

5.25pm–5.45pm – Applicant’s Presentation – DA Lodged/Administration Referral

3.3 **Address:** No. 48 Milton Street, Mt Hawthorn

Proposal: Five Grouped Dwellings

Applicant: Mark Anthony Design

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 did not attend.

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

Principle 1 – Context and Character	<ul style="list-style-type: none">• More detail is required in terms of the architectural language and influence for the elevations to demonstrate how the building fits within the streetscape.• Show the neighbouring developments on elevations, floorplans and 3D perspectives and how the proposed development relates to them.• Consider the neighbouring streetscape and identify some of the strong features and materials and reinterpret these, without necessarily mimicking them, into the façades, in a contemporary manner, with the aim to positively contribute to the identity of the area and streetscape.• Stepped elevations do not contribute positively to the character of the area. Consider applying consistent height throughout the site which will be more visually consistent and also generate construction efficiencies.• Consider increasing the development to 3 storey at strategic locations to help address the solid long façade along the length of the site. The west facing elevation is unrelenting as one long continual wall. Consider articulating this wall and/or providing breaks in the building.• Inconsistent language in the façade. There is no convincing character to the development.
Principle 2 – Landscape quality	<ul style="list-style-type: none">• Provide more detail on the landscaping proposed to demonstrate compliance with City’s landscaping requirements (such as canopy cover, deep soil zone).• Landscaping is considered fragmented and ineffective. Certain areas are too narrow to be considered in landscaping calculations.
Principle 3 – Built form and scale	<ul style="list-style-type: none">• Examine incorporating smaller and strategic areas of 3 storeys, where the impact to street and neighbours will be minimal, and moving the setbacks further from the boundaries to comply with the City’s policies and create opportunities for more landscaping. It will also ease pressure on the ground level allowing more usable landscaping and offer better ventilation across the site and immediate neighbourhood. Increasing the development to 3 storeys would give residents street views and provide passive surveillance.

	<ul style="list-style-type: none"> Consider changing the development to a multiple dwelling typology to achieve a better outcome given the constraints of the site.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> The general organisation of the development is not providing the best outcome in terms of outlook and orientation. Consider flipping the driveway to the eastern side. This will result in many of the upper level windows currently facing west to face east which is highly preferable from an orientation and shading perspective. This may also assist in generating a stepped elevation along the driveway rather than a straight solid elevation. Majority of the windows situated in the east and north façade and are obscure or high level glazing which impacts on the limits the outlook for residents. Little permeability has been provided across the site for daylight and ventilation. This also affects the amenity of the neighbouring properties. Look at creating outlook onto the street. Consider opening up the alfresco area for unit B facing the street rather than having this space fully enclosed / screened. Differentiate the entries to the dwellings from the driveway to the house. Create a transitional zone. Any opportunity to orient bedroom windows north because of steps in the building footprint should be explored.
Principle 5 – Sustainability	<ul style="list-style-type: none"> Provide sun-shading devices to the east and west facing windows. Break up the long mass of the building – as suggested above – to provide for daylight and breezes to cross the site to neighbouring developments.
Principle 6 – Amenity	<ul style="list-style-type: none"> Show the furniture in apartments to demonstrate functionality and amenity of unit layouts. Outlook for residents is minimal with obscure and high level windows.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	<ul style="list-style-type: none"> No visitor car parking has been provided.
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> For the driveway, consider whether a passing lane will be needed.

Conclusion: To be returned to DAC.