

3.2	<p>Item 3.2 Address: 38 Summers Street, East Perth Proposal: Proposed Commercial Development Applicant: Hemsley Planning Reason for Referral: Pre-lodgement Application The proposal would benefit from referral to the Design Review Panel to consider departures to the City's Policy No. 7.1.1 – Built Form (Built Form Policy), and the appropriateness of the development within its setting.</p>
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DRP Comments 11 November 2020	
Design quality evaluation	
	<i>Supported</i>
	<i>Pending further attention – refer to detailed comments provided</i>
	<i>Not supported</i>
	<i>Insufficient information for comments to be able to be provided.</i>
Strengths of the Proposal	
<ul style="list-style-type: none"> Building is well arranged and efficient 	
Design Principles	
Principle 1 - Context and character	<p style="background-color: #FFD700; padding: 2px;"><u>Principle</u> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ul style="list-style-type: none"> Building height and scale seems to be appropriate with the surrounding context, which is mixed and undergoing transition. Further resolution of boundary walls is required to address concerns detailed in Principle 3.
Principle 2 - Landscape quality	<p style="background-color: #FFD700; padding: 2px;"><u>Principle</u> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> Landscaping indicated in western light well area is constrained and would likely struggle. Consider opportunities to improve the growing conditions. Installation of on-structure landscaping, including around the deck area, to supplement in ground landscaping. On-structure planters should be of a sufficient dimension to support growth of plants. Given there is an oversupply of parking, consider removal of proposed parking bay within the front setback area to assist with maximising opportunities for landscaping and deep soil areas, Appropriate selection of species will be critical to ensure that canopy coverage can be maximised
Principle 3 - Built form and scale	<p style="background-color: #FFD700; padding: 2px;"><u>Principle</u> <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>

	<ul style="list-style-type: none"> Noted that there is precedent for three storey boundary walls within the immediate streetscape and surrounding context Notwithstanding this, further consideration should be given to the treatment of boundary walls to provide greater articulation and relief. In doing so also give regard to colours and patterns which may be incorporated. These boundary walls will remain visible until redevelopment of surrounding properties takes place on either side, so it is important that the impact of these boundary walls is moderated in the interim.
Principle 4 - Functionality and build quality	<p><u>Principle</u> <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p> <ul style="list-style-type: none"> Materials are robust. The building design and floor plan addresses the program.
Principle 5 - Sustainability	<p><u>Principle</u> <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p> <ul style="list-style-type: none"> Insufficient information regarding sustainability has been provided for the Panel to provide a comment at this time. Recommended that consideration be given the Environmentally Sustainable Design requirements of the Built Form Policy, including the use of solar panels and water reuse (and how this can feed back to the landscaping). Main enclosed offices have no outlook or access to natural light.
Principle 6 - Amenity	<p><u>Principle</u> <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p> <ul style="list-style-type: none"> Concern that floor plan is inward facing with the majority of offices not provided with access to natural. Although a light well is provided based on the current floor plan will not adequately distribute natural light, resulting in a poor amenity outcome for the occupants. Consider opportunities to maximise natural light access to offices through a modified floorplan and office layout. Consider swapping middle and top level program so offices can access natural light / ventilation via roof skylights or clerestory windows via roof pop-up/light scoop.
Principle 7 - Legibility	<p><u>Principle</u> <i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <ul style="list-style-type: none"> Balcony area out the front will contribute towards a sense of activity with the street.
Principle 8 - Safety	<p><u>Principle</u> <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p> <ul style="list-style-type: none"> Entry is provided with adequate transparency to provide surveillance while also protecting privacy. Further details on lighting and security measures should be detailed. In providing additional landscaping to address the comments in Principle 2, ensure CPTED principles are considered to minimise opportunities for concealment.
Principle 9 - Community	<p><u>Principle</u> <i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p> <ul style="list-style-type: none"> Insufficient information regarding sustainability has been provided for the Panel to provide a comment at this time. It was indicated public art being considered for the front elevation. In principle this would be supported, however further details of what this artwork would be and how this integrates with the development and its context should be provided so the Panel can consider whether this adequately contributes towards the overall amenity and gives back to the community.

Principle 10 - Aesthetics	<p><u>Principle</u> <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p> <ul style="list-style-type: none"> • The Panel has no specific comments, aside from resolving the boundary wall appearance outlined in Principle 3. • Noted that the City's Built Form Policy requires the submission of an Urban Design Study to ensure that selected materials, colours and finishes are appropriate for the context. As the design is developed and colours, materials and the boundary wall treatments are refined the Panel may provide further comment on this principle.
<i>Other comments provided by the DRP</i>	
<ul style="list-style-type: none"> • N/A 	
<i>Other general comments provided by the City</i>	
<ul style="list-style-type: none"> • N/A 	
<p><i>Conclusion</i> The applicant may need to consider locating the offices on the upper level so natural light could be delivered to the offices via skylights, increase opportunities for meaningful landscaping, and provide articulation / interest to three – storey parapet boundary walls.</p>	
<ul style="list-style-type: none"> • To be returned to DRP 	