

## Design Advisory Committee (DAC) Comments

### Comment from Circulation 9 December 2015

Following the DAC Meeting held on 23 September 2015 amended plans were circulated by email amongst the DAC members. On 9 December 2015 the DAC confirmed that all mandatory items of the 23 September 2015 DAC Meeting had been addressed on the amended plans.

### DAC Meeting 23 September 2015

4.6 **Address:** No. 498 (Lot 29) Fitzgerald Street, North Perth

**Proposal:** Demolition of Single House and Construction of a Three-Storey Development Comprising of Two (2) One-bedroom Multiple Dwelling, Five (5) Two-bedroom Multiple Dwellings and Associated Car Parking

**Applicant:** Daniel Cassettai Design

**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 addressed the previous mandatory items with a power point presentation.*

***Response to previous mandatory recommendation – 19 August 2015:***

*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***
- *Improve the entry amenity and experience of the units that presently travel through garages. **Addressed***

*Landscaping:*

- *Maximise the amount of meaningful soft landscaping and large tree planting. **Not addressed***

*Planning Services:*

- *Any variations to the open space, landscaping and overshadowing requirements are not supported. **Applicant to note***
- *Ensure a 2.4 metre setback is provided where the site adjoins the neighbouring R40 zoned properties. The 2.4 metre setback area is to be landscaped with trees, which provide screening to the neighbouring properties. **Partially addressed***

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

- *Refine the rear setback area to accommodate deep root zones and canopy trees along the rear setback area together with the required amount of bins.*
- *Notate and refine on the plans the permeability and style of the garage doors and internal garage walls to allow natural light, casual views and ventilation into these spaces.*
- *Refine the front entrances into the apartments to avoid long dark tunnels and the need for an overreliance on artificial lighting.*
- *Ensure the landscaping within the front setback area next to the blank garage wall is of a scale that dominates the wall.*

## Design Advisory Committee (DAC) Comments

### **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.*

### Architecture:

- *Notate and refine on the plans the permeability and style of the garage doors and internal garage walls to allow natural light, casual views and ventilation into these spaces.*
- *Refine the front entrances into the apartments to avoid long dark tunnels and the need for an overreliance on artificial lighting.*
- *Ensure garages are appropriate widths to ensure car doors can be opened either side.*

### Landscaping:

- *Refine the rear setback area to accommodate deep root zones and canopy trees along the rear setback area together with the required amount of bins.*
- *Show on the landscape plan and sections the mature size of proposed plants, in particular tree canopy.*
- *Review the mostly exotic plant selection with consideration of the Vincent Greening Plan and the intent to support more native species.*
- *Review access and maintenance for the roof gardens along the southern boundary. Maximise the visual benefit (amenity) of these by incorporating the roof gardens into views by either the public, neighbour or residents.*
- *Whilst the DAC appreciates preparation of the landscape plan, the planting strategy is simplistic if taken literally. Develop the plant list to include plant mixes that again respond to the Vincent Greening Plan objectives*
- *Develop a planting strategy for the verge area. The DAC recommends native ground covers over turf.*
- *Ensure that the terminating view down the drive is well greened with tree and shrub planting.*
- *Ensure the landscaping within the front setback area next to the blank garage wall is of a scale that dominates the wall.*

### 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:**

*Amended plans can be circulated by email.*

### **Technical:**

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

## Design Advisory Committee (DAC) Comments

### DAC Meeting 19 August 2015

4.3 **Address:** No. 498 (Lot 29) Fitzgerald Street, North Perth

**Proposal:** Demolition of Single House and Construction of a Three-Storey Development Comprising of One (1) One-bedroom Multiple Dwelling, Four (4) Two-bedroom Multiple Dwellings, One (1) Three-bedroom Multiple Dwelling, One (1) Grouped Dwelling and Associated Car Parking

**Applicant:** Daniel Cassettai Design

**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 addressed the previous mandatory items with a power point presentation.*

***Response to previous mandatory recommendations – 1 July 2015***

*Site Planning:*

- *Modify the design to comply with the open space and overshadowing requirements of the R-Codes and the landscaping requirements of Council’s Multiple Dwellings Policy. **Not addressed***
- *Provide an overshadow diagram – Shadow diagram not provided. **Not addressed***
- *Modify the design so that car parking bays are not situated between the building and the street and that dwellings are designed to front and interact with the street. **Addressed***

*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. **Not addressed***
- *Improve the entry experience of all units. **Not addressed***
- *Consider full height floor to ceiling glassing the main wall that links living spaces with the outdoor living area. **Addressed***
- *If air conditioning units are to be placed on balconies, the area is to be sufficiently screened from view by occupants, neighbouring properties and the streetscape. Screening should be notated on plans. **Addressed***

*Landscaping:*

- *Maximise available areas to accommodate meaningful soft landscaping and allow for large tree planting. **Not addressed***

## Design Advisory Committee (DAC) Comments

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

- *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.*
- *Any variations to the open space requirements of the R-Codes and the landscaping requirements of Council's Multiple Dwellings Policy will not be supported, given that the development has the potential to increase in height, which would free up space for landscaping and open space. While a landscaping plan was provided with the revised plans, aspects of the plan are incorrect. If additional height is proposed, consideration must be given to the overshadowing requirements of the R-Codes.*
- *As there are open space areas on the plan that are suitable for larger canopy trees to be located, maximise tree canopy planting across the project.*
- *Further information is required in relation to the Multiple/Grouped Dwellings split, including calculations about site areas and plot ratio.*
- *The pedestrian entry sequence remains poor:*
  - *The space for pedestrians to get to the main entry door from the garage door will be tight when cars are parked in the garage and may not comply with the BCA.*
  - *Occupant amenity is compromised as occupants will have to pass in a narrow gap next to parked cars, bins and the enclosed garage space in general to enter the main part of the house.*
  - *Consider a separate pedestrian entrance/walkway running along the southern boundary.*

### **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.

### 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.*
- *Improve the entry amenity and experience of the units that presently travel through garages.*

### Landscaping:

- *Maximise the amount of meaningful soft landscaping and large tree planting.*

### Planning Services:

- *Any variations to the open space, landscaping and overshadowing requirements are not supported.*
- *Ensure a 2.4 metre setback is provided where the site adjoins the neighbouring R40 zoned properties. The 2.4 metre setback area is to be landscaped with trees, which provide screening to the neighbouring properties.*

### **Conclusion:**

*Will be required to return to DAC.*

### **Technical:**

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

**Design Advisory Committee (DAC) Comments****DAC Meeting 1 July 2015**

4.1 **Address:** No. 498 (Lot 29) Fitzgerald Street, North Perth

**Proposal:** Demolition of Single House and Construction of a Two-Storey Development Comprising of Two (2) One-bedroom Multiple Dwellings, Four (4) Two-bedroom Multiple Dwellings, One (1) Two-bedroom Grouped Dwelling and Associated Car Parking

**Applicant:** Daniel Cassettai Design

**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:***

- *The DAC are supportive of additional height, especially towards the Fitzgerald Street portion of the site. Consider a development form that includes higher intensity units fronting Fitzgerald Street, providing at least one additional storey, to address the street with a town house style (as currently proposed) to the rear.*
- *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.*
- *In addition to some of the balconies requiring screening, it is likely that the development proposes variations to the open space requirements of the R-Codes and the landscaping requirements of Council’s Multiple Dwellings Policy. The DAC does not support these variations given that the development has the potential to increase in height that may give opportunity for more ground areas for landscaping.*
- *Car parking bays situated between the street and the building are not supported as they compromise the amenity of the streetscape and impede interaction between the dwellings and the street.*
- *The entrance experience is poor as:*
  - *For some units there is no front door - only a garage door;*
  - *The space for pedestrians to get to the main entry door from the garage door will be tight when cars are parked in the garage.*
  - *Residents and visitors will have to pass rubbish bins, which abut the front door for some of the units.*
  - *There is no landing or portico space to the exterior of the front doors or garages, which creates both safety and amenity issues.*  
Consider visually permeable garage doors or one main security gate instead of garage doors as measures to improve the amenity of the entry experience.
- *The grass strips on the driveway are considered to be a maintenance issue and will likely become untidy as vehicles turn and manoeuvre within the driveway.*
- *Consider full height floor to ceiling glassing the main wall that links living spaces with the outdoor living area.*
- *If air conditioning units are to be placed on balconies, the area is to be sufficiently screened from neighbouring properties and the street.*

**Design Advisory Committee (DAC) Comments****Mandatory:****Site Planning:**

- *Modify the design to comply with the open space and overshadowing requirements of the R-Codes and the landscaping requirements of Council's Multiple Dwellings Policy.*
- *Provide an overshadow diagram.*
- *Modify the design so that car parking bays are not situated between the building and the street and that dwellings are designed to front and interact with the street.*

**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.*
- *Improve the entry experience of all units.*
- *Consider full height floor to ceiling glassing the main wall that links living spaces with the outdoor living area.*
- *If air conditioning units are to be placed on balconies, the area is to be sufficiently screened from view by occupants, neighbouring properties and the streetscape. Screening should be notated on plans.*

**Landscaping:**

- *Maximise available areas to accommodate meaningful soft landscaping and allow for large tree planting.*

**Conclusion:**

- *Will be required to return to DAC.*

**Technical:**

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