

DESIGN REVIEW PANEL

Wednesday 4 September 2019 at 3.15pm

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

Attendees:

Design Review Panel Members

James Christou (Chairperson)
Sid Thoo
Tom Griffiths
Anthony Duckworth-Smith

City of Vincent Officers

Jay Naidoo (Manager Development & Design)
Joslin Colli (Coordinator Planning Services)
Kate Miller (Senior Urban Planner)
Karsen Reynolds (Senior Urban Planner)
Roslyn Hill (Minutes Secretary)

Applicant – Item 3.1

Tony Watson MW Urban

Applicant – Item 3.2

Alicia Jones Woolworths
Jonathon Jones Hames Sharley

Applicant – Item 3.3

Daniel Lomma
Yorick Van Dommecken

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### 1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.05pm

### 2. Apologies

### 3. Business

#### 4.07pm–4.30pm – Applicant’s Presentation – DA Lodged 5.2019.246

3.1    **Address:**     64 Cleaver Street, West Perth

**Proposal:**    12 Multiple Dwellings

**Applicant:**    MW Urban

**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 8 May 2019

### Recommendations & Comments by DRP on 8 May 2019:

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| <b>Principle 1 –<br/>Context and Character</b>                   | <ul style="list-style-type: none"> <li>• The top floor of the front façade sitting flush with the floor levels below should be reconsidered</li> <li>• The ground floor portion of the front façade needs further design consideration. Consider removing the thin element of brickwork running horizontal and consider bringing the brickwork element of the upper floors through to the ground</li> <li>• Include shadows to elevations to show depth and articulation of the facades, including treatment of roof eaves and fascia.</li> <li>• Reconsider the ground level articulation of the building to be more cohesive with the 'block' articulation of the upper floors</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Principle 2 –<br/>Landscape quality</b>                       | <ul style="list-style-type: none"> <li>• Landscape is generally as before so previous comments remain</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Principle 3 –<br/>Built form and scale</b>                    | <ul style="list-style-type: none"> <li>• Consider breaking up the roof form and lowering the building roof heights above the store rooms to reduce the bulk of the building.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 4 –<br/>Functionality<br/>and<br/>build quality</b> | <ul style="list-style-type: none"> <li>• Further structural support may be required for the balconies below the "roof box"</li> <li>• Interior layouts of some the units to be reconsidered (specific reference to B5, B6, A4 and A5). The spaces between the kitchens and dining areas are tight and would result in poor functionality for residents.</li> <li>• Ensure all kitchens are provided with openable windows to achieve best cross ventilation.</li> <li>• The ratio of bedrooms to living space appears unbalanced (several bedrooms whilst the living space provided is relatively small).</li> <li>• Further design consideration needs to be given to addressing visual privacy concerns to the southern lot boundary. The use of screening devices is encouraged where appropriate</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Principle 5 –<br/>Sustainability</b>                          | <ul style="list-style-type: none"> <li>• The site and proposed development is challenging in regard to providing solar access and incorporating solar passive design principles, due to an existing 8-storey apartment building adjacent to the north boundary of the site. It is acknowledged that it would be very difficult to achieve an optimum solar passive design and/or incorporate opportunities for renewable energy generation eg. solar PV on roof</li> <li>• It is strongly recommended the applicant obtain preliminary energy ratings for some of the typical apartment layouts - this will help to determine what materials, colours and specification upgrades might be necessary to achieve compliant energy ratings for the proposed development</li> <li>• Recommend against the use of a dark colour for the upper portion of the building. While the intent of this proposed design change is to reduce the visual bulk and scale of the proposed development, the use of dark external wall and roof colours increases the absorption of solar radiation in summer - this is likely to result in overheating of these apartments, which will be detrimental to thermal comfort and energy rating. Consider instead the use of a contrasting material or colour, with a solar absorbance of around 0.5 or less</li> <li>• Large areas of roof such as found on Level 4 floor plan should have a solar absorbance of 0.4 or less</li> <li>• Look to have bedrooms with windows facing two different orientations, which can help to improve cross and natural ventilation opportunities. Ensure windows are fully openable. Eg. avoid use of awning windows which have a minimal ventilation opening. Consider installing ceiling fans to habitable rooms and bedrooms, which will in turn help to improve the energy rating and thermal performance</li> <li>• Cavity brickwork will likely require insulation installed to the cavity to meet energy efficiency compliance requirements</li> <li>• There is no protection for the openings on the west side and eastern side</li> </ul> |
| <b>Principle 6 –<br/>Amenity</b>                                 | <ul style="list-style-type: none"> <li>• Consider incorporating a secure bike storage area to increase amenity and security for occupants</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|                                  | <ul style="list-style-type: none"> <li>• Good to see the incorporation of car charging stations in the development. Further, consider the logistics of charging stations will be accessed by all owners and/or visitors</li> </ul>                                                                                                                                                                                                                                                                                                                                  |
| <b>Principle 7 – Legibility</b>  | <ul style="list-style-type: none"> <li>• Consider ways in which the entrance into the apartments can be made more legible</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <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 design review panel (DRP) acknowledged that the plans presented were an improvement on the previously considered plans in terms of architectural language: <ul style="list-style-type: none"> <li>○ The simplification and purification of the building/front façade is good as it brings more focus on design detail;</li> <li>○ The reference to the Cleaver Court tower form and the use of façade brickwork element is considered to be a positive outcome from a contextual point of view.</li> </ul> </li> </ul> |

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

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| <b>Principle 1 – Context and Character</b>           | <ul style="list-style-type: none"> <li>• Consider a flat roof in lieu of a sloped roof. The recess on the upper level which articulates the elevation and attempts to ameliorate the perception of bulk from the additional height appears to be more in the 3D image than what it actually is</li> </ul>                                                                                                                                                   |
| <b>Principle 2 – Landscape quality</b>               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 3 – Built form and scale</b>            | <ul style="list-style-type: none"> <li>• Consider setting the fourth storey back further to reduce the perception of bulk.</li> </ul>                                                                                                                                                                                                                                                                                                                       |
| <b>Principle 4 – Functionality and build quality</b> | <ul style="list-style-type: none"> <li>• Consider dropping a unit to accommodate site planning requirements</li> <li>• The balconies are undersized and needs to be reconsidered to be more useable for residents</li> </ul>                                                                                                                                                                                                                                |
| <b>Principle 5 – Sustainability</b>                  | <ul style="list-style-type: none"> <li>• Good to see change of external cladding colour to lower solar absorbance</li> <li>• Natural cross ventilation unlikely to work as shown in provided diagrams. For example, air flow is generally unlikely to change direction in the middle of a room at right-angles. However, it is commendable to see that most rooms have windows with at least two different orientations and/or in opposite walls</li> </ul> |
| <b>Principle 6 – Amenity</b>                         | <ul style="list-style-type: none"> <li>• The DRP and the City has serious concerns in relation to the residential amenity of the units particularly in terms of room dimensions and functionality. The proposal does not provide any communal open space and the balconies and living areas are insufficient dimensions.</li> <li>• Visual privacy for the adjoining northern properties needs further consideration</li> </ul>                             |
| <b>Principle 7 – Legibility</b>                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 8 – Safety</b>                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 9 – Community</b>                       | <ul style="list-style-type: none"> <li>• Communal space falls short on Design WA principles. Look at creating a communal area on the roof</li> </ul>                                                                                                                                                                                                                                                                                                        |
| <b>Principle 10 – Aesthetics</b>                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| <b>Comments</b> | <ul style="list-style-type: none"> <li>The proposal needs to be considered against the element objectives of the R-Codes Volume 2. The proposal is not supported by the DRP or the City in its current form</li> </ul> |
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**Conclusion** To be returned to the DRP

The applicant needs to consider the following:

- Further refinement of the architecture, roof, walls and balconies.
- Creating meaningful community spaces (amenities).
- Balcony sizes need to be increased.
- Visual privacy to adjoining properties need to be considered.
- Re-design site planning and unit plans or reduction of unit/s may be required to achieve the desired outcomes outlined in recommendations and comments.

#### 4.35pm–5.00pm – Applicant Presentation – DA Lodged 5.2019.179.1

3.2 **Address:** Nos. 291-293, 295 and 307 Stirling Street, Perth

**Proposal:** Mixed Use Development

**Applicant:** Urbis / Fabcot Pty Ltd

**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 3 July 2019

#### Recommendations & Comments by DRP on **3 July 2019:**

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| <b>Principle 1 – Context and Character</b>           | <ul style="list-style-type: none"> <li>Reconsider the amount of signage that is proposed. The additional signage takes away from what the development is trying to achieve. The signage is competing with the architecture.</li> <li>Opening doors to BWS is a positive but work is still needed to create more activation on the street level</li> <li>More refinement is needed on the materiality on the northern elevation to transition to the residential area</li> </ul> |
| <b>Principle 2 – Landscape quality</b>               | <ul style="list-style-type: none"> <li>Increase the landscaping to comply with the City's requirements.</li> <li>All opportunities to increasing soft landscaping, deep soil and canopy coverage should be examined to comply with the City's landscaping requirements.</li> </ul>                                                                                                                                                                                              |
| <b>Principle 3 – Built form and scale</b>            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <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>                      | <ul style="list-style-type: none"> <li>Refine the amount of signage provided</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 8 – Safety</b>                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Principle 9 – Community</b>                       | <ul style="list-style-type: none"> <li>Look at more opportunities to create communal space at the front</li> </ul>                                                                                                                                                                                                                                                                                                                                                              |
| <b>Principle 10 – Aesthetics</b>                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Comments</b>                                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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

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| <p><b>Principle 1 – Context and Character</b></p>           | <ul style="list-style-type: none"> <li>• The inclusion of additional landscaping and vegetation is also a positive inclusion, however this by itself may not be sufficient to mitigate the impact of the proposed development on the adjacent residential areas. Perhaps reconsider design of vehicular entry canopy to be less imposing on the north elevation - the breeze-block elements appear to be effective at helping to mitigate the bulk and scale of the northern elevation</li> <li>• The development is pushing commercial intensity into the residential area. The increased setback of walls is a positive change and creates a positive Ground Floor interface. Consider continuing the transition around corner, to effectively break down the building bulk providing a finer grain detail</li> <li>• The northern elevation interfacing with the residential areas has a concrete vehicle ramp running up with the side of the building. There needs to be some articulation to transition from this commercial scale and architectural language to the residential area. The perception of bulk resulting from this continuous commercial element is very high when viewed from the northern property. This has been done in other places around the building very well with the use of different materials and articulation vertically.</li> <li>• The visibility of the ramp is the issue. Try and eliminate this as a single element so that the elevation does not present as a ramp / parking area. Look at layers of materials and elements to provide articulation to the ramp to break down the scale. Look at different materials and textures rather than concrete.</li> </ul> |
| <p><b>Principle 2 – Landscape quality</b></p>               | <ul style="list-style-type: none"> <li>• How is the raised planter going to be maintained – ensure this is captured in the maintenance schedule due to its location</li> <li>• It is a well thought out and sophisticated treatment to planting edge</li> <li>• Support species chosen</li> <li>• Consideration needed in relation to the tree size to ensure that screening is effective on installation.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>Principle 3 – Built form and scale</b></p>            | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Principle 4 – Functionality and build quality</b></p> | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Principle 5 – Sustainability</b></p>                  | <ul style="list-style-type: none"> <li>• Commendable to see the integration of renewable energy generation on the carpark canopies, optimising the amenity and functionality of these shade structures</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Principle 6 – Amenity</b></p>                         | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Principle 7 – Legibility</b></p>                      | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Principle 8 – Safety</b></p>                          | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Principle 9 – Community</b></p>                       | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Principle 10 – Aesthetics</b></p>                     | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| <b>Comments</b> | N/A |
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**Conclusion:** Amendments can be sent through to the DRP chair for consideration  
The DRP supports the landscaping intent, setback, planting and materials.

The applicant needs to address the interface of the driveway ramp and wall treatment facing the residential to the north.

The applicant should consider simple wall elements to transition the level changes, the inclined floors and link back to the entry of the driveway.

### 5.05pm–5.55pm – Applicant Presentation – DA Lodged 5.2019.285.1

3.3 **Address:** 12 Florence Street, West Perth

**Proposal:** Four Grouped Dwellings

**Applicant:** Daniel Lomma Design

**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)

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

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| <p><b>Principle 1 – Context and Character</b></p> | <ul style="list-style-type: none"> <li>• There is insufficient information provided on surrounding context. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context. Show the outline of the neighbouring development to show the relationship</li> <li>• More consideration is needed for street activation. Look at reconfiguring the front dwelling to incorporate the entrance facing the street</li> <li>• Keeping the original façade is commended, however if the façade is going to be modernised then this will lose the intent. If you instead maintain and restore this could be a strong feature</li> <li>• Reconsider entry sequence to the dwelling; kept front façade should consider approach to the dwelling</li> <li>• More information is needed on the materials, colours etc</li> </ul> |
| <p><b>Principle 2 – Landscape quality</b></p>     | <ul style="list-style-type: none"> <li>• Please provide a landscaping plan and deep soil zone calculations</li> <li>• Work with a landscape architect to consider opportunities for landscaping and planting along vehicle access as this will have a significant impact on the outcome of the project.</li> <li>• The lower courtyards will receive minimal light due to being enclosed. Consideration is needed as to how this will work as it is thought of as a “focal point” on entry to the dwelling.</li> <li>• Consideration should be given to maintenance access to upper level planting.</li> </ul>                                                                                                                                                                                                                                       |
| <p><b>Principle 3 – Built form and scale</b></p>  | <ul style="list-style-type: none"> <li>• As the proposed design is for three-storey dwellings in an area with a maximum two-storey building height, it will be important to ascertain the overshadowing impact on adjoining lots, particularly the adjacent southern lot. If overshadowing does not meet the design principles or deemed to comply requirements under SPP 7.3 Part 5.4.2 it is unlikely the additional storey and building height can be supported</li> <li>• The roof pitch has been effectively used to reduce perception of bulk and stair location is well placed to mitigate the principle of bulk</li> </ul>                                                                                                                                                                                                                   |

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|                                                      | <ul style="list-style-type: none"> <li>• Presents as two storey with loft this has been well designed to reduce impact of additional height.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Principle 4 – Functionality and build quality</b> | <ul style="list-style-type: none"> <li>• Consider the different demographics the development may cater for, and whether there is a need for 2 parking bays for all units; perhaps this could be reduced to 1 car bay for some units given proximity to public transport and CBD. Reduction of some car bays could provide opportunities for increased landscape and other amenity.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Principle 5 – Sustainability</b>                  | <ul style="list-style-type: none"> <li>• The proposed floor plans, building location and boundary setbacks appear to facilitate good solar access and solar passive design to most main living areas and bedrooms, however it is difficult to confirm as the north elevation of the proposed design has not been provided</li> <li>• Ensure there is sufficient horizontal shading to north-facing windows to minimise excess direct solar gain in summer. Generally, an eaves overhang of around 600mm is sufficient to shade a north-facing wall up to 2.4m in height without adversely affecting winter solar gain</li> <li>• Consider the inclusion of solar PV on the north facing roof to take advantage of optimum solar access</li> <li>• Recommend light colours with low solar absorbance for external colours and finishes</li> <li>• Recommend dark coloured exposed thermal mass to living area floors to maximise solar passive performance</li> <li>• Consider inclusion of ceiling fans to habitable areas and bedrooms to reduce summer cooling loads and increase occupant thermal comfort</li> <li>• Recommend obtaining preliminary energy ratings to ascertain likely material and construction specification, and possible design changes that can improve thermal performance</li> <li>• For the perforated metal balcony floors proposed, recommend conducting solar/shading study to determine if adequate daylight will still reach lower outdoor levels.</li> </ul> |
| <b>Principle 6 – Amenity</b>                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Principle 7 – Legibility</b>                      | <ul style="list-style-type: none"> <li>• Pedestrian access needs to be separate and legible</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 8 – Safety</b>                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Principle 9 – Community</b>                       | <ul style="list-style-type: none"> <li>• Reconsideration is needed for the visitor parking bay. Consider alternative locations that may not dominate the front setback also impacts on the approach to the dwelling</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Principle 10 – Aesthetics</b>                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Comments</b>                                      | <ul style="list-style-type: none"> <li>• When seeking additional height or concessions then consider other aspects that could compensate or offset those variations to the dwelling</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### **Conclusion:**

### **To be returned to DRP**

**The DRP are prepared to support the development but it requires the applicant to refine the design.**

- **Clarity from the part retained existing building and how the new building is inserted over it and around it.**
- **Street activation currently not well resolved.**

- **Provide a landscape plan showing hard, soft and existing vegetation.**
- **Review how natural light can penetrate the ground level courtyards.**
- **Overshadowing diagrams.**

#### **4. Close/Next Meeting**

The Chairperson closed the meeting at 5.55pm

The next meeting is scheduled to be held on Wednesday 18 September 2019