

DRP Chair Comments (17 June 2024)

Design quality evaluation

	<i>Supported</i>
	<i>Pending further attention – refer to detailed comments provided</i>
	<i>Not supported</i>
	<i>Not Applicable to proposed development</i>

Strengths of Proposal

- Increasing the amount of windows on the north facade is supported
- The renovation and re-use of the existing building is supported from an ESD perspective
- All openings to the building will receive passive shading from the main bowser area canopy

Design Principles

<p>Principle 1 - Context and character</p>		<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 proposed colours and additions don't appear to respond to or compliment the area's surrounding context and character. The applicant is encouraged to submit an Urban Design Study and undertake analysis of the surrounding area's built form character allowing it to inform the proposal's form, architectural language, materiality and colours • The proposal seeks to decrease the existing level of streetscape interactivity by filling in the existing roller door on the east facade as well as the window on the rear (south) laneway elevation • The existing structure is much loved by the local community and has a very specific character which would be highly suited to an adaptive re-use proposal converting the structure into a Restaurant or Cafe as has taken place on a number of previous petrol stations, car-yards and mechanics shops within the City of Vincent. The treatment of the existing building / structure including the branding, colours and materiality negatively impact on (or don't retain or reference) the character of the existing building • It's acknowledged the current proposal is an renovation of an existing building / use however the proposed use is generally not ideal in a pedestrian orientated Town Centre location given the change that has occurred in this area recently • The bin-store is positioned in a location that is highly visible from the public realm which is not supported. The bin-store is not shown on the elevations and the proposal provides minimal information relating to the treatment of the enclosure •
<p>Principle 2 - Landscape quality</p>		<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"> • Virtually no landscaping is proposed on the site which is not supported in this location. Generous landscaping is one option to contribute to the surrounding streetscapes and local community especially considering the use of the site • The applicant is strongly encouraged to engage a Landscape Architect and consider all opportunities to increase planting areas, Deep Soil Zone and canopy coverage on the site in order to meet the City's policy requirements in relation to landscaping • The application is encouraged to provide detail in relation to plant species, plant pot and tree sizes (when planted) and reticulation. Native planting species are encouraged • Can the amount of parking bays on the site be reduced in order to remove the amount of driveway / hard ground surface which currently dominates the site and increase the amount of soft landscaping on the site? • The east elevation currently show landscaping that is not show on the plan and is not feasible given the site planning
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"> • No comments. Supported based on the proposal being a renovation of the existing building / site
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> <ul style="list-style-type: none"> • Limited information is provided on the drawings in relation to the internal layout of the control building to assess its functionality. The applicant is encouraged to include this information on the drawings • It's assumed the building will be air-conditioned however the AC external unit is not shown on the drawings. The applicant is encouraged to show this on the drawings and ensure it is located or screened to ensure it is not visible from the public realm • The distance between petrol bowser 1/2 and the parking bays is not shown however appears tight in relation to accommodating turning by larger vehicles • Painting the existing roof rather than replacing the roof is not an optimal outcome in terms of generating a robust outcome and minimising future aesthetic / maintenance requirements.
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> <ul style="list-style-type: none"> • The applicant is encouraged to engage an ESD professional to input into the project and submit an ESD Report for the project. This should include confirmation the proposal can achieve a 5 star Greenstar outcome or include a Life Cycle Assessment • The drawings note PV solar panels and rainwater re-use will be incorporated however no details are provided in relation to these items and neither are shown on the drawings. All ESD initiative should be integrated with the built form • The applicant is encouraged to consider integrating further renewable technologies such as no gas (all electric), efficient heat pump HWS and generous native landscaping on the site etc. • The proposed external facade and roof are dark colours. The applicant is encouraged to consider lighter colours to minimise heat absorbance especially in relation to the roof colour in order to comply with the City's policy requirements.

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> <ul style="list-style-type: none"> • Not applicable given the use.
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"> • The legibility of the main entrance could be further strengthened and visually differentiated from the adjacent full height windows through the proposal's architectural language and form. This is only currently legible by the signage above the door which is not part of this application.
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"> • The proposal seeks to fill in the existing roller door on the east facade as well as a window on the rear (south) laneway elevation which decreases the level of passive surveillance of a portion of the Woodville Street interface as well as the rear laneway and is not supported. The applicant is encouraged to retain or add new windows to these facades to increase passive surveillance of the adjoining streetscape and rear laneway.
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> <ul style="list-style-type: none"> • The proposal is under-developed in terms of the built form outcome envisaged within the City's current planning framework for a Town Centre location • Generous high quality landscaping on the site is one opportunity to contribute to the streetscape and surrounding local community. Virtually no landscaping is currently proposed • Refer to comments in the Context & Character Principle in relation to the use on a Town Centre location site and the potential for a more sensitive adaptive re-use proposal in keeping with and retaining more of the existing buildings unique character • The existing crossovers appear excessive in a pedestrian orientated Town Centre location as well as in relation to the functionality / access required to the site. It's acknowledged this is a renovation of an existing building maintaining the existing use however the applicant is encouraged to consider reducing the extent of existing crossover where possible to align with the minimum access required to the site.
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>

	<ul style="list-style-type: none">• The proposed colours and additions don't appear to respond to or compliment the area's surrounding context and character. The applicant is encouraged to submit an Urban Design Study and undertake analysis of the surrounding area's built form character allowing it to inform the proposal's form, architectural language, materiality and colours• The proposed external elevations on the rear laneway interface and Woodville Street interface includes no articulation of form, diversity of materiality, texture and colour which is not supported in a Town Centre location• The treatment of the existing building / structure including the branding, colours and materiality negatively impact on (or don't retain or reference) the unique character of the existing building.• The applicant is encouraged to consider retaining, displaying and celebrating some unique items from the existing building / structure.•
--	--