



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE

Wednesday 6 December 2017 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>
James Christou (Chairperson)	Paola Di Perna (Manager Approval Services)
Munira Mackay (Member)	Rob Sklarski (Special Project Officer)
Adrian Iredale (Member)	Joslin Colli (Coordinator Statutory Planning)
Jeff Thierfelder (Member)	Rana Murad (Senior Urban Planner)
	Steven Laming (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Frank Ricci	Studio Technica
Scott Kerr	Master Plan

Applicant-Item 3.2

Petar Mrdja	Urbanista
Fred Chaney	Chaney Architecture
Harry Reynoldson	Chaney Architecture
Edmund Hoang	Owner
Amy Hoang	Owner

Applicant-Item 3.3

Max Western	285 Vincent Pty Ltd
Peter Simpson	285 Vincent Pty Ltd

Applicant-Item 3.4

Phillip Gnech	Builtform Projects
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3.15pm	Member Discussion
4.00pm	

1. Welcome / Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.15pm.

2. Apologies

3. Business

4.15pm–4.50pm – Applicant Presentation – No DA Lodged

3.1 **Address:** Nos. 500-504 Fitzgerald Street and No. 45 Venn Street, North Perth

Proposal: 3 Storey Multiple Dwelling Development

Applicant: Studio Technica

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):

Principle 1 – Context and Character	<ul style="list-style-type: none">• Consider opening up the café area by removing the street boundary fence and creating a street alfresco space open to the public as well as residents.• Height on the corner of Venn Street and Fitzgerald Street is supported. More articulation in the architecture is needed to reflect the stepping down and response to the lower scale single residential context and the single dwelling lot rhythm along the Venn streetscape. The elevation rhythm along Venn Street needs to be refined and made more vertical in its proportions.• Consider breaking down the white frame geometric shapes (which reinforces the horizontal shape) into more regular increments to reflect the smaller units along the Venn streetscape and transition into Fitzgerald Street.• The 2-storey building (units 5 and 12) does not look like it relates to the rest of the development. Articulation is needed to create more relationship between the two buildings forms and to break down the mass.• Consideration is needed in relation to the materials. Look at neighbouring developments and identify their strong features that can be reinterpreted into the façade as a means to positively contribute to the identity of the area and streetscape.• Consider introducing different planes (push and pull) to the front façade to break up the mass/bulk of the building. At the moment the building is relatively flat.
Principle 2 – Landscape quality	<ul style="list-style-type: none">• The garden located near the bin storage is not in an attractive or accessible area that residents will use.• Consider using the area near the upper level circulation space between the balconies to create some landscaping and a highly visible communal area.• Look at the locations of the communal landscaping

	areas and the usability of the areas for residents.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • See notes on Principle 1
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider looking at re-planning the covered car bays and driveway under the apartments to make better use the space (such as enlarging Unit 1 or adding a courtyard); an active, useable area would lessen the ground floor ‘gap’ along the Fitzgerald streetscape.
Principle 5 – Sustainability	<ul style="list-style-type: none"> •
Principle 6 – Amenity	<ul style="list-style-type: none"> • Take into account the useability of glass fronted balconies facing Fitzgerald Street on the first floor. Consider solid elements for the first floor balcony to provide some noise buffering and privacy.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> •

Conclusion:

To be returned to DAC.

4.50pm–5.20pm – Applicant’s Presentation – No DA Lodged

3.2 **Address:** Nos. 394 – 398 Newcastle Street, West Perth

Proposal: Five Storey Mixed Use Development

Applicant: Chaney Architecture

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.

Applicants Presentation:

The Applicant gave a PowerPoint presentation

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Provision of internal laneway is supported – further consideration should be given to the landscape and microclimate treatment of the laneway as an internal street.
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	<ul style="list-style-type: none"> • The provision of more windows facing the internal street should be considered to create a better outlook for residents and passive surveillance of this communal area. • More articulation/refinement is needed (ROW) with further consideration regarding the rhythm/context of the internal street and the ROW frontage and its context that faces smaller lots and development fronting Fitzgerald St. • Articulation between differently scaled building elements (apartments and townhouses also needed). • Consider the slope of the street frontage of the café in relation to the streetscape along Newcastle Street with the rise up which is divorced from the footpath. The ground floor should be lowered to meet the grade of the street level. • Take into account the fences associated with the outdoor courtyards, that aren't shown on the model but shown in the drawings, in relation to the internal street with the compression then release and openness in articulating and developing the character of the internal streetscape. • Consider whether at least one pedestrian connection can be made from the internal 'street' down (or from individual dwellings) to the laneway so that not all foot traffic must come from the Newcastle entry. This would help to activate and keep the laneway safe.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Regard should be given to future maintenance requirements for gardens and landscaped areas when considering the positioning of trees and garden beds under balconies and other areas. • Provide more detail on the landscaping to demonstrate compliance with City's landscaping requirements including calculations of hard and soft landscaping areas to achieve compliance with the City's Policy. • Consider more landscaping along the ROW and possibly stepping back some building elements to allow for the growth of taller trees.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Care is needed so as not to underdevelop the site.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider moving some of the internal bathrooms towards the edge of the building to provide more natural light and ventilation. • At grade parking is not supported.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • The strategy in relation to the layout and orientation of the development is supported relative to the sun/solar orientation.
Principle 6 – Amenity	<ul style="list-style-type: none"> • The outlook from balconies and the future prospect of neighbouring development needs to be further considered. Problems in relation to privacy, proximity of adjoining development, and the interface will require further consideration. • Consider the creation of seating and communal space in the central laneway spine to create more space and shade. A water feature should also be considered to strengthen the 'oasis' theme.
Principle 7 – Legibility	

Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> Consider the City’s Policy on ground floor design in relation to the Newcastle Street frontage at ground level.

Conclusion: To be returned to DAC.

5.20pm–5.55pm – Applicant’s Presentation – DA Lodged/Development Complete

3.3 Address: No. 283-285 Vincent Street, Leederville

Proposal: 6 Storey Multiple Dwelling Development

Applicant: Max Weston Architects

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).

Applicants Presentation:

The Applicant gave a PowerPoint presentation

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

Principle 1 – Context and Character	
Principle 2 – Landscape quality	
Principle 3 – Built form and scale	
Principle 4 – Functionality and build quality	
Principle 5 – Sustainability	
Principle 6 – Amenity	
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> DAC to consider design changes between approved development and as constructed and to provide recommendations accordingly.

Conclusion: DAC to provide advice to Administration prior to final DA determination.

5.55pm–6.20pm – Applicant’s Presentation – DA Lodged

3.4 **Address:** No. 77-79 Anzac Road, Mount Hawthorn

Proposal: 6 x 2 Storey Grouped Dwelling Development

Applicant: Design Wise Developments/Built Form Projects

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 presented with plans.

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

Principle 1 – Context and Character	<ul style="list-style-type: none">• The greater variety and texture of materials are an improvement from the previous plans and are more sympathetic to the streetscape.• The use of recycled brick is supported.• The style for the two front dwellings is not coherent for the Anzac Road streetscape or compatible with the more contemporary architectural language for the narrow townhouses facing the laneway.• Reconsider the brick work on the top elevation (rear left unit 3) which does not come fully to the ground and just 'hangs' and is counterintuitive as a loadbearing material.• The fence design with piers is supported but more refinement is needed. Keep the fence piers simple (flat planes and remove corbels).• Reconsider the upper floor treatment of the blank walls with the potential to introduce some openings.• The shift in material/articulation to break down the mass balances the impact of the blank wall.
Principle 2 – Landscape quality	<ul style="list-style-type: none">• Consider planting a tree at the end of the driveway near the bin store as a focal point.
Principle 3 – Built form and scale	<ul style="list-style-type: none">• The fencing returns do not comply with the City's policy (perpendicular) and include excessive bulk.• Consider reducing the height of the letterboxes to reduce the mass.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none">• Reconsider the location of the utilities (locate meter boxes to be in a less visually obtrusive but accessible side location).
Principle 5 – Sustainability	
Principle 6 – Amenity	
Principle 7 –	

Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> The City's Built Form Policy requires the meter boxes and other external fixtures to be concealed from view from the primary street.

Conclusion: Can be circulated to DAC Members.

5. General Business

Nil

6. Close / Next Meeting

There being no further business, the Chairperson, James Christou declared the meeting closed 6.10pm.

The next meeting will be held on 20 December 2017.