



CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 6 February 2019 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)	John Corbellini (Director Development Services)
Simon Venturi	Jay Naidoo (Manager Development & Design)
Ailsa Blackwood	Joslin Colli (Coordinator Planning Services)
Joe Chindarsi	Mitch Hoad (Senior Urban Planner)
	Karsen Reynolds (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

REDACTED FOR PRIVACY REASONS

Applicant-Item 3.2

Ara Salomone	State of Kin
Jessie Nguyen	State of Kin
Dean Kyron	Client
Arthur Kyron	Client

Applicant-Item 3.3

REDACTED FOR PRIVACY REASONS

3.15pm
4.10pm

Member Discussion

1. Welcome / Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.10pm.

2. Apologies

3. Business

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4.50pm–5.25pm – Applicant’s Presentation – DA Lodged 5.2018.372.1

3.3 Address: 58 Kalgoorlie Street, Mount Hawthorn

Proposal: Single House

Applicant: Caitlin Kyron / Konstantine Dean Kyron

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 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">• Passive surveillance is important Mt Hawthorn has a friendly community and engaging community this looks
--	--

	<p>like it is gated and turning its back on the street</p> <ul style="list-style-type: none"> • Look at possibility flipping the wardrobe and bedroom. This would assist with the blankness of the upper floor. Glazing of the study is so far from the right that it is not visible • See opportunities to soften the approach to the surveillance. A big window on upper level by flipping the layout and a discreet entry is quite a good outcome • No concern with contemporary nature. Aesthetic is bold. Can understand why it might be considered out of context • There is insufficient information provided on surrounding context as shown on floorplans, elevations and perspectives. Show the adjoining buildings including Cleaver Court to illustrate how the proposal responds to the surrounding context • Suggest putting a side window to the front door or could make front door glass to have better interaction between the street and house • Line up with really strong front fence with the solid building behind • Consider a perforated garage door. This will provide privacy but also create more transparency • Outcome is reliant on detailing. Consideration is needed to ensure the intention is achieved. • Look at adding in additional materials to the front façade such as brickwork to relate to the local context • Think about elements that can be brought in that can enhance the streetscape and community feel
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Missing the invitation of the eye into the site. Planting could assist with this and increase with making it seem 'friendly' • Recommend getting a landscape architect in before getting approval • Imagine some pruned short planting within the grassed area – fruit trees etc –will draw you in a bit help provide some depth
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Slightly over height , look at way to push down a little • Study area could open up a little more – look at increasing glazing • Potential highlight window around the mudroom
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> • Terrace will provide some good opportunities for surveillance
Principle 9 – Community	<ul style="list-style-type: none"> • Suggest providing bench seats to the front fence to create better interaction to the street
Principle 10 –	N/A

Aesthetics	
Comments	N/A

Conclusion:

To be returned to DRP

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3458_KYRON

DEVELOPMENT APPLICATION - CITY OF VINCENT

Amended Plan

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Sheet List				
Sheet Number	Sheet Name	Variation No	Current Revision	Current Revision Date
A00	COVER PAGE		L	31/01/18
A01	SITE SURVEY		L	31/01/18
A02	SITE PLAN & OVERSHADOWING		L	31/01/18
A03	LANDSCAPING PLAN		L	31/01/18
A04	GROUND FLOOR		L	31/01/18
A05	FIRST FLOOR		L	31/01/18
A06	ROOF TERRACE		L	31/01/18
A20	ELEVATIONS		L	31/01/18
A21	ELEVATIONS		L	31/01/18

state of kin

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www.stateofkin.com.au

CLIENT NAME:

CAITLYN & DEAN
KYRON

PROJECT NAME

58 KALGOORLIE STREET,
MOUNT HAWTHORN

DRAWING TITLE

COVER PAGE

DRAWNBY:
JN

ISSUE DATE:
31-01-18

SCALE:

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PAGE NO.
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E	Planning Application	28/09/18
F	Issue to Planner for Comment	24/10/18
G	Council Amendments	23/11/18
H	Council Amendments	13/12/18
K	Additional Council Amendments	18/12/18
L	Additional Council Amendments	31/01/18

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58 KALGOORLIE STREET,
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DRAWING TITLE:

SITE SURVEY

DRAWN BY:

Designer

CHECKED BY:

Checker

ISSUE DATE:

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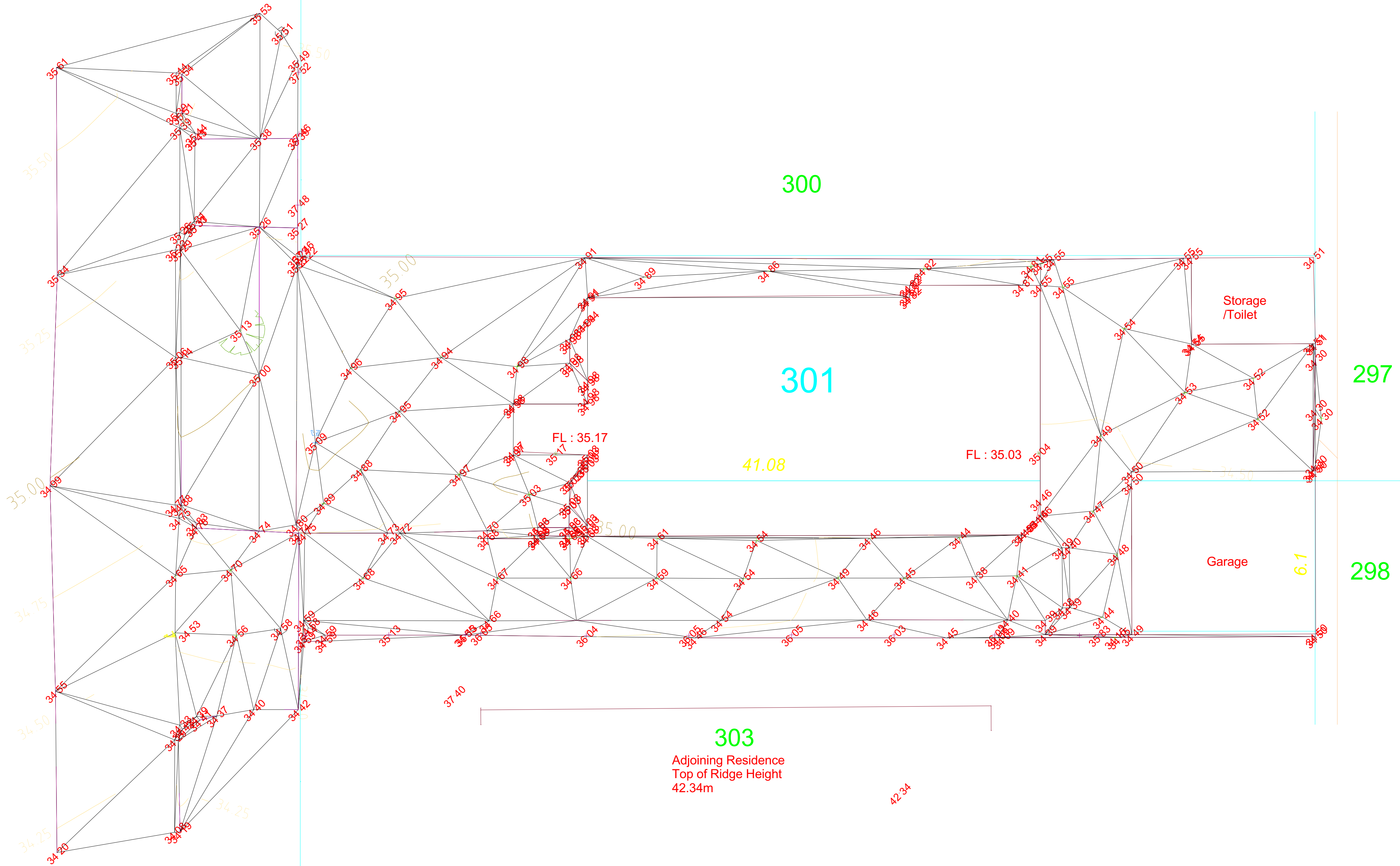
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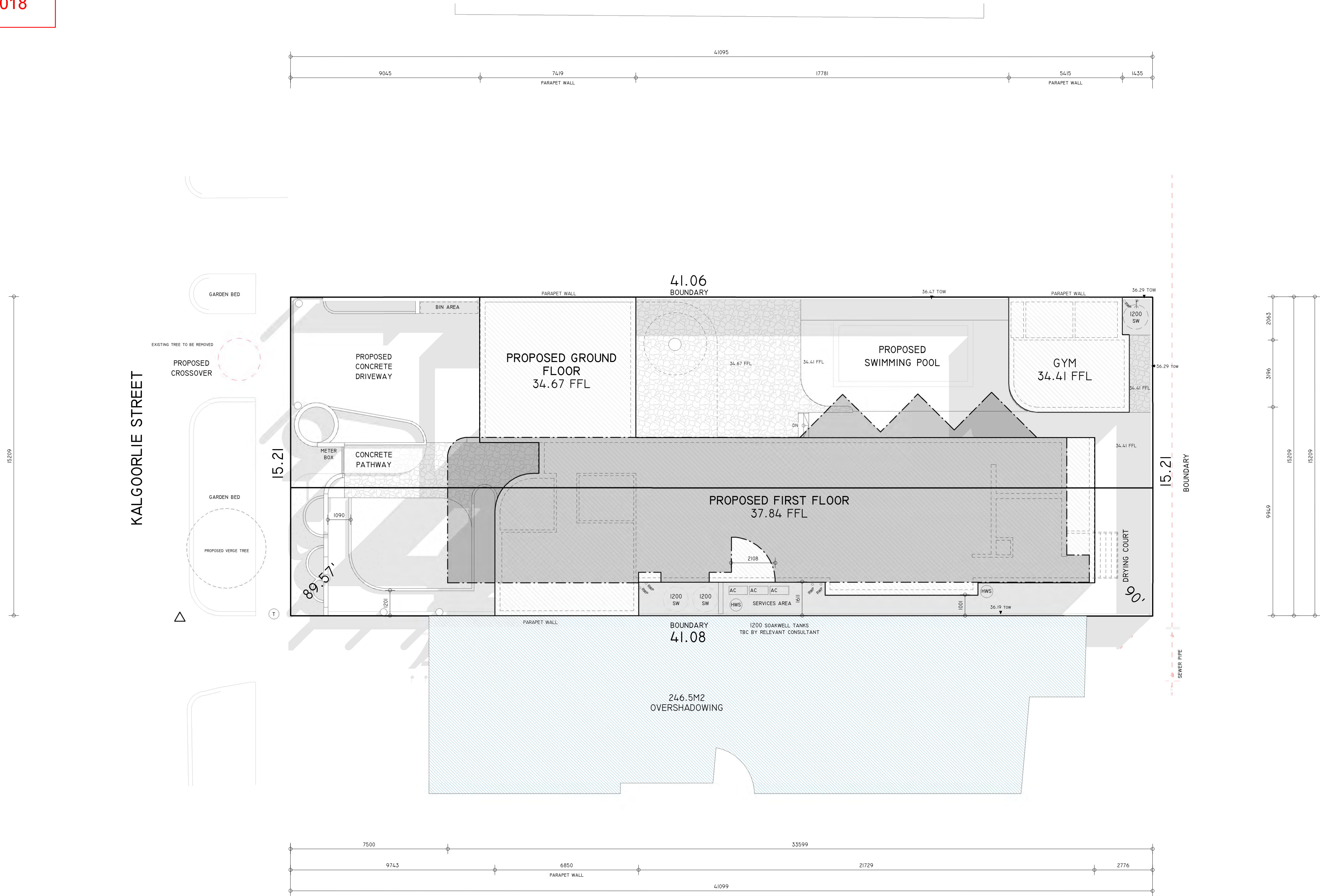
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KALGOORLIE STREET



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1 SITE PLAN
1 : 100

LAND AREA	624 M2
BUILDING FOOTPRINT	302.723 M2
OPEN SPACE AREA	321.277 M2
% OPEN SPACE AREA	51.49%

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DRAWING TITLE:

SITE PLAN &
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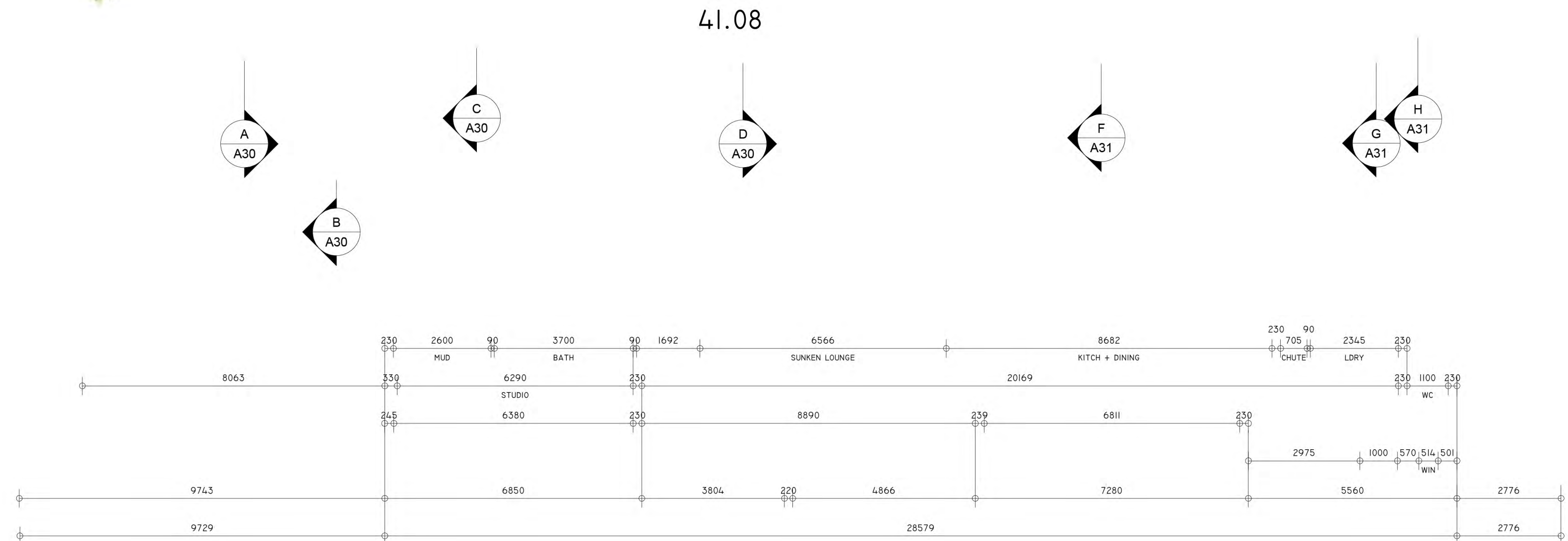
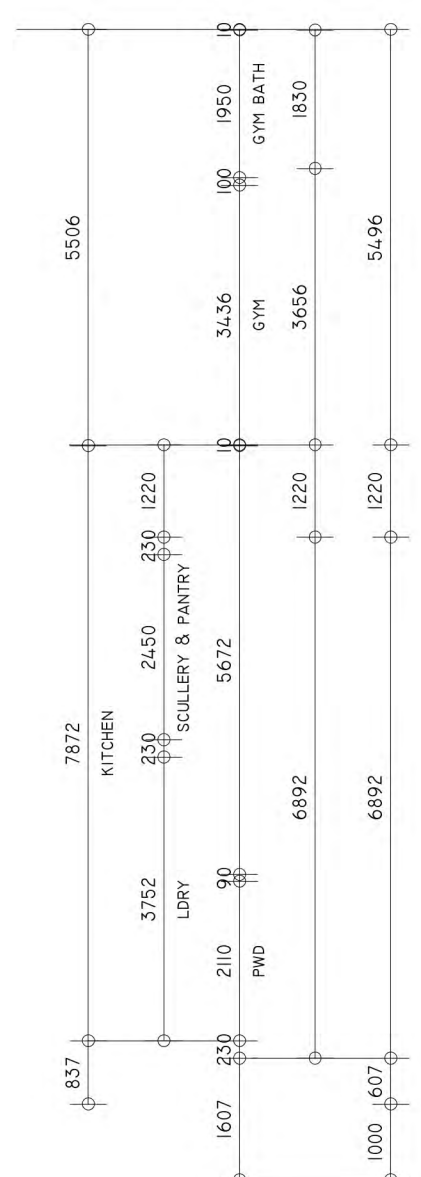
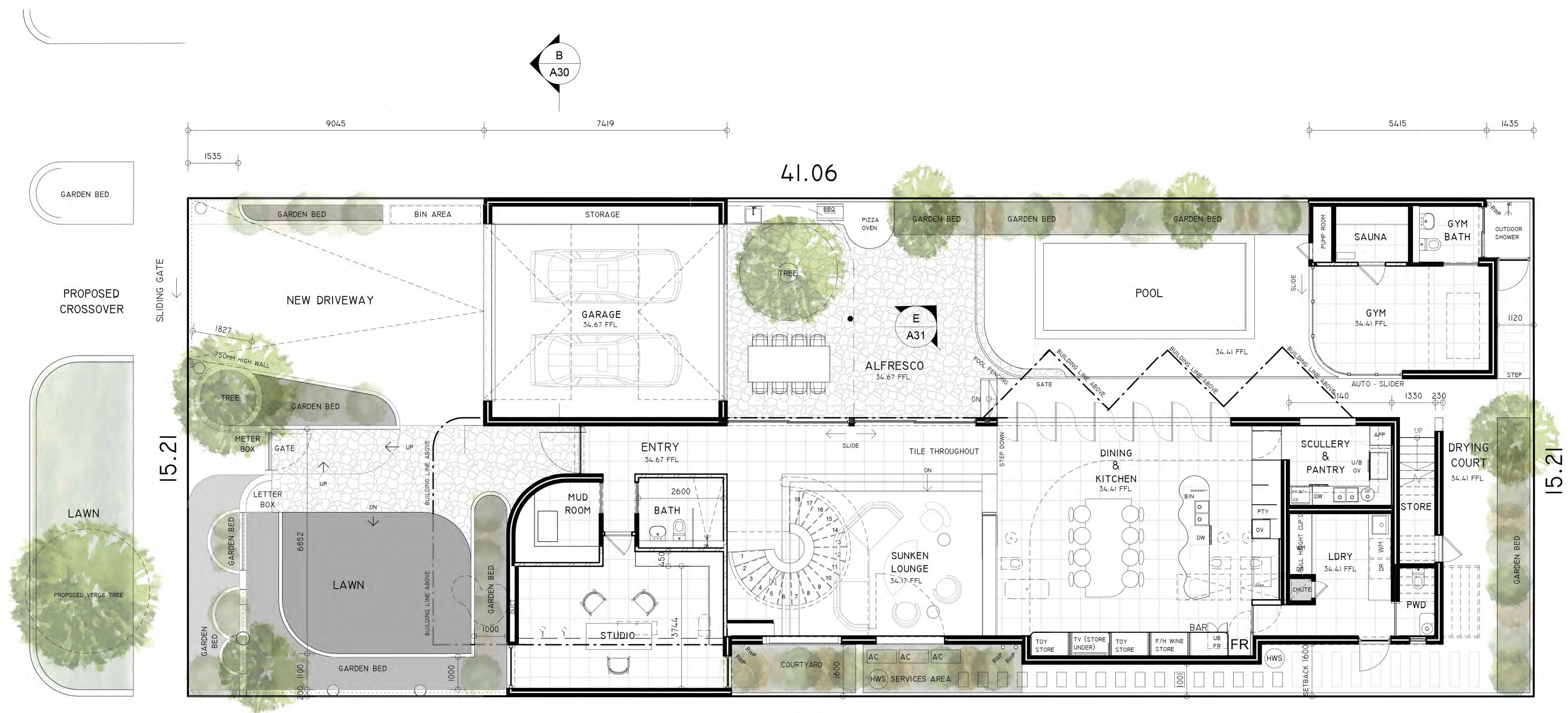
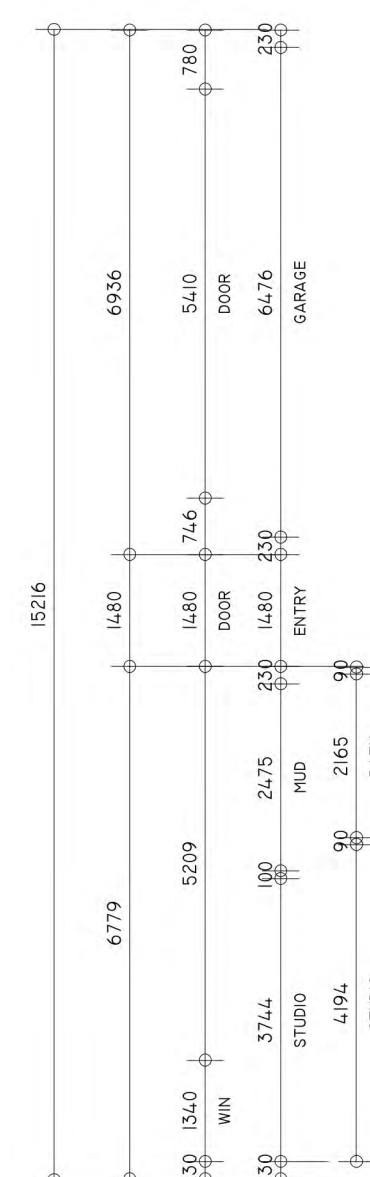
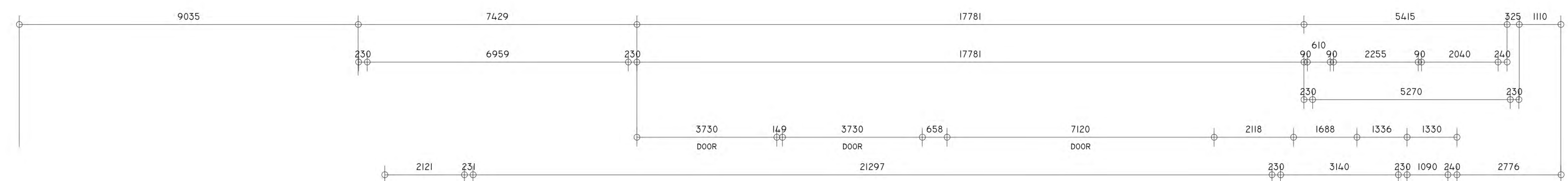
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LANDSCAPING PLAN



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8 KALGOORLIE STREET,
MOUNT HAWTHORN

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GROUND FLOOR

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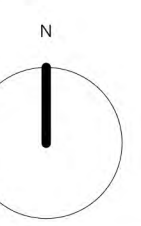
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	Interior Cabinetry Details for Review	29/11/18
	Council Amendments	13/12/18
	Additional Council Amendments	18/12/18
	Additional Council Amendments	31/01/19

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FIRST FLOOR

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L Additional Council Amendments 31/01/18

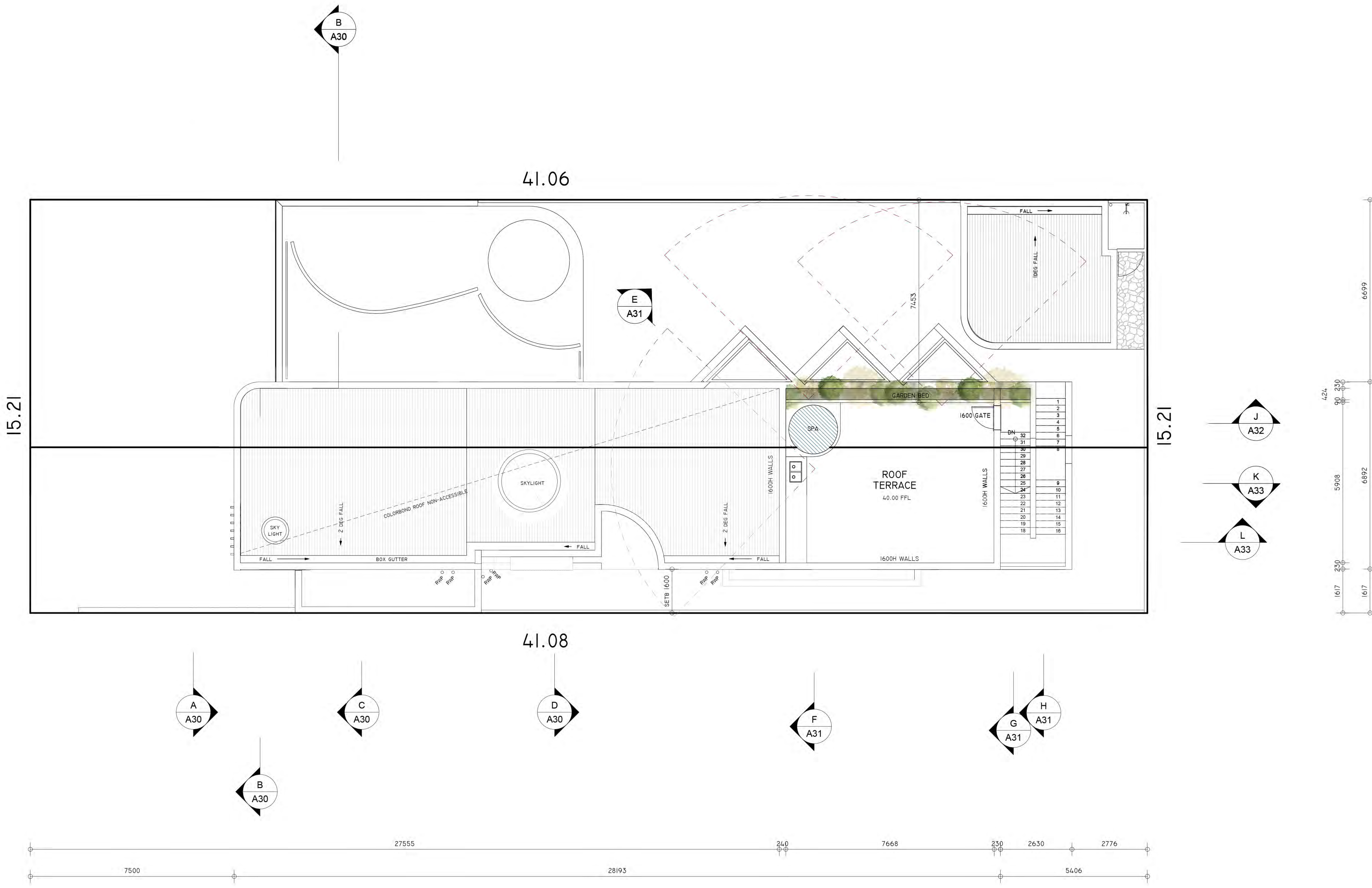
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FIRST FL 37.842 FFL

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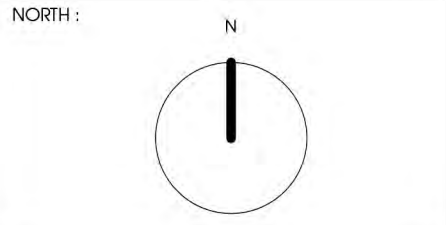
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ROOF TERRACE

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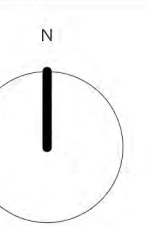
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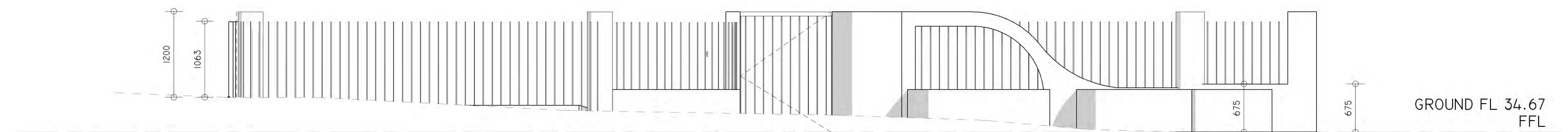
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	Additional Council Amendments	31/01/18



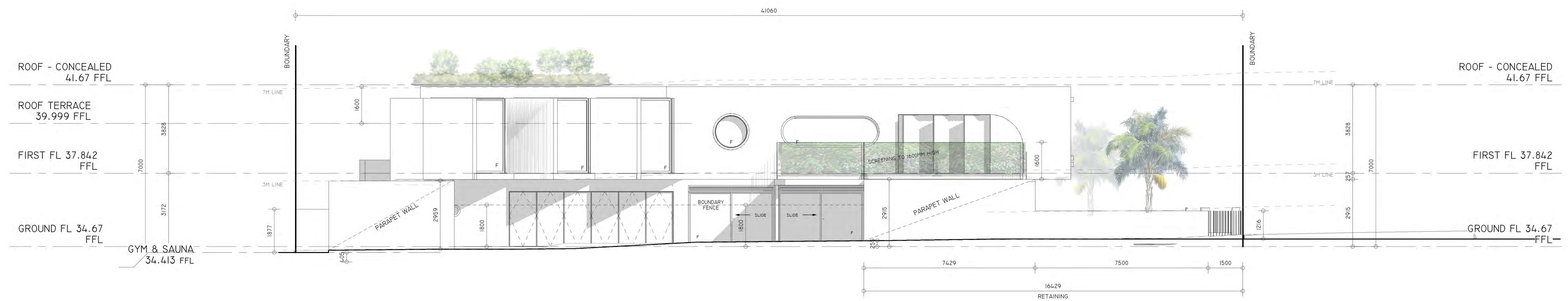
1 WEST ELEVATION
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MATERIAL LEGEND:

IMAGE	DESCRIPTION	KEYNOTE
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	WHITE RENDER	RI
	WHITE PAINT	PI
	CLEAR GLASS	GI



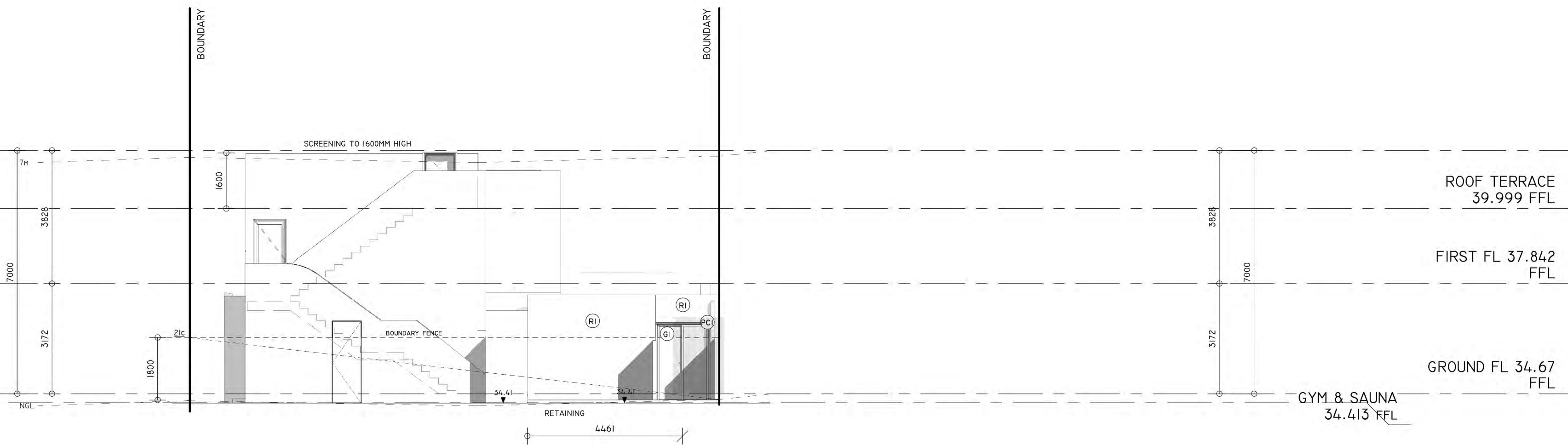
3 FRONT FENCE
1 : 50



2 NORTH ELEVATION
1 : 100

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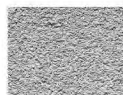


GROUND FL 34.67
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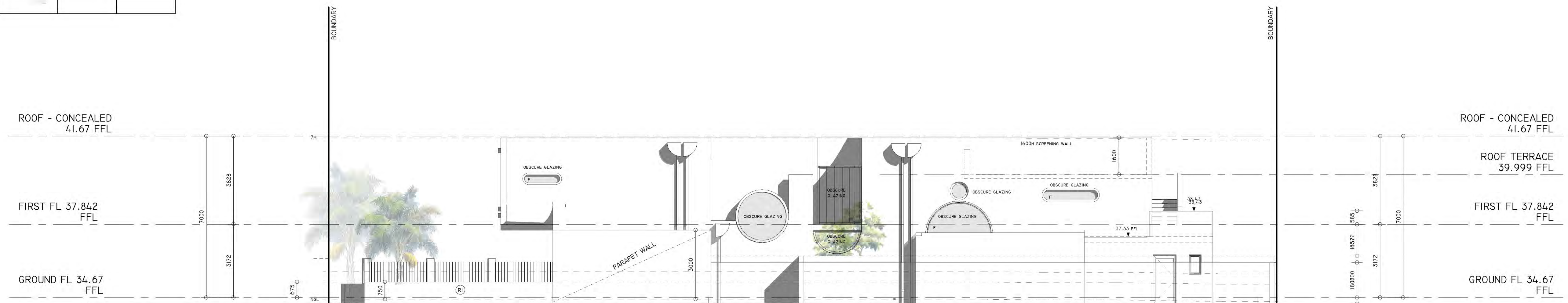
GROUND FL 34.67 FFL
GYM & SAUNA 34.413 FFL

1 EAST ELEVATION
1 : 100

MATERIAL LEGEND:

IMAGE	DESCRIPTION	KEYNOTE
	WHITE POWDER COAT	PC1
	WHITE RENDER	RI
	WHITE PAINT	PI
	CLEAR GLASS	GI

2 SOUTH ELEVATION
1 : 100



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KYRON**

PROJECT NAME

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MOUNT HAWTHORN**

DRAWING TITLE

VISUALS - STREET VIEW

ISSUE DATE:
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VISUALS - NEIGHBOURING VIEW

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PROJECT NAME

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VISUALS - FRONT HOUSE 2

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