



CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 5 September 2018 at 3.30pm

**Venue: Function 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)	Jay Naidoo (Manager Development & Design)
Tom Griffiths	Joslin Colli (Coordinator Planning Services)
Sid Thoo	Kate Miller (Senior Urban Planner)
Dr Anthony Duckworth-Smith	Mitch Hoad (Senior Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Petar Mrdja	Urbanista Town Planning
Anderson Toh	Toh Construction

Applicant-Item 3.2

Kris Mainstone	
Trent Durward	Megara

Applicant-Item 3.3

Andrea Basini	ANB Design
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Applicant-Item 3.4

Alan Stewart	
Rita Brooks	

3.30pm	Member Discussion
4.00pm	

1. Welcome / Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.10pm.

2. Apologies

3. Business

4.10pm–4.35pm – Applicant Presentation – 5.2018.273.1 – on hold

3.1 **Address:** 160-166 Palmerston Street, Perth

Proposal: Change of Use to Hotel, Office and Restaurant/Cafe

Applicant: Anderson Toh on behalf of Starlily Nominees Pty Ltd

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

Applicant's Presentation:

The presented the plans

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

<p>Principle 1 – Context and Character</p>	<ul style="list-style-type: none"> • There is concern for the lack of ground level activation in the streetscape. Activity at streetscape should be relatable (at human scale) to a person on street. Pursue a continuously active ground plane to optimise street activation and passive surveillance. Further articulation and design development of the façades should be considered. • Consider the neighbouring streetscape and local context, in relation to the development of the street facades. Identify some of the strong features and materials used in the streetscape as a reference in developing the architectural language of the facades. These can be reinterpreted, without necessarily mimicking them. The surrounding streetscape shows quite a lot of articulation in contrast to the current flat façade of the proposed development. • Ground floor glazing is quite flat. Consider how to create more character by observing the scale and placement of openings in buildings typical of this use in the local context. • Further address upper floor street activation positively add to the streetscape, to provide passive surveillance and to enhance visual contact and interaction between the street and the building interior. Consider providing larger windows and introducing Juliette balconies • More articulation is needed in breaking up the long horizontal appearance of the building. Consider introducing vertical elements to the facades. • There is only limited information provided about surrounding context as shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context
<p>Principle 2 – Landscape quality</p>	<ul style="list-style-type: none"> • Look into the landscaping opportunities surrounding the pool to enhance the residence experience and create separation from the building. Examine whether there will be overshadowing. • Consideration needed for the interface with the canopy of the existing trees and the awning. • Examine landscaping opportunities on the balconies and upper levels
<p>Principle 3 – Built form and scale</p>	<p>N/A</p>
<p>Principle 4 – Functionality and</p>	<ul style="list-style-type: none"> • Car parking provisions/numbers are non-compliant. A parking management plan may be required and if there

build quality	<p>is a shortfall, to include a report showing justification for the shortfall and outlining the expected residents' target group that the development is addressing. Consider car sharing, electronics cars and supplying bicycles.</p> <ul style="list-style-type: none"> • More information is required on the treatment and articulation of glazing
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Dark colours have high solar absorbance and will increase cooling loads. Examine the use of lighter colour palette and/or greater variety of colours • Ensure operable windows (other than awning) and/or ceiling fans to hotel rooms to maximise opportunities for cross ventilation, and minimise dependence on mechanical air conditioning • Recommend light coloured roof (SA 0.4 or less) to reduce solar heat gains in summer • Consider providing alternative modes of transport for guests eg. EV car share, bicycles and helmets for guests in lieu of reduced parking
Principle 6 – Amenity	<ul style="list-style-type: none"> • In the built form there is only doors and passages facing the pool. Consider providing better natural ventilation to the pool area and better visual access and connectivity to other patron facilities adjoining the pool area. • Also consider the noise that will be generated from use of the pool, its impact on residents and how this issue can be addressed.
Principle 7 – Legibility	<ul style="list-style-type: none"> • Entry into building/café is tucked away to the side Improve articulation/identification of the main entry. Consider making the entry a prominent architectural statement
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • Blank walls are not helpful in terms of aesthetics, particularly in this street context. Consider a break in the current continual blank wall to the pool • Provide more details about materials and intended finishes.
Comments	N/A

Conclusion:

To be returned to DRP.

4.35pm–5.10pm – Applicant’s Presentation – No DA Lodged

3.2 Address: Nos. 636 – 640 Newcastle Street, Leederville,

Proposal: Mixed Use Development

Applicant: Megara on behalf of Alan Marsh Nominees Pty Ltd

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

Applicant's Presentation:

Applicant presented a power point presentation.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Durable materials and a high standard of lasting finish on the street wall will be important. Consideration is needed for a suitable maintenance plan of the facades to ensure enduring and continuing high standard of finish of the facades. • Ground floor interface (to the public realm) to be further articulated and refined. Consider interchanging the café and retail locations so the retail component is in the more prominent area • Mid-levels of building may require further design work as these will be visible the whole way around. Consider extending elements from front façade to side/rear • Vertical panels at front, to be considered as semi-transparent/screens rather than as solid elements - to break up appearance. • 9 storeys can be considered, but will stand out due to existing neighbouring built form / context. Consider setting back two top floors storeys (currently one is setback) to reduce impact on the street • Street façade well articulated and well considered. Same attention needs to be given to the side elevations as has been given for the front • Part of car park wall is facing street, Consider providing a more detailed treatment than rather than just a blank wall • There is insufficient information provided on surrounding context as shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Demonstrate how the vertical landscaping will work. Vertical planting will need a reasonable planting area to achieve its intended outcome • Look at landscaping opportunities to soften the amount the aluminium screening (ensure that the vertical landscaping will work) • Consider further deep soil on ground floor where possible • Take into account the maintenance needed for the current planting areas to ensure that the desired outcome is achieved and maintained • Large balconies with limited planting at upper levels. Consider further planting and landscaping in these locations. • Project would benefit from input by landscape architect.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Consideration needed on the rear elevation and the proximity of the upper storeys to the neighbouring building behind and whether the straight wall will be appropriate. • Reiterating that the vertical landscaping which is relied on in the renders to ameliorate bulk will need sufficient detailing and maintenance to achieve this outcome.

Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Improve resident amenity, achieve more solar access to apartments, cross ventilation to south facing apartments • Reconsideration is needed for studio apartments with bedroom located in the middle to give these bedrooms. access to external windows • Further consideration needs to be given to car parking requirements. A car parking management report may need to be prepared outlining requirements for each type of apartment provided. Note that car stackers will need to be continually maintained.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Dark colours have high solar absorbance and will increase cooling loads. Consider use of lighter colours to reduce solar heat gains. • For south facing deep apartments and lobby areas – suitable ventilation and light penetration need to be demonstrated. Look into colours and surfacing/texture of walls/balconies to allow in light, make use of reflection. Consider where further openings can be created to achieve good light penetration and ventilation. • Consider inclusion of battery storage to complement solar PV if there is limited roof space due to building footprint and setbacks • Conduct preliminary NatHERS ratings prior to lodgement of development application to validate expected star ratings and construction/material specifications required to achieve the rating • Also consider ceiling fans and operable windows (other than awning) to increase natural ventilation and airflow to individual apartments • Studio apartments where bedrooms with no external windows not ideal for natural and cross ventilation-reconsider layout of these apartments
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	N/A

Conclusion:

Amendments to be further referred to DRP.

5.15pm–5.50pm – Applicant’s Presentation – No DA Lodged

3.3 Address: No. 6 London Street, corner Haynes Street, North Perth

Proposal: Demolition of Existing Buildings and Proposed Construction of Four Storey Mixed Use Development Comprising of Ten (10) Single Bedroom Multiple Dwellings, Ten (10) Two Bedroom Multiple Dwellings, Two (2) Three Bedroom Multiple Dwellings, Four (4)

Offices, Two (2) Shops, One (1) Restaurant, Associated Basement Car Parking and Car Stacker Parking

Applicant: Cuborosso Design and Development

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

Applicant's Presentation:

Applicant presented a power point presentation.

Recommendations & Comments by DRP on 19 July 2017:

<p>Principle 1 – Context and Character</p>	<ul style="list-style-type: none">• Consider ways to incorporate the Midland Brick/heritage materials into the facade.• Shading will help articulate the facades and provide a language that will tie in with both to help break up the façade. Consider orientation and aspect as a mechanism to vary response to solar aspect.• The impact of bulk and scale needs to be reduced, given that the planning policy is for a 4 storey height limit (the snorkel may not work and consider whether the design should explore the bedrooms would be more effectively located to the side of living with direct access to balcony rather than backed in behind. Effectively the unit plans would be wider and more square-shaped and then consider replanning to a doughnut shape, C shape or L shape with aspect to light/air court that can also then be stepped down toward the adjacent lower zoning/ends.• This more linear rather than radial arrangement may mean the introduction of an additional core/fire escape. This may be offset in achieving increased amenity and reducing costs whilst the snorkel design generates cost inefficiencies in relation to additional external walls for example.• The DAC notes that a 5 storey may not be approved. It may be considered if the applicant can demonstrate a design that doesn't have a detrimental impact on either the streetscape or the amenity to adjoining properties. Generally 4 storey height limit is a key planning requirement for this site. Considerable design merit will be need to be demonstrated to support a 5 storeys design.• Consider the interface with Haynes St and enhancing the plaza space. Sophistication and resolution is required in this area. The idea of a café restaurant that can spill out and create a community space in that end of the street would be a great outcome. Liaise with city staff on development of an integrated design.• Relationship to the streetscape to be considered, especially to London Street where there is an opportunity to improve pedestrian amenity (and perceived safety). Consider inclusion of a planter bed to back of kerb (as opposed to defining lot boundary) to achieve an integrated overall urban design across lot boundary.
<p>Principle 2 – Landscape quality</p>	<ul style="list-style-type: none">• Use planter to screen from northern boundary from communal area.• Consider extending green space into the verge.• More detailed plans are needed for calculating and assessing required landscaping (canopy cover, deep soil zone etc.)• More consideration will be needed for the roof landscaping. It would be good to see that further developed in terms of how the space would be used. Overlooking to the northern

	neighbours is going to be an issue - to be designed out.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Proposed built form and scale is excessive and wouldn't be supported as currently proposed. Applicant is to refer back to the previous design proposed for the site, which had then received support from the DAC for its design cues, more appropriate massing concentrated to corner and stepping height down to the side/ends/lower adjacent zonings.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Setback from north and east boundary by 6.5 and 12.5 metres is required under the planning policy. Arrival experience for residence and for visitors - consideration needs to be given to the articulation of the corner as this is the focus and signature of the building. Open stairs/integrate glazing to get more light/air through. Consider visitor bay(s) on the ground floor. Parking management plan may be required to work out how many people will be parking there balancing commercial and residents requirements. The setbacks and storage area need to be reconfigured.
Principle 5 – Sustainability	<ul style="list-style-type: none"> Given the proposed dwelling yield is significant, the majority of the units will not receive any northern sun. There is a problem with the density and number of units in relation to solar access. The proportion of units with northern aspect needs to be improved when considering the site planning.
Principle 6 – Amenity	<ul style="list-style-type: none"> Consider pulling the ramp back to make it less convoluted in its way of getting up into the development. The ramp may not need to be so close to the boundary. Reconfigure parking on the ground floor. Provide visitor parking for residents and visitors for commercial that is accessible/visible from point of entry.
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
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	<ul style="list-style-type: none"> Requires public art consideration If non-compliant set back are proposed, 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. Also consider the interface to the neighbouring residential buildings and creating a transitional appearance. Limited surrounding context shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context Further consider the form and treatment of the corner façade that it will be highly prominent from both streetscapes Consider providing an awning for the commercial tenancy.
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	<ul style="list-style-type: none"> The reference to the former Midland Brick building is poor. Further consideration should be given to how to reference the sites former use and unique architectural language.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Atrium planting may have challenges with light levels and species. Have regard to landscaping maintenance when considering landscaping. Demonstrate the viability of the landscaping given its solar orientation Proposed verge treatments should be further developed to create a place rather than an alignment of benches.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Bulk needs to be further reduced, specifically in relation to adjoining residential properties. <ul style="list-style-type: none"> Consider setting protruding apartments further into the building and Pulling stair wells into the building Consider reducing the size of the rooms that protrude to reduce the bulk/size and of the development on the neighbouring properties
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Car parking requirements are non-compliant. A report may need to be submitted that shows justification of the shortfall. Consider adopting into car sharing facilities and providing amenity for electronics bikes to facilitate residents The site appears overdeveloped which is causing non-compliance in some areas and loss of amenity. Consider removing some apartments to give room for better outcomes and address other deficiencies such as currently too high plot ratio. The plot ratio is significantly over and needs to be reduced. In addressing the plot ratio consider changing the ratio of 1x, 2x and 3x bedrooms apartments. Consider further recessing the stairwells and have them open to the exterior of the building and glazing the stairwell wall to the internal passage to open up the passages Consider screening on the corner to create a semi transparent interface and provide some privacy for residents at this very busy and periodically high traffic corner. Current windows provided are likely to have their blinds drawn most of the time. Consider introducing some façade /screen art to this corner. The proposal may be eligible for public art percentage
Principle 5 – Sustainability	<ul style="list-style-type: none"> Conduct preliminary NatHERS ratings prior to lodgement of development application to validate expected star ratings and construction/material specifications required to achieve the rating Use of dark colours will contribute to solar absorption. Consideration of colours proposed is recommended. Consider screening or vertical shading to east and west facing windows to reduce solar heat gain during summer Consider using a polycarbonate roof to the central atrium to improve light penetration to the central section of the building. Further demonstrate that the proposed light-wells are adequate to effectively deliver light to the central circulation spaces On the south side of the building, the apartments are

	<p>14m deep. There are concerns for these apartments have sufficient access to natural sunlight and ventilation. Deep apartment floor plates and building bulk with small voids/light-wells will mean 'internal' rooms will suffer from low levels of natural light and ventilation particularly on lower levels. The levels of natural light need to be tested in the access area.</p> <ul style="list-style-type: none"> • Use colours and materials to assist reflecting light down. Consider replacing polycarbonate panels with glass to allow for more light or removing the bridge that crosses the main sky-light • A report on the water catchment may need to be submitted
Principle 6 – Amenity	<ul style="list-style-type: none"> • Interior lobby area – consider how you can enhance efficient use of space • The reorganisation of the ground floor has affected the amenity of the public space and landscaping. The layout of the ground floor should be reconsidered to improve functionality and amenity.
Principle 7 – Legibility	<ul style="list-style-type: none"> • Ground level entrances need to be more legible
Principle 8 – Safety	<ul style="list-style-type: none"> • Security at ground floor to be further considered. Access to rear of the building should be restricted further up the laneway. Consider security for the gymnasium if it is to proceed
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

Amendments to be further referred to DRP.

5.55pm–6.15pm – Applicant’s Presentation – 5.2018.282.1

3.4 **Address:** Nos. 150, 152 and 158 Claisebrook Road, Perth

Proposal: Mixed Use Development

Applicant: Baracus Pty Lfd Stewart Urban Planning

Reason for Referral: The proposal has previously been referred to the former DRP and will benefit from referral in the context of the Built Form Policy requirements.

Applicant’s Presentation:

Applicant presented a power point presentation.

Recommendation & Comments from DRP on 3 September 2014

Mandatory:

- Improve the amenity offered to occupants. Improve;
 - Northern solar access to living areas and balconies of most apartments.
 - Cross ventilation to apartments.
 - The number of dual aspect apartments. As previous recommended, reconfigure the end treatments and/or layout of the

- The number of bathrooms with daylight/access to ventilation. For those bathrooms that cannot be relocated, provide an area of frosted glass to the door to provide borrowed light.
- Minimise the amount of street frontage given over to blank or inactive uses, carparking access, and services.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider staggering the buildings rather than both developments being the same height and perfectly parallel to each other. • Consider further design development of elevations to reflect current and future higher market demands and expectations in design and aesthetic value.
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	<ul style="list-style-type: none"> • NatHERS ratings may require review since the original design was approved • Dark colours have high solar absorbance and will increase cooling loads especially the roof. Consider lighter colours • An ESD report is required to be submitted • Consider opportunities for the integration of solar PV and/or battery storage
Principle 6 – Amenity	<ul style="list-style-type: none"> • Consider reducing the size of the terraces on the ground floor of the left building, specifically for 1 bedroom apartments and for the removed areas to be allocated back into the communal/common area thus increasing amenity and to maximise the benefit of the communal area
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

DRP supports the development. A few suggestions are to be considered.

4. General Business

5. Close / Next Meeting

There being no further business, the Chairperson, Sasha Ivanovich declared the meeting closed 6.15pm.

The next meeting will be held on 19 September 2018.