



239 pier street

CLIENT // DIPLOMA GROUP IN PARTNERSHIP
WITH THE DEPARTMENT OF HOUSING

// STRATEGY

Greg Rowe and Associates were appointed by Diploma Group to coordinate all necessary statutory approvals for a large scale mixed use development consisting of 161 residential dwellings and 7 ground floor commercial tenancies. The proposal sought a total height variation of between 25-30 metres above the standard requirements of the City of Perth TPS.

Given the ownership of the site by the Department of Housing, a key design consideration by the project team was to provide an 'affordable housing' solution for the site. The design team were successful in producing a housing product that could be marketed to young professionals aiming at entering the property market.



The Architect, McDonald Jones Architects, introduced a number of design elements to ensure the finished development will allow for an affordable housing outcome to be achieved. These include the use of innovative construction and material techniques, design outcomes that reduced construction costs and the provision of smaller apartments which make greater use of space, to achieve an overall housing product which would be attainable to a greater scope of the community.



// TOWN PLANNING

Greg Rowe and Associates coordinated the statutory approvals process with the City of Perth. This involved direct liaison and presentations to the Design Advisory and Planning Committee's of the City. Additionally, involvement in the City's strategic process of reviewing their vision of built form for the central area assisted in the design teams understanding of acceptable height and built form outcomes for the subject site.

Given the cooperation from the City of Perth, the approval process was delivered (from lodgement to formal approval) in a total of only 47 days.

When constructed all apartments will enjoy private outdoor amenity with views to all locations around the Perth Central Area, including the Swan River. The ground floor commercial tenancies will also enable the continued regeneration of the northern area of the Stirling Precinct.

As such, Diploma and the Department of Housing will be able to provide another excellent land use outcome for the Perth Central Area.

// PROJECT NAME

239 Pier Street, Perth

// SERVICE

Town Planning

// AREA

Perth

// CLIENT

Diploma Group in partnership with the Department of Housing

// ARCHITECT

McDonald Jones Architects

239 PIER STREET

// CONTACT

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GREG ROWE & associates

FOCUSED ON ACHIEVEMENT