

DRP Chair Comments (26 June 2024)

Design quality evaluation

		Supported
		Pending further attention – refer to detailed comments provided
		Not supported
		Can be addressed through the future Development Approval application / stage.

Design Principles

Principle 1 - Context and character		<p><u>Principle</u></p> <p><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"> The existing context and character of the locality will evolve over time. Although the proposal is not consistent with the existing context which is predominantly low-scale single residential, it would likely suit the future context as higher density development occurs along Charles Street. The proposed ground floor activation to Carrington Street is currently unclear and requires further detail. It is considered that commercial uses would be less successful than residential uses in providing streetscape activation based on the current residential context. It is recommended a new legend item be added to the LDP illustrating active residential use with direct pedestrian access from each unit to the streetscape. This interface doesn't currently have an active edge nominated on the LDP which is not supported. The LDP Preferred Land Uses table notes consulting rooms and offices on the ground floor of Parcels 1,2,4,5 & 6. This is not supported by the DRP as this commonly results in inactive facades with the blinds pulled down or frosted / mirror film on windows due to the privacy requirements in consulting rooms and offices. The applicant is encouraged to consider amending the Preferred Land Uses table in relation to ground floor levels to achieve more active streetscape interfaces. Not addressed.
Principle 2 - Landscape quality		<p><u>Principle</u></p> <p><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"> • Re-introducing the landscaping provisions in the LDP text is supported. • The central landscaped plaza is positive but should be further design tested to ensure cohesive pedestrian environment and a high quality space can be achieved offering a high level of amenity for residents as well as the surrounding community. The provision of this landscaping area should also be reinforced within the LDP to ensure a significant portion of the central plazas are not devoted to hard / paving surfaces. Not addressed. • Nominating the extent of basement areas on the LDP is essential to ensure that adequate genuine deep soil areas can be provided on the sites. For instance the central landscape plaza should include significant genuine deep soil zone areas however this cannot be achieved if a basement carpark extends from Parcel 3 through to Parcel 4 and likewise from Parcel 5 through to Parcel 6. Not addressed. <p><i>Comments that can be addressed through future DA</i></p> <ul style="list-style-type: none"> • A broad illustrative Landscape Plan should be included to support the LDP which would assist in delivering an integrated and cohesive outcome across the site and in conjunction with the public realm including locations for tree planting. • The LDP should include further cross-sections to each street showing footpaths and how verge landscaping can be integrated and would be of benefit. The width of Ellesmere Street may offer an opportunity for main-street style (centralised) tree planting to improve the public realm experience. • The applicants are encouraged to consider undertaking a mature tree retention survey / plan to identify which current trees can be retained or relocated on the site. The proposal shows a green wall in the rear courtyard however doesn't provide any detail in relation to planter depth / volume, plant species or reticulation to ensure its viability.
Principle 3 - Built form and scale	<p><u>Principle</u></p> <p><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"> • The upper-level setbacks are not clear, generally are quite small and should be clearly identified on the plan. • The upper level Charles Street setbacks have been increased which is supported.
Principle 4 - Functionality and build quality	<p><u>Principle</u></p> <p><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> <p>N/A</p>
Principle 5 - Sustainability	<p><u>Principle</u></p> <p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p> <p><i>Comments that can be addressed through future DA</i></p> <ul style="list-style-type: none"> • Consider including additional sustainability measures that could be delivered through future DAs within the objectives text. This could include initiatives such as water sensitive urban design, the provision of electric vehicle charging infrastructure or future developments achieving a 6-star Green Star rating.
Principle 6 - Amenity	<p><u>Principle</u></p> <p><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p>





	<p><i>Comments that can be addressed through future DA</i></p> <ul style="list-style-type: none"> • All basement car parks are accessed from the rear of the site for Parcels 3, 4, 5 and 6 and via a Vehicle Access Point on Eton Street. The Parcel 2 basement driveway is also accessed from Eton St. The impact of traffic movements on the surrounding streets should be considered through the accompanying Traffic Impact Assessment. If the TIA identifies issues in relation to the proposed access points on Eton Street (for Parcels 3, 4, 5 and 6) an alternative may be to relocate this to Ellesmere Street which can be addressed as part of future DA's. • The DRP advises that any future DA's are to address the overshadowing and internal amenity requirements of the R Codes Volume 2. As such cross-sections showing the overshadowing impacts on the existing dwellings fronting Carrington Street should be included illustrating that the R Codes Volume 2 requirements can be addressed.
Principle 7 - Legibility	<p><u>Principle</u></p> <p><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"> • Consideration should be given to pedestrian movement through the ground floor design on either side of the central landscaped plaza as this would maximize the level of activity and interactivity with the built form on either side of this space but also impacts on the amount of soft landscaping that will be included in these spaces as noted in the Landscape Principle. Not addressed. <p><i>Comments that can be addressed through future DA</i></p> <ul style="list-style-type: none"> • As outlined in Principle 1 – Context and Character any future DAs would need to ensure that the active streetscape requirements of the City's Built Form Policy are achieved. The design testing currently shows a number of blank inactive walls on at streetscape level and some ground level streetscape uses or active frontages are not defined.
Principle 8 - Safety	<p><u>Principle</u></p> <p><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"> • As outlined in Principle 3 – Built Form and Scale increased setbacks should be provided to the ground floors of Development Parcels 1, 3 and 5 adjoining the road widening areas. Residential uses with direct pedestrian entries to the streetscape would be a good option here however an increased setback is required to ensure a safe transition to Charles Street. Not addressed. • The width of the access road between Development Parcels 3, 4, 5 and 6 appears inadequate to accommodate a footpath providing safe pedestrian movement through this area. Not addressed. <p><i>Comments that can be addressed through future DA</i></p> <ul style="list-style-type: none"> • A roundabout is indicated within the access road between Development Parcels 3, 4, 5 and 6 however this may not be the preferred treatment to maximise pedestrian / cyclist safety and movement. Consider alternative traffic calming measures which prioritise pedestrian safety and movement as part of future DAs.
Principle 9 - Community	<p><u>Principle</u></p> <p><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>

	<p><i>Comments that can be addressed through future DA</i></p> <ul style="list-style-type: none"> • Consideration should also be given to the community benefits that can be generated through provisions as outlined in Principle 5 – Sustainability. The DRP encourages meaningful engagement with the local community prior to future DAs being lodged.
Principle 10 - Aesthetics	<p><u>Principle</u></p> <p><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> <p><i>Comments that can be addressed through future DA</i></p> <ul style="list-style-type: none"> • The DRP advises that any future DA's are to demonstrate the use of colours, finishes and materials consistent with the surrounding context through the submission of an Urban Design Study and surrounding Built Form Character Analysis. • Consider providing a broad material palette in the LDP which would provide some guidance for future DA's and potentially generate a consistent architectural language and character throughout the various Development Parcels on the site. Terracotta, brick, shopfront awnings and tiles as well as referencing traditional shopfronts in a contemporary way would all be encouraged.

DESIGN REVIEW PANEL
Wednesday 29 November 2023 at 3:45pm
Venue: Committee Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Meeting Attendees	
Design Review Panel Members	<ul style="list-style-type: none"> • Simon Venturi - Chairperson • Munira Mackay • Marc Beattie • Damien Pericles
City of Vincent Officers	<ul style="list-style-type: none"> • Mitchell Hoad – Specialist Planner
Applicants	<u>Item 3.1</u> <ul style="list-style-type: none"> • Steve Allarding (Allarding and Associates) • John Williamson (Allarding and Associates) • Chris Angelkov (Landowner) • Jonathan Spears (MJA Studios)

Meeting Minutes	
1	Welcome and Declaration of Meeting Opening Simon Venturi declared the meeting open at 3:45pm
2	Apologies N/A
3	Meeting Business
3.1	<u>Item 3.1</u> Address: No's. 501-513 Charles Street, 118-122 Eton Street and 4 Carrington Street, North Perth Proposal: Local Development Plan Applicant: Allarding and Associates Reason for Referral: Lodged Application – Previously Referred To consider amendments to the proposal made in response to the comments of the Design Review Panel (DRP) on 9 December 2020 and 3 November 2021

DRP Comments 29 November 2023	
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. Can be addressed through the future Development Approval application / stage.</i>
Strengths of the Proposal	

- The general approach to locating height centrally within the site as well as along Charles Street and stepping down to the adjoining lower density residential context is supported.
- The proposed Eton Street setback to Parcels 2 and 4 provides a good opportunity for street facing deep soil areas.
- The reference to the use of recycled materials in the objectives of the LDP is supported.
- All parking for Development Parcels is located in basements as noted on the LDP text which is supported.

Design Principles

Principle 1 - Context and character

Principle

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

- The existing context and character of the locality will evolve over time. Although the proposal is not consistent with the existing context which is predominantly low-scale single residential, it would likely suit the future context as higher density development occurs along Charles Street.
- The proposed ground floor activation to Carrington Street is currently unclear and requires further detail. It is considered that commercial uses would be less successful than residential uses in providing streetscape activation based on the current residential context. It is recommended a new legend item be added to the LDP illustrating active residential use with direct pedestrian access from each unit to the streetscape.
- The proposed setbacks to Parcel 2 and 4 align well with the primary street setback and adjoining single residential character of the adjoining properties on Eton Street. The applicant is encouraged to nominate the setback distance in this location.
- The setbacks of the upper floors on Parcels 1, 3, 4 and 5 should be reviewed to reduce the visibility of the 6 and 8 storey upper level masses when viewed from Charles Street and the east west running roads through the development. This will also improve the overall perception of the bulk and scale of the development. This is further addressed in Principle 3 – Built Form and Scale.
- The LDP Preferred Land Uses table notes consulting rooms and offices on the ground floor of Parcels 1,2,4,5 & 6. This is not supported by the DRP as this commonly results in inactive facades with the blinds pulled down or frosted / mirror film on windows due to the privacy requirements in consulting rooms and offices. The applicant is encouraged to consider amending the Preferred Land Uses table in relation to ground floor levels to achieve more active streetscape interfaces.

Principle 2 - Landscape quality

Principle

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

	<ul style="list-style-type: none"> • The landscape provisions included in the previous version of the LDP have been deleted and should be re-introduced providing a level of confidence in relation to the soft landscaping that will be delivered on the site which is one form of community benefit that can potentially justify any increased density and height proposed on the site. • The LDP site boundaries are not clear – recommend including on drawing. • A high proportion of the green landscaped areas shown on the LDP are located outside the property boundaries on verge areas. It is recommended this be shown as a different coloured green. • The current LDP appears to provide limited landscaping areas and deep soil zones within the sites apart from in the central landscaped plaza. Provide a metric on the quantity and location of DSA in the LDP and if required, consider increasing the amount of deep soil zones and landscaped areas within the property boundaries to align with state and local policy requirements. • A broad illustrative Landscape Plan should be included to support the LDP which would assist in delivering an integrated and cohesive outcome across the site and in conjunction with the public realm including locations for tree planting. • The central landscaped plaza is positive but should be further design tested to ensure cohesive pedestrian environment and a high quality space can be achieved offering a high level of amenity for residents as well as the surrounding community. The provision of this landscaping area should also be reinforced within the LDP text. • The LDP should include further cross-sections to each street showing footpaths and how verge landscaping can be integrated and would be of benefit. The width of Ellesmere Street may offer an opportunity for main-street style (centralised) tree planting to improve the public realm experience. • Nominating the extent of basement areas on the LDP is essential to ensure that adequate genuine deep soil areas can be provided on the sites. For instance the central landscape plaza should include significant genuine deep soil zone areas however this cannot be achieved if a basement carpark extends from Parcel 3 through to Parcel 4 and likewise from Parcel 5 through to Parcel 6. • Consider undertaking a mature tree retention survey / plan to identify which current trees can be retained or relocated on the site.
Principle 3 - Built form and scale	<p><u>Principle</u></p> <p><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"> • The upper-level setbacks are not clear, generally are quite small and should be clearly identified on the plan. • To reduce the perception of building bulk and scale, visibility of the height and quality of Ellesmere Street, larger and more consistent setbacks for the upper levels facing Charles Street on Parcels 1, 3 and 5 and facing both sides of Ellesmere Street for Development Parcels 1, 3 and 4 should be considered. The current design testing does not illustrate that an appropriate outcome for the treatment of the upper floors will be achieved. Update the design testing to reflect the potential outcome and consider increasing the upper level setbacks. For instance a 4-5m upper level setback to Parcels 1, 3 and 5 would more appropriately conceal / minimise the visibility of the upper levels from Charles Street. • The LDP should include more sections through the site extending into the adjoining residential context in order to illustrate the transitions at the edges of the site, the quality of the internal east west running streets through the site and the visibility of the upper levels on the streetscapes. • The ground floor setbacks to Parcels 1 and 5 adjoining the Charles Street road widening appear minimal and would result in a poor outcome if this land was reclaimed in the future. Some of these areas may have ground floor residential dwellings with direct pedestrian access to the streetscape which would be very tight. An increased setback should be provided to improve the interface to the Charles Street transit corridor as well as safety and amenity of future occupants on these interfaces.
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"> • On-street parking is shown to Carrington and Ellesmere Streets. Consider including indicative streetscape interface sections showing what can be delivered including the footpaths in order to maximise the contribution and quality of the landscaped verges as outlined in Principle 2 – Landscape Quality. • The design testing indicated a connected roof deck between Parcels 1 and 2 which may present an issue at Building Permit stage from a compliance perspective if these are Parcels are developed by separate owners.
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"> • Consider including additional sustainability measures that could be delivered through future DAs within the objectives text. This could include initiatives such as water sensitive urban design, the provision of electric vehicle charging infrastructure or future developments achieving a 6-star Green Star rating.
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"> • All basement carpark are accessed from the rear of the site for Parcels 3, 4, 5 and 6 and via a Vehicle Access Point on Eton Street. The Parcel 2 basement driveway is also accessed from Eton St. The impact of traffic movements on the surrounding streets should be considered through the accompanying Traffic Impact Assessment. If the TIA identifies issues in relation to the proposed access points on Eton Street (for Parcels 3, 4, 5 and 6) an alternative may be to relocate this to Ellesmere Street. • The DRP advises that any future DA's are to address the overshadowing and internal amenity requirements of the R Codes Volume 2. As such cross-sections showing the overshadowing impacts on the existing dwellings fronting Carrington Street should be included illustrating that the R Codes Volume 2 requirements can be addressed.
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"> • As outlined in Principle 1 – Context and Character any future DAs would need to ensure that the active streetscape requirements of the City's Built Form Policy are achieved. The design testing currently shows a number of blank inactive walls on at streetscape level and some ground level streetscape uses are not defined. • Consideration should be given to pedestrian movement through the ground floor design on either side of the central landscaped plaza as this would maximize the level of activity and interactivity with the built form on either side of this space.
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"> • As outlined in Principle 3 – Built Form and Scale increased setbacks should be provided to the ground floors of Development Parcels 1, 3 and 5 adjoining the road widening areas. Residential uses with direct pedestrian entries to the streetscape would be a good option here however an increased setback is required to ensure a safe transition to Charles Street. • A roundabout is indicated within the access road between Development Parcels 3, 4, 5 and 6 however this may not be the preferred treatment to maximise pedestrian / cyclist safety and movement. Consider alternative traffic calming measures which prioritise pedestrian safety and movement as part of future DAs. • The width of the access road between Development Parcels 3, 4, 5 and 6 appears inadequate to accommodate a footpath providing safe pedestrian movement through this area.
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"> • The provision of the central landscaped plaza is a positive element of the LDP that is supported by the DRP and would generate a community benefit for the local community. As outlined in Principle 2 – Landscape Quality, the previous provisions that were included in the LDP to ensure its delivery should be reintroduced, opportunities for the identification of existing mature trees that could be retained in this space should be explored and basement areas should be defined in the LDP to ensure this space will have significant areas of genuine deep soil zone. • Consideration should also be given to the community benefits that can be generated through provisions as outlined in Principle 5 – Sustainability. • The DRP encourages meaningful engagement with the local community prior to future DAs being lodged.
Principle 10 - Aesthetics	<div> <div> <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> </div> <div> <ul style="list-style-type: none"> • The DRP advises that any future DA's are to demonstrate the use of colours, finishes and materials consistent with the surrounding context through the submission of an Urban Design Study and surrounding Built Form Character Analysis. • Consider providing a broad material palette in the LDP which would provide some guidance for future DA's and potentially generate a consistent architectural language and character throughout the various Development Parcels on the site. Terracotta, brick, shopfront awnings and tiles as well as referencing traditional shopfronts in a contemporary way would all be encouraged. </div> </div>
Other comments provided by the DRP	
<p>The DRP's advice is not planning advice and the DRP's support for the above principles will not fetter the final recommendation in respect to the proposed Local Development Plan. This is particularly relevant to the building height proposed which does not achieve the acceptable outcomes of the City's Built Form Policy and is required to be assessed against the relevant objectives of the planning framework. This should be discussed separately with the City following the receipt of the DRP Minutes. The DRP's role is to provide architectural advice to the City of Vincent to inform the City's assessment and determination of planning applications.</p> <p>The previous DRP comments from December 2020 and November 2021 were largely provided in relation to the supporting design testing information that was submitted at that time. The comments provided from this meeting have been focused on the acceptability of the proposed LDP and its objectives and provisions.</p> <p>The tallest building would be centrally located within the subject site and the building height achieves a gradation to the surrounding residential properties and residential streetscapes. To support this the LDP should:</p> <ul style="list-style-type: none"> • Address the visibility of the additional upper floors to reduce the perceived bulk and scale of the proposed buildings, ensuring that it would be consistent with the desired future scale • Illustrate the interfaces to the site's edges and the public realm as well as deep soil areas and community benefits to support the provision of additional height centrally within the site • Include sections through the site and surrounding context, as these would be helpful to guide future development 	
Other general comments provided by the City	

The City has reviewed the amended LDP and the supporting justification provided following community consultation. Generally the LDP has responded positively to the City's feedback.

The key matters to be addressed in relation to the LDP relates to:

- Building height and setbacks, and achieving an appropriate transition to the streetscape and adjoining/surrounding residential properties which minimises the impacts of building bulk and scale consistent with the intent of the Local Planning Strategy.
- The reintroduction of provisions related to the delivery of the landscaped plaza areas which would provide for an important piece of infrastructure in the redevelopment of the site/





The City recommends further discussions in order to address these matters, the DRP's feedback and the outcomes of community consultation within a revised LDP.

Conclusion

The general approach in relation to locating height centrally within the site as well as along Charles Street and stepping down to the adjoining lower density residential context is supported. Colours have only been included in the Principles applicable to an LDP.





The applicant is encouraged to further develop and amend the LDP in the areas noted above in order to achieve DRP support. In particular further developing the Landscape Principle as a 'community benefit' including defining basement areas / true deep soil zones, defining as well as increasing the upper level setbacks to the higher built form masses, illustrating the transition down to the surrounding lower density single residential context through sections, increasing the setbacks adjoining the road widening areas, reconsidering land uses at the ground level streetscape interfaces, further illustrating the quality of the east west running roads and the central landscape plaza space are encouraged. To be returned to the DRP.

PREVIOUS DRP MINUTES

DRP Comments 9 December 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"> • The potential future massing on the site has been largely considered in relation to the existing adjoining context • The built form design testing as presented strengthens the proposed LDP's planning controls / framework by illustrating a potential outcome that will be achieved however this needs to be revised as per the amended LDP 		
Design Principles		
Principle 1 - Context and character		<u>Principle</u> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
		<ul style="list-style-type: none"> • The site represents a good opportunity for an activity node given its location • Further analysis of the character of the locality and built form testing should be integrated into the LDP to illustrate the intended built form outcome for the area. Consider three-dimensional representations of the proposed massing and building envelopes including massing studies, sections and streetscape elevations along Charles Street
Principle 2 - Landscape quality		<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>
		<ul style="list-style-type: none"> • The landscapes plaza / POS is a great asset. Consider extending this further down to Carrington Street to provide a consolidated public domain pedestrian link through the site. Reconsider whether vehicle access can be provided from the east-west road from Eton Street and including an additional landscaped communal plaza extending north-south from Carrington Street

Principle 3 - Built form and scale		<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>
		<ul style="list-style-type: none"> Consider revisiting the built form testing in light of the revised LDP to further understand its impact on the potential built form outcome The landscaped plaza presents a good opportunity for the activation of ground floor tenancies adjoining this Rational for the four storey height on Development Parcel 4 is unclear given it is next to existing two storey sites. Lower heights are used elsewhere where similar interfaces occur In general the tapering height strategy is supported with the eight storey sites located centrally and heights tapering towards the surrounding lower height contexts Cross sections would assist to describe the public domain interfaces where greater setbacks are required While height is supported in principle the built form needs to be further explored to consider whether setbacks are appropriate and how the building massing would be broken up. A streetscape elevation along Charles Street acknowledging the future intended character should be integrated into the LDP
Principle 4 - Functionality and build quality		<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>
		<ul style="list-style-type: none"> Parallel and perpendicular parking along Ellesmere Street isn't conducive to a good active pedestrian interface with the adjacent built form Consider providing cross sections of the site to understand how the pedestrian environment relates to the built form including building edges and footpaths At first viewing there was a thought the limited range of site uses included in the LDP may not provide the diversity to support an active community on the site. The notion of an 'intergenerational village' as presented in the design testing however (which does not presently form part of the LDP) significantly strengthens the intended future sense of community on the site. Consider including 'work from home' housing typologies and flexible / dividable multi-generational housing typologies to further strengthen this concept
Principle 5 - Sustainability		<u>Principle</u> <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
		<ul style="list-style-type: none"> Nil
Principle 6 - Amenity		<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>
		<ul style="list-style-type: none"> Nil
Principle 7 - Legibility		<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>
		<ul style="list-style-type: none"> Nil
Principle 8 - Safety		<u>Principle</u> <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
		<ul style="list-style-type: none"> Nil
Principle 9 - Community		<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>
		<ul style="list-style-type: none"> Consider the pedestrian routes along and across Charles Street as a development of this scale will generate a lot of activity, attraction and trip generation Consider how vehicle movement will impact on local residential areas along Eton Street. The proposed development presents a significant change of traffic intensity
Principle 10 - Aesthetics		<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>
		<ul style="list-style-type: none"> Nil
Other comments provided by the DRP		

<ul style="list-style-type: none"> Given the nature of project the DRP has not assigned a colour to each Design Principle. The DRP's comments against each applicable Design Principle have been included however
Other general comments provided by the City
<ul style="list-style-type: none"> Once lodged the LDP should be accompanied by justification against the relevant objectives to assist with determining the acceptability. Consideration of how the LDP works in the greater context of the area, and provide a visual sense of the intended outcome that will be achieved. In considering greater density consider what community benefits could be provided and the provisions included to secure these through the LDP as established by the R Codes Volume 2
Conclusion
<ul style="list-style-type: none"> To be returned to DRP with further supporting information. The DRP considers the design testing presented, which does not currently form part of the LDP, to be essentially in understanding the potential built form outcome generated by the LDP. The applicant is strongly encouraged to update the design testing presented, which was created prior to revisions in the LDP. Including 3d massing representations, sections through the site, streetscape elevations along Charles Street and investigations relating to the public realm areas and streetscape interfaces which will support the proposed density would be highly beneficial. Further information relating to setbacks at various heights on each site is also required.

DRP Comments 3 November 2021		
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"> The Panel previously encouraged the applicant to undertake built form design testing which has been provided The communal ground level green spine has been extended through the site to Carrington Street which is supported 		
Design Principles		
Principle 1 - Context and character		<u>Principle</u> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
		<ul style="list-style-type: none"> Re-used demolished materials could be incorporated into the built form and/or landscaping to reflect the history of the site Refer to additional items in the Aesthetics Principle
Principle 2 - Landscape quality		<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>
		<ul style="list-style-type: none"> Native species, water-wise planting and additional landscaping targets should be integrated into the LDP Locations for significant landscaping and mature tree canopy should be identified in the LDP to define the open space and reduce the urban heat island effect
Principle 3 - Built form and scale		<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>

	<ul style="list-style-type: none"> • The massing needs to be sufficiently articulated, sensitively designed and defined in the LDP to ensure the scale / bulk of the development integrates with the surrounding context and will generate a high level of amenity for all built form blocks on the site • The applicant is strongly encouraged to define setbacks to the upper level built form, especially along Charles Street to integrate with the intended future character of the transit corridor and to the higher built form blocks where they interface with the central communal spine • Review the heights abutting the south-west lots on Development Parcel 5 to ensure an appropriate interface is achieved. Three levels will be more responsive to the adjacent residential context • The LDP includes road widening areas facing Charles Street. If the road widening was to occur the built form would be very close to the adjusted boundary. The ground level setbacks in these areas need to be adjusted to maintain a setback from the future road widening
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"> • Ensure that there is adequate separation between the built form and on-street parking along Ellesmere Street to maintain comfortable pedestrian movement and an interactive activated edge along this street
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"> • Establish a 'sustainability narrative' for the project • Consider establishing sustainability targets relative to the size of the project, and how these aspirations will be achieved and integrated into the LDP • Recommend engaging an ESD consultant to assist with assessing the feasibility and requirements for the ESD targets. These targets should be set high given the size of the project (5-star Green Star, or even Carbon Neutral). • Consider reuse of demolition materials from the site, perhaps in the landscaping • Reduced glazing and plenty of shading as shown in design testing is supported
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"> • Refer to comments in the Built Form & Scale Principle in relation to setbacks in order to generate a high level of amenity for all built form blocks or futureproof the resulting amenity for the future apartments
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"> • No comment
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"> • No comment
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"> • Provision for accessibility requirements and affordable housing should be considered as part of the LDP • Refer to comments in Aesthetics in relation to blank streetscape walls
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 following comments are provided in relation to the design testing. It is acknowledged the design testing may only be included as an attachment to the LDP however the LDP can establish the primary planning controls and design principles which will control and establish the intent of the future built form • The design testing shows some high solid walls at the ground level streetscape interface which would not be supported. All built form adjoining the streetscape should establish a high level of interactivity • The continuous horizontal black coloured roof form at the top of all built form blocks looks heavy and visually accentuates the bulk and scale of the development. A lighter coloured, thinner and more visually permeable roof form / canopy is encouraged • The larger built form blocks could be further broken down using a horizontal rhythm replicating the surrounding smaller block sizes by incorporating recesses and changes of material. This is occurring at lower level on the larger built form blocks but is not utilised at upper level which would be encouraged • The massing generally looks boxy and somewhat monotonous. Upper level setbacks, a high level of articulation, recesses as well as a lighter roof form could all be incorporated into the LDP to visually reduce the bulk and scale as shown on the design testing
Other comments provided by the DRP	
	<ul style="list-style-type: none"> • Given the proposal is an LDP colours have not been assigned to each principle however detailed comments have been provided • The LDP is proposing significant height, scale and bulk which is not consistent with the surrounding context and requires a comprehensive LDP to establish the framework which will enable a sensitive response to the surrounding context, a high level of design quality and amenity for future residents. As well as basic planning controls, landscaping targets, ESD targets, materiality responding to the surrounding local context and strategies to mitigate the bulk of the development can be integrated into the LDP to provide a level of confidence in relation to the intended quality of the built form outcome • The built form design testing has illustrated a number of deficiencies and additional requirements to be incorporated into the LDP. The applicant is encouraged to revise the LDP based on the learnings from the built form testing
Other general comments provided by the City	
	<ul style="list-style-type: none"> • No comment
Conclusion	
	<ul style="list-style-type: none"> • To be returned to the DRP



4	Meeting Close Simon Venturi closed the meeting at 5:00pm. The next meeting is scheduled to be held on 13 December 2023.
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