

Design Advisory Committee (DAC) Comments**Meeting held on 6 May 2015:**

4.3 **Address:** No. 20 (Lot 200) Kayle Street, North Perth

Proposal: Demolition of Existing Single Dwelling and the Construction of a Two-Storey Residential Development Comprising of Two (2) One-bedroom Multiple Dwellings, Six (6) Two-bedroom Multiple Dwellings and associated Car Parking

Applicant: Macri Builders Pty Ltd

Reason for Referral: Multiple Dwellings

“Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

Applicant’s Presentation:

The Applicant addressed the DAC by going through the plans.

- *The property is owned by the applicant.*
- *The driveway is in the middle of the development.*
- *The larger units are at the front to take in the views of the Smith’s Lake Reserve with the smaller units at the back to observe the lake down the driveway.*

Recommendations & Comments by DAC:

- *Liaise closely with the City to minimise variations to planning requirements.*
- *The general strategy and organisation of the site makes it hard to get northern light into the units and outlook from the units without screening. There is a lost opportunity to get northern light into the development that could be achieved by relocating the driveway adjacent to the northern lot boundary.*
- *Reduce the crossover width as much as possible with consideration to the City’s requirements.*
- *The rear units have no view over Smiths Lake Reserve, looking onto the carpark area.*
- *Visitor car bays cannot be behind a security gate.*
- *Poor outlook for occupants will occur as the design relies heavily on the use of highlight windows to comply with privacy requirements of the R Codes. The DAC seeks a design solution that minimises the use of highlight windows or screening.*
- *The front façade character and street setback should align with and compliment the established development to the north of the site and the multiple dwelling development proposed to the south of the site. Prepare a streetscape context diagram showing the proposed development within this context.*
- *Increase the area of landscaping with regard to Council requirements for landscaping.*
- *Develop the landscaping strategy, consider how landscaping can be used to soften the built form especially through the inclusion of tree planting opportunities and integrate landscaping into the design of the development. Consider the areas where people view and pass regularly and use landscaping to enhance the amenity of these areas.*
- *Use landscaping to demarcate private and public land.*
- *Consider different site layouts to achieve northern solar access and a visual link to the Smiths Lake Reserve.*

Mandatory:***Site Planning:***

- *Liaise closely with the City to minimise variations to planning requirements.*
- *Resolve the site planning so that visitor car bays are not behind a security gate.*
- *Express the over shadowing diagram as a percentage of the adjacent block.*
- *Consider an alternative layout typical of new developments in the locality, with a driveway to one side, street facing units at the front and with north facing units behind.*

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Amenity:

- Improve access to north sun for all residential units.
- Improve the outlook of the rear units.
- Minimise the reliance on highlight windows and balcony screens.

Architecture:

- The front façade character and street setback is required to align with and compliment the established development to the north of the site and the multiple dwelling development proposed to the south of the site.

Landscaping:

- Reduce the crossover width as much as possible with consideration to the City's requirements.
- Increase the area of landscaping with regard to Council requirements for landscaping.
- Develop the landscaping strategy, consider how landscaping can be used to soften the built form especially through the inclusion of tree planting opportunities and integrate landscaping into the design of the development. Consider the areas where people view and pass regularly and use landscaping to enhance the amenity of these areas.
- Use landscaping to demarcate private and public land.

Conclusion:

- Will be required to return to DAC.

Technical:

- All technical issues must be resolved with City of Vincent officers."

Meeting held on 15 July 2015:

4.4 **Address:** No. 20 (Lot 200) Kayle Street, North Perth

Proposal: Demolition of Existing Single Dwelling and the Construction of a Two-Storey Residential Development Comprising of One (1) One-bedroom Multiple Dwellings, Seven (7) Two-bedroom Multiple Dwellings and associated Car Parking

Applicant: NOMA Studio

Reason for Referral: Multiple Dwellings

"Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

Applicant's Presentation:

The Applicant presented the proposal with a Power Point presentation.

Recommendations & Comments by DAC:

- Although mandatory items from the previous meeting were to be addressed, the design has changed substantially and therefore the previous mandatory items are considered irrelevant.
- The development proposes less soft landscaping than required, which is not supported. Increase the amount of soft landscaping with regard to the requirements of Council's Design Guidelines for Multiple Dwellings Policy.

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- *The development proposes a two-storey boundary wall on the southern boundary that will align with, dominate and overshadow a Unit's outdoor living area, dining and lounge room on the neighbouring property, which is not supported. Resolve the impact of this boundary wall.*
- *Liaise with the City's Technical Services in relation to the passing bay to see whether the crossover can be reduced and the soft-landscaped verge area increased.*
- *Consider relocating the pedestrian entrance along the northern boundary so that it is more direct, legible and removed from car parking to improve the entry experience for residents.*
- *Provide trees where possible. The landscaping strip along the driveway is wide enough to allow for trees to be planted.*
- *Re-consider planning of Apartment 8 or a roof form to allow northern winter solar gain into central living areas.*

Mandatory:

Site Planning:

- *Increase the amount of soft landscaping with regard to the requirements of Council's Design Guidelines for Multiple Dwellings Policy.*
- *Resolve the impact of the two storey high boundary wall on the neighbouring property to the south.*
- *Consider relocating the pedestrian entrance along the northern boundary so that it is more direct, legible and removed from car parking to improve the entry experience for residents. Consider re-locating the stores under the building next to the carpark and creating one area of landscaped courtyard that has direct access to daylight and northern sun.*
- *Consider providing a rear entry from rear car-parking area for Unit's 1 and 2, rather than having to go all the way around to the front.*
- *Consider providing soft landscaping to the east of car bays 9 and 10 to provide a landscaped view termination down the driveway.*

Amenity:

- *Include north facing openings to the living areas of Apartment's 4 and 5 for winter solar gain.*
- *Consider a way for the living areas of Apartment 8 to receive winter solar gain.*

Landscaping:

- *Add soft landscaping or trees to terminate the driveway view.*
- *Maximise the provision of trees throughout the site.*

Conclusion:

- *Vastly improved scheme from previous submission. The applicant should be commended.*
- *Revised plans can be circulated by email to the DAC.*

Technical:

- *All technical issues must be resolved with City of Vincent officers."*