

**Extract of Minutes and Comments from the Design Advisory Committee****Email dated 25 November 2015 from DAC:**

The DAC provide the following response to the mandatory items of the minutes dated 23 September 2015:

**“Site Planning:**

- Compact the parking area as much as possible and maximise the amount of soft landscaping. **PARTIALLY ADDRESSED**
- Review the design so that the upper story resident access does not directly pass through the bin compound on the ground floor. **ADDRESSED**

**Amenity:**

- Improve the amenity of the entry experience. **PARTIALLY ADDRESSED**
- Increase the number of bathrooms that have access to external windows allowing access to natural light and ventilation. **ADDRESSED**
- If air conditioning units are to be placed on balconies, the units shall be sufficiently screened from view by occupants, neighbouring properties and the streetscape. Details of any such screening shall be provided. **NOT ADDRESSED**
- Full height floor to ceiling glassing shall be provided to the main wall that links living spaces with the outdoor living area to maximise outlook, aspect and access to natural light. **ADDRESSED**

**Architecture:**

- Simplify the architecture to one style. **NOT ADDRESSED**
- Elevations are to be articulated by using contrasting materials and colours. **NOT ADDRESSED**
- Openings are to be treated with shading devices and other such methods to respond to solar orientation. Such treatments are to be integrated into the architectural aesthetics of the development. **NOT ADDRESSED**

**Landscaping:**

- The design is required to accommodate deep root zones and canopy trees and outline how it is supportive of the ‘Vincent Greening Plan’. **PARTIALLY ADDRESSED**
- Improve the amenity of the pedestrian access from Charles Street and what additional greening strategies can be included. **ADDRESSED**
- Provide a planting solution for the road widening verge area. Consider low native ground covers **NOT ADDRESSED**

**Conclusion:**

- Some additional root areas have been provided, however the tree species selected are small. Large canopy trees provide significant shade and mitigation to building bulk and scale is required to both the front and rear of the proposal. To support ecological function Australian native trees should be considered.
- The DAC does not support the design approach (planning) or the architectural expression as the design is not suitable for a narrow site.”

Extract of Minutes and Comments from the Design Advisory CommitteeMeeting held on 23 September 2015

4.4 **Address:** No. 520 (Lot 208) Charles Street, North Perth

**Proposal:** Demolition of Existing Dwelling and Construction of Two Storey Multiple Dwelling Development Comprising of Four (4) Two-Bedroom Multiple Dwellings and Associated Car Parking

**Applicant:** Vision One

**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:***

- *There was no attendance by the Applicant.*

***Response to previous mandatory recommendations – 1 April 2015****Site Planning:*

- *Increase the area of landscaping with regard to Council requirements for landscaping. **Not addressed***
- *Provide a minimum rear setback of 2.4m for all floors. **N/A***
- *Provide landscaping in the rear setback area that serves to screen and soften the built form from neighbouring properties. **N/A***

*Amenity:*

- *Poor outlook for occupants will occur as some of the balconies will need to be screened to comply with privacy requirements of the R Codes. The DAC seeks a design solution without the need for screening to the balconies to overcome privacy requirements. **Addressed***
- *Maximise the permeability of communal stairwells. Stairwells require no privacy screening. Use balustrading and other such treatments that maximise access to natural light and ventilation to reduce the need for artificial lighting. Ensure balustrading and other such treatments provides a gap between the floor levels to prevent the build-up of dirt. Stairwells can provide casual views and outlook for residents. Consider allowing rain and wind to naturally clean stairwell areas. **Not addressed***
- *The applicant should consider the external fabric to take into consideration the background noises which are emitted from such facilities as a Hotel (The Charles) noise from internal/external live music/sound systems and large gatherings of people. **The applicant will be required to prepare an Acoustic Report and implement recommendations at Building Permit stage.***
- *The outlook from highlight windows is poor and there is limited shading to windows. Consider external screening and shading methods that can enable larger windows and provide shading to windows. These treatments can also be used to improve the amenity of the external facades. **Not addressed***

*Architecture – Built Form and Scale*

- *Refine the aesthetic of the elevations to provide a more cohesive style from the ground floor to the upper floors. **Not addressed***

*Landscaping:*

- *Increase the area of landscaping with regard to Council requirements for landscaping. **Not addressed***
- *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. **Not addressed***
- *Use landscaping to demarcate private and public land. **Not addressed***

## Extract of Minutes and Comments from the Design Advisory Committee

### **Recommendations & Comments by DAC:**

- Store in the front setback area detracts from the amenity of the streetscape.
- The amenity of the entry experience requires improvement. Currently occupants will have to pass through the bin store area.
- The amount of pillars within the car parking area appears excessive and unnecessary. They should be minimised to compact car parking area to minimise the amount of hard paving and maximise the amount of soft landscaping.
- The applicant could consider two two-storey townhouse style units fronting Charles Street as opposed to one unit above another. This will enable the deletion of one of the rear staircases and enable more room and amenity in the car parking area.
- The applicant needs to simplify the architectural style. The mixture of styles contradicts itself and detracts from the aesthetic of the building.

### **Mandatory:**

Although mandatory items from previous meeting/s may have been addressed, design changes may trigger new issues that need to be addressed before the DAC can support the proposal.

### Site Planning:

- Compact the parking area as much as possible and maximise the amount of soft landscaping.
- Review the design so that the upper story resident access does not directly pass through the bin compound on the ground floor.

### Amenity:

- Improve the amenity of the entry experience.
- Increase the number of bathrooms that have access to external windows allowing access to natural light and ventilation.
- If air conditioning units are to be placed on balconies, the units shall be sufficiently screened from view by occupants, neighbouring properties and the streetscape. Details of any such screening shall be provided.
- Full height floor to ceiling glassing shall be provided to the main wall that links living spaces with the outdoor living area to maximise outlook, aspect and access to natural light.

### Architecture:

- Simplify the architecture to one style.
- Elevations are to be articulated by using contrasting materials and colours.
- Openings are to be treated with shading devices and other such methods to respond to solar orientation. Such treatments are to be integrated into the architectural aesthetics of the development.

### Landscaping:

- The design is required to accommodate deep root zones and canopy trees and outline how it is supportive of the 'Vincent Greening Plan'.
- Improve the amenity of the pedestrian access from Charles Street and what additional greening strategies can be included.
- Provide a planting solution for the road widening verge area. Consider low native ground covers

### Planning Services:

- Planning Services will not support variations to the deemed-to-comply requirements of the R-Codes and Council Policy in relation to over height boundary walls, open space, overshadowing and landscaping.

### **Conclusion:**

Will be required to return to DAC.

### **Technical:**

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

## Extract of Minutes and Comments from the Design Advisory Committee

### Meeting held on 1 April 2015

4.2 **Address:** No. 520 (Lot 208) Charles Street, North Perth

**Proposal:** Demolition of Existing Single House and Construction of Three Storey Development Comprising of One (1) One-bedroom Multiple Dwelling, Three (3) Two-bedroom Multiple Dwellings and Associated Car Parking

**Applicant:** Vision One

**Reason for Referral:** Development is Three Storeys and 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 PowerPoint which included the following information and gave an overview of the client’s requirements.*

- *Area is in transition.*
- *Explained why screening is used on the balconies as it allowed for larger balconies.*
- *Overlooking will be improved.*
- *Good balance of indoor and outdoor living spaces.*
- *The client requested kitchen/dining adjacent balcony.*

**Recommendations & Comments by DAC:**

- *The minimum rear setback that will be acceptable is 2.4m for all floors. The rear setback area will need to be landscaped in a manner that screens and softens the built form from neighbouring properties.*
- *Poor outlook for occupants will occur as balconies will need to be screened to comply with the privacy requirements of the R-Codes.*
- *Consider increasing the eave widths and/or shade screens to provide better shading to windows.*
- *Refine the aesthetic of the elevations to provide a more cohesive style from the ground floor to the upper floors.*
- *Maximise the permeability of communal stairwells. Stairwells require no privacy screening. Use balustrading and other such treatments that maximise access to natural light and ventilation to reduce the need for artificial lighting. Ensure balustrading and other such treatments provides a gap between the floor levels to prevent the build-up of dirt. Stairwells can provide casual views and outlook for residents. Consider allowing rain and wind to naturally clean stairwell areas.*

**Mandatory:**

Site Planning:

- *Increase the area of landscaping with regard to Council requirements for landscaping.*
- *Provide a minimum rear setback of 2.4m for all floors.*
- *Provide landscaping in the rear setback area that serves to screen and soften the built form from neighbouring properties.*

Amenity:

- *Poor outlook for occupants will occur as some of the balconies will need to be screened to comply with privacy requirements of the R Codes. The DAC seeks a design solution without the need for screening to the balconies to overcome privacy requirements.*
- *Maximise the permeability of communal stairwells. Stairwells require no privacy screening. Use balustrading and other such treatments that maximise access to natural light and ventilation to reduce the need for artificial lighting. Ensure balustrading and other such treatments provides a gap between the floor levels to prevent the build-up of dirt. Stairwells can provide casual views and outlook for residents. Consider allowing rain and wind to naturally clean stairwell areas.*

**Extract of Minutes and Comments from the Design Advisory Committee**

- *The applicant should consider the external fabric to take into consideration the background noises which are emitted from such facilities as a Hotel (The Charles) noise from internal / external live music / sound systems and large gatherings of people.*
- *The outlook from highlight windows is poor and there is limited shading to windows. Consider external screening and shading methods that can enable larger windows and provide shading to windows. These treatments can also be used to improve the amenity of the external facades.*

**Architecture – Built Form and Scale**

- *Refine the aesthetic of the elevations to provide a more cohesive style from the ground floor to the upper floors.*

**Landscaping:**

- *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:**

*The applicant can circulate the amended design for the committee and the City to review.*

**Technical:**

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