

Design Advisory Committee (DAC) Comments dated 5 July 2017 and 18 October 2017

4.2 **Address:** No. 12 (Lot 42; D/P: 6049) Anderson Street, Mount Hawthorn

Proposal: Construction of seven multiple dwellings in a 2 storey development

Applicant: Daniel Cassettai Design

Reason for Referral: Multiple Dwellings

Recommendations & Comments by DAC:

5 July 2017 – Mandatory Recommendations

- *More detail required for the colour palette for outside façade. **Addressed***
- *More details required for finishes and materials (colours etc). **Addressed***
- *Will need a landscape architect to confirm the landscaping including percentage of softscape and deep soil zones as per Built Form Policy requirements. **Addressed***
- *Note minimum 1m dimension for area to comply as deep soil. Deep soil zones are intended to support large scale tree canopy. **Addressed***
- *Opportunity to plant a tree in the streetscape to add to the landscaping requirements to be met. **Addressed***
- *More detailed plans are needed for calculating and assessing required landscaping (canopy cover, deep soil zone etc). **Addressed***
- *Consider the depth and width of the landscaping to make sure it can work along the driveway. Wider landscape strip along driver is preferred. Consider the rootable soil zone to maximise adjacent tree planting without lifting pavement. **Addressed***
- *Separate access for Unit 1 needs to be more legible from the street frontage. **Addressed***
- *In consultation with technical staff, explore reducing width of driveway to single lane for a portion in order to create more space for landscaping and separate pedestrian entry gate (take into consideration manoeuvrability of cars in and out of car bays). **Addressed***
- *Demonstrate summer sun control provided to east and west facing windows. **Addressed***
- *Consider flipping units 6 & 7 to face north (privacy screening may be needed) for the opportunity of more sunlight and better amenity of noise from the car bays. **Addressed***
- *The Living areas will benefit from more direct northern orientation/natural sunlight. **Addressed***
- *Consider having the bedrooms back to back between units so as to avoid potential noise issues from balconies across from bedrooms. **Addressed***
- *The DAC do not support bathrooms with no access to natural ventilation and light. Consider swapping a stores with an ensembles. Operable skylight could also be considered for internal bathrooms where not possible to relocate to perimeter wall. Consider the possibility of locating stores internally with the door located outside to better comply with the relevant R-Code provision. **Addressed***
- *It may be beneficial for cross ventilation in the bedroom to increase the ventilation two sided for the bathroom. **Addressed***
- *Consider introduction of split roof/clearstory windows to allow access to northern light into upper level living spaces. **Addressed***
- *No sun control on the windows evident (particularly western side). Consider screening. **Addressed***
- *Insert furniture into the floor plans to demonstrate functionality is achieved. **Addressed***
- *Car bays adjacent Unit 1 bedrooms may create too much noise for residents. **Addressed***
- *Bedroom windows adjacent to car parking is not supported. Consider moving more cars to the front setback area which could create an opportunity to maximise the garden. **Addressed***
- *Consider turning Unit 1 into a single bed unit, so the 2 bays in front could be put to the rear, and the bedroom at the front would have garden outlook thereby vastly improving amenity. **Addressed***
- *Lower floor units needs more natural lighting – consider additional windows where appropriate. **Addressed***
- *Ensure AC units locations do not adversely affect neighbours. **Addressed***
- *Consider revising entry sequence to be more legible and direct, possibly separating car entry (west) to pedestrian entry (along east boundary and feeding off to rear entrances without back-tracking). **Addressed***
- *A clear separation of entry sequence needs to be created for the pedestrians and cars. Safety for residents needs to be considered. Possibility of installing two different gates, one for cars and another gate for pedestrians and use contrasting paving treatments to delineate between car and pedestrian zones. **Addressed***

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- Screening would be required for the front visitor car parking bays. **Addressed**

17 October 2017 – Mandatory Recommendations

- More detail required for the colour palette for outside façade. **Addressed**
- More details required for finishes and materials (colours etc). **Addressed**
- Will need a landscape architect to confirm the landscaping including percentage of softscape and deep soil zones as per Built Form Policy requirements. Note minimum 1m dimension for area to comply as deep soil. Deep soil zones are intended to support large scale tree canopy. **Addressed**
- Opportunity to plant a tree in the streetscape to add to the landscaping requirements to be met. **Addressed**
- More detailed plans are needed for calculating and assessing required landscaping (canopy cover, deep soil zone etc). **Addressed**
- Consider the depth and width of the landscaping to make sure it can work along the driveway. Wider landscape strip along driver is preferred. Consider the rootable soil zone to maximise adjacent tree planting without lifting pavement. **Addressed**
- Separate access for Unit 1 needs to be more legible from the street frontage. **Addressed**
- In consultation with technical staff, explore reducing width of driveway to single lane for a portion in order to create more space for landscaping and separate pedestrian entry gate. (take into consideration manoeuvrability of cars in and out of car bays). **Addressed**
- Demonstrate summer sun control provided to east and west facing windows. **Not Addressed**
- Consider flipping units 6 & 7 to face north (privacy screening may be needed) for the opportunity of more sunlight and better amenity of noise from the car bays. The Living areas will benefit from more direct northern orientation/natural sunlight. **Addressed**
- Consider having the bedrooms back to back between units so as to avoid potential noise issues from balconies across from bedrooms. **Addressed**
- The DAC do not support bathrooms with no access to natural ventilation and light. Consider swapping a stores with an ensuite. Operable skylight could also be considered for internal bathrooms where not possible to relocate to perimeter wall. Consider the possibility of locating stores internally with the door located outside to better comply with the relevant R-Code provision. **Addressed**
- It may be beneficial for cross ventilation in the bedroom to increase the ventilation two sided for the bathroom. **Addressed**
- Consider introduction of split roof/clearstory windows to allow access to northern light into upper level living spaces. **Addressed**
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- Insert furniture into the floor plans to demonstrate functionality is achieved. **Addressed**
- Car bays adjacent Unit 1 bedrooms may create too much noise for residents. **Addressed**
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- Consider turning Unit 1 into a single bed unit, so the 2 bays in front could be put to the rear, and the bedroom at the front would have garden outlook thereby vastly improving amenity. **Addressed**
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- Screening would be required for the front visitor car parking bays. **Addressed**