



CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 19 September 2018 at 3.30pm

Venue: Function Room
City of Vincent Administration and Civic Centre

MINUTES

Attendees:

Design Advisory Committee Members: City of Vincent Officers
James Christou (Chairperson) Jay Naidoo (Manager Development & Design)
Munira Mackay Kate Miller (Senior Urban Planner)
Simon Venturi Mitch Hoad (Senior Urban Planner)
Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Adriano Piviali
Ella Lin
Kate Whitton
Alan Stewart
Steve Postmus

Applicant-Item 3.2

No attendance

3.30pm **Member Discussion**
4.00pm

1. **Welcome / Declaration of Opening**

The Chairperson, James Christou declared the meeting open at 4.00pm.

2. **Apologies**

3. **Business**

4.00pm–4.40pm – Applicant Presentation – DA Lodged - 5.2018.249.1

3.1 **Address:** 139 – 141 Lake Street, Perth

Proposal: Five-Storey Mixed Use Development

Applicant: Adrian Pivialli / Architectura II Pty Ltd ATF Church Lake Trust

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 6 June 2018

Applicant's Presentation:

The presented a power point presentation

Recommendations & Comments by DRP on 6 June 2018

Principle 1 – Context and Character	<ul style="list-style-type: none"> In regards to disabled access, emphasis should be equity for people with disabilities with other building users, creating a legible entry and a continuous streetscape. Consider seating feature to the café as an 'after hours' aspect of the café.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Internal landscaping is fragmented Interior climbing/hanging gardens are difficult to create and require careful coordination with landscape architect. The current planting areas are small and should be reconsidered together with the internal core arrangement to ensure that the desired outcome is achieved. Internal landscaping - the dimensions for the vertical landscaping are narrow. Coordinate with landscape architect to create large consolidated planting areas to achieve the desired effect. The vertical landscaping on the southern side under the building cantilever appears difficult to implement – clear glazing may be better to relate to the street. Quality of the atrium space is pivotal to the success of the landscaping and experience for building users.
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Disabled lift access needs to be at the main building entry. Quality of the atrium space will guide the success of this area, dependent on ventilation and light access. Need confidence that this will work. Further consideration of the core arrangement is required. Canopy is quite high above the footpath level and narrow width, how much meaningful shelter will this provide for pedestrians? Reconsider this element. Storage areas do not meet the minimum dimensions.
Principle 5 – Sustainability	<ul style="list-style-type: none"> Third and fourth floor plans include narrow windows. Opportunity to obtain more natural light and ventilation The ventilation of the atrium space – appears to be limited and further information may be required as to how the air will move and circulate within the space - potential for additional modelling or mechanical advice to assure the panel that the dimensions of voids and openings are sufficient to achieve passive ventilation (stack effect) Apartments on the southern side will rely heavily on the ventilation from the atrium. Some wet areas may not be able to achieve an acceptable level of ventilation. Consider screens for the residents if they choose ventilation or privacy. Consider screening on the doors for residents to choose for ventilation in the atrium
Principle 6 – Amenity	<ul style="list-style-type: none"> The awning is high and slim does not provide adequate shelter for pedestrians - <i>see note on the canopy above for clarity</i> Consider rearranging the central ground floor courtyard. Who would sit at the back of the courtyard area? Consider relocating seats to be closer the street and activity at the entrance. Improve the cohesiveness of the landscape in this courtyard area
Principle 7 – Legibility	<ul style="list-style-type: none"> More consideration needed for the articulation of the entry to make it more legible
Principle 8 –	N/A

Safety	
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Scheme has improved with modifications and the landscape architect input has improved the ground floor interface. • Extension of proposed al fresco in to the park is not supported by the City – the applicant needs to address the interface.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Reconsider the form of the upper 2 levels so they “read” as a roof element. • The applicant may consider a slender roof element to reduce the mass and bulk of the upper levels and also the upper level balconies to be opened up to the sky with use of a solar pergola.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • A landscape architect has been engaged which is supported. • All opportunities for increasing soft landscaping, deep soil and canopy coverage should be looked into (especially structurally) to comply with the City’s landscaping requirements, particularly as a height and plot ratio concession is being proposed.
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • The bathroom doors in apartments 1 and 9 that face directly onto the kitchen need to be reconsidered. • Consider windows for bathrooms to Apartments 17, 20 and 22 facing the planter, voids and communal corridors. • Apartment 21 has a gap between the island bench and sliding door. Consider relocating the bench near the window and having windows over bench level facing the balcony.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • The quality of the architecture is commended. The use of face brick, which is a prominent element of the character of the existing streetscape, re-interpreted in a contemporary manner is supported. • The streetscape elevation plan that includes the context and potential height envelopes for surrounding development demonstrates the bulk and scale of the proposed development and the appropriate “fit” in an

	<p>inner city context subject to the changes, particularly at the uppermost level as recommended by the DRP.</p> <ul style="list-style-type: none"> • Look at flexibility in the design to take into consideration the neighbouring 'park' and how the development works currently as well as if the park is developed in the future.
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Conclusion:

Amendments can be sent to the DRP.

4.45pm–4.55pm – Applicant’s Presentation – DA Lodged – 5.2018.299.1

3.2 **Address:** 308 – 310 Oxford Street, Leederville

Proposal: Mixed Use Development

Applicant: Urbanista Town Planning on behalf of Cape Q Nominees

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 31 May 2018

Applicant’s Presentation:

Applicant did not attend

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Reinterpret materials rather than mimic these elements into the shop front/facade in a subtle contemporary way • Please ensure you present surrounding context to existing and future context based on the deemed to comply height requirements
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscape plan needs to be prepared as solar access and plant species selection needs to be considered • 300mm planting areas need to consider as with waterproofing will reduce planting area. Consider what species might be capable of planting in this area • Trees included for screening purposes should be installed at a suitable size to provide screening on completion of the project.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Consideration of the impact on the existing property to the south boundary
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Entrance at ground level in to apartments. Appreciate the split of access. Try to improve the residential access points by more articulation on the legibility of the dwelling access (car/pedestrian access). Consider creating a buffer for the roadside separation. Look at extending materiality across the vehicle and the building access from street perspective seeing a consistent path. • Avoid awning windows • Consider window openings to more than one external wall to improve cross ventilation potential, especially to bedrooms • More information needed on how the second floor internal court yard works and also the impact of visual privacy. Solar access may be minimal with mesh screening for the landscaping Note: Dimension of void between two units is 6.3M on Levels 1 and 2.

Principle 5 – Sustainability	<ul style="list-style-type: none"> • Consider full height laser cut screens to outdoor living areas facing east/west to provide shading from summer morning/afternoon sun. • Dark coloured roofs and external walls have high solar absorptance and will increase cooling loads to these apartments. Consider changing to lighter colour, with SA of around 0.5-0.6. • Balcony's windows and glazing west facing need to consider some vertical shading elements • Proposed shading devices on north elevation upper two floor will help windows, but not overall wall – consider strategy to provide shading to overall wall without compromising winter solar access.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Give regard to the seating areas near bedrooms and the impact on adjoining units
Principle 7 – Legibility	<ul style="list-style-type: none"> • Residential entry sequence is poor as minor entrance adjacent to roadway and requires further consideration to improve legibility.
Principle 8 – Safety	<ul style="list-style-type: none"> • Take into account the security and safety to the basement and how will to control access to these areas • Disabled parking bay column in middle of the bay. Will this comply/work?
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

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

Principle 1 – Context and Character	N/A
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Basement store doors opening onto the vehicle movement areas in the basement parking requires further consideration • The car parking is not functional – Very long single access-ways are not supported
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Robes on walls that that face the front and back elevations should be relocated to allow windows for access to natural light and outlook • Top two level balconies between 9 and 10 have a kink between the balcony dividing wall. Look at relocating the additional area from the larger balcony to the smaller balcony • Privacy (appropriate height dividing screens) needs to be considered between adjacent balconies to add amenity and ensure the balconies usability.
Principle 7 – Legibility	N/A

Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Comments from previous DRP meeting have not been addressed and are still relevant and need to be considered. • If the development is staged, then issues relating to the interface walls and car parking will need to be addressed to show it will be a quality development if one lot is built and the second is not developed • Planning inefficiencies arise from the site being developed in two stages rather than being designed from a single development viewpoint, such as the two circulation cores, two street crossovers and very inefficient parking organisation. Look into designing the building as one development as it will significantly increase the amenity and quality of the development. This will also help with the current inefficiencies where there is duplication

Conclusion:

To be returned to DRP.

4. General Business

5. Close / Next Meeting

There being no further business, the Chairperson, James Christou declared the meeting closed 4.55pm.

The next meeting will be held on 3 October 2018.