



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**

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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):**

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"><li>• Passive surveillance is important Mt Hawthorn has a friendly community and engaging community this looks</li></ul>
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	<p>like it is gated and turning its back on the street</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• No concern with contemporary nature. Aesthetic is bold. Can understand why it might be considered out of context</li> <li>• 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</li> <li>• Suggest putting a side window to the front door or could make front door glass to have better interaction between the street and house</li> <li>• Line up with really strong front fence with the solid building behind</li> <li>• Consider a perforated garage door. This will provide privacy but also create more transparency</li> <li>• Outcome is reliant on detailing. Consideration is needed to ensure the intention is achieved.</li> <li>• Look at adding in additional materials to the front façade such as brickwork to relate to the local context</li> <li>• Think about elements that can be brought in that can enhance the streetscape and community feel</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>• Missing the invitation of the eye into the site. Planting could assist with this and increase with making it seem 'friendly'</li> <li>• Recommend getting a landscape architect in before getting approval</li> <li>• Imagine some pruned short planting within the grassed area – fruit trees etc –will draw you in a bit help provide some depth</li> </ul>
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>• Slightly over height , look at way to push down a little</li> <li>• Study area could open up a little more – look at increasing glazing</li> <li>• Potential highlight window around the mudroom</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	N/A
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	N/A
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	<ul style="list-style-type: none"> <li>• Terrace will provide some good opportunities for surveillance</li> </ul>
<b>Principle 9 – Community</b>	<ul style="list-style-type: none"> <li>• Suggest providing bench seats to the front fence to create better interaction to the street</li> </ul>
<b>Principle 10 –</b>	N/A

<b>Aesthetics</b>	
<b>Comments</b>	N/A

**Conclusion:**

To be returned to DRP

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3458\_KYRON

DEVELOPMENT APPLICATION - CITY OF VINCENT

Amended Plan

CITY OF VINCENT  
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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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design@stateofkin.com.au  
www.stateofkin.com.au

CLIENT NAME:

CAITLYN & DEAN  
KYRON

PROJECT NAME

58 KALGOORLIE STREET,  
MOUNT HAWTHORN

DRAWING TITLE

COVER PAGE

DRAWNBY:  
JN

CHECKED BY:  
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ISSUE DATE:  
31-01-18

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D	Design Development	25/09/18
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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SITE SURVEY

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Designer

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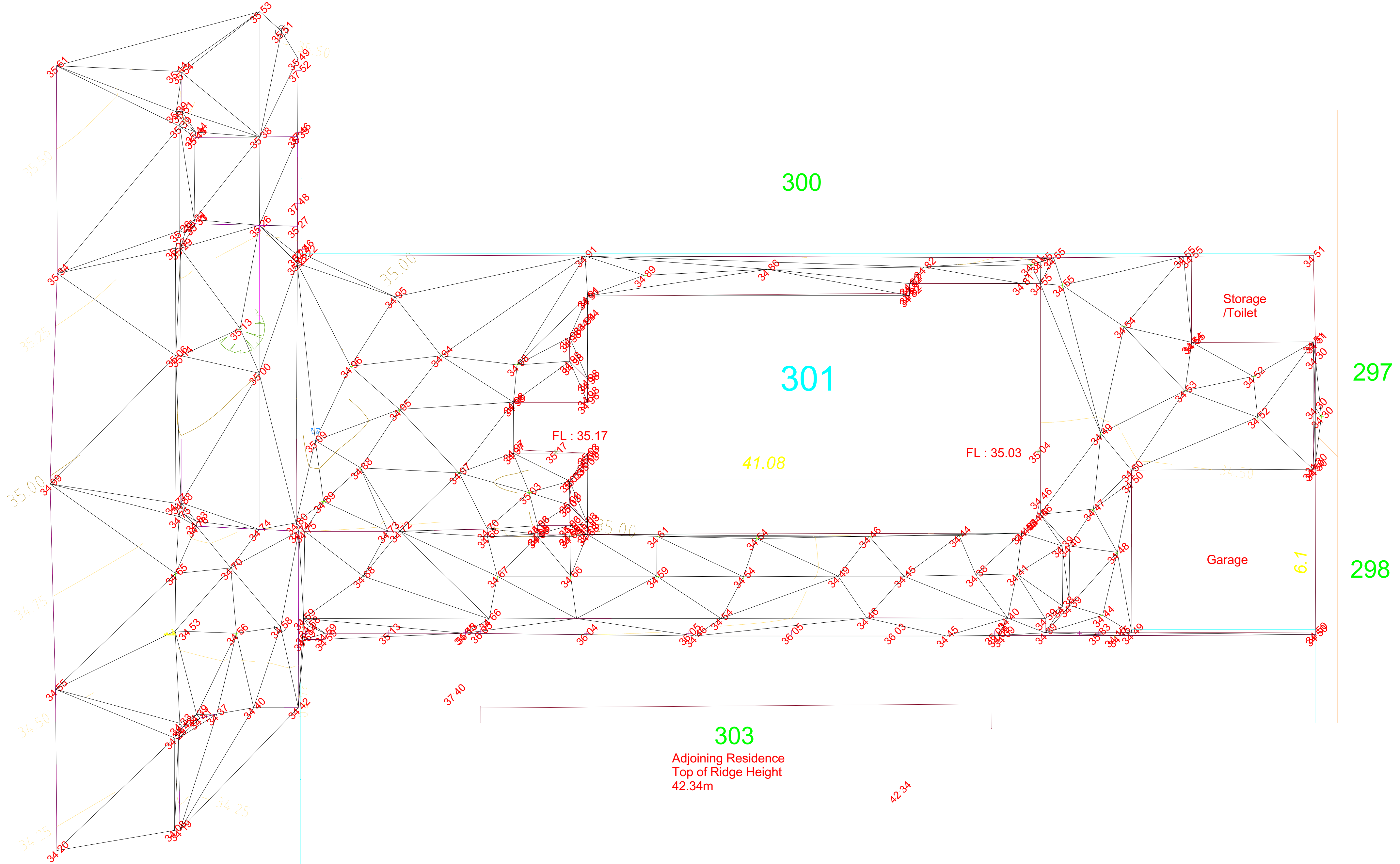
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KALGOORLIE STREET





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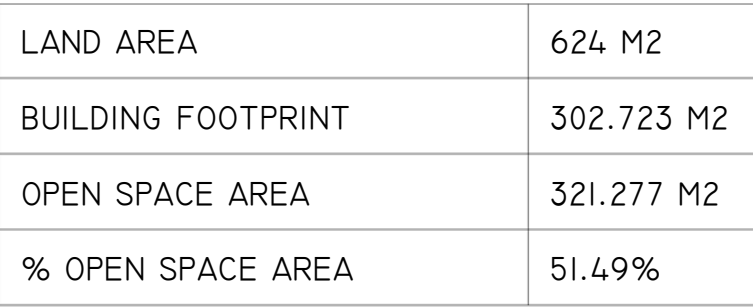
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## SITE PLAN & OVERSHADOWING

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1 SITE PLAN  
1 : 100



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LANDSCAPING PLAN

AMENDMENT No:

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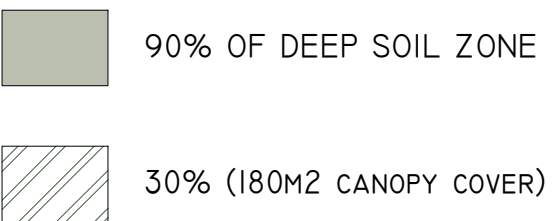
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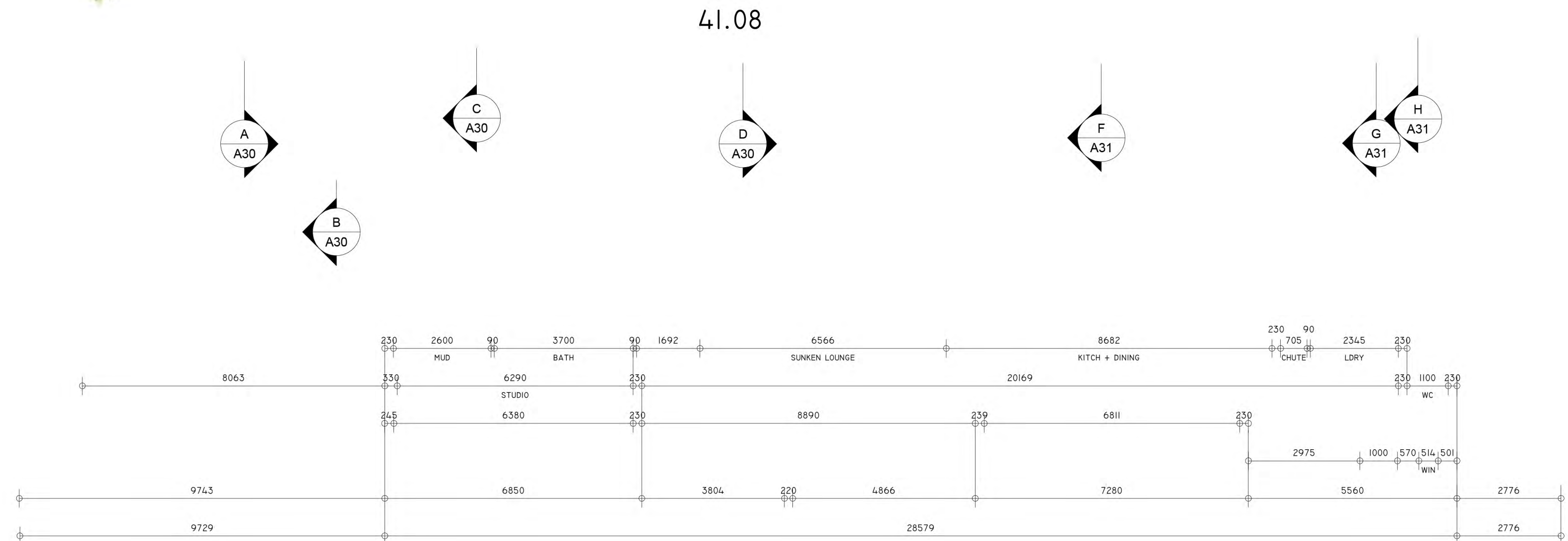
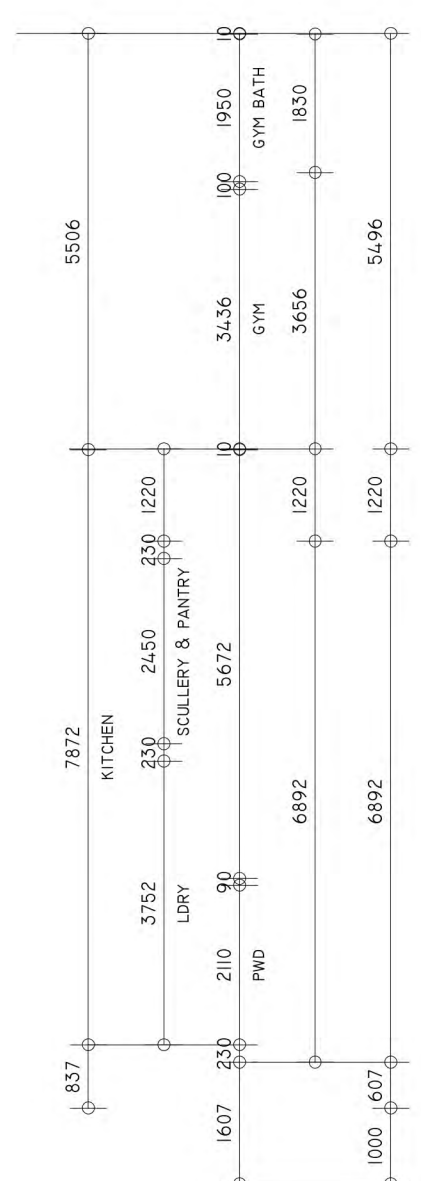
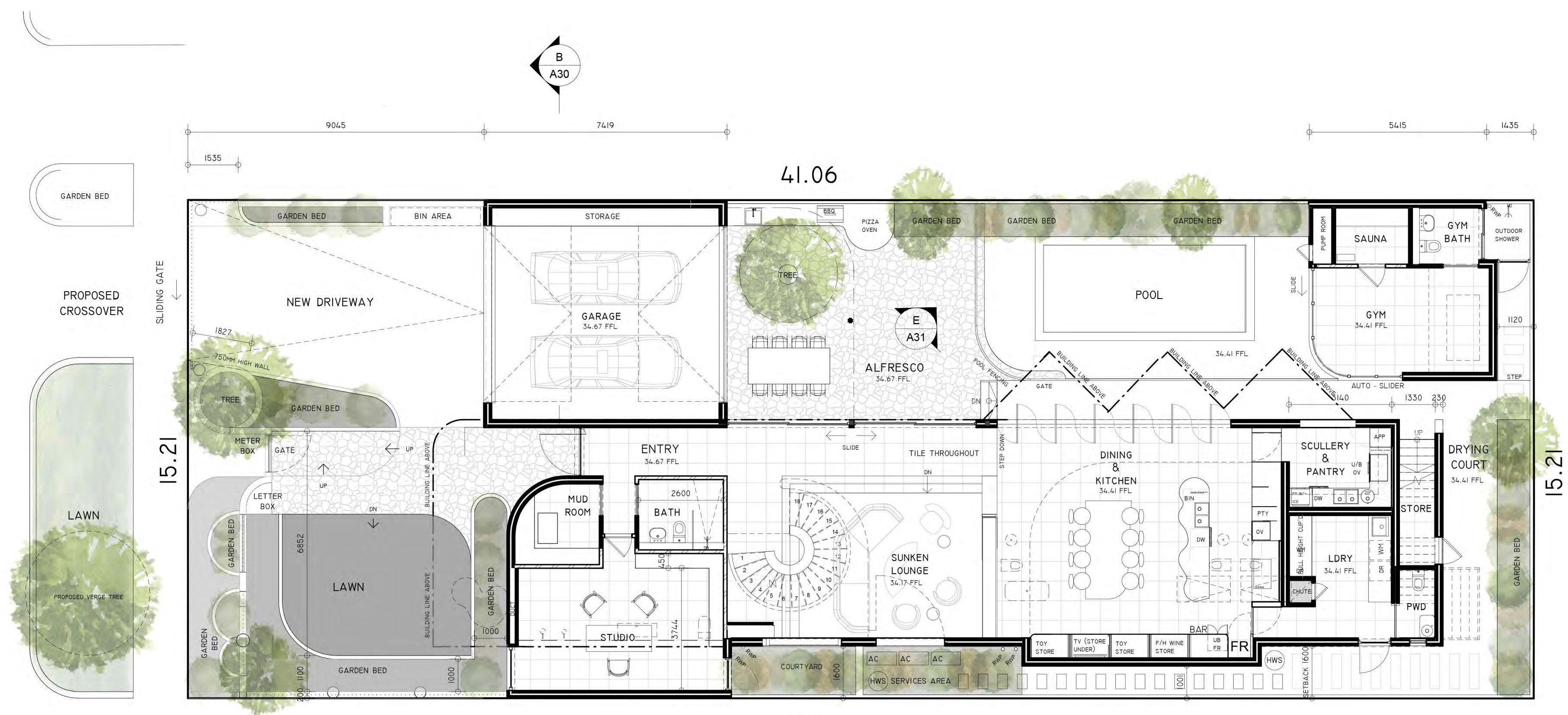
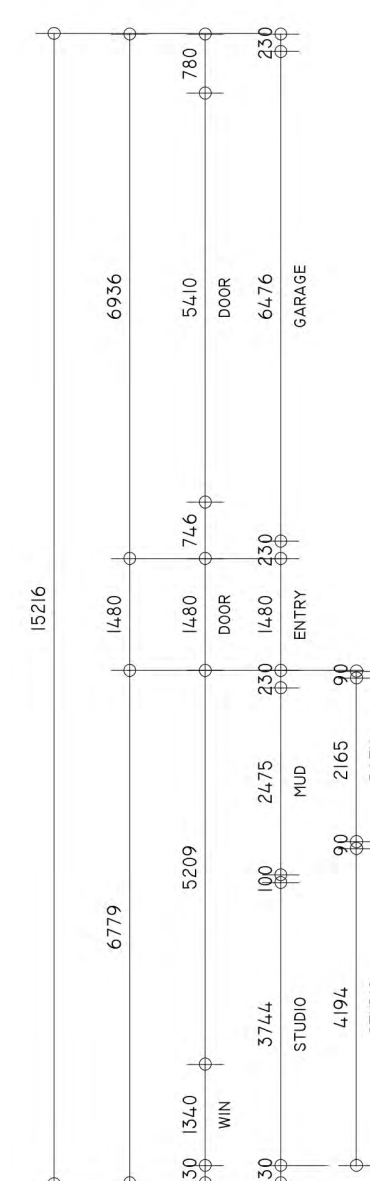
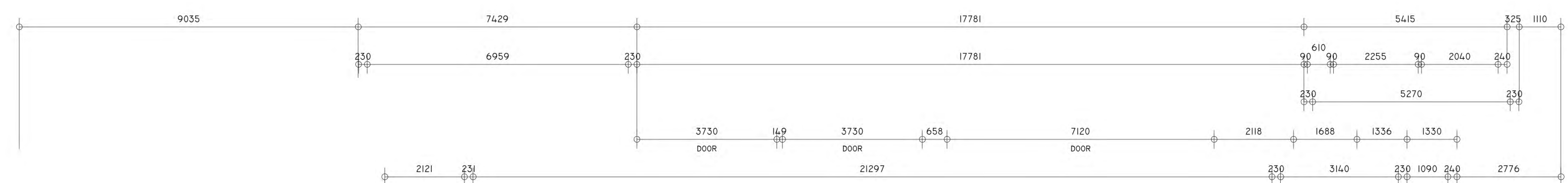
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	Council Amendments	13/12/18
	Additional Landscaping Information	17/12/18
	Additional Council Amendments	31/01/18



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GROUND FLOOR

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	Client Revision 2	05/09/18
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	Issue to Planner for Comment	24/10/18
	Council Amendments	22/11/18
	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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PROJECT NAME:

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MOUNT HAWTHORN

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FIRST FLOOR

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C Client Revision 2 06/09/18

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E Planning Application 28/09/18

F Issue to Planner for Comment 24/10/18

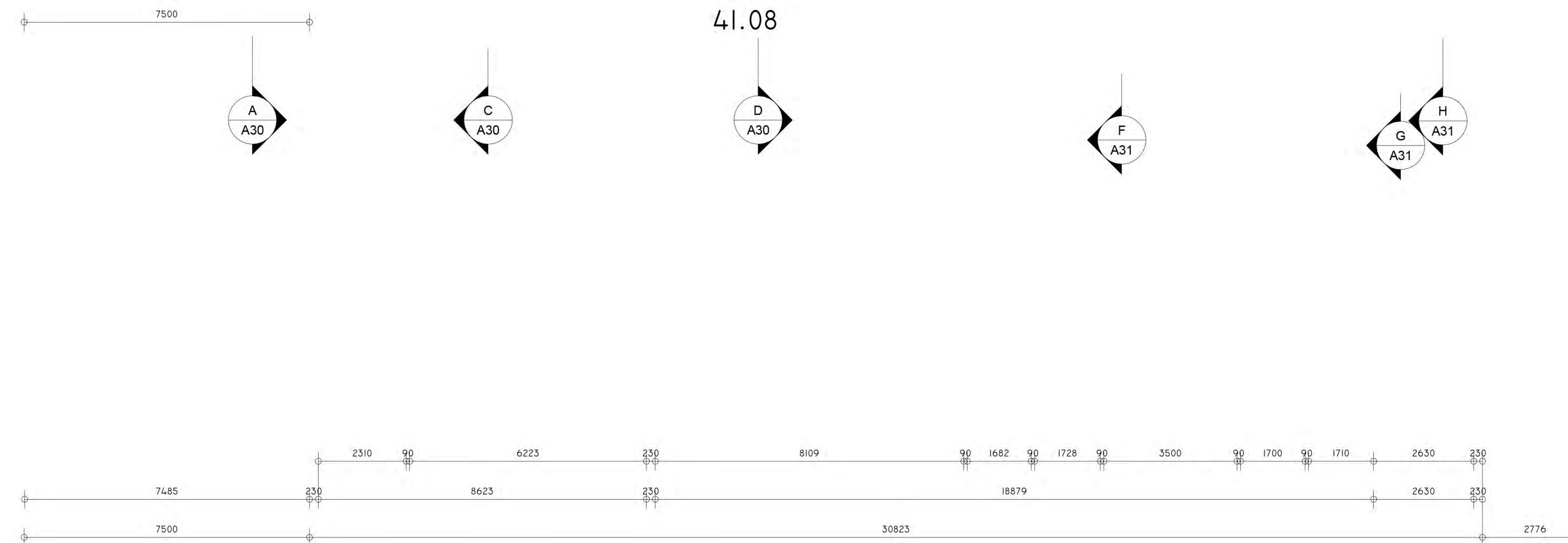
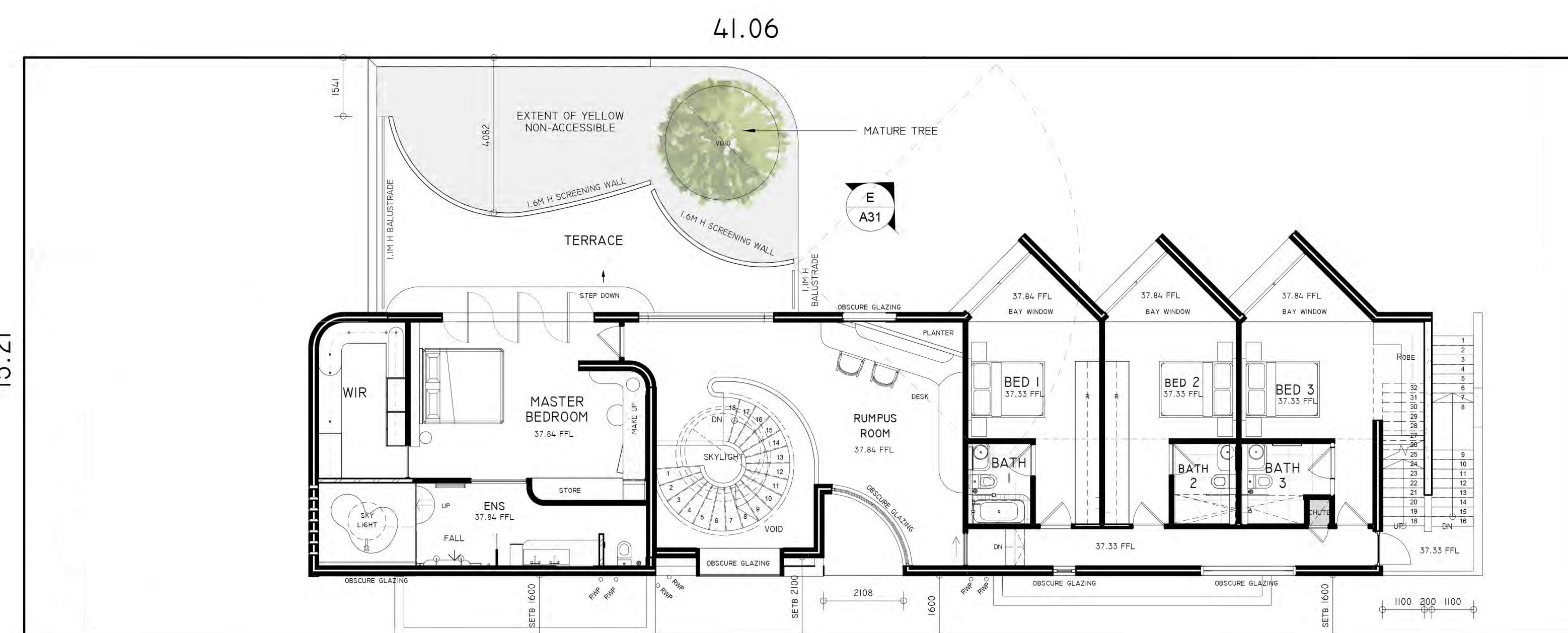
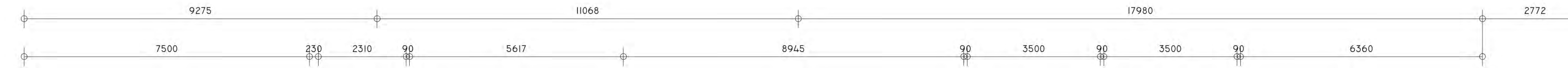
G Council Amendments 22/11/18

H Interim Codebook Details for Review 29/11/18

I Council Amendments 13/12/18

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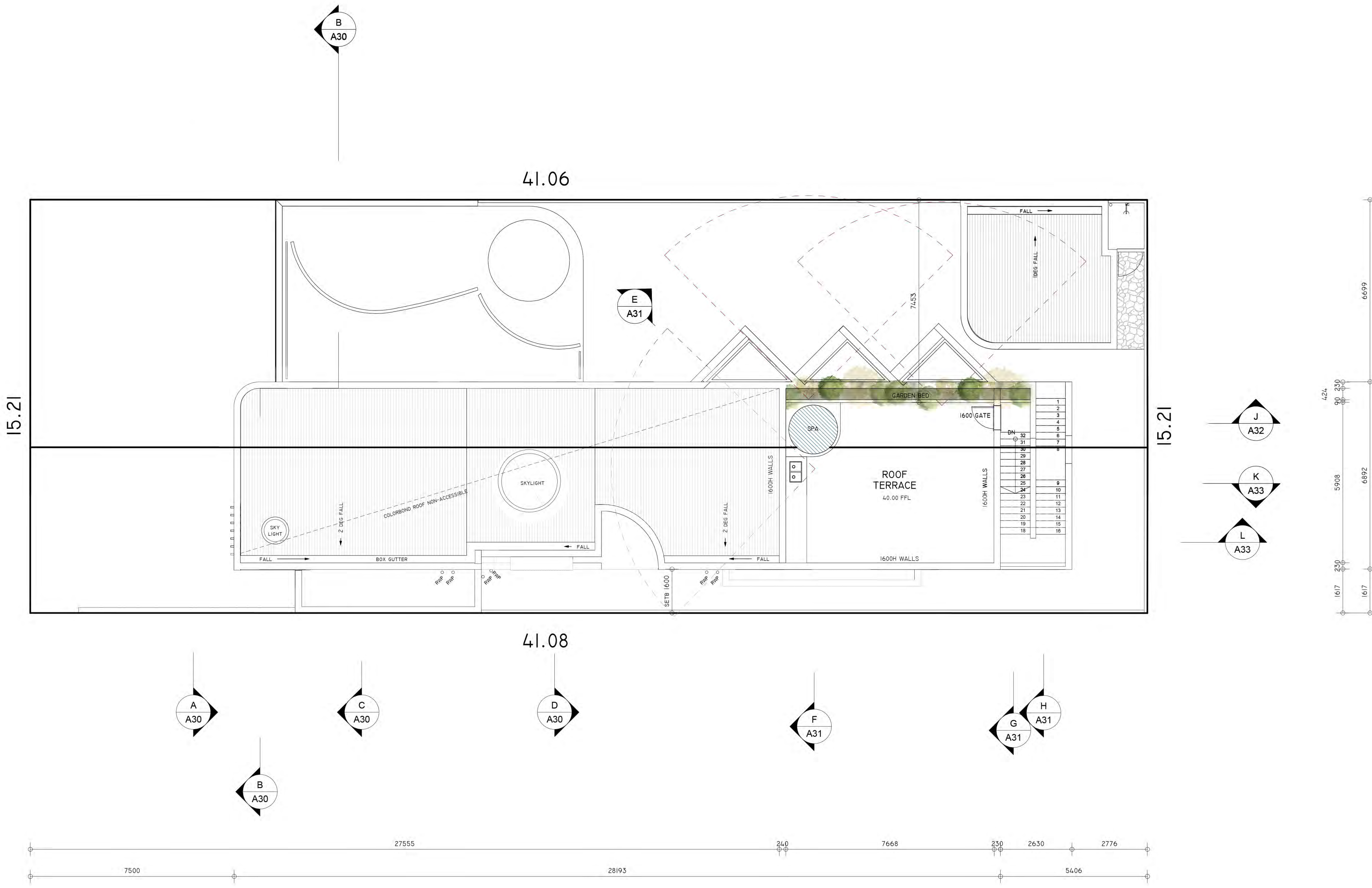


1 FIRST FL 37.842 FFL  
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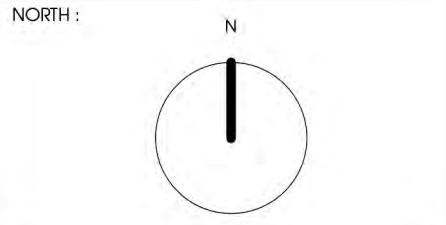
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**58 KALGOORLIE STREET,  
MOUNT HAWTHORN**

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**ROOF TERRACE**

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PROJECT NAME

8 KALGOORLIE STREET,  
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## ELEVATIONS

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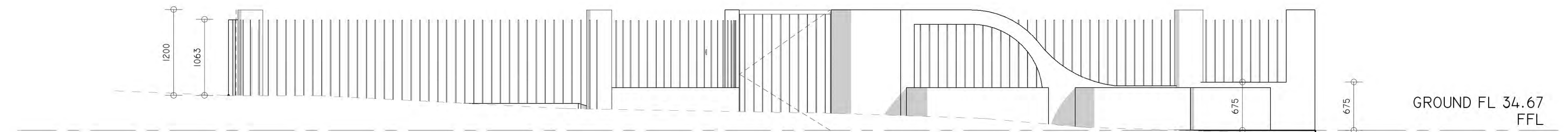
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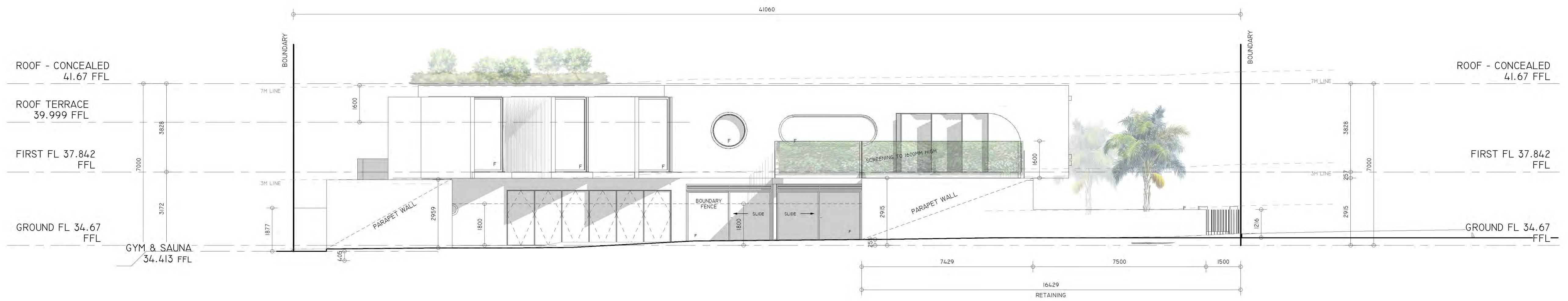
1 WEST ELEVATION  
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## MATERIAL LEGEND:

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



3 FRONT FENCE  
1 : 50



2 NORTH ELEVATION  
1 : 100



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ROOF - CONCEALED  
41.67 FFL

ROOF TERRACE  
39.999 FFL

FIRST FL 37.842  
FFL

GROUND FL 34.67  
FFL

BOUNDARY

SCREENING TO 1600MM HIGH

BOUNDARY FENCE

RETAINING

BOUNDARY

ROOF TERRACE  
39.999 FFL

FIRST FL 37.842  
FFL


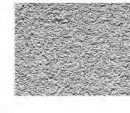


GROUND FL 34.67  
FFL

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

ROOF - CONCEALED  
41.67 FFL

FIRST FL 37.842  
FFL

GROUND FL 34.67  
FFL

BOUNDARY

PARAPET WALL

BOUNDARY

ROOF - CONCEALED  
41.67 FFL

ROOF TERRACE  
39.999 FFL

FIRST FL 37.842  
FFL

GROUND FL 34.67  
FFL

2 SOUTH ELEVATION

1 : 100

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MOUNT HAWTHORN

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**VISUALS - STREET VIEW**

ISSUE DATE: 31-01-18	AMENDMENT No:
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MOUNT HAWTHORN**

DRAWING TITLE

**VISUALS - NEIGHBOURING VIEW**

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VISUALS - FRONT HOUSE 2

ISSUE DATE:  
31-01-18

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PAGE NO.  
V2

JOB No. :  
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