

QV1

Address 250 St Georges Terrace, Perth

Practice Harry Seidler & Associates

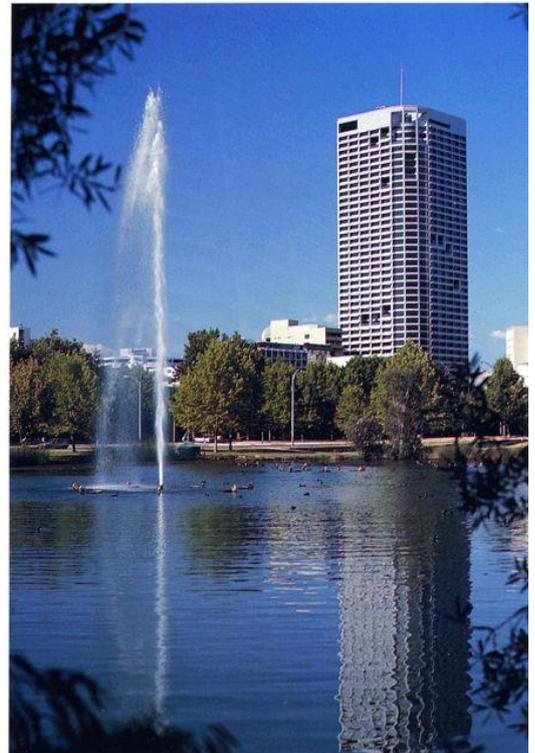
Designed 1987 Completed 1991

History & Description Located at the western, or Parliament House end of the Perth CBD, QV1 has frontages to the main city thoroughfare St Georges Terrace, as well as Hay and Milligan streets affording the place a prestigious commercial address and panoramic views over the Swan River. Although the 40 storey tower exceeded the height limit of the Parliamentary Precinct in which it was located, an environment committee of the RAIA (WA Chapter) considered the architectural form improved the western extremity of the city skyline and recommended the development be allowed to proceed and the precinct guidelines reviewed. The non-orthogonal form of the building which was designed to minimise the impact on views from Parliament House, and direct sun exposure from the north, as well as capitalising on the spectacular views, is a recognisable piece of the Seidler oeuvre, continuing a vocabulary established in multi-storey office developments in other States in the 1980s. In Perth, the tower form incorporates angled vertical blade sun-shading, double height garden terraces for visual interest and a broad sweeping glazed canopy across the entry frontage. The tower has a concrete core with the clear span office accommodation of the upper levels carried on perimeter columns. Two of the columns terminate above the entrance foyer with the loads transferred to a pair of stone clad hyperboloid piers, emphasising the point of address. The mixed commercial development across the northern portion of the site has considerable civic amenity in the two-level urban plaza which provides access to retail and restaurant facilities and an oasis from sun, wind and the densely built up surrounding environment, while the entrance forecourt to the south features a Charles Perry sculpture. The curvilinear masonry landscaping of the plaza interacts with the geometry of the tower and is reinforced in the sculpted form of the pedestrian bridge across Hay Street, linking to a four-storey car park with recreational facilities on the landscaped roof.

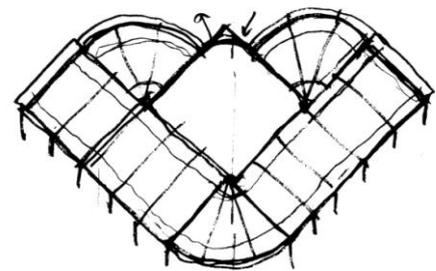
Statement of Significance QV1 continues Harry Seidler's development of the multi-storey office building in the Modernist manner for which he was renowned. The result demonstrates a consistency in approach and an adaptation to context and environment of the Perth CBD. The architectural and technical resolution is sophisticated, being recognised by the RAIA Commercial Award (national) and the WA Chapter Design Award in 1992 as well as acknowledgement for its energy performance.

Criteria Applicable

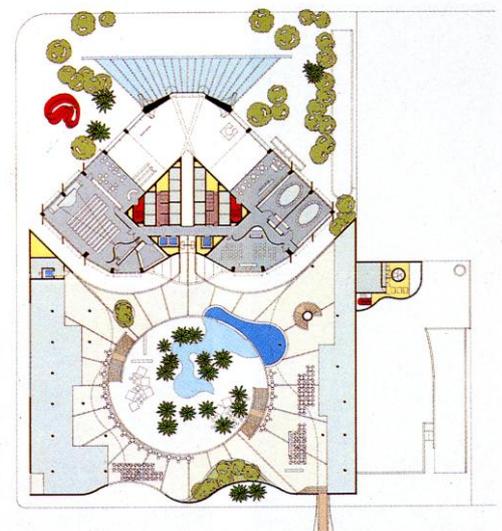
- N1.** Significant heritage value in demonstrating the principal characteristics of a particular class or period of design
- N2.** Significant heritage value in exhibiting particular aesthetic characteristics
- N3.** Significant heritage value in establishing a high degree of creative achievement
- N4.** Having significant monumental and symbolic heritage value to the development of architecture and the history of architecture
- N5.** Having a special association with the life or works of an architect of significant importance in our history
- N6.** Significant heritage value in demonstrating a high degree of technical achievement of a particular period



QV1 (*Architecture Australia* Nov/Dec 1992, p. 46)



QV1 design sketch (*Architecture Australia* Nov/Dec 1992, p. 45)



QV1 Plaza level plan and landscaping (*Architecture Australia* Nov/Dec 1992, p. 46)