



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE

Wednesday 17 January 2018 at 3.15pm

Venue: Committee Room
City of Vincent Administration and Civic Centre

MINUTES

Attendees:

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
Sasha Ivanovich (Chairperson)	Joslin Colli (Coordinator Statutory Planning)
Munira Mackay (Member)	Rob Sklarski (Special Project Officer)
Adrian Iredale (Member)	Stephanie Norgaard (Urban Planner)
Joe Chindarsi (Member)	Emily Andrews (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Henry Betlehem Urban Concepts

Applicant-Item 3.2

Coral Buxey Tegan Louise Designs

Applicant-Item 3.3

Trent Durward Megara
Kris Mainstone Megara

Applicant-Item 3.4

Trent Durward Megara
Kris Mainstone Megara

3.15pm Member Discussion
4.00pm

1. **Welcome / Declaration of Opening**

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm.

2. **Apologies**

3. **Business**

4.00pm–4.40pm – Applicant Presentation – No DA Lodged

3.1 **Address:** Nos. 37-43 Stuart Street, Perth

Proposal: 6 Storey Mixed Use Development (Multiple dwellings
and commercial uses at ground floor level)

Applicant: Urban Concepts

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Discussion:

The Design Advisory Committee provides architectural advice to the City of Vincent to inform the City's assessment and determination of future planning applications. The DAC's advice is not planning advice and will not fetter the final determination made in respect of an application for planning approval for the proposed development.

Applicant's Presentation:

The Applicant gave a PowerPoint presentation.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

<p>Principle 1 – Context and Character</p>	<ul style="list-style-type: none">• Further consideration is required in relation to the selection of materials and finishes. Consider neighbouring developments and heritage buildings, identify their strong features that could be reinterpreted into the façade to contribute to and strengthen the identity of the area and immediate neighbouring streetscape.• The current materiality of the façades proposed, do not relate to the surrounding context.• More articulation is required to break down the building mass. Consider introducing different planes to the main façade (push and pull) to the front façade to break up the mass/bulk. Consider creating a podium height that matches the adjacent building and then step upper levels back.• The current façade is considered to be repetitive and does not give the impression of 4 different buildings. The narrow vertical indents between the buildings are insufficient to break up the building mass.• More active frontage is encouraged, particularly at ground level with the public realm. Relocate stores, utilities and car parking to create a more people friendly, interactive and attractive ground floor interface with the street.• Consider more activation of the laneway at the corner of the development.• Examine relocating the bins store under the car access ramps.• The façade is likely to dominate the heritage buildings so careful consideration is needed.• The design of the rear façade requires further consideration as to how it will coordinate with the heritage value of the rear properties.• Concerns with car parking being provided on the second floor will result in no activation to the street.• Take cue of the existing main features – horizontal banding, face brickwork & scale of the adjoining Maltings
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	building - in applying elements to the façade that demonstrate a relationship to the existing context.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Provide more detail on landscaping to demonstrate compliance with the City’s landscaping requirements including calculations of hard and soft landscaping areas to achieve compliance with the City’s Policy. • Consider the requirements of ‘Design WA’ regarding landscaping provision on structures. • A green wall could potentially be used along the full length of the upper car park façade to break up the vertical impact of the façade.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Consider the usage of differing materials, form, colours and building plane to effectively transform the mass into smaller buildings rather than one big development that solely relies on repetition. • Examine the use of horizontal elements to mitigate the impact of the flat façade over 5 levels. • Look at stepping the form back at the upper levels and create a podium level. The podium element can relate to the height/scale of the neighbouring developments and reduce the impact of bulk/mass of the building.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider relocating the car bays and stores to create more space for the commercial tenancies on the ground floor facing the street. • Level 1 parking has no interface to the street and provides a blank façade. This is not supported. Consider more articulation, full length vertical landscaping and the use of public art. • High water table of the site is acknowledged. Consider the nearby Bottleyard development on Palmerston and Stuart Street as an example where part below ground basement has been provided. Part below ground basement will reduce the length of ramps. • Lack of interface, windows and active surveillance from 1st level to the ground is a concern. • The ground level dominated by services and car parking bays. The public area should be enhanced rather than relegated. • Consider removing some car bays and reorientate the bays to parallel bays and free up some space to front facade.
Principle 5 – Sustainability	
Principle 6 – Amenity	<ul style="list-style-type: none"> • Courtyard windows adjacent to the bedrooms at the rear may not receive sufficient natural light and ventilation.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • Reference to the Maltings buildings will be helpful to improve the aesthetic outlook, including potential use of cooper/brewing references to reinterpret into façade treatment.
Comments	<ul style="list-style-type: none"> • Further consideration of the City’s Design Guidelines is

	<p>required, especially with reference to the need for activation of both street frontages (laneway and primary street).</p> <ul style="list-style-type: none"> Given the context of the site in an inner City area a high quality design outcome should be sought that complies with the minimum car parking requirements but does not necessarily result in an oversupply of the car parking at the cost of design, response to context and activation of the main façade at street level. Consider the courtyards to the bedrooms at the rear that are dependent on light and ventilation from the neighbouring property to the south which at this stage has not been developed to the boundary.
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Conclusion:

To be returned to DAC.

4.45pm–5.25pm – Applicant’s Presentation – No DA Lodged

3.2 **Address:** No. 441 William Street, Perth

Proposal: Five Storey Mixed Use Development (Hotel and commercial uses at ground floor level)

Applicant: Tegan Louise Designs

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of the City’s Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> The roof dominates the scheme. The angled top is mismatched and the provision of a boxed shape outline may be better. More consideration is needed at ground level in terms of façade articulation. Provide further detail of façade treatment including alfresco area. Consider introducing texture, cobbles etc. in the laneway, including the provision of a detailed schedule of finishes and materials. Consider referencing the adjoining heritage building (mosque), in terms of identifying any strong features that could be reinterpreted into the façade. Consider further activation of the rear and front façades. Take into account the final outlook and durability of public art. Consider wrapping around the corner.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Provide more detail on landscaping to demonstrate compliance with City’s landscaping requirements including calculations of hard and soft landscaping areas. The ground level and laneway provides great opportunities. Develop this space further, articulate further and provide more detail.
Principle 3 –	

Built form and scale	
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • The provision of more natural light and ventilation to the internal passage way is encouraged. • Consider an active land use as an alternative to the provision of car parking bays at the rear (Brisbane Place), particularly as there are some publicly accessible front entrances to buildings along the streetscape noting the dual frontage nature of the site. • A management plan in lieu of the provision of car parking could be considered to address drop off/pick up areas for guests etc. • Consider adding windows into the foyer to the corridors on the upper levels facing north rather than relying on the end of the corridor for light. • Allow for openable windows in the corridors or other solutions to address the issue of light and ventilation access. • Consider natural light and ventilation to ensuites rather than having these located next to parapet walls. • Consider flipping the layout of Rooms 1 and 10 in terms of bed arrangement to free up the facades. • Details on sun control will need to be demonstrated. • The swing of the escape doors will need to be reversed to ensure building code compliance.
Principle 5 – Sustainability	
Principle 6 – Amenity	<ul style="list-style-type: none"> • Consider windows on the front façade to facilitate outlook for the residents and improving occupant amenity and sense of place. • Reconsider the layout of the ground floors in terms of occupant amenity, providing a good relationship between foyer and alfresco area. • Examine whether the ground floor layout is functional. Allow for storage areas to be adequate, accessible and functional. • Examine screening options for the fire services panel at the front of the development to reduce the negative impact on the building façade. • Show proposed air-conditioner locations on plans.
Principle 7 – Legibility	
Principle 8 – Safety	<ul style="list-style-type: none"> • Check building code setback requirements for fire separation to boundaries. This may impact on the ‘heritage like’ reference with the steel structures.
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> • Provide more detail of finishes and materials including colour schemes. • Any design changes should allow for air conditioning units to be screened from view of the street and adjoining properties. • The size of the bin store areas will need further consideration including resizing to facilitate fewer or greater frequency of bin collection.

	<ul style="list-style-type: none"> • Consider the City’s guidelines in the Built Form Policy for ground floor design standards. • Demonstrate sun shading by submitting a cross section.
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Conclusion: To be returned to DAC.

5.25pm–6.15pm – Applicant’s Presentation – DA Lodged

- 3.3 **Address:** No. 14 Florence Street, West Perth
- Proposal:** 3 Storey Multiple Dwelling Development
- Applicant:** Megara Developments

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 22 November 2017

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Applicants Presentation:
The Applicant gave a PowerPoint presentation

Recommendations & Comments by DAC on 22 November 2017: Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider interpretation of the metal works heritage from the existing building and work into facade to create a modern/past linkage in more detail. • Consider losing a unit in the middle to create a break in the form and enhance cross ventilation. • In its context, the development is competing with the adjacent heritage building. Consider softening up the relationship between heritage building and develop with trees. • Look at breaking up the bulk even further. • Need to provide context of area surrounding development
Principle 2 – Landscape quality	
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • The City has discretion in relation to the over-height proposal (3 storeys in lieu of 2). Interfaces to the heritage building will need to be considered.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Examine either breaking up the building in the middle and creating a communal area above or creating a communal area below and losing an apartment at the entrance.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Sun shading needs to be reconsidered on the northern facing windows on the corner and entry. • Need to consider impact of all windows being north facing and potential heat impact.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Pedestrian experience from the street – more articulation is required to make it more prominent. • Communal areas are considered inadequate and could be better activated. • Consider removing a ground level unit to create a useable communal area which would benefit the development. • Examine using voids and landscaping to provide privacy between the communal corridors and the bedrooms and windows.

	<ul style="list-style-type: none"> • Ground floor units are considered overdeveloped and 'forced'.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> • Context from neighbouring properties and streetscape needs to shown in 3d drawing and elevations. • 2 bedroom apartments are encouraged. • North facing living areas are commended.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider increasing the landscaping density and the height of mature trees to help to screen the mass of the development, to mediate between the northern single storey heritage buildings and the development, and to lessen the impact on the heritage buildings, in the foreground to Janet Street. • Consider making a more continual line of landscaping by reducing the spacing between the landscaping. • Examine modifying the main building entrance/foyer to make it more legible and prominent. • Consider interpretation of the metal works heritage from the existing building and work this into the façade and entrance of the building to create a modern/past visual linkage. • Examine either breaking up the building in the middle and creating a communal area above or creating a communal area below and losing an apartment at the entrance.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Demonstrate compliance with the City's landscaping requirements (deep soil zones, canopy cover). • Examine reducing the size and number of the units to increase the landscaping provision and enhance attractiveness and use of the communal landscaping and activity space. • Show more details of the type of trees proposed – mature height, foliage cover etc. and show in plans the end result of landscaping to illustrate how it will mitigate the impact of the building bulk. • As in previous DAC comments, removing units at centre of building is encouraged, to break the length impact of the building.
Principle 3 – Built form and scale	
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Reconsider the entry point of Unit 2 and possibly include a window into the unit. • Reconsider the provision of landscaping against the building in order to create a buffer to the bedrooms and generate a better outlook for future residents.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Reconsider sun shading to the north – deeper shading is required than provided thus far, to north façade windows

	and treatment to west and east facades.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Ground floor units are still considered an overdevelopment.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	<ul style="list-style-type: none"> • Consider creating more functional communal areas which are more inviting for residents, including an area for children.
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> • Consideration should be given to the City's heritage policy in terms of managing the interface between the development and the buildings facing Janet Street. • The design principles of the City's Built Form Policy for higher density development interfacing with development of a lower density should be further considered.

Conclusion: To be returned to DAC.

6.15pm–6.25pm – Applicant's Presentation – No DA Lodged

3.2 **Address:** Nos. 14 & 16A Florence Street, West Perth

Proposal: 5 x Grouped Dwellings

Applicant: Megara Developments

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider more street activation and passive surveillance from the front façade to the laneway (Sheridan Lane). • Consider retaining one level instead of dropping in the level difference. • Consider reorientating Units to address Sheridan Lane at ground level (entry next to the Lane).
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Regard should be given to future maintenance requirements for paths to front doors, gardens and landscaped areas when considering the space provided (such as the inaccessible garden bed width at the northern boundary), positioning of trees and garden beds.
Principle 3 – Built form and scale	
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Examine the overlooking to the rear and consider suitable solutions. • Consider flipping the layout internally to facilitate the provision of windows from the stairs and entry on this elevation
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Sun-shading should be further considered.

Principle 6 – Amenity	<ul style="list-style-type: none"> Lack of visitor car bay has been noted.
Principle 7 – Legibility	
Principle 8 – Safety	Sheridan lane ground level - Ensure a quality fence design with visually permeable panels.
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	

4. General Business
Nil

5. Close / Next Meeting

There being no further business, the Chairperson, Sasha Ivanovich declared the meeting closed 6.25pm.

The next meeting will be held on 7 February 2018.