



CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 22 AUGUST 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>
James Christou (Chairperson)	Jay Naidoo (Manager Development & Design)
Simon Venturi	Joslin Colli (Coordinator Planning Services)
Munira Mackay	Fiona Atkins (Urban Planner)
	Stephanie Norgaard (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Andrew Savietto	Sovereign Building
Carlo Famiano	CF Town Planning
Myf Zrinski	Tiger Developments

Applicant-Item 3.2

REDACTED FOR PRIVACY REASONS

**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

4.10pm–4.40pm – Applicant’s Presentation – No DA Lodged

3.1 **Address:** 24 Ellesmere Street, North Perth

Proposal: Four Multiple Dwellings

Applicant: Sovereign Building

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):

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Limited surrounding context shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context • Consider the neighbouring streetscape context and identify some of the strong features and materials. Reinterpret these, without necessarily mimicking them, into the façades in a contemporary manner with the aim of positively contributing to the identity of the local area and streetscape • Further façade resolution and information regarding external materials and detailing is required
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Reduce the extent of hard paving to increase area of deep soil zones and canopy cover as per the requirements of the Built Form Policy • Retention of the existing London street tree is important. Investigate the level change, footings and boundary fence to ensure the tree can be retained. An arborist report would need to be submitted with the DA – recommend obtaining as soon as possible before progressing the design of the development • Consider engaging a landscape architect to look at the soft landscaping opportunities • Show trees discussed in presentation on floorplans
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • A true Multiple Dwelling approach may create better amenity for residents rather than a Grouped Dwelling town house design by potentially reducing the amount of hard landscaping, and allowing greater access to north sun for units • Consider moving the garage for unit 4 to be accessed off the rear driveway rather than from London Street. This would reduce the extent of hard landscaping along the London Street streetscape. The garage vehicle turning area could be used as a break in the mass of the development along London Street. • Consider upper level unit planning to relocate robes from northern side of bedrooms and provide north facing windows instead. • Consider moving the visitor bay and garage on the ground floor on Unit 1 adjacent to Ellesmere to create landscaping opportunities and have windows facing to the POS opposite • No habitable rooms or openings are provided at street level for units 1 and 4. Introduction of habitable rooms/windows could improve the development's relationship with the streetscape. The garage in unit 1 could be flipped to allow a habitable room and windows facing the park view as well as windows facing north • Units have hallways through the kitchen which is not

	encouraged
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Townhouses have minimal access to north facing light. Garages and internal robes are blocking access to the northern light. Look for opportunities to improve north light access especially to living areas such as high level skylight windows on the north side
Principle 7 – Legibility	<ul style="list-style-type: none"> • Entry into the dwellings requires visitors to go through the kitchen and meals area. Consider pedestrian entry access from London street to rectify this, improve street activation, break up the streetscape fence and improve the London street elevation
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Provide North elevation in presentation which is not currently drawn • Show north point on all floorplans

Conclusion:

DRP advised if the current comments are addressed then they can support the application.

REDACTED FOR PRIVACY REASONS



CITY OF VINCENT

DESIGN REVIEW PANEL

Thursday 13 December 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)	Joslin Colli (Coordinator Planning Services)
Ailsa Blackwood	Kate Miller (Senior Urban Planner)
Anthony Duckworth-Smith	Karsen Reynolds (Urban Planner)
Joe Chindarsi	Stephanie Norgaard (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

REDACTED FOR PRIVACY REASONS

Applicant-Item 3.2

REDACTED FOR PRIVACY REASONS

Applicant-Item 3.3

Myf Zrinski	Owner
Andrew Savietto	Sovereign Building

Applicant-Item 3.4

REDACTED FOR PRIVACY REASONS

3.30pm
4.00pm

Member Discussion

1. Welcome / Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.05pm.

2. Apologies

3. Business

5.25pm–5.45pm – Applicant’s Presentation – DA Lodged 5.2018.371

3.3 Address: 24 Ellesmere Street, North Perth

Proposal: Four Multiple Dwellings

Applicant: Sovereign Building

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 22 August 2018

Applicant’s Presentation:

The presented a power point presentation

Recommendations & Comments by DRP on 22 August 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none">• Limited surrounding context shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context• Consider the neighbouring streetscape context and identify some of the strong features and materials. Reinterpret these, without necessarily mimicking them, into the façades in a contemporary manner with the aim of positively contributing to the identity of the local area and streetscape• Further façade resolution and information regarding external materials and detailing is required
Principle 2 – Landscape quality	<ul style="list-style-type: none">• Reduce the extent of hard paving to increase area of deep soil zones and canopy cover as per the requirements of the Built Form Policy• Retention of the existing London street tree is important. Investigate the level change, footings and boundary fence to ensure the tree can be retained. An arborist report would need to be submitted with the DA – recommend obtaining as soon as possible before progressing the design of the development• Consider engaging a landscape architect to look at the soft landscaping opportunities• Show trees discussed in presentation on floorplans
Principle 3 –	N/A

Built form and scale	
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • A true Multiple Dwelling approach may create better amenity for residents rather than a Grouped Dwelling town house design by potentially reducing the amount of hard landscaping, and allowing greater access to north sun for units • Consider moving the garage for unit 4 to be accessed off the rear driveway rather than from London Street. This would reduce the extent of hard landscaping along the London Street streetscape. The garage vehicle turning area could be used as a break in the mass of the development along London Street. • Consider upper level unit planning to relocate robes from northern side of bedrooms and provide north facing windows instead. • Consider moving the visitor bay and garage on the ground floor on Unit 1 adjacent to Ellesmere to create landscaping opportunities and have windows facing to the POS opposite • No habitable rooms or openings are provided at street level for units 1 and 4. Introduction of habitable rooms/windows could improve the development's relationship with the streetscape. The garage in unit 1 could be flipped to allow a habitable room and windows facing the park view as well as windows facing north • Units have hallways through the kitchen which is not encouraged
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Townhouses have minimal access to north facing light. Garages and internal robes are blocking access to the northern light. Look for opportunities to improve north light access especially to living areas such as high level skylight windows on the north side
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Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Provide North elevation in presentation which is not currently drawn • Show north point on all floorplans

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • The proposed development is much bigger in scale than the existing houses on the adjoining properties and not in character with the streetscape. • Consider articulating the facades into vertical elements that echo the scale of the existing neighbouring houses. Materiality of balconies and other elements can also be derived from surrounding domestic buildings to further help integration with context and character.
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Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscaping plans are required to meet the City’s landscaping requirements • Consider carefully dense massing of shrubs to ensure they do not restrict natural sunlight and ventilation. • A diversity of species will create more landscaping and canopy cover potential
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Steps at the street entry gates are dangerous. Consider introducing a landing and relocating the stairs internally
Principle 5 – Sustainability	<ul style="list-style-type: none"> • ESD report is required to be submitted
Principle 6 – Amenity	N/A
Principle 7 – Legibility	<ul style="list-style-type: none"> • The front entrance points and pathways to each unit are not clear. Consider design elements such as paving and porches to make the entrances more legible for (front door) visitors and help the dwellings present to the common areas.
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

To be returned to DRP.

REDACTED FOR PRIVACY REASONS