



CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 20 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>
Sasha Ivanovich (Chairperson)	Joslin Colli (A/Manager Development & Design)
Stephen Carrick	Kate Miller (A/Coordinator Planning Services)
Ailsa Blackwood	Dan McCluggage (Urban Planner)
Joe Chindarsi	Mitch Hoad (Senior Urban Planner)
	Karsen Reynolds (Urban Planner)
	Roslyn Hill (Minute Secretary)

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Applicant-Item 3.2

Vaughan Hattingh	Perth Residential
Jared Morskate	Perth Residential
Tram Nguyen	Owner

Redacted for Privacy

3.30pm

Member Discussion

4.00pm

1. Welcome / Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.03pm.

2. Apologies

3. Business

4.03pm–4.35pm – Applicant Presentation –

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4.40pm–5.35pm – Applicant’s Presentation – DA Lodged 5.2018.315.1

3.2 **Address:** 536 Charles Street, North Perth

Proposal: Mixed Use Development

Applicant: Perth Residential Development/Thi Loam Tram Nguyen

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 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">• Potential for greater streetscape activation to contribute to a “friendlier” community. Consider designing a storefront to accommodate community activity that will provide additional planting with opportunities for the community to informally congregate – enliven and activate the street• Consider the broader context of the site. Demonstrate how the new development will fit in and contribute positively to its immediate neighbourhood. Details of the neighbouring existing buildings in the area should be referenced and considered as to how their positive features and character could be reinterpreted into the proposed development, as evidenced in the use of materials and detailing that will assist in fitting the new development within the current context
Principle 2 – Landscape quality	<ul style="list-style-type: none">• Consider providing more landscaping on portions of the site that are not subject to road widening• Consider setting back the awning to accommodate mature trees, providing good tree canopy coverage and thus greater amenity whilst softening the impact of the development at this exposed location• Consider engaging a landscape architect to ensure appropriate species are selected in accordance with the City’s requirements• Follow the City’s requirements for provision of deep soil area and canopy coverage.• Triangular space between commercial tenancies can be used to accommodate deep soil landscaping and mature trees, whilst providing a focal point for the development and the community
Principle 3 – Built form and scale	<ul style="list-style-type: none">• Overshadowing to the southern property is exacerbated by the non-compliant setback to boundary. Consider redesigning and/or relocating balconies to achieve a greater setback and providing articulation to the wall, which would help in mitigating the bulk. Consider balconies being provided on the northern elevation for greater amenity• Consider alternative design if the permanent awning

	<p>over road widening area cannot be accommodated. Recessing of the ground floor will soften the development by accommodating landscaping and provide shading for windows</p> <ul style="list-style-type: none"> • Reconsider and further refine design of the external stairwell, currently it is a prominent feature of the facade. • Scale of the rear portion of the building should be reviewed as it currently does not fit within the existing streetscape. The east elevation presents as three storeys - it is not consistent with surrounding developments • The overall bulk of the building is exacerbated by nil setback to the primary and secondary streets as well as to the southern lot boundary • Overshadowing exceeds 50%, and falls into the solar collectors, into a major opening and over the outdoor living area of the southern lot • Insufficient open space has been provided. It indicates an overdevelopment of the R60 site and does not reflect the existing or preferred character of the locality
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider the number of bins and/or bin collection methods as the number proposed (5) does not appear to be adequate • Parking bays do not appear to be compliant with Australian Standards requirement for 1:20 grade for a cross fall. Consider alternative designs to achieve compliance
Principle 5 – Sustainability	<ul style="list-style-type: none"> • The eastern windows will be exposed the same as the western windows. The protection of window openings by use of canopies and screens needs to be addressed consistently across the various orientations in the development.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Review the internal spaces for functionality and amenity. Spaces within the lobby and internal areas are quite tight.
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> • To increase security and safety, consider providing a gate to restrict access to the car park which is currently open to the street
Principle 9 – Community	N/A
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • Articulation and fenestration appears overcomplicated. Opportunities for simplifying of these features should be explored. A simplified but well-articulated development, softened with appropriate landscaping and architectural responses will appear less imposing.
Comments	N/A

Conclusion:

To be returned to DRP

DESIGN REVIEW PANEL

Wednesday 24 July 2019 at 3.30pm

Venue: Function Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

Design Review Panel Members

Sasha Ivanovich (Chairperson)
Tom Griffiths
Joe Chindarsi
Simon Venturi

City of Vincent Officers

Jay Naidoo (Manager Development & Design)
Joslin Colli (Coordinator Planning Services)
Mitch Hoad (Senior Urban Planner)
Clair Morrison (Urban Planner)

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Applicant – Item 3.3

Vaughn Hattingh Perth Residential Developments
Thi Loan Tram Nguyen Landowner

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1. Welcome/Declaration of Opening

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

2. Apologies

3. Business

4.00pm–4.10pm – Applicant Presentation –

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5.00pm–5.10pm – Applicant Presentation – DA Lodged 5.2018.315.1

3.3 Address: 536 Charles Street, North Perth

Proposal: Mixed Use Development

Applicant: Perth Residential 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 20 February 2019

Recommendations & Comments by DRP on 20 February 2019:

Principle 1 – Context and Character	<ul style="list-style-type: none">• Potential for greater streetscape activation to contribute to a “friendlier” community. Consider designing a storefront to accommodate community activity that will provide additional planting with opportunities for the community to informally congregate – enliven and activate the street• Consider the broader context of the site. Demonstrate how the new development will fit in and contribute positively to its immediate neighbourhood. Details of the neighbouring existing buildings in the area should be referenced and considered as to how their positive features and character could be reinterpreted into the proposed development, as evidenced in the use of materials and detailing that will assist in fitting the new development within the current context
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Principle 2 – Landscape quality	<ul style="list-style-type: none"> Consider providing more landscaping on portions of the site that are not subject to road widening Consider setting back the awning to accommodate mature trees, providing good tree canopy coverage and thus greater amenity whilst softening the impact of the development at this exposed location Consider engaging a landscape architect to ensure appropriate species are selected in accordance with the City's requirements Follow the City's requirements for provision of deep soil area and canopy coverage. Triangular space between commercial tenancies can be used to accommodate deep soil landscaping and mature trees, whilst providing a focal point for the development and the community
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Overshadowing to the southern property is exacerbated by the non-compliant setback to boundary. Consider redesigning and/or relocating balconies to achieve a greater setback and providing articulation to the wall, which would help in mitigating the bulk. Consider balconies being provided on the northern elevation for greater amenity Consider alternative design if the permanent awning over road widening area cannot be accommodated. Recessing of the ground floor will soften the development by accommodating landscaping and provide shading for windows Reconsider and further refine design of the external stairwell, currently it is a prominent feature of the facade. Scale of the rear portion of the building should be reviewed as it currently does not fit within the existing streetscape. The east elevation presents as three storeys - it is not consistent with surrounding developments The overall bulk of the building is exacerbated by nil setback to the primary and secondary streets as well as to the southern lot boundary Overshadowing exceeds 50%, and falls into the solar collectors, into a major opening and over the outdoor living area of the southern lot Insufficient open space has been provided. It indicates an overdevelopment of the R60 site and does not reflect the existing or preferred character of the locality
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider the number of bins and/or bin collection methods as the number proposed (5) does not appear to be adequate Parking bays do not appear to be compliant with Australian Standards requirement for 1:20 grade for a cross fall. Consider alternative designs to achieve compliance
Principle 5 – Sustainability	<ul style="list-style-type: none"> The eastern windows will be exposed the same as the western windows. The protection of window openings by use of canopies and screens needs to be addressed consistently across the various orientations in the development.
Principle 6 – Amenity	<ul style="list-style-type: none"> Review the internal spaces for functionality and amenity. Spaces within the lobby and internal areas are quite tight.
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> To increase security and safety, consider providing a gate to restrict access to the car park which is currently open to the street
Principle 9 – Community	N/A
Principle 10 – Aesthetics	<ul style="list-style-type: none"> Articulation and fenestration appears overcomplicated. Opportunities for simplifying of these features should be explored. A simplified but well-articulated development,

	softened with appropriate landscaping and architectural responses will appear less imposing.
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"> This building's proposed character is fairly generic in nature. Consider incorporating building treatments that more directly reference the immediate built form character of North Perth and surrounding locality. Select character references that bring in but do not replicate, the neighbouring area. An analysis/investigation of the surrounding building-built character would assist in achieving this. Consider the detailing of the face brick design elements on single houses. Consider using a continuous band of face brickwork around the base of the development to provide grounding. Further investigate the architectural elements of the ground floor and residential entry, to further reference the prevalent character of this area
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Look at providing a more detailed landscape design to the site area earmarked for road widening, to create a more welcoming environment and define entry pathways to the ground floor commercial tenancies. These areas can be used as spill out alfresco areas Provide more detail as to how the proposed large canopy trees will fit, grow and be sustained.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Look at where the overshadowing falls onto the southern property and how to mitigate the over-shadowing impact on the neighbouring solar panels. A solar study would assist in presenting this information
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider widening the bi-fold doors opening to the commercial tenancies Look at how to incorporate a more interactive relationship between the street and the commercial component of the development by widening openings of these tenancies to the street Review provisions of the public DDA toilet and toilets within dwellings so that they are compliant to the National Construction Code. Consider providing one bathroom per dwellings rather than two Review compliance to AS2890.1 of the new visitor car parking bay. Look at the compliance of the apartment internal corridors' widths to the National Construction Code Reconsider the awning/canopy treatment over the main entry and how it ties in with the canopy close to the apartments' entry both in relation to its height above the ground, and edge thickness/treatment Consider a standalone awning that clearly identifies the principal residential entry from the street. This could be repeated to the corner commercial tenancy, within the face-brick wall elements, separate from the secondary awnings/shading elements Alternatively, consider a simple flat canopy design that changes in level ie increasing in height to signify important entry points into the development.
Principle 5 – Sustainability	<ul style="list-style-type: none"> Reconsider the orientation of sun shades to ensure they are functionally effective

	<ul style="list-style-type: none"> • Review privacy screen options on the southern windows • Consider the options for ventilation to the bedrooms to capture southern breezes. High clerestory windows to be operable to allow cross-ventilation
Principle 6 – Amenity	N/A
Principle 7 – Legibility	<ul style="list-style-type: none"> • Review access to the retail tenancies and provide direct access from street front.
Principle 8 – Safety	<ul style="list-style-type: none"> • Consider light visual screening around parking, in addition to and softened by landscaping, to reduce building bulk but still achieve security at the pedestrian entry point and to car-parking area
Principle 9 – Community	N/A
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • Look at recessing of façade around balconies to provide more depth and articulation to the façade design • Look at thickening the width of the piers for the balcony to clarify and strengthen façade design/articulation to the corner. • Consider incorporating traditional brickwork design patterns of face brickwork as applied to character homes in the locality, ie. brick soldier-course detailing to parapets or lintels/sills etc. • Further consider the underside of awnings and how more detailed façade treatments can be applied to improve character/interest
Comments	N/A

Conclusion:

Not to be returned to DRP.

4. Close/Next Meeting

The Chairperson closed the meeting at 5.30pm

The next meeting is scheduled to be held on Wednesday 7 August 2019

DA Lodged 5.2018.315.1

Address: 536 Charles Street, North Perth **Proposal:** Mixed Use Development

Applicant: Perth Residential Developments

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 February 2019

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

PRINCIPLES	DRP RECOMMENDATIONS & COMMENTS	DESIGN RESPONSE
Principle 1 – Context and Character	<ul style="list-style-type: none">• This building's proposed character is fairly generic in nature. Consider incorporating building treatments that more directly reference the immediate built form character of North Perth and surrounding locality. Select character references that bring in but do not replicate, the neighbouring area. An analysis/investigation of the surrounding building-built character would assist in achieving this.• Consider the detailing of the face brick design elements on single houses. Consider using a continuous band of face brickwork around the base of the development to provide grounding.• Further investigate the architectural elements of the ground floor and residential entry, to further reference the prevalent character of this area	<ul style="list-style-type: none">• The design intent is to reference the typical local corner shop character, whilst maintaining a “residential” scale and form.• Face-brick elements incorporate traditional detailing, whilst the roof-form and canopies introduce a more contemporary component to the architectural style.
Principle 2 – Landscape quality	<ul style="list-style-type: none">• Look at providing a more detailed landscape design to the site area earmarked for road widening, to create a more welcoming environment and define entry pathways to the ground floor commercial tenancies. These areas can be used as spill out alfresco areas• Provide more detail as to how the proposed large canopy trees will fit, grow and be sustained.	<ul style="list-style-type: none">• The extent of landscaping has been increased to include the future road-widening area, with particular attention paid to defining the commercial tenancy entries.
Principle 3 – Built form and scale	<ul style="list-style-type: none">• Look at where the overshadowing falls onto the southern property and how to mitigate the over-shadowing impact on the neighbouring solar panels. A solar study would assist in presenting this information.	<ul style="list-style-type: none">• As acknowledged, the subject site has a particularly long east-west axis. As such the overall height and bulk of the development has been carefully considered. The resulting parapet heights, length of wall, and boundary setbacks are fully compliant with the R-Code requirements.

		<ul style="list-style-type: none"> Accordingly, overshadowing of the adjacent properties has been limited to just 39.7% of the site area, as measured at midday on 21st June. This is well below the R-Codes' 50% maximum limit on adjoining properties coded R50 to R60.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider widening the bi-fold doors opening to the commercial tenancies Look at how to incorporate a more interactive relationship between the street and the commercial component of the development by widening openings of these tenancies to the street Review provisions of the public DDA toilet and toilets within dwellings so that they are compliant to the National Construction Code. Consider providing one bathroom per dwellings rather than two Review compliance to AS2890.1 of the new visitor car parking bay. Look at the compliance of the apartment internal corridors' widths to the National Construction Code Reconsider the awning/canopy treatment over the main entry and how it ties in with the canopy close to the apartments' entry both in relation to its height above the ground, and edge thickness/treatment Consider a standalone awning that clearly identifies the principal residential entry from the street. This could be repeated to the corner commercial tenancy, within the face-brick wall elements, separate from the secondary awnings/shading elements Alternatively, consider a simple flat canopy design that changes in level ie increasing in height to signify important entry points into the development. 	<ul style="list-style-type: none"> The commercial tenancy entry widths have been increased and re-orientated, with a view to improve connection and interactivity between street and tenancy. Minor modifications to comply with all NCC requirements have been made, and compliance with AS2890 has been demonstrated. As suggested, the previously proposed continuous awning has been re-designed, with a focus on providing individualised canopies of differing heights and size, that relate directly to corresponding individual entry points.
Principle 5 – Sustainability	<ul style="list-style-type: none"> Reconsider the orientation of sun shades to ensure they are functionally effective Review privacy screen options on the southern windows Consider the options for ventilation to the bedrooms to capture southern breezes. High clerestory windows to be operable to allow cross-ventilation 	<ul style="list-style-type: none"> The proposed sun shades have been re-positioned and orientated for maximum effectiveness, and the clerestory windows have been provided with openable sections to allow for sea-breezes and cross-ventilation.

Principle 6 – Amenity	N/A	N/A
Principle 7 – Legibility	<ul style="list-style-type: none"> Review access to the retail tenancies and provide direct access from street front. 	<ul style="list-style-type: none"> Clearly defined face-brick portals with incorporated individual canopies and pathways have been proposed.
Principle 8 – Safety	<ul style="list-style-type: none"> Consider light visual screening around parking, in addition to and softened by landscaping, to reduce building bulk but still achieve security at the pedestrian entry point and to car-parking area 	<ul style="list-style-type: none"> A secure parking area has been achieved through increased street-level landscaping, the provision of visual screening and a remote sliding gate for vehicular access.
Principle 9 – Community	N/A	N/A
Principle 10 – Aesthetics	<ul style="list-style-type: none"> Look at recessing of façade around balconies to provide more depth and articulation to the façade design Look at thickening the width of the piers for the balcony to clarify and strengthen façade design/articulation to the corner. Consider incorporating traditional brickwork design patterns of face brickwork as applied to character homes in the locality, ie. brick soldier-course detailing to parapets or lintels/sills etc. Further consider the underside of awnings and how more detailed façade treatments can be applied to improve character/interest 	<ul style="list-style-type: none"> As discussed, the façade and articulation has been strengthened through the use of traditional materials, in conjunction with well-defined structural elements that relate directly to the various points of entry and balconies within the development.
Comments	N/A	N/A