



CITY OF VINCENT

## DESIGN ADVISORY COMMITTEE

Wednesday 17 January 2018 at 3.15pm

Venue: Committee 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 Statutory Planning)
Munira Mackay (Member)	Rob Sklarski (Special Project Officer)
Adrian Iredale (Member)	Stephanie Norgaard (Urban Planner)
Joe Chindarsi (Member)	Emily Andrews (Urban Planner)
	Roslyn Hill (Minute Secretary)

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#### Applicant-Item 3.1

REDACTED FOR PRIVACY PURPOSES

#### Applicant-Item 3.2

Coral Buxey Tegan Louise Designs

#### Applicant-Item 3.3

REDACTED FOR PRIVACY PURPOSES

#### Applicant-Item 3.4

REDACTED FOR PRIVACY PURPOSES

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3.15pm

#### Member Discussion

4.00pm

#### 1. Welcome / Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm.

#### 2. Apologies

#### 3. Business

4.00pm–4.40pm – Applicant Presentation – No DA Lodged

REDACTED FOR PRIVACY PURPOSES

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**4.45pm–5.25pm – Applicant’s Presentation – No DA Lodged**

**3.2 Address:** No. 441 William Street, Perth

**Proposal:** Five Storey Mixed Use Development (Hotel and commercial uses at ground floor level)

**Applicant:** Tegan Louise Designs

**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).

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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"><li>• The roof dominates the scheme. The angled top is mismatched and the provision of a boxed shape outline may be better.</li><li>• More consideration is needed at ground level in terms of façade articulation.</li><li>• Provide further detail of façade treatment including alfresco area.</li><li>• Consider introducing texture, cobbles etc. in the laneway, including the provision of a detailed schedule of finishes and materials.</li><li>• Consider referencing the adjoining heritage building (mosque), in terms of identifying any strong features that could be reinterpreted into the façade.</li><li>• Consider further activation of the rear and front façades.</li><li>• Take into account the final outlook and durability of public art. Consider wrapping around the corner.</li></ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"><li>• Provide more detail on landscaping to demonstrate compliance with City’s landscaping requirements including calculations of hard and soft landscaping areas. The ground level and laneway provides great opportunities. Develop this space further, articulate further and provide more detail.</li></ul>
<b>Principle 3 –</b>	

<b>Built form and scale</b>	
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>• The provision of more natural light and ventilation to the internal passage way is encouraged.</li> <li>• Consider an active land use as an alternative to the provision of car parking bays at the rear (Brisbane Place), particularly as there are some publicly accessible front entrances to buildings along the streetscape noting the dual frontage nature of the site.</li> <li>• A management plan in lieu of the provision of car parking could be considered to address drop off/pick up areas for guests etc.</li> <li>• Consider adding windows into the foyer to the corridors on the upper levels facing north rather than relying on the end of the corridor for light.</li> <li>• Allow for openable windows in the corridors or other solutions to address the issue of light and ventilation access.</li> <li>• Consider natural light and ventilation to ensuites rather than having these located next to parapet walls.</li> <li>• Consider flipping the layout of Rooms 1 and 10 in terms of bed arrangement to free up the facades.</li> <li>• Details on sun control will need to be demonstrated.</li> <li>• The swing of the escape doors will need to be reversed to ensure building code compliance.</li> </ul>
<b>Principle 5 – Sustainability</b>	
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>• Consider windows on the front façade to facilitate outlook for the residents and improving occupant amenity and sense of place.</li> <li>• Reconsider the layout of the ground floors in terms of occupant amenity, providing a good relationship between foyer and alfresco area.</li> <li>• Examine whether the ground floor layout is functional. Allow for storage areas to be adequate, accessible and functional.</li> <li>• Examine screening options for the fire services panel at the front of the development to reduce the negative impact on the building façade.</li> <li>• Show proposed air-conditioner locations on plans.</li> </ul>
<b>Principle 7 – Legibility</b>	
<b>Principle 8 – Safety</b>	<ul style="list-style-type: none"> <li>• Check building code setback requirements for fire separation to boundaries. This may impact on the 'heritage like' reference with the steel structures.</li> </ul>
<b>Principle 9 – Community</b>	
<b>Principle 10 – Aesthetics</b>	
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Provide more detail of finishes and materials including colour schemes.</li> <li>• Any design changes should allow for air conditioning units to be screened from view of the street and adjoining properties.</li> <li>• The size of the bin store areas will need further consideration including resizing to facilitate fewer or greater frequency of bin collection.</li> </ul>

	<ul style="list-style-type: none"><li>• Consider the City's guidelines in the Built Form Policy for ground floor design standards.</li><li>• Demonstrate sun shading by submitting a cross section.</li></ul>
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**Conclusion:** To be returned to DAC.

REDACTED FOR PRIVACY PURPOSES



CITY OF VINCENT

## DESIGN REVIEW PANEL

Wednesday 14 November 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)	Joslin Colli (Coordinator Planning Services)
Munira Mackay	Kate Miller (Senior Urban Planner)
Simon Venturi	Roslyn Hill (Minute Secretary)
Ailsa Blackwood	

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#### Applicant-Item 3.1

Davor Nikolic	Architectural Online
Coral Buxey	Tegan Louise Designs

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**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’s Presentation – DA Lodged 5.2018.320.1**

3.1      **Address:**      441 William Street and 6 Brisbane Place, Perth

**Proposal:**      Mixed Use Development (Office, Restaurant/Café and Hotel)

**Applicant:**      Architectural Online

**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 7 March 2018

#### **Applicant’s Presentation:**

The presented a power point presentation

#### **Recommendations & Comments by DRP on 7 March 2018:**

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<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>• Reconsider the size of the windows. Corridor windows may let in too much sun. Reduce the size to hi-lights or introducing awnings.</li> <li>• Create more activation measures to incorporate a more urban approach with sightlines into communal areas.</li> <li>• Reconsider the sight lines of the access way which limits safety aspects for residents and the public.</li> <li>• Consider making the balcony slide out at the back.</li> <li>• Look at incorporating a design element (eg seating) or artwork instead of bollards to the cross site link.</li> <li>• Bring some texture, possibly cobble paving or timber to break down the monotone concrete paving in the accessway – consider using the steel column grid for the pattern of the paving strips.</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>• Select and encourage plants to grow up through the structure. Incorporate lighting to enhance safety and security.</li> </ul>
<b>Principle 3 – Built form and scale</b>	N/A
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>• Demonstrate how the waste removal and laundry will work in a functional manner and not impact on the public domain.</li> <li>• Consider including a laundry and dual waste/rubbish chutes at the western end.</li> <li>• Consider engaging a waste management consultant. Show how many bins will be needed and waste bin arrangements on the plans. A waste management plan may need to be submitted. Examine consolidating one central bin and laundry location.</li> <li>• Consideration will need to be given to safety aspects of the communal area given the minimal activation proposed. Take into account the activation and layout of commercial tenancies to make this more viable.</li> <li>• Consider allowing for vertical exhaust ducts to provide flexibility for the tenancy outlets to be converted to Food and Beverage.</li> <li>• Ground plan and landscaping need more articulation.</li> <li>• Public accessway (corridor) is considered too narrow and long to be sustainable – refer to further notes below.</li> <li>• Explain thoroughfare and public space and how is this controlled?</li> <li>• Consider a service lift as there is only one lift for guests.</li> </ul>
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>• Provide a link between the front and the rear.</li> <li>• Consider seating arrangements and patron utilisation of the alfresco area into a recessed area so it doesn't block flow through the thoroughfare.</li> </ul>
<b>Principle 7 – Legibility</b>	<ul style="list-style-type: none"> <li>• Signage and lighting elements could be hung from steel structure and integrated to the expressed steel space-frame in order to produce a more integrated design approach.</li> </ul>
<b>Principle 8 – Safety</b>	<ul style="list-style-type: none"> <li>• Proponent to undertake and report on crime prevention through environmental design (CPTED).</li> <li>• Consider gates at the access way entry points. Possibly look at locking the gates after business hours. Public accessway is considered too narrow and long to sustain being fully open and accessible at night. Look at redesigning or mechanisms to create a more secure area for communal use to minimise opportunity for anti-social behaviour.</li> <li>• Examine reducing potential hiding locations in the front elements.</li> <li>• A good proportion of the boundary wall to the north adjoining car park may need access restrictions.</li> </ul>

<b>Principle 9 – Community</b>	N/A
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	<ul style="list-style-type: none"> <li>Consider clearance distances that may be required between the development and power lines.</li> <li>Further consideration is required in relation to the logistics and amenity of the overall development with respect to the running of a CBD hotel (linen, storage, servicing etc.). The Alex Hotel is a comparable example to examine.</li> </ul>

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

<b>Principle 1 – Context and Character</b>	<p>The DRP supports the concept of the laneway, however, the Applicant needs to refine the design to outline.</p> <ul style="list-style-type: none"> <li>How activation will be achieved. To this end the Applicant may explore:</li> <li>Integration of landscaping (hard and soft) the use of lighting to create the appropriate ambiance (atmosphere) as well as providing a safe environment (night light).</li> <li>Consider activation by either protruding the bar, café into the laneway. This will provide additional eyes to the laneway and the facilities can be visually seen from the two streets OR</li> <li>Consider locating the café and bar fronting William Street and the Reception in the middle of the plan to provide greater street activation.</li> <li>The Applicant needs to explore how the Public Art will relate to the context of the site.</li> <li>Reconsider the need for the canopy over the laneway to enable the void to be fully appreciated and for acoustic use double glazing or thicker glazing (Note : impact from Mosque).</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>Consider additional landscaping on Juliet balconies.</li> <li>The Applicant needs to explore or implement a tree with a canopy of at least 4 meters within the laneway.</li> <li>Provide a detailed plan showing paving, street furniture and plant selection (including proposed creeper / Note additional soil space for creeper) including lighting to show the feel of the laneway.</li> <li>Consider using soft landscaping as screening for the toilets if they are to stay where they are.</li> <li>Lower courtyard may require more sunlight.</li> </ul>
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>Levels 3, 4 and 5 setback needs more consideration. Look into additional landscaping and openings to break up the mass and built form on these levels or possibly a roof top deck. This will provide greater light and cross-ventilation through the site.</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>The laneway appears very long (approximately 50m x 3m) – Consider an intermediate recess to provide some focal / visual relief and diversity in the space (i.e. a space for a tree).</li> <li>The upper level rooms look tight – show the furniture within the rooms to show the functionality of the spaces.</li> </ul>

	<ul style="list-style-type: none"> <li>• Look at the possibility of a service lift as the traffic may be too great. Obtaining advice and input from a boutique hotel operator will help in this regard.</li> <li>• Functional aspects need to be worked on and finalised (i.e. bins, patron drop off, laundry).</li> </ul>
<b>Principle 5 – Sustainability</b>	<ul style="list-style-type: none"> <li>• Size of the Beams and landscaping may block natural light into the courtyard.</li> </ul>
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>• Consider re-design of the central M and F toilet area connect directly to the café / bar to release space for intermediate landscape.</li> </ul>
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	N/A
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The project has significant potential but requires further development. An integrated and considered combination of high quality soft landscaping, public art, lighting and streetscape activation strategies need to be applied to the laneway area to ensure the success of this area.</li> <li>• Consider engaging a hotel operator to assist with the function / design of the hotel (i.e. services, room sizes, etc).</li> <li>• The floorplans are quite faint and hard to read. More legible plans with the adjoining context shown on them as well as the elevations and perspectives needs to be submitted.</li> </ul>

### **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 4.45pm.

The next meeting will be held on 28 November 2018.