUTCOMES

AO1 Street/path design should have consideration for the guidance and specifications identified in **Appendix 4**.

AO2 Tree planting to have consideration for the tree species identified in **Appendix 4**.

AO3 Mature planting is preffered

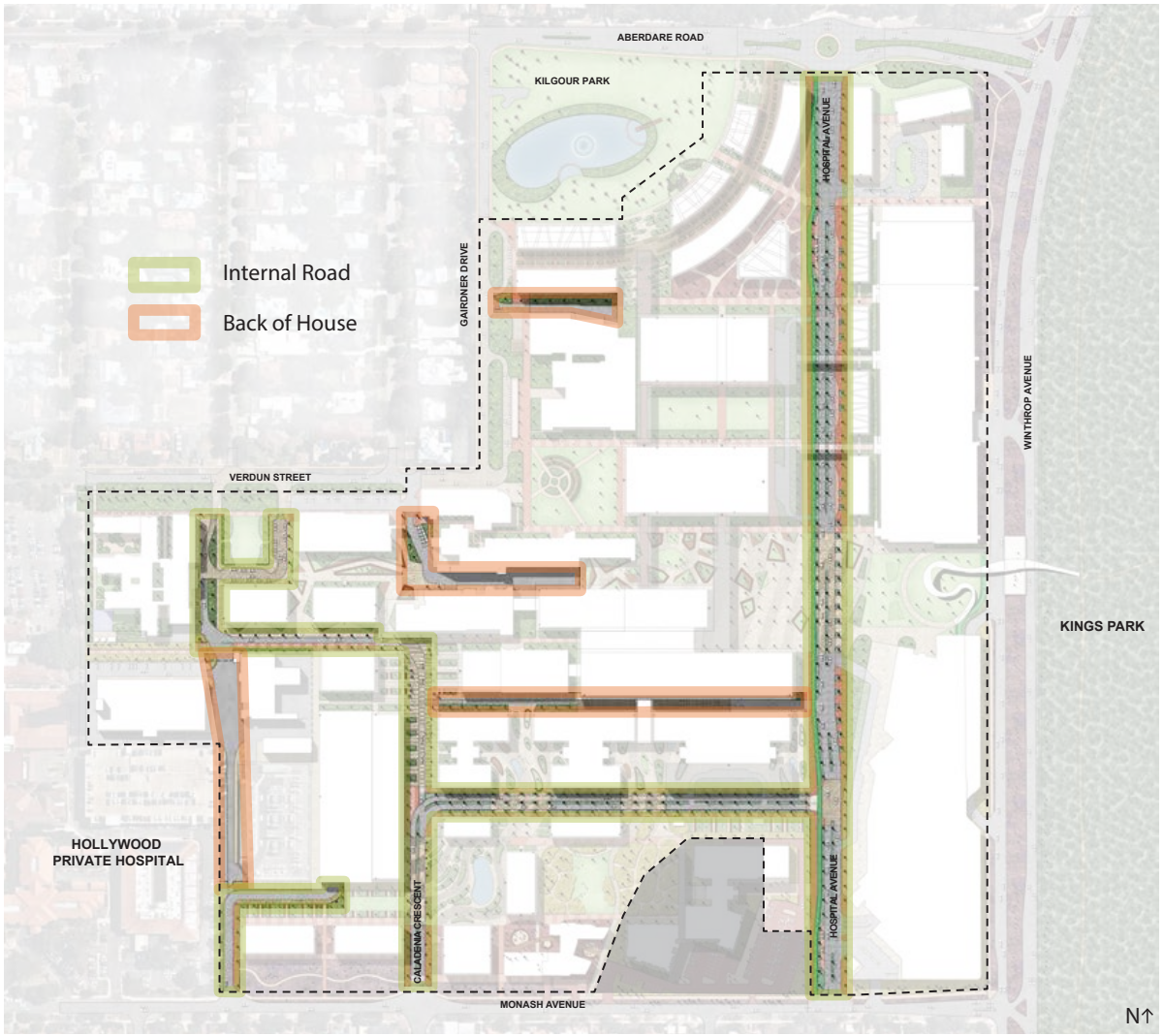


Figure 22: Streetscapes Plan

DESIGN GUIDANCE

DG1 Whilst the functional requirements of streets within the Campus are varied, good street design should also offer the following:

- Separated and generous cycle and pedestrian pathways.
- Improved entry and address to the Campus.
- Provide safe, well lit, and Disability Discrimination Act (DDA) compliant access.
- Investigate opportunities for wayfinding at key points along the streetscape.
- Maintain vistas into the Campus through tall, clear trunked tree species.

DG2 Tree planting for north-south oriented streets such as Hospital Avenue and Caladenia Crescent should:

- Provide tall, broad evergreen trees to provide opportunities for larger tree species which maximise canopy coverage;
- Establish clear sightlines with clean trunked species to ensure vehicle and pedestrian visibility and safety; and
- Contain signature tree species that enhance the different precincts of the QEIIMC selected at key locations, such as major intersections or spaces.

Paving used to delineate between pedestrian and vehicle zones

Paving used to delineate between pedestrian and vehicle zones.

Indicative Hospital Avenue Plan

Scale: 1-1,000 at A4

N

STREETSCAPE SECTIONS

Indicative One Way Road

1:400 @ A4

01 Caladenia Cres
02 Pedestrian passive seating
03 Open Thoroughfare
04 Planting
05 Street Trees
06 Sheltered Thoroughfare
07 Proposed Building

Index Plan NTS

01 Pedestrian Overpass
02 Pedestrian Thoroughfare
03 Planting Edge
04 Cycle Path
05 Hospital Avenue
06 Street Tree
07 Proposed Building

Index Plan NTS

Hospital Avenue Indicative Street Section

1:400 @ A4

BACK-OF-HOUSE ROADS

The function and layout of the QEIIMC Campus requires numerous back-of-house areas which are required to provide access for service, maintenance and waste vehicles.

OBJECTIVES

01 Provide dedicated areas with adequate separation from pedestrians for service vehicles.

ACCEPTABLE OUTCOMES

A01 Robust and low-cost materials are used in back-of-house / service areas to reflect their role and function within the street hierarchy.

A02 Service roads are to be designed and managed to be enclosed by gate, fence or raised bollards to mitigate entry.

A03 Entry points are to be designed to be single lane to minimise crossovers and improve street appearance.

A04 Exit in and out of the back-of-house service roads is to be clear of visual obstructions to enable easy movement by service/ emergency vehicles.

A05 Back-of-house roads should be capable of accommodating access and turning movements for larger vehicles.

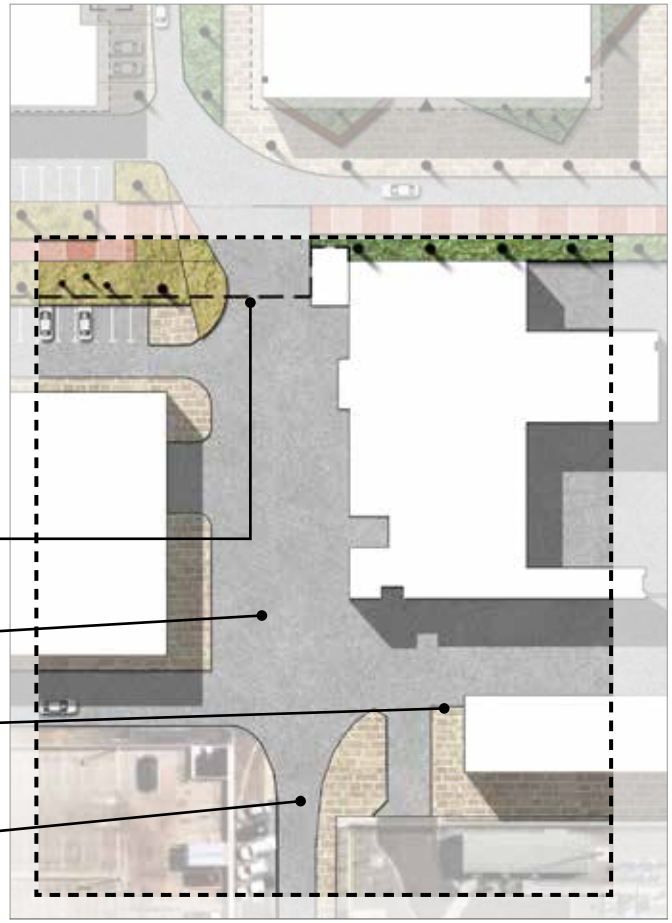
A06 Mature planting is preferred

DESIGN GUIDANCE

Example of back-of-house / service road within Campus.

Asphalt

Broom finish grey concrete



Service Area

Scale: 1-1,000 at A4

N

4.2.2 EDGE TREATMENT

With the increase in density and development of both the surrounding areas and QEIIMC the approach to how the boundaries of the Campus appear is important. The below articulates four edge treatments which applicants will need to consider with their proposals.

OBJECTIVES

01 To maintain a coherent edge to the Campus boundary.

02 To be sympathetic to neighbouring local government catchments.

03 To consider development on the edges of the Campus in a considerate manner.

ACCEPTABLE OUTCOMES

AO1 Setbacks and building heights to align with those provided in the precinct guidelines.

AO2 Landscape to align with **Appendix 4**.

AO3 Mature planting is preffered

AO4 Pedestrian networks to be retained.

AO5 All existing trees to edge to be maintained.

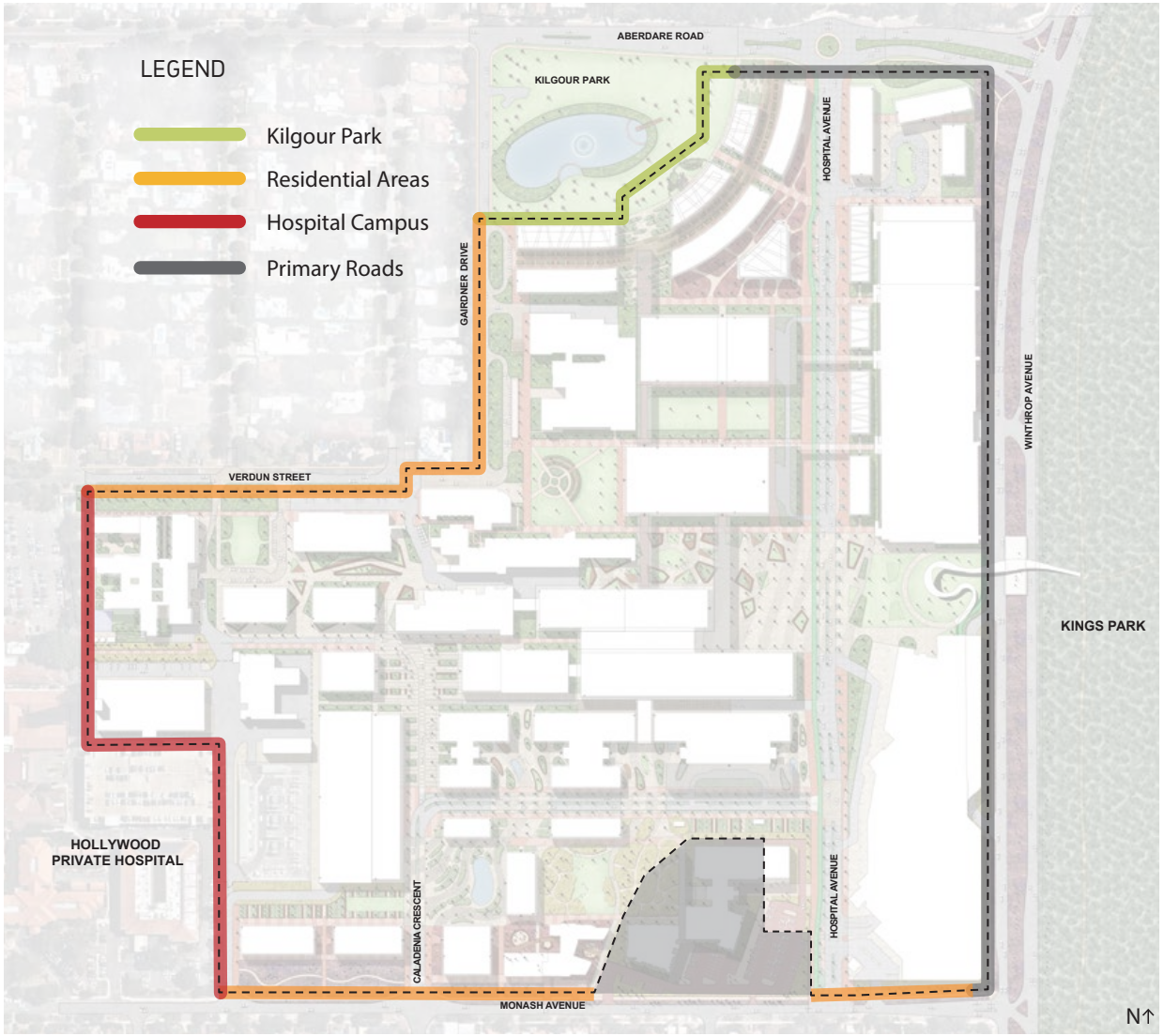


Figure 23: Edges Plan

4.2.3 RAISED WALKWAYS

Along with the at grade pedestrian network an integral part of the QEIIMC Campus is to provide movement at higher levels allowing connections between many buildings. Additionally raised walkways may be required above those nominated on **Figure 23** and this guideline should be considered when designing these walkways.

OBJECTIVES

01 Provide movement for visitors and staff to reduce travel time.

02 Improve collaboration potential between tenants.

03 Provide connections needed for complementary uses.

04 Improve safety for staff and visitors.

ACCEPTABLE OUTCOMES

A01 The design of raised walkways including the structure should be consistent with future built form outcomes in material and finish.

A02 Raised walkways should be consistent in level across the Campus.

A03 All sizes of the external appearance of raised walkways are to be given due regard.

A04 Raised walkways should appear transparent where possible.

A05 Raised walkways need to be well-shaped providing adequate protection from the sun to minimise heat load.

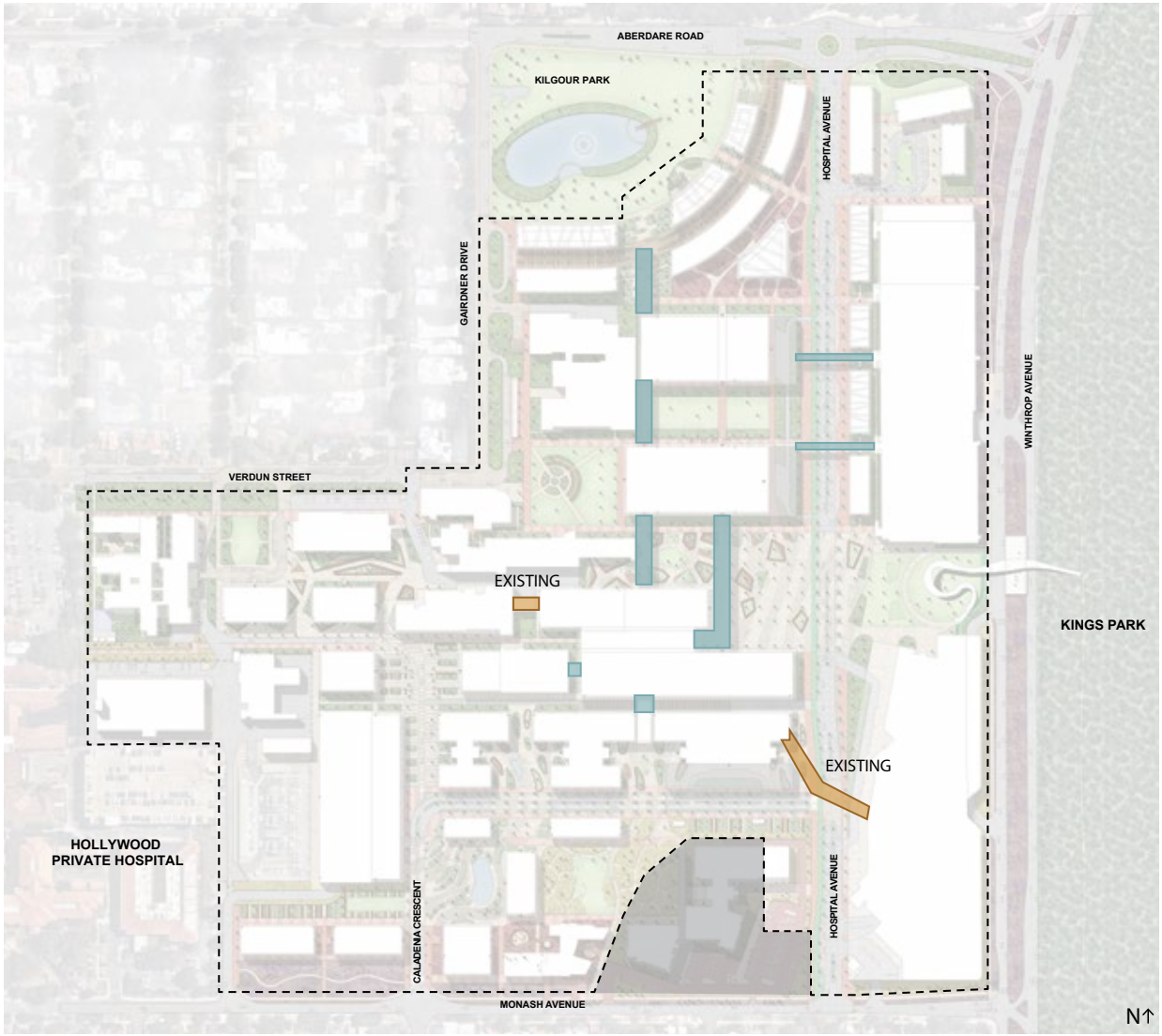


Figure 24: Raised Walkways Plan

4.2.4 LINEAR PARKS AND CONNECTOR SPACES

The network of linear, connector spaces which includes pedestrian access, provide a finer grain movement through the Campus offering access to buildings and landscape spaces. In many instances, this finer urban grain contributes to the charm and character of the public realm experience.

OBJECTIVES

01 Provide several east-west movement networks across the Campus to improve wayfinding.

02 Provide connections between larger outdoor spaces and courtyards.

ACCEPTABLE OUTCOMES

AO1 Path design should have consideration for the guidance and specifications identified in **Appendix 4**.

AO2 Tree planting to have consideration for the tree species identified in **Appendix 4**.

AO3 Mature planting is preffered

AO4 Linear parks and connector spaces should be graded to ensure subtle changes in level ensuring universal access..

AO5 Mitigate permanent obstructions away from linear paths, including; bins, seats, services, shelters etc.

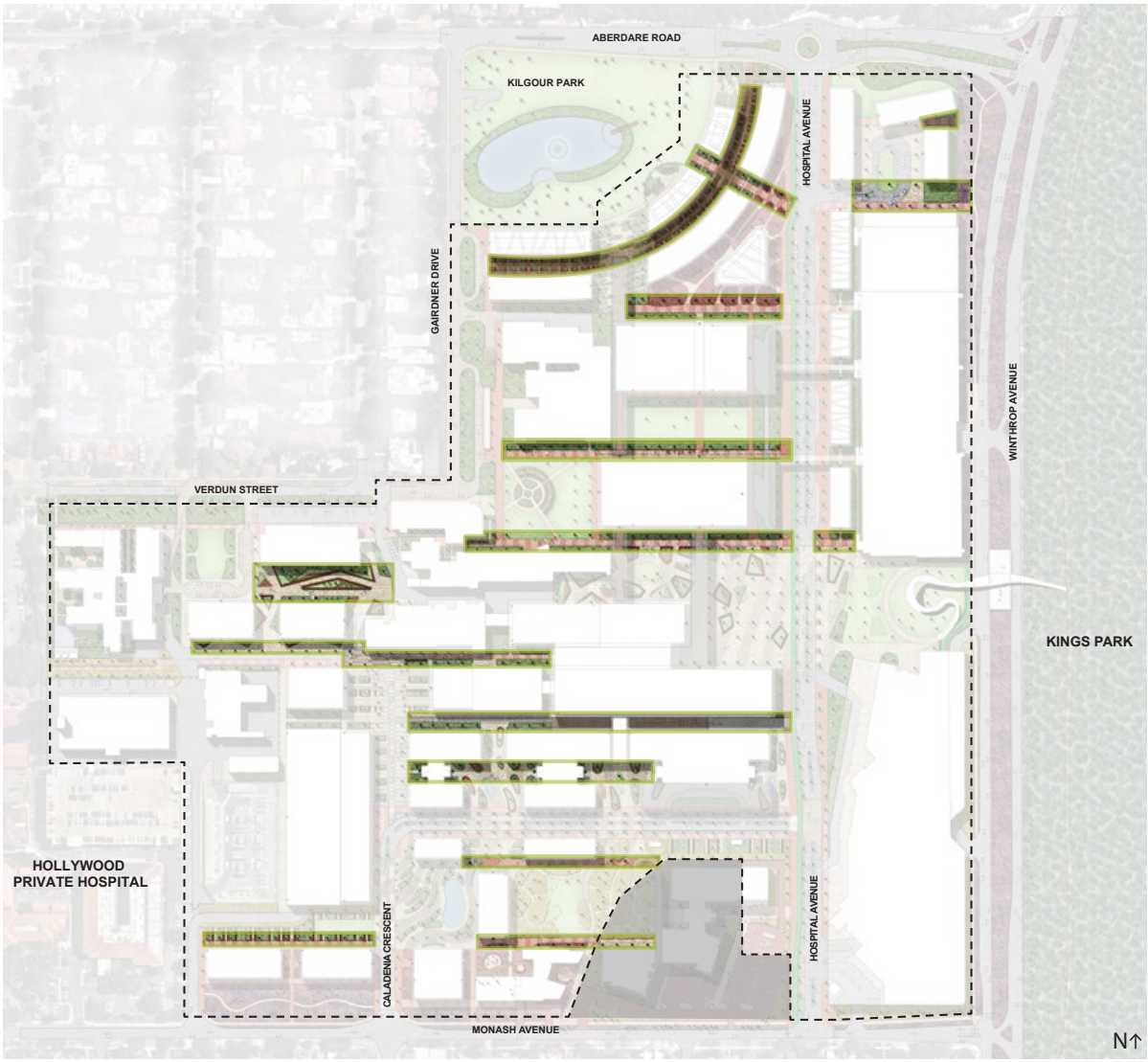


Figure 25: Linear Parks and Connectors

DESIGN GUIDANCE

DG1 Successful linear connector spaces are characterised by:

- Universal access and DDA compliant paths and spaces;
- Clear trunked trees to maintain sightlines;
- Unified treatment of pedestrian appropriate materials and furnishings which are aligned to ensure clear paths of travel; and
- A coherent landscape treatment of trees and vegetation which reinforces and enhances these spaces with complementary paving, materials, furniture and lighting that tie into the broader landscape precinct themes.

DG2 A definable paving style should be provided to delineate the east-west pedestrian linkages across the Campus, further strengthening the Campus Forest linear tree grid. Medium size unit pavers with some tonal variation, and contrasting pavers to delineate nodes.

Linear pedestrian connection

Medium size unit pavers with tonal variation

4.2.5 DESTINATION SPACES

The proposed destination and gathering spaces will enhance the public realm of QEIIMC and provide an opportunity to create new legacy landscape spaces.

OBJECTIVES

01 Increase the amount of landscaped outdoor spaces on the QEIIMC Campus.

02 Create new iconic landscape spaces that enhance Campus life and contribute to the future legacy of the QEIIMC landscape and gardens;

ACCEPTABLE OUTCOMES

A01 Allow for new open space as opposed to open space between buildings to ensure QEIIMC is perceived as in keeping with the 'Campus Forest' approach.

A02 Sizes of all destinations spaces are to be maintained as per the Landscape Master Plan and the precinct guidelines.

A03 Destination spaces are to be pedestrian centric.

A04 Existing mature trees in these destination spaces are to be retained.

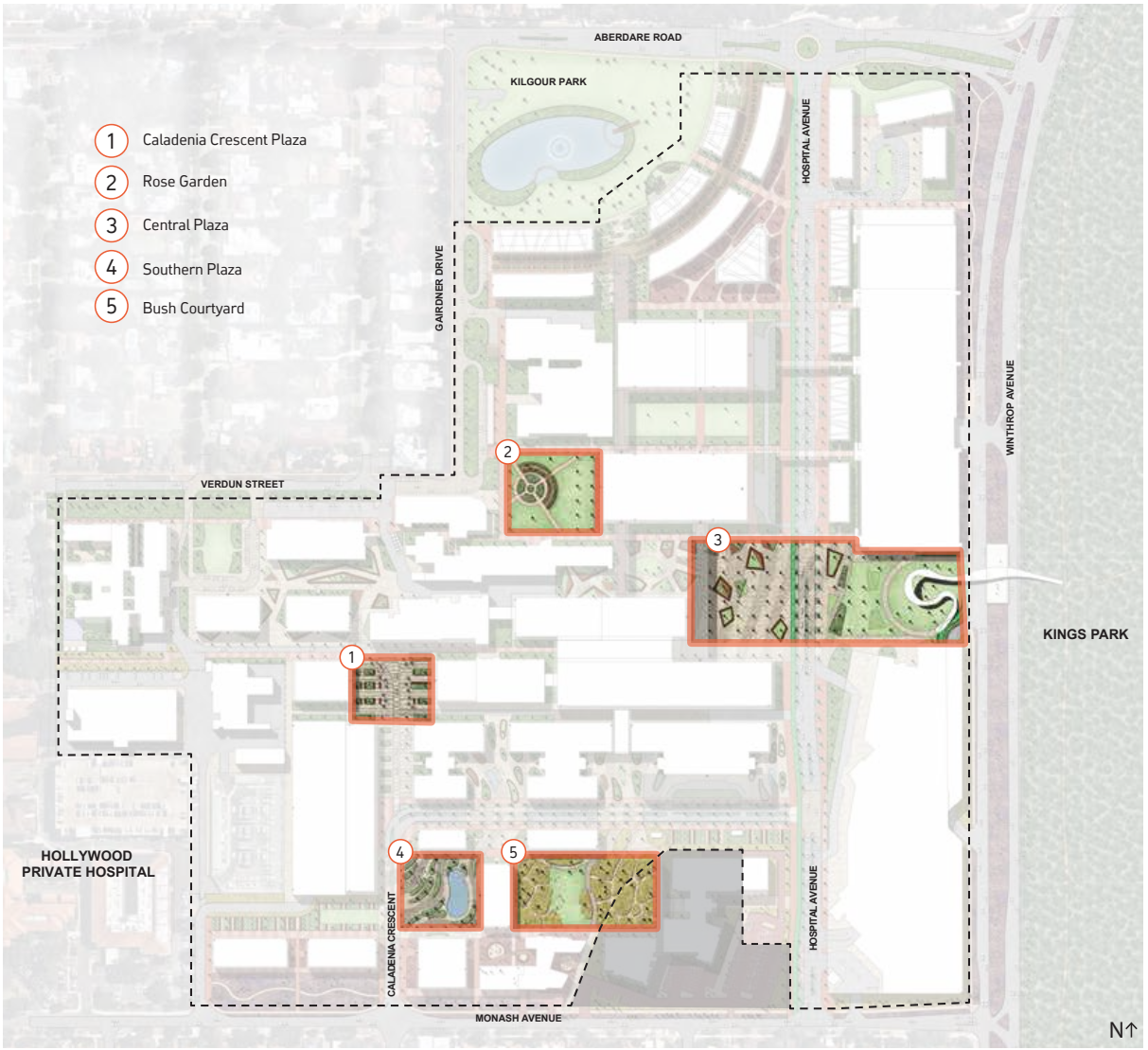


Figure 26: Destination Spaces

CALADENIA CRESCENT PLAZA

DESIGN GUIDANCE

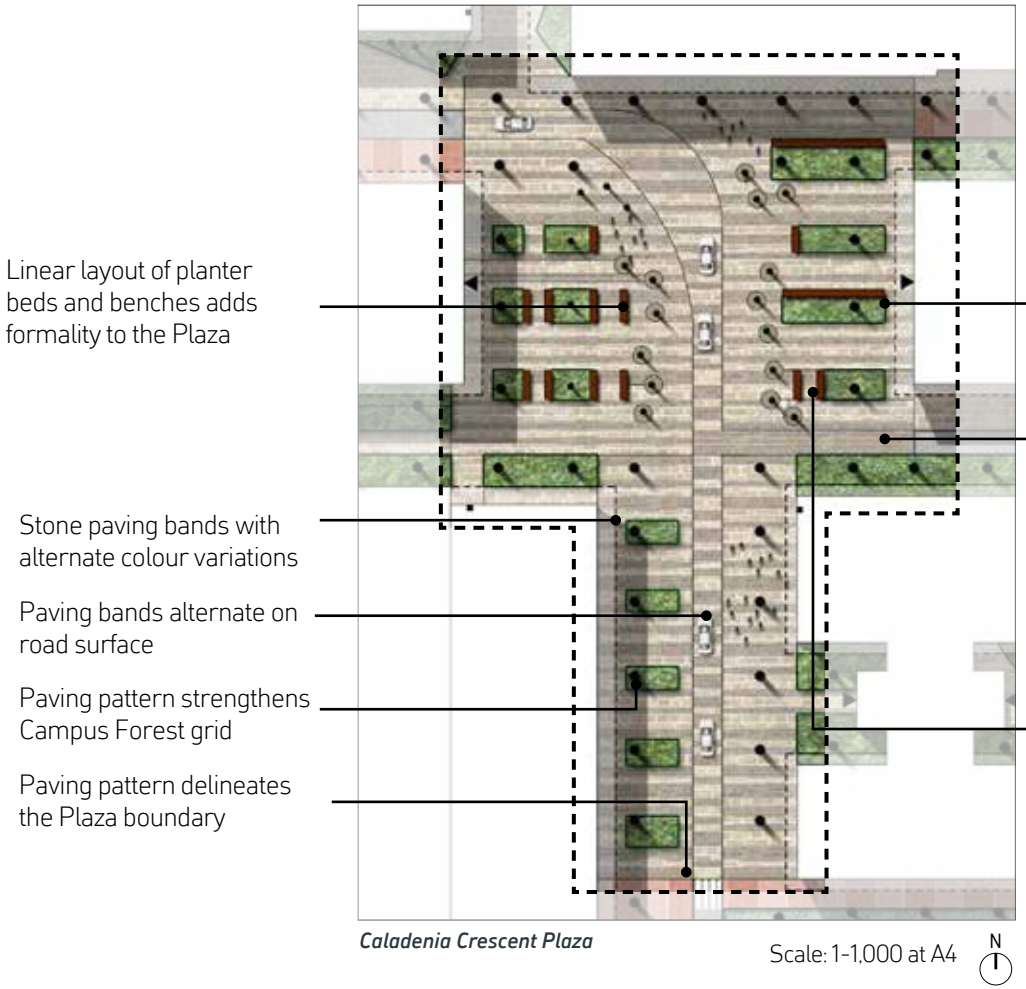
DG1 High-quality contrasting stone paving bands. The paving bands continue across the road in an alternate pattern to delineate the road from the pedestrian zone, whilst maintaining a high-quality urban finish.

DG2 High-quality bespoke timber and concrete benches are used to frame the space and create smaller, more intimate rooms or seating areas within the larger Plaza.

Contrasting paving banding aligned with timber benches

Large stone pavers

Timber clad concrete planter beds



Caladenia Crescent Plaza

Scale: 1-1,000 at A4

ROSE GARDEN

DESIGN GUIDANCE

DG1 Using heritage brick that is existing on-site to build on the story of the Rose Garden landscape.

DG2 Using heritage style timber benches complement the traditional character of the Rose Garden.

DG3 The planting mix for the Rose Garden should complement its existing character, ideal species are listed in **Appendix 4**.

DG4 Planting should be ordered and structured.

Heritage style timber bench.

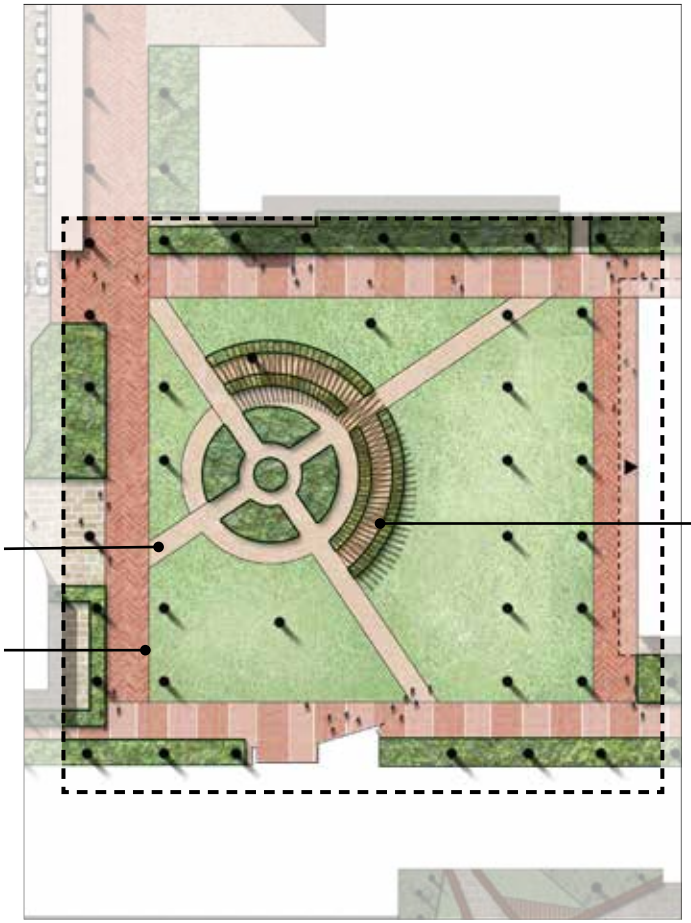
High quality custom brick paving.

Brick paving from site

Herringbone brick paving

Brick paving pattern running through the centre of the Rose Garden.

Seating to the perimeter of the turf area, both in the shade under trees and in the sun



Rose Garden

Scale: 1-1,000 at A4

N

Seating within garden beds

Seating opportunities in the shade under the proposed rose arbour.

CENTRAL PLAZA

DESIGN GUIDANCE

DG1 Banded paving that extends over the road, defining the area as the heart of QEIIMC. The banding pattern guides people through the spaces to building entrances and key pedestrian linkages.

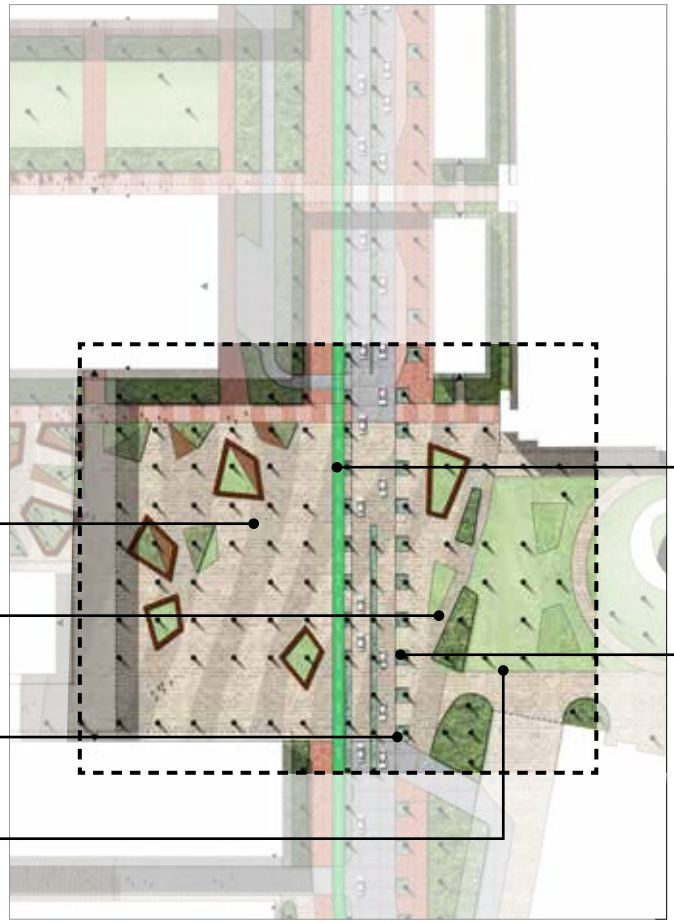
DG2 Custom timber deck seating and timber seating nodes are arranged across the Plaza to create seating nodes and smaller gathering spaces within the larger plaza.

Two tone banded paving

Timber deck seating with garden bed

Banded Paving

Herringbone brick paving



Central Plaza

Scale: 1-2,000 at A4

Timber seating nodes

SOUTHERN PLAZA

DESIGN GUIDANCE

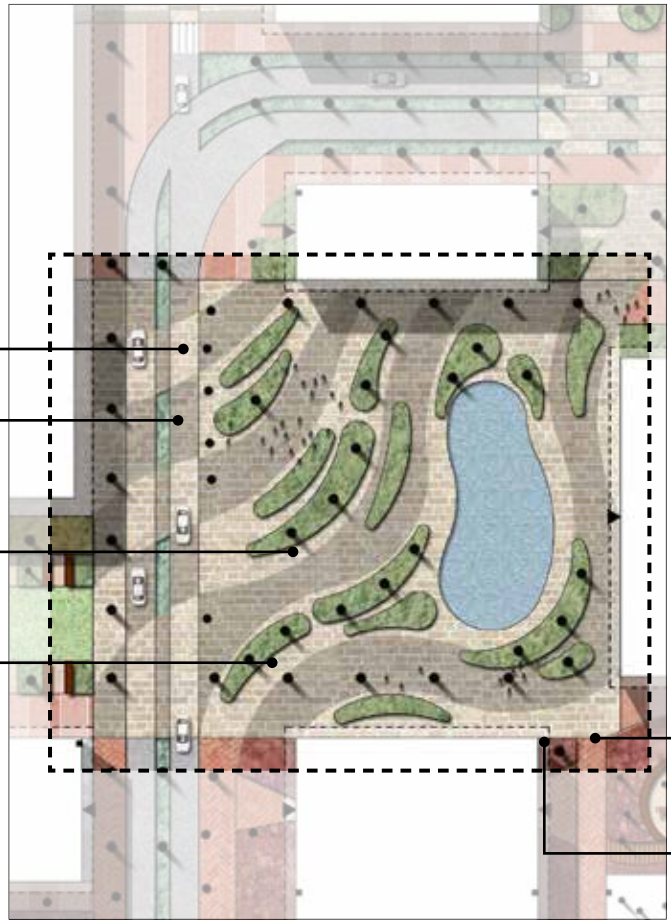
DG1 Banded paving that extends over the road, defining the area as the entry forecourt to the Forecourt Plaza. The banding guides people through the spaces to building entrances and pedestrian linkages.

DG2 Curved timber benches follow the curve of the paving bands and garden beds, forming spaces for sitting and gathering whilst allowing for pedestrian movement.

Two tone banded paving

Curved timber benches

Banded Paving



Forecourt Plaza

Scale: 1-1,000 at A4

N

Curved timber benches

BUSH COURTYARD

DESIGN GUIDANCE

DG1 Compacted summerstone fines and exposed aggregate concrete lend a paired back, natural feel to the materials for this courtyard, where all existing banksia woodland has been retained.

DG2 Timber wrap around benches that create nodes within the bushland setting and timber benches lend a paired back, natural feel to the materials for this courtyard.

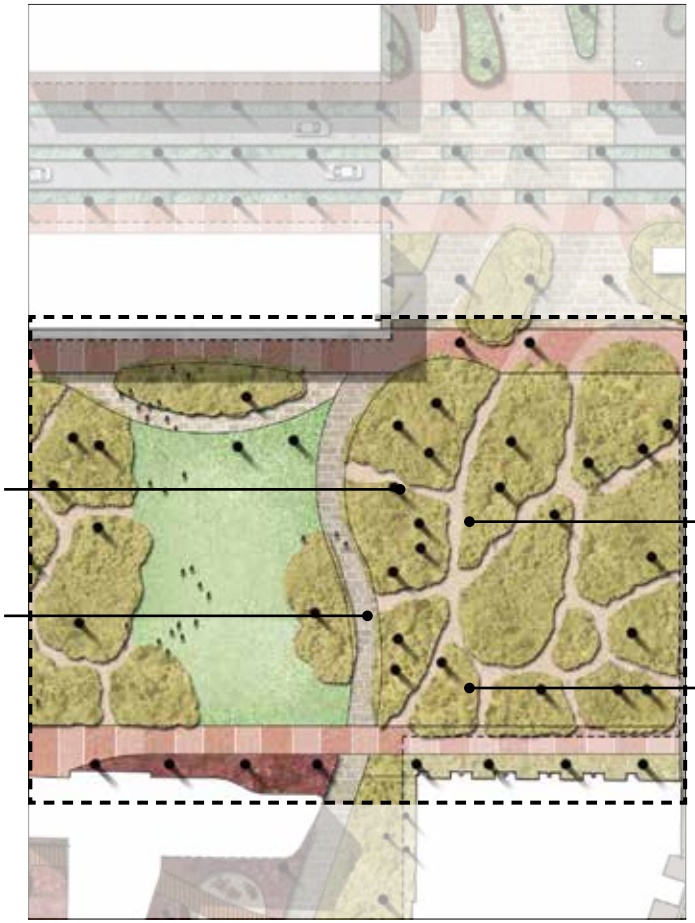
DG3 Retain all trees in this area.

Summerstone fines through native bush garden

Timber wrap around bench

Summerstone fines

Exposed aggregate concrete



Bush Courtyard

Scale: 1-1,000 at A4

Chunky timber bench

4.2.6 GARDEN COURTYARDS

The QEIIMC has a history of incorporating garden courtyards within the function and scope of existing buildings. Future courtyard spaces should be developed in conjunction with any proposed building redevelopment. In doing so, it is essential to consider the solar orientation, overshadowing, views and wind mitigation.

The proposed garden courtyards will enhance the public realm of QEIIMC and provide an opportunity to create a range of smaller, human-scaled and intimate spaces, suitable for relaxation and respite, including views to the space.

OBJECTIVES

01 Create a range of garden courtyards of differing scale and functions to enhance the experience for staff, visitors and patients.

02 Provide considered spaces separating buildings for people to utilise.

ACCEPTABLE OUTCOMES

A01 Path design should have consideration for the guidance and specifications identified in **Appendix 4**.

A02 Tree planting to have consideration for the tree species identified in **Appendix 4**.

A03 Sizes should be retained where possible.

A04 Courtyards to be designed to improve wayfinding and access to major entry points of buildings.

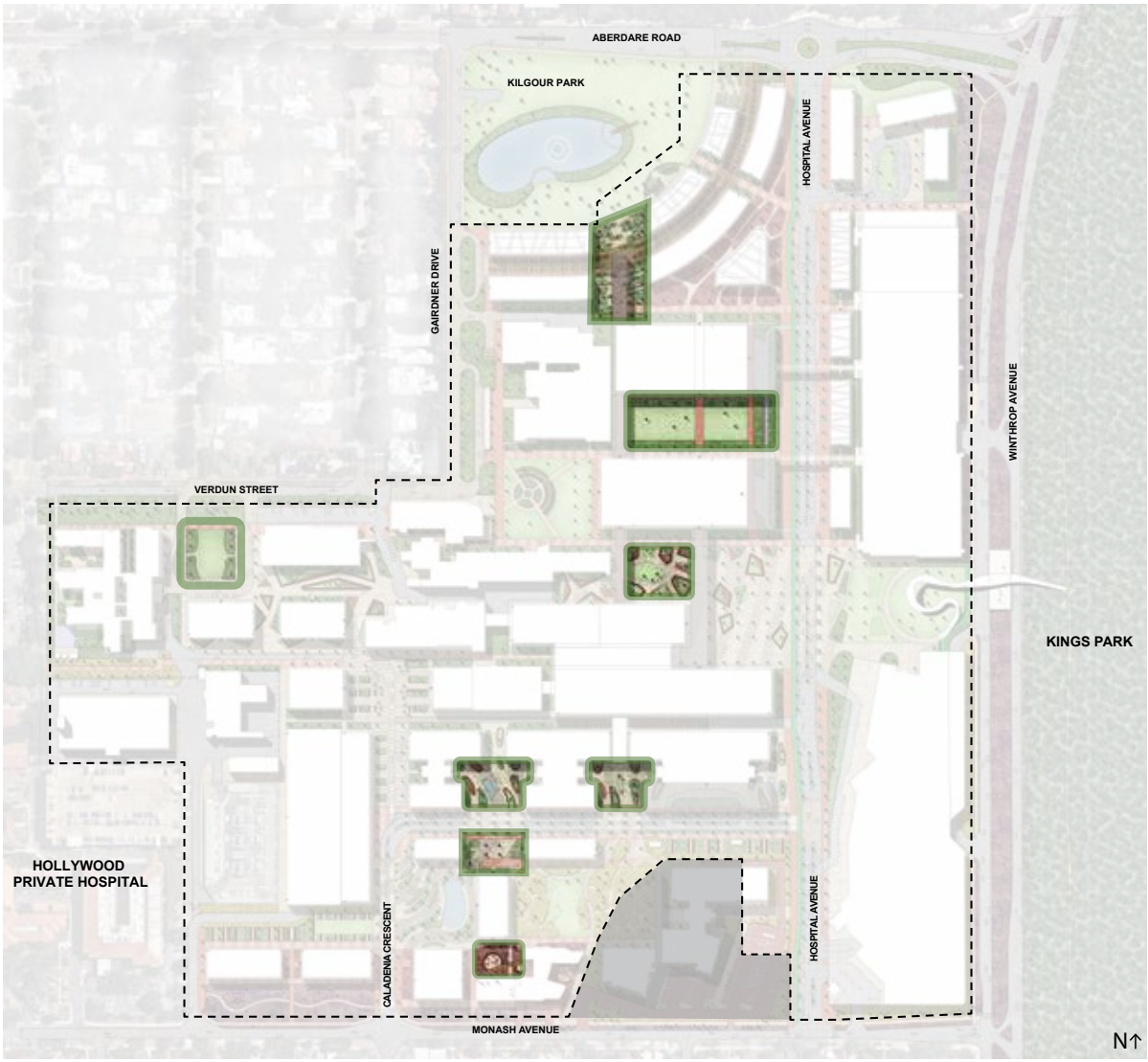


Figure 27: Garden Courtyards

DESIGN GUIDANCE

DG1 Smaller-scale brick pavers are used in the Garden Courtyards to denote these areas as more intimate, human scale courtyards, reflecting the suburban interface of the Campus. Timber decking to be used to complement the brick pavers.

DG2 Timber and concrete edge seating create more intimate smaller gathering spaces within the courtyards, allowing for multiple seating opportunities.

Brick paving aligned with walls and seating

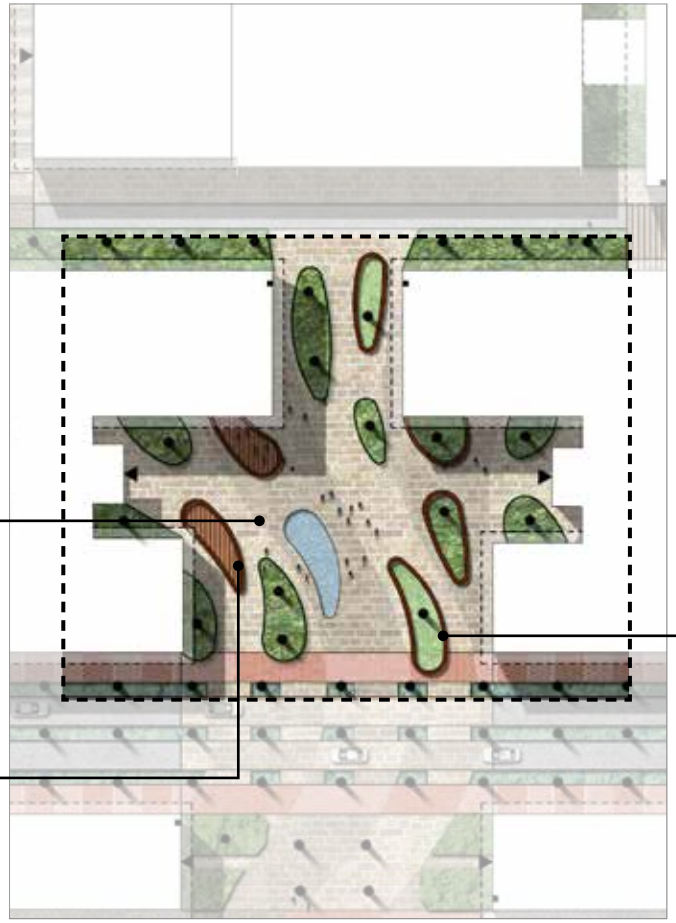
Seating edge to raised planter beds

Herringbone brick paving

Timber Decking

Subtle brick banding design guides people through the space to building entrances and pedestrian linkages

Timber decking feature areas sit within the paving banding pattern



Indicative Garden Courtyard

Scale: 1-1,000 at A4

N

Timber decking seating

Seating edge to raised planter beds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APPENDICES

Appendix 1 - Site Analysis Document Checklist

A1 – SITE ANALYSIS DOCUMENT CHECKLIST			
CATEGORY	MATERIALS	PROVIDED	
		YES	NO
Covering Letter	+ Outline the documents provided		
Transmittal Form	+ Form noting revision and dates for all documents		
Concept Design Report	+ Overshadowing Diagrams + Site Plan (including neighbouring area) + Floor-plans + Elevations + Design Response + Environmental + Context Analysis + Opportunities and Constraints		
Adherence to the Design Guidelines	+ Report confirming adherence or non-compliance to the guidelines (Refer Appendix 6)		
Planning Assessment	+ Planning Report		
Access Strategy	+ Private Vehicle + Public Transport + Pedestrian + Bicycle + Emergency (Ambulance, Fire, Police) + Service Vehicle		
Massing Model	+ 3D massing model showing relationship to open space and buildings		
Legal Documentation	+ Simple Terms Sheet based on early discussions with the QEIIMC Board		

Appendix 2 - Development Application Document Checklist

A2 – DEVELOPMENT APPLICATION DOCUMENT CHECKLIST

CATEGORY	MATERIALS	PROVIDED	
		YES	NO
Development Application Report	+ All original site and context analysis produced at concept stage		
Covering Letter	+ Outline the documents provided		
Transmittal Form	+ Form noting revision and dates for all documents		
Development Application Report	+ Location plan + Site plan + Demolition plan + Floor plans + Selections + Coloured elevations (including colour palettes) + Perspectives (including all important corners) + Landscape design + External lighting design + Non-statutory signage schedule + Waste management plan + Site Survey + Site Survey of existing conditions + Demolition and Retention Drawing + Noting all areas retained or demolished due to the extent of the proposal		
Landscape Detailed Design	+ Including material schedule and plant types		
3D Digital Model	+ As per the City of Perth requirements		
Design Guidelines Checklist	+ This page filled in by the applicant		
Planning Report	+ Report provided by a qualified planning consultant		
Heritage and Conservation	+ Heritage impact assessment + Conservation plan		
Massing Model	+ 3D massing model showing relationship to open space and buildings		

CATEGORY	MATERIALS	PROVIDED	
		YES	NO
DDA Report	+ As appropriate, liaise with the City of Perth to confirm requirement		
CPTED Report	+ CPTED Report		
Traffic Impact Statement	+ Report by qualified traffic consultant		
Material Samples	+ All external materials and finishes		
Energy Efficiency Report	+ Report to meet minimum requirements of NCC		
Percent for Art Design	+ Location and Intent to be confirmed (does not require final design)		
Legal Documentation	+ Official Documents (or Final Drafts) based on extensive discussions with the QEIIMC Board		

Appendix 3 - Building Licence Document Checklist

A3 – BUILDING LICENCE DOCUMENT CHECKLIST			
CATEGORY	MATERIALS	PROVIDED	
		YES	NO
Covering Letter	+ Outline the documents provided.		
Transmittal Form	+ Form noting revision and dates for all documents.		
City of Perth Development Approval Conditions	+ Provided along with the documents which meet these conditions		
Building License Documentation	+ Site plan + Demolition plan + Floor plans + Sections + Elevations + External lighting design + Non-statutory signage schedule + Site Survey + Site Survey of existing conditions + Demolition and Retention Drawing + Noting all areas retained or demolished due to the extent of the proposal		
Landscape Detailed Design	+ Including material schedule and plant types		
Building Compliance Report	+ Independently certified report		
Construction Management Plan	+ Including extent of proposed construction zone + CPTED Construction Report for the length of construction period		
Heritage and Conservation	+ Heritage impact assessment + Conservation plan		
Alternative Materials Proposed	+ Only to be provided when applicant is proposing a different material to the material proposed at DA stage. Requires review of physical sample.		
Percent for Art Design	+ Proposal including material samples		

Appendix 4 - QEIIMC Master Plan Landscape Report

Appendix 5 - QEIIMC Trust Operational Policies

QEIIMC TRUST OPERATIONAL POLICIES
+ Advertising Policy
+ Alternative Travel Policy
+ Board Governance Policy
+ Communications Policy
+ Emergency Response Policy
+ eRideables Policy
+ Events Framework
+ Financial Management Policy
+ Gardens and Grounds Management Policy
+ Green Environment Policy
+ Hazardous Goods Policy
+ Human Resources Policy
+ Information and Communication Technology Policy
+ Management of Works Policy
+ Parking Customer Service Policy
+ Priority Parking Policy
+ Procurement Policy
+ Public Art Policy
+ Record Keeping Policy
+ Risk Management Policy
+ Signage Policy
+ Smoke Free Policy
+ Traffic and Parking Enforcement Policy
+ Workplace Management Policy

Appendix 6 - Design Review Checklist

Section 2.1.1 Building Heights	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution)			
O1 – The height of development responds to the desired future scale and character of each precinct, including consideration for existing buildings that are unlikely to change.				
O2 – The height of development recognises the need for daylight and solar access to adjoining development sites and public spaces.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Proposed development complies with the maximum building height limits (storeys) as set out on the Precinct Specific Guidelines in Section 2.2.				

Section 2.1.2 Building Seperation	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – New development supports the desired future streetscape character with adequate spacing provided between buildings to enable adequate solar access into public spaces, visual and acoustic privacy, natural ventilation and avoidance of wind tunnels.				
O2 – Building separation is in proportion to building height.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Proposed development complies with the building separation requirements set out on the Precinct Specific Guidelines in Section 2.2.				

Section 2.1.3 Building Setbacks	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.				
O2 – Building boundary setbacks provide for adequate separation between adjacent development sites.				
O3 – Building boundary setbacks are consistent with the desired streetscape character.				
O4 – The setback of development from the Campus boundaries provides a transition between QEIIMC and existing surrounding development.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Development complies with the street setbacks as set out on the Precinct Specific Guidelines in Section 2.2.				

Section 2.1.4 Private Vehicle Parking	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Parking is consolidated in nominated deck parking structures to minimise the amount of space dedicated to at-grade car parking.				
O2 – Deck parking structures are located on the Campus periphery to minimise movement conflicts and promote a pedestrianised core.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Location of deck parking structures in accordance with Figure 8.				
A02 – Where possible multi-deck carparks should be designed to allow for future adaptation of use as transport needs and requirements evolve and change over time.				

Section 2.1.5 Bicycle Parking/EOTF	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Provide long term bicycle parking and EOTF for staff and students to promote an active commute to and from work.				
O2 – Provide shorter-term bicycle parking and EOTF for visitors to promote active travel to and from the Campus.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Proposed development complies with the building separation requirements set out on the Precinct Specific Guidelines in Section 2.2.				

Section 2.2.1 P1 - Kilgour Park	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Create and establish a public front door for the Campus providing spaces for visitors and the community to dwell.				
O2 – Ensure that buildings provide good interaction with Kilgour Park, ensuring passive surveillance.				
O3 – Extend the facilities and uses along Watling Walk to the north to provide improved connections to Kilgour Park.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Development complies with the maximum building height limits (storeys) as set out in Figure 11.				
A02 – Primary building setbacks shall be as per the following minimum dimensions: • 2m to Aberdare Road. • 4m to Kilgour Park. • 15m to Gairdner Drive. • 6m to the southern service access (to block DD).				
A03 – Preferred land uses in this precinct may include: • Short term accommodation, Medihotels, Complimentary Community Spaces, Out-Patient and Day Surgeries, Childcare Facilities and Health related Office Facilities.				
A04 – Buildings are separated by a minimum dimension of 10m as indicated on Figure 11.				
A05 – Primary pedestrian entrances for Buildings 1-6 shall be from the central covered walkway as illustrated on Figure 10.				
A06 – The orientation of buildings in the precinct should be primarily directed towards Kilgour Park.				
A07 – Ground floor activation shall be provided for Buildings 1-6 where indicated on Figure 10. Specific design standards are provided in Section 3.2.				

ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	YES/NO	COMMENT	YES/NO	COMMENT
	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A08 – Building 6 is to be provided with a prominent architectural expression to the corner fronting Hospital Avenue and Aberdare Road as this is the major northern entry point to the Campus. Refer to Section 3.4 which provides design guidance on articulating important corners.				

Section 2.2.2 P2 - North East	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Clearly define the northern entrance into the QEIIMC Campus by visually articulating buildings towards Hospital Avenue and the Aberdare Road / Winthrop Avenue corners.				
O2 – Frame the multi-deck parking structure with active uses.				
O3 – Retain views from Hospital Ave to Kings Park.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Development complies with the maximum building height limits (storeys) as set out in Figure 13.				
A02 – Primary building setbacks shall be as per the following minimum dimensions: • 3m to Aberdare Road. • 5m to Hospital Avenue. • 6m to Winthrop Avenue Boundary. • Nil setback is permitted adjacent to Block XX				
A03 – Preferred land uses in this precinct may include: Buildings 8-11: • Complimentary Community Spaces, Out-Patient and Day Surgeries, Childcare Facilities, Standalone Research and Health Related Facilities.. Block XX: • Visitor and Staff Parking (including dedicated EOTF).				

Section 2.2.2 P2 - North East	APPLICANT		CAMPUS ARCHITECT	
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	YES/NO	COMMENT	YES/NO	COMMENT
	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A04 – The orientation of each individual building shall be in accordance with Figure 12.				
A05 – Ground floor activation shall be provided for Buildings 8-11 where indicated on Figure 12. Specific design standards are provided in Section 3.2.				
A06 – Buildings 8 and 9 are to be provided with a prominent architectural expression to the corner fronting Hospital Ave and Aberdare Rd as this is the major northern entry point to the Campus. Refer to Section 3.4 which provides design guidance on articulating important corners.				

Section 2.2.3 P3 - Central	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – This precinct is to act as the social public heart of the Campus defined by major clinical built form integrated with primary destinations.				
O2 – Adequate separation of buildings ensures overshadowing of the Central Plaza is limited. Where appropriate ground floor activation and/or retail uses ensure integration of buildings and the public realm.				
O3 – Primary area for development intensity and the establishment of major clinical buildings.				
O4 – This precinct is to act as the major public space for the campus and signify the importance of the original entry point to the Campus fronting Block A.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Development complies with the maximum building height limits (storeys) as set out in Figure 15.				

ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	YES/NO	COMMENT	YES/NO	COMMENT
	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A02 – Primary building setbacks shall be as per the following minimum dimensions: • 15m Hospital Avenue				
A03 – Preferred land uses in this precinct may include: • Clinical Facilities, Research Facilities, Out Patient and Day Surgeries, Community Spaces, Office Administration and Emergency Facilities				
A04 – Building Separation shall be per the following minimum standards: • Minimum of 6m separation between Buildings 14-16 and Block XX • Minimum of 24m separation between Building 12 and buildings in Kilgour Park Precinct. • Minimum of 40m separation between Building 12 and Building 13. • Minimum of 48m separation between Building 13 and Building 17.				
A05 – Ground floor activation shall be provided for Building 13 and Buildings 17-18 where indicated on Figure 14. Specific design standards are provided inb Section 3.2,				
A06 – Defined Corner Element Building 17 is to be provided with a prominent architectural expression to the corner fronting the Central Plaza. Refer to Section 3.4 which provides design guidance on articulating important corners.				
A07 – Where a building connects to a clinical building all floor to floor levels are to be consistent to enable potnetial future provision of raised walkways which would enable easy pedestrian access.				

Section 2.2.4 P4 - South	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/ NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Retain all remnant bushland in the precinct and extend this to create a defined landscape quality.				
O2 – Define the street edge along the future east west road.				
O3 – Improve integration of the existing Perth Children's Hospital (Building KK) and the UWA Building (Building LL) into the precinct and wider Campus.				
O4 – Retain the existing character along Monash Avenue.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Development complies with the maximum building height limits (storeys) as set out in Figure 17.				
A02 – Primary building setbacks shall be per the following minimum dimensions: • 12m to Monash Avenue. • 15m to Hospital Avenue.				
A03 – Preferred land uses in this precinct may include: • Clinical Facilities, Office Administration, Research Facilities, Education Facilities and Short Stay Accommodation.				
A04 – Building separation shall be in accordance with the following minimum standards: • Minimum of 30m separation between Buildings 19-20 (at street level).				
A05 – Ground floor activation shall be provided for Buildings 19-21 and Buildings 23-24 where indicated on Figure 16. Specific design standards are provided in Section 3.2.				
A06 – Where a building connects to a clinical building, all floor to floor levels are to be consistent to enable potential future provision of raised walkways which would enable easy pedestrian access.				

Section 2.2.5 P5 - Caladenia Crescent	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES (Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Create a significant southern entry into the QEIIMC Campus by extending the Hampden Road retail strip into the Campus heart.				
O2 – Establish a defined edge to Monash Avenue and create a dedicated vehicle entry/ drop-off area for the western side of the Campus.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Development complies with the maximum building height limits (storeys) as set out in Figure 19.				
A02 – Primary building setbacks shall be per the following minimum dimensions: • 12m to Monash Avenue on the eastern side of Caladenia Crescent. • 26m to Monash Avenue on the western side of Caladenia Crescent. • Nil to the west of Caladenia Crescent. • 12m to the east of Caladenia Crescent. • 8-12m setback dependant upon location and building height.				
A03 – Preferred land uses in this precinct may include: • Education Facilities, Short Stay Accommodation, Research Facilities, Office Facilities, Retail facilities, Multi Deck Car parking, Community Facilities.				
A04 – Building separation shall be in accordance with the following minimum standards: • Minimum of 50m separation between Buildings 25 and 29. • Minimum of 10m separation between Buildings 26 and 27. • Minimum of 25m separation between Buildings 26 and 28. • Minimum of 56m separation between Buildings 31 and 32.				
A05 – Ground floor activation shall be provided for Building 25-32 where indicated on Figure 18. Specific design standards are provided in Section 3.2.				
A06 – Prominent feature: • Building 25-26 is to be provided with a prominent architectural expression to the corner fronting the Central Plaza. Refer to Section 3.4 which provides design guidance on articulating important corners.				

Section 2.2.6 P6 - West	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/ NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Promote development along the primary east-west pedestrian link.				
O2 – Limit development opportunities close to the Western Power Substation.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Development complies with the maximum building height limits (storeys) as set out in Figure 21.				
A02 – Primary building setbacks shall be per the following minimum dimensions: • 65m to Verdun Street.				
A03 – Preferred land uses in this precinct may include: • Office Administration, Research Facilities, Education Facilities, and Service Facilities.				
A04 – Building separation shall be in accordance with the following minimum standards: • 15m setback between proposed built form. • 12m setback to Block UU. • For specific back-of-house service areas setbacks are required to make provision for vehicle towing circles. 6m from Western Power substation to Building 34.				
A05 – Ground floor activation shall be provided for Building 35 where indicated on Figure 20. Specific design standards are provided in Section 3.2.				
A06 – Where a building connects to a clinical building, all floor to floor levels are to be consistent to enable potential future provision of raised walkways which would enable easy pedestrian access.				

Section 3.1 Pedestrian Entries	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Pedestrian entrances are to be intuitive to be easily identifiable to those on the Campus from a distance and minimise the reliance on signage to direct movement.				
O2 – Pedestrian entries are located along key internal movement routes to assist with wayfinding.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Pedestrian entrances are to be easily identifiable.				
A02 – Pedestrian entrances are to be separate to vehicle entrances.				
A03 – Pedestrian entrances should be fully accessible without a major change in level.				
A04 – Pedestrian entrances should be located adjacent to major open spaces.				
A05 – Vertical pedestrian movement should be expressed where possible in building design. A06 – Ground floors of buildings should provide integrated covered walkways along their length to enable pedestrian movement to Pedestrian Entries as indicated in the Precinct Plans.				

Section 3.2 Public Domain Interface	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – A highly integrated public realm ensures that all public spaces and streets are overlooked by buildings providing adequate passive surveillance.				
O2 – Promotion of retail activities on the Campus to assist with activation of public spaces during both the day and night.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Where retail is located in buildings it should open up to external public spaces, including consideration for alfresco seating.				
A02 – Appropriate materials (e.g. glazing) should be used at ground level to ensure visibility and interaction between the buildings and landscape is optimised.				

Section 3.3 Façade Design	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – To provide a Campus where the buildings relate to the period in which they are built to provide an eclectic approach to a Campus rather than a rigid aesthetic.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – The composition of the façade needs to respond to the orientation including the angle of the sun during the year and the potential for natural ventilation.				
A02 – The composition of the façade needs to respond to the internal use.				
A03 – The material, construction method and colour need to respond to the period of time the building has been built in.				
A04 – Façades at street level must address the public realm by way of scale, shading and fine grain detail to create a human scale of development at ground level.				
A05 – Façades are to integrate sun shading devices as part of the overall façade composition.				

Section 3.4 Defined Corners	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Buildings are of a high architectural standard and quality commensurate to their roles as landmark locations within the QEIIMC Campus.				
O2 – Buildings promote diversity between precincts, offering unique localised design responses.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Buildings are to address both frontages to the street or public domain. This may be achieved through: • Varying the roof form at the designated feature corner; • A change of façade material; • An expression of the building envelope; or • Change in height of the building at the designated corner.				

Section 3.5 Solar Access	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution	YES/NO	COMMENT
O1 – Ensure the building design takes advantage of their orientation and provides good solar access when required throughout the year.				
O2 – Ensure the proposed building does not impact on existing buildings solar access.				
O3 – Building designs minimise overshadowing of major public spaces where possible.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Control access to summer sun in the hotter periods of the year to protect the internal spaces from direct sun (where applicable).				
A02 – Provide solar access during colder periods of the year (where applicable).				
A03 – Minimise large glazed openings to the southern façades of buildings.				
A04 – Buildings should minimise overshadowing to existing buildings and key public spaces on the QEIIMC Campus.				

Section 3.6 Environmental Performance	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution	YES/NO	COMMENT
O1 – QEIIMC Campus to aspire to the Greenstar Communities rating scheme.				
O2 – Reduce energy consumption and greenhouse gas emissions from the development.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Proposals are to meet the requirements of the Campus Sustainability Approach identified in Section 3.6.1, which aligns with the Green Star Communities Framework. If a proposal cannot meet any of the identified requirements, an Applicant must be able to demonstrate why.				

Section 3.7 Bulding Signage	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Ensure signage is integrated into the design of the building.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – All signage proposed on buildings is to meet the QEIIMC Trust Signage Policy.				
A02 – All signage behind glazed façades viewed from the public realm is required to meet the QEIIMC Trust Signage Policy.				
A03 – Locations of signage are to be easily identified from the public realm.				

Section 3.8 Utilities	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – The building is adequately serviced by essential services that are fit for purpose and meet current performance and access requirements of service providers.				
O2 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Applicants where applicable are to minimise the impact of the utilities including bin storage to the public realm.				
A02 – Servicing areas for drop-off and pickup are to be located away from the public realm and where provided these areas are to be fenced to improve security and minimise public access.				

Section 3.8 Utilities	APPLICANT		CAMPUS ARCHITECT	
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	YES/NO	COMMENT	YES/NO	COMMENT
	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A03 – All utility requirements water, gas and fire are to meet all authority requirements.				
A04 – Access to utilities are to be located appropriately to minimise impact on pedestrian movement.				
A05 – A Waste Management Plan is to be provided as part of the development application.				
A06– All plant, mechanical and hydraulic services to roofs are to be concealed from view from the public realm, existing taller buildings and potential future buildings.				

Section 3.9 Blank Walls	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Ensure building envelope design is well considered including surfaces which are blank				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Primary, Secondary and Special corners of building envelopes should be open and active with blank walls kept below 20% of the overall elevation.				
A02 – No more than 50% of one facade/frontage can be blank				

Section 4.1.1 Crime Prevention Through Environmental Design	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Create an increased perception of risk detection of perpetrators of criminal activity.				
O2 – Increase safety and security for legitimate users of the QEIIMC Campus.				
O3 – Delineate private space and ownership of the environment.				
ACCEPTABLE OUTCOMES Development to consider Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Surveillance See design guidelines for specific guidance.				
A02 – Access Control See design guidelines for specific guidance.				
A03 – Territorial Reinforcement See design guidelines for specific guidance.				
A04 – Target Hardening See design guidelines for specific guidance.				

Section 4.1.2 Water Sensitive Urban Design	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – To ensure planting is climate appropriate, water-wise, robust, and low maintenance.				
O2 – Develop a landscape which minimises water use, protects the adjacent Kings Park environment, and utilises locally native flora.				
ACCEPTABLE OUTCOMES Development is to consider the following Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – All new developments and activities to minimise potable water demand through the use of best practice sustainable design and water sensitive urban design principles.				
A02 – As a minimum requirement, swales should be provided to the central median between the vehicular traffic lanes and either side of the light rail tracks to ensure implementation of water sensitive urban design principles.				
A03 – The redirection of stormwater captured on building roofs into subsurface irrigation and/or storage for general irrigation within the public realm is a strategy that will apply to the external design of buildings within the Campus.				

Section 4.1.3 Heritage	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	**YES/NO**	**COMMENT** Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution	**YES/NO**	**COMMENT**
O1 – Retention of the core elements of Block A and settings.				
O2 – Sympathetic to landscape works in the vicinity of Blocks A and R.				
O3 – Mitigation of additional add-ons which decrease the original style and aesthetic of Block A.				
ACCEPTABLE OUTCOMES Development is to consider the following Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Minimise encroachment of built form onto heritage significant locations on the QEIIMC Campus.				
A02 – Retention of Block A building envelope including original external awnings and steel columns, external alignment brick plinth, concrete sunshades, brick parapet, concrete parabolic roof form and window system.				
A03 – The landscape setting is sympathetic to Block A.				
A04 – No new additions are provided to the northern and eastern elevation of Block A.				
A05 – Building elements of Block A are maintained as much as possible to maintain the heritage significance of the entire precinct.				
A06 – An interpretation plan of the Block R building and its original setting.				

Section 4.1.4 Public Art	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT	YES/NO	COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution			
O1 – Public art that is integrated with the public realm to deliver an interesting and creative environment that reflects the cultural context, heritage and character of the QEIIMC Campus.w				
O2 – Public art is used to establish landmarks which assist with wayfinding.				
ACCEPTABLE OUTCOMES Development is to consider the following Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Public Art shall be designed specifically for each new development and be responsive to the QEIIMC Campus context, including consideration for surrounding buildings and activities, and reflecting relevant local themes and stories.				
A02 – Public Art is to be designed by a professional artist and be unique and high quality.				
A03 – All future public art is to meet the requirements of the QEIIMC Trust Public Art Policy.				

Section 4.1.5 Planting	APPLICANT		CAMPUS ARCHITECT	
ELEMENT OBJECTIVES Development is to achieve the following Objectives	YES/NO	COMMENT Outline the rationale demonstrating that the proposal has met the Element Objectives through a performance-based solution	YES/NO	COMMENT
O1 – To deliver on the Campus Forest vision established in the QEIIMC Master Plan and to ensure appropriate planting species are selected.				
ACCEPTABLE OUTCOMES Development is to consider the following Acceptable Outcomes	Meeting the Acceptable Outcomes will assist in meeting the Element Objectives ; however, they are not a deemed-to-comply pathway			
A01 – Any planting within the Campus shall have consideration for the guidance and species identified in Appendix 4.				
A02 – The retention of existing mature trees which include those identified in Appendix 4.				
A03 – Selection of tree species is suggested to be based upon evidence and performance-based criteria which includes: • Environmental tolerance - drought, heat, wind; • Pathogen and pollution tolerant, root disturbance and pest tolerant; • Canopy shading and solar requirements; • Maintenance required e.g. tree litter, pruning, root management etc. • Longevity and structural integrity of tree species; • Spaces above and below ground for tree establishment; • Aesthetic requirements; • Sightlines and clearance for vehicles; and • Ecological and biodiversity.				

APPLICANT PROPOSAL	
Date of Application	
Name (Printed)	
Signature	

QEIIMC INDEPENDANT REVIEW	
Date of Review	
Name (Printed)	
Signature	

Hames Sharley

ARCHITECTURE
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