

Extract of Minutes and Comments from the Design Advisory Committee

Meeting held on 20 January 2016

4.2 **Address:** No.54 (Lot 63) Milton Street, Mount Hawthorn

Proposal: Demolition of Existing Dwelling and Construction of Two Storey Multiple Dwelling Development Comprising of Seven (7) Two-Bedroom Multiple Dwellings and Associated Car Parking

Applicant: Megara

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 previous mandatory items with a power point presentation.*

Response to previous mandatory recommendations – 23 September 2015

Site Planning:

- *The design is to respond to the preservation of the existing large tree within the front setback area and should consider making the tree a focal point of the design. **Addressed***
- *Reduce the size of the development footprint and provide more generous amounts of open space around the buildings. **Addressed***

Amenity:

- *Improve the amenity and size of the outdoor living areas of the rear ground floor units. **Addressed***
- *Ensure the rear upper floor balconies are only partially roofed to allow for maximum outlook, natural light and northern sun to the internal living spaces. **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. **To be Conditioned.***

Landscaping:

- *Provide plans demonstrating actual landscaped areas. Indicate actual canopy size of proposed trees at maturity in order that the scheme can demonstrate support for tree canopy and the ‘Vincent Greening Plan’ more broadly. **Addressed***
- *Enhance the amenity of the terminating view down the driveway. **Not addressed – However, DAC accepted the design direction as outlined at the meeting.***

Planning Services:

- *Planning Services will not support variations to the deemed-to-comply requirements of the R-Codes and Council Policy in relation to side and rear setbacks, open space and landscaping.*

Recommendations & Comments by DAC:

The applicant is commended for retaining and designing around an existing healthy tree onsite within the front setback area which presented many challenges.

Conditions:

- *If possible, add a landing to provide a break to the straight flight of stairs to Units 4 and 5.*
- *Any air conditioning units placed on balconies shall be sufficiently screened from view by occupants, neighbouring properties and the streetscape to the satisfaction of the City.*

Technical:

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

Conclusion:

The DAC supports the design and Design Excellence has been achieved.”

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“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 proposal is architecturally strong and the applicant is commended on a good design.*
- *The design approach that the applicant has taken to this site is to be commended, and should be encouraged. Too many designs push the building to the middle of the site, and this configuration works much better.*
- *There is a large existing tree within the front setback area in an excellent condition. The design needs to respond to the preservation of this tree. Consider making the tree a focal point of the design.*
- *The footprint of the development consumes a large proportion of the site. This is reflected in variations to the side and rear setback requirements, which are not supported by the City. In addition, open space has not been assessed at this time, however the City will not support a variation to this requirement either.*
- *The applicant may wish to look at figure 4F of the R-Codes in relation to side setback requirements in order to assist with the developments layout.*
- *The outdoor living areas of the rear ground floor units are small and confined. They do not correlate to the relative size and generosity of the units and are in stark contrast to the large sized outdoor living areas of the upper level apartments.*
- *Generally the DAC do not support fully screened balconies, however due to the large size of the rear upper floor balconies the DAC can make an exception. The balconies should only be partially roofed to allow for maximum outlook, natural light and northern sun to the internal living spaces.*
- *The applicant may wish to consider using loft spaces within roofs to accommodate living space. Any development into the loft space should be well setback from the side and rear lot boundaries and should present small in scale within the roof envelope as opposed to presenting dominant or as a third storey.*
- *Consider full height floor to ceiling glassing to the main wall that links living spaces with the outdoor living areas to maximise outlook, aspect and access to natural light.*
- *Enhance the amenity of the terminating view down the driveway. A garden bed to soften interface with the built form is preferred to a parked car.*

Mandatory:***Site Planning:***

- *The design is to respond to the preservation of the existing large tree within the front setback area and should consider making the tree a focal point of the design.*
- *Reduce the size of the development footprint and provide more generous amounts of open space around the buildings.*

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

- *Improve the amenity and size of the outdoor living areas of the rear ground floor units.*
- *Ensure the rear upper floor balconies are only partially roofed to allow for maximum outlook, natural light and northern sun to the internal living spaces.*
- *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.*

Landscaping:

- *Provide plans demonstrating actual landscaped areas. Indicate actual canopy size of proposed trees at maturity in order that the scheme can demonstrate support for tree canopy and the 'Vincent Greening Plan' more broadly.*
- *Enhance the amenity of the terminating view down the driveway.*

Planning Services:

- *Planning Services will not support variations to the deemed-to-comply requirements of the R-Codes and Council Policy in relation to side and rear setbacks, open space and landscaping.*

Conclusion

Will be required to return to DAC

Technical:

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