



CITY OF VINCENT

**DESIGN ADVISORY COMMITTEE**

**Wednesday 20 December 2017 at 3.30pm**

**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)
Damien Pericles (Member)	Rob Sklarski (Special Project Officer)
Simon Venturi (Member)	Joslin Colli (Coordinator Statutory Planning)
Carmel Van Ruth (Member)	Emily Andrews (Urban Planner)
	Roslyn Hill (Minute Secretary)

\*\*\*\*\*

Applicant-Item 3.1

Samuel Klopper	Klopper & Davis Architects
Matt Davis	Klopper & Davis Architects
Zac Evangelisti	Klopper & Davis Architects
Scott Vincent	Planning Solutions

Applicant-Item 3.2

Andrea Basini	ANB Design
---------------	------------

Applicant-Item 3.3

Mite Stavreski	Mark Anthony Design
----------------	---------------------

\*\*\*\*\*

<b>3.30pm</b>	<b>Member Discussion</b>
<b>4.00pm</b>	

**1. Welcome / Declaration of Opening**

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

**2. Apologies**

**3. Business**

**4.00pm–4.35pm – Applicant Presentation – No DA Lodged**

<b>3.1 Address:</b>	No. 6 Burt Street, Mount Lawley
<b>Proposal:</b>	12 x 2 Storey Multiple Dwellings and Eating House
<b>Applicant:</b>	Planning Solutions

**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><b>Principle 1 – Context and Character</b></p>	<ul style="list-style-type: none"> <li>• The site falls from NE to SW. Applicant should consider the possibility of adjusting the height of the development lower to meet the street level.</li> <li>• Some concerns regarding the elevated aspect of the building from the natural ground plane. However, overall height is similar to the adjacent 2 storey dwelling.</li> <li>• Mature verge tree will screen building heights.</li> <li>• Streetscape interface on the Monmouth Street is significant by the time you get from one end to the other. More articulation should be considered to break up the high blank wall at pedestrian level.</li> <li>• Materials/palette and detail is informed by the existing context and is considered positive.</li> <li>• Consider tapering the development rather than taking from the highest point to address the height along the northern elevation.</li> <li>• Maintaining a single storey to the traditional shopfront is a positive.</li> </ul>
<p><b>Principle 2 – Landscape quality</b></p>	<ul style="list-style-type: none"> <li>• An arboriculturalist report is needed to demonstrate how the trees that will be retained will function and survive with the development. Maintenance of the trees and the selection of trees to be retained should be explained.</li> <li>• Undercroft carpark will require retaining walls so the applicant will need to explain how this will affect trees.</li> <li>• Consider structural soil design under pavers to help maintain landscaping in the traffic island.</li> <li>• Regard should be given to future maintenance requirements for gardens and landscaped areas when considering the positioning of trees and garden beds.</li> </ul>
<p><b>Principle 3 – Built form and scale</b></p>	<ul style="list-style-type: none"> <li>• Plot ratio exceeds planning framework requirements however, this is largely due to the triangular site having 2 street frontages and only one boundary with neighbouring residential, which creates greater development opportunity. A high quality design outcome will be required to mitigate.</li> </ul>
<p><b>Principle 4 – Functionality and build quality</b></p>	<ul style="list-style-type: none"> <li>• Amenity, solar access and cross ventilation is good.</li> <li>• Driveway location clashes with a power pole.</li> <li>• Unit 7 has a kitchen shown in the Bedroom.</li> </ul>
<p><b>Principle 5 – Sustainability</b></p>	<ul style="list-style-type: none"> <li>• The proposal employs passive solar design principles which will be resource efficient.</li> </ul>

<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>Retention of the existing shop building and reinstating an active use is a positive and creates amenity for residents and the surrounding community. Proposed roof deck does not present overlooking issues due to being on the street corner.</li> <li>Product mix including 2 and 3 bedroom apartments is a positive.</li> <li>Change in level between ground floor residential and the street provides privacy for occupants in addition to activation and passive surveillance of the street.</li> </ul>
<b>Principle 7 – Legibility</b>	<ul style="list-style-type: none"> <li>Different building uses are easily understood and café entrance is legible.</li> </ul>
<b>Principle 8 – Safety</b>	<ul style="list-style-type: none"> <li>Provide a high degree of passive surveillance for both streets and internal spaces. The separation between public and private spaces is clearly defined.</li> </ul>
<b>Principle 9 – Community</b>	<ul style="list-style-type: none"> <li>Provides an active use that supports the local community.</li> <li>Provides opportunity for resident and community interaction.</li> </ul>
<b>Principle 10 – Aesthetics</b>	<ul style="list-style-type: none"> <li>The palette of material and detailing is an elegant reinterpretation of surrounding local built context.</li> <li>Images included to demonstrate possible outcome are architect's own work so the DAC are confident the result is achievable.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>Show the context of surrounding streetscape on plans, sections, perspectives to assist in demonstrating how the development will impact on and relate to neighbouring buildings and the streetscape.</li> <li>A parking survey will be required to justify the car parking proposed for café use, and impact of the car parking shortfall on the surrounding residential area.</li> <li>Provide further information to justify current height/bulk and plot ratio. Demonstrate what consideration has been provided to address the impact on the streetscape. Provide an outline as to how the proposal would positively contribute to the locality and community.</li> <li>A volumetric assessment is required for the City to determine the number of storeys. More than 50% above street level will be considered a storey.</li> <li>The size of the trees needs to be to scale on the plans to show the community what will be retained and it will positively contribute to the streetscape.</li> </ul>

**Conclusion:**

To be returned to DAC.

**4.45pm–5.05pm – Applicant's Presentation – No DA Lodged**

3.2 **Address:** No. 214 Scarborough Beach Road, Mount Hawthorn

**Proposal:** Four Storey Mixed Use Development

**Applicant:** ANB Design

**Reason for Referral:** For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 19 July 2017.

**Reason for Referral:** For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 19 July 2017.

**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 on 19 July 2017:**

<p><b>Principle 1 – Context and Character</b></p>	<ul style="list-style-type: none"> <li>• Full glass façade facing south-west will receive a lot of sun and needs to be addressed – consider sun-screening, lowering areas of glazing and/or planter boxes/green screening. Façade looks too commercial and monolithic in appearance.</li> <li>• Break up façade a bit more. Glass façade is very sharp and aggressive. Curving/rolling the corners could help soften the appearance/ends.</li> <li>• More attention is required as to how the brickwork blends and is resolved with the remaining facade as the language and its use is inconsistent/piecemeal.</li> <li>• Consider screening to complement and enhance the character and articulation of the façade Consider sliding screens that go across balconies. The current design approach in relation to fenestration needs to be reviewed in relation to aspect, orientation, shading and overlooking. The addition of screening and landscaping elements onto the balconies would further soften the overall appearance.</li> <li>• Concern is raised with respect to the blank walls on the elevations facing the adjoining properties. Provide articulation, suitable materiality and fenestration, use of screening elements that may assist in reducing impression of large scale.</li> </ul>
<p><b>Principle 2 – Landscape quality</b></p>	<ul style="list-style-type: none"> <li>• Landscaping elements to roof need to be thought through more, particularly in relation to covered and uncovered areas. Consider using the planting to form part of balustrading.</li> <li>• Consider planting via vertical 'green screens' to break up the massing (in elevation) so that the project appears less commercial.</li> <li>• More detailed plans are needed for calculating and assessing required landscaping (canopy cover, deep soil zone etc)</li> </ul>
<p><b>Principle 3 – Built form and scale</b></p>	<ul style="list-style-type: none"> <li>• Height and scale appear to be out of context with surrounding properties. Stepping of form may need to occur in height - down to adjoining height limits, to integrate to desired future built-form and streetscape outcomes.</li> <li>• Roof element to top-level roof terrace is unnecessarily adding additional bulk and scale to the proposal. Extent, location and setback of this element need to be reconsidered so as to recede visually.</li> </ul>
<p><b>Principle 4 – Functionality and build quality</b></p>	<ul style="list-style-type: none"> <li>• Size of single-bed units and their narrow and triangular shaped balconies with privacy screens to thin strips is limited, and accentuated by the awkwardness of the shapes which feel more like left-over spaces/afterthoughts, rather than designed spaces.</li> <li>• Setbacks generally need to comply with the relevant planning policy framework.</li> <li>• The DAC's view is that this site is too small to comfortably accommodate the height and number of units as currently proposed. The overall amenity and the experience of the outdoor spaces within the units seem to be compromised. Privacy screening along the</li> </ul>

	narrow balcony spaces shown to the single-bedroom units creates narrow tunnel-like spaces that do not provide much added benefit or amenity but add to the perception of bulk-scale to adjoining properties. Balcony dimensions need to be considered carefully to ensure usability, amenity and compliance with relevant policy/R-Code requirements.
<b>Principle 5 – Sustainability</b>	<ul style="list-style-type: none"> <li>Refer to previous comments re: extent of glazing, consideration of solar orientation, sun-shading, screens and landscaping elements in order to demonstrate a more cohesive and considered response to climate and the principles of environmentally sustainable design.</li> </ul>
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>Consider clear/visible access to car parking to ensure easy access for businesses, shops, restaurants and visitors.</li> </ul>
<b>Principle 7 – Legibility</b>	<ul style="list-style-type: none"> <li></li> </ul>
<b>Principle 8 – Safety</b>	<ul style="list-style-type: none"> <li></li> </ul>
<b>Principle 9 – Community</b>	<ul style="list-style-type: none"> <li></li> </ul>
<b>Principle 10 – Aesthetics</b>	<ul style="list-style-type: none"> <li></li> </ul>
<b>Comments</b>	Further consideration to be given to inclusion/amalgamation of adjoining property/site to provide better design outcome. A larger site will allow more breathing space and will assist in resolving many of the issues found in the current scheme.

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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>The scheme has improved from previous submissions but more articulation is needed in breaking up the long horizontal appearance. Consider introducing more vertical elements and consider a townhouse style presentation to the rear surrounding neighbourhood.</li> <li>Look at the neighbouring buildings and streetscape, to identify some of their strong features and reinterpret these into the façade. This will assist the project in fitting in with the established identity of the area.</li> <li>Streetscape interface needs more articulation as it looks very commercial lacking an inviting human scale presence.</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>The perimeter tree planting screen is a positive as is the extensive green roof and planter boxes elsewhere.</li> <li>More details on the green roof are required to ensure the profile is sufficient to support low level planting. Likewise maintenance access is to be considered and the structural implications of the additional loading.</li> <li>On the verge – consider removing the tree behind the Jacarandas so they do not compete with each other.</li> <li>1 metre wide (and 1m high) planter boxes on upper floor balconies may be too wide for easy maintenance – consider 700-800mm.</li> <li>Consider maximising large scale tree planting in the deep soil zone on the southern side.</li> <li>Consider the impact of the trees on visual sightlines for traffic safety to the southern corner.</li> </ul>
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>Incorporating the adjacent site, reducing the height and increasing the setbacks helps with the bulk and scale.</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>Consider connecting the lobby to the outdoor greenery and courtyards to improve connectivity to outside space.</li> <li>Planning and layouts of the apartments does not maximise areas exposed to the northern sun.</li> </ul>

	<ul style="list-style-type: none"> <li>• Apartments are very large and further efficiencies are possible.</li> <li>• Consider removing driveway/crossover to the south and how the interface to the street could be improved.</li> <li>• Consider moving the bins or reconfiguring bin store area. Further discussion with Council staff regarding waste management is required.</li> </ul>
<b>Principle 5 – Sustainability</b>	<ul style="list-style-type: none"> <li>• Has not yet optimised application of passive solar design principles. More apartments could achieve northern solar access.</li> </ul>
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>• Reconsider the design of the apartments and tighten up the planning. Consider same size apartments and improve the efficiency of apartment layouts. Tightening up could add an additional bedroom to some units or more space to communal area.</li> <li>• Consider the design of the communal areas (roof deck and ground level courtyards) to encourage more meaningful use of these spaces by residents.</li> <li>• Maximise visual connection from common areas (corridors) to green roof.</li> </ul>
<b>Principle 7 – Legibility</b>	<ul style="list-style-type: none"> <li>• Apartment entry could be differentiated from street commercial entry points for legibility.</li> </ul>
<b>Principle 8 – Safety</b>	<ul style="list-style-type: none"> <li>• Separate the pedestrian and vehicular areas of the basement carpark to provide a safe legible environment.</li> </ul>
<b>Principle 9 – Community</b>	<ul style="list-style-type: none"> <li>• When developing a landscape design, consider how ground floor communal areas will be used to encourage residential social engagement.</li> </ul>
<b>Principle 10 – Aesthetics</b>	<ul style="list-style-type: none"> <li>• The proposal could look to the surrounding built form context for materials and strong features to reinterpret into the façade</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• A meeting to be organised with Administration to discuss bin collection/store.</li> <li>• Show the context of surrounding streetscape on plans, elevations, sections and perspectives to assist in showing how the development will impact/relate to neighbouring buildings and the streetscape.</li> </ul>

**Conclusion:** To be returned to DAC.

### 5.20pm–5.55pm – Applicant’s Presentation – DA Lodged

3.3 **Address:** No. 42 Woodville Street, North Perth

**Proposal:** 6 x 2 Storey Multiple Dwellings

**Applicant:** Mark Anthony Design on behalf of Italiano Property Group

**Reason for Referral:** For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 6 September 2017

#### **Applicants Presentation:**

The Applicant gave a PowerPoint presentation

#### **Recommendations & Comments by DAC on 6 September 2017:**

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>• Consider neighbouring heritage buildings in the street and identify some of the strong features and reinterpret these into the façade (i.e.</li> </ul>
--	---

	<p>materials, asymmetrical forms, veranda, timber detail, gable front, roof pitch, palette etc). Consider using a variety of renders/finishes. A further detailed finishes outcome will positively contribute to the identity of the area and streetscape.</p> <ul style="list-style-type: none"> <li>• Provide a more detailed materials' finishes schedule.</li> <li>• Consider moving the front setback back further to reduce the impact on the streetscape.</li> <li>• Original character of the street was defined by smaller individual dwellings. Consider vertical breaks and smaller elements in the treatment of the long side facades rather than two long skinny buildings.</li> <li>• Consider increasing the roof to tie in with the general roof pitch of existing surrounding developments.</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>• Landscaping needs to be increased to comply with the City's requirements. A landscaping plan, by a landscape architect, needs to be submitted.</li> <li>• Landscaping planters could be used to address overlooking.</li> </ul>
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>• There are concerns raised in relation to Plot ratio. Refer to comments below regarding overdevelopment.</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>• The site appears overdeveloped which is causing non-compliance in some areas and loss of amenity. Consider removing a dwelling to provide space that could rectify other deficiencies.</li> <li>• Screening and closing off all balconies is not supported. The balconies do not benefit from external views, sunlight or breeze.</li> <li>• Cross ventilation - Provide at least two windows to corner bedrooms to achieve cross-ventilation.</li> <li>• There is no communal area. Consider reducing the size of units or removing a unit to create a communal area and gardens/landscaping to address the current shortfall of landscaping requirements.</li> <li>• Consider more detailing and softening/soft finishes/landscaping to the car parking area.</li> <li>• High level windows do not allow residents to enjoy the view/outlook and reduces amenity of the rooms. Consider other means of screening/controlling overlooking, with standard level windows</li> </ul>
<b>Principle 5 – Sustainability</b>	
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>• Reconsider the amenity within the apartments.</li> <li>• The design is considered to deliver poor amenity outcomes and a redesign should be considered particularly with respect to internal living spaces, high quality external communal spaces for residents and apartment layout generally.</li> </ul>
<b>Principle 7 – Legibility</b>	
<b>Principle 8 – Safety</b>	
<b>Principle 9 – Community</b>	
<b>Principle 10 – Aesthetics</b>	
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Parking management plan may be required for visitor parking to be located behind gates.</li> <li>• Canopy cover is calculated by trees within the lot and also covering in the verge area.</li> <li>• Over development has caused poor planning, such as Unit 4 store and bike bays being inaccessible due to obstruction by cars in bays</li> <li>• The more intensive types of development in the area tend to have the asset of a rear lane to provide greater flexibility for planning on the lot - the constraints of this 'enclosed' lot therefore require detailed consideration.</li> </ul>

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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>• The comments from the previous DAC meeting in relation to drawing influence from elements of heritage buildings in the area have been taken too literally.</li> </ul>
--	--

	<p>Reinterpret rather than mimic these elements into the façade in a subtle contemporary way (i.e. materials, asymmetrical forms, veranda, timber detail, gable front, roof pitch, palette etc).</p> <ul style="list-style-type: none"> <li>• Look at surrounding context and reinterpret these elements into the front elevation. Current development copies specific federation elements from surrounding heritage buildings and applies - to the front façade only - on a different typology in non-traditional (elevated) manner.</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>• Consideration needs to be given to the selection of trees to be planted. Size of plants is not reflective of what can be installed.</li> <li>• The City’s landscaping calculations does not include the verge. Landscaping requirements can possibly be assessed on design excellence to assess the intent.</li> <li>• Consider areas to plant ‘big trees’ rather than just making up the ‘deep soil zone’ calculations with small unusable soil areas.</li> </ul>
<b>Principle 3 – Built form and scale</b>	
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>• In relation to the encroaching side setbacks, the mechanisms created to mitigate privacy do not result in a good outcome. Outlook for residents is often restricted to highlight windows throughout most of the apartment.</li> <li>• Consider reorganising the internal layouts of the units to gain more northern solar access into the living areas of the apartments.</li> </ul>
<b>Principle 5 – Sustainability</b>	<ul style="list-style-type: none"> <li>• Consider passive solar design principles.</li> </ul>
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>• The site is still overdeveloped and adversely effects the amenity of residents and creates inefficiencies in areas.</li> <li>• High strip windows and balconies with no outlook are an effect of the over-development. Obscuring windows limits the outlook and natural ventilation opportunities.</li> </ul>
<b>Principle 7 – Legibility</b>	
<b>Principle 8 – Safety</b>	
<b>Principle 9 – Community</b>	
<b>Principle 10 – Aesthetics</b>	<ul style="list-style-type: none"> <li>• Refer comments under “context and character”.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• A separate meeting to be organised to discuss balcony screening. Balcony screening to Units 3 and 5 via planter boxes may be inadequate.</li> <li>• Show the surrounding context on elevations, and perspectives to assist in showing how it will impact/relate to neighbouring buildings and the streetscape.</li> <li>• Examples of developments with similar site size to be provided to applicant to show design excellence within small site.</li> </ul>

**Conclusion:** To be returned to DAC.

**4. General Business**  
Nil



**5. Close / Next Meeting**

There being no further business, the Chairperson, James Christou declared the meeting closed 5.45pm.

The next meeting will be held on 17 January 2018.