



CITY OF VINCENT

## DESIGN ADVISORY COMMITTEE

Tuesday 24 August 2016 at 2.00pm

Venue: Rosewood Care Group's Care Facility  
No. 67 Cleaver Street, West Perth

### MINUTES

#### **Attendees:**

##### Design Advisory Committee Members:

Sasha Ivanovich	Chairperson
Munira Mackay	Member
Mark Baker	Member
Fred Chaney	Member until 3.40pm

##### City of Vincent Officers:

Paola Di Perna	Acting Director Development Services
Rasa Rasiah	Acting Manager Approval Services
Remajee Narroo	Acting Coordinator Statutory Planning
Anne Munyard	Coordinator Land & Development
Christine Devenish	Minute Secretary

##### Applicants:

Mario Zulberti	Rosewood Care Group CEO
Bill Dyas	Rosewood Care Group Project Manager
Timothy Morley	Morley Davis Architects
Kali Passmore	Morley Davis Architects
Amanda Hendry	Morley Davis Architects
Tony Paduano	TPG
Matt Raymond	TPG
Leigh Caddy	TPG
Tony Papalia	Total Project Management
Julian Croudace	AECOM
Paul Parin	Artsource

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#### **1. Welcome/Declaration of Opening:**

The Chairperson, Sasha Ivanovich declared the meeting open at 2.05pm.

#### **2. Apologies:** Nil

#### **3. Confirmation of Previous Minutes**

Moved: Mario Zulberti, Seconded: Timothy Morley

That the Minutes of the previous meeting held on 12 June 2015 be confirmed as a true and correct record.

#### 4. Business:

**Address:** Nos. 61-73 (Lot 9) Cleaver Street, West Perth

**Proposal:** Demolition of Existing Aged Care Facility and the Construction of a Six Storey Development (plus basement level) consisting of a New Aged Care Facility, Ancillary Medical Centre, Pharmacy, Therapeutic Centre, Café, Rosewood Care Group's Offices, associated Car Parking and the Retention of a Heritage Listed Building (Florence Hummerston Lodge).

**Applicant:** TPG & Morley Davis Architects

#### **Reason for Referral:**

As per Council Policy 4.2.13 – Design Advisory Committee, the proposal requires referral to the DAC as:

- The development proposes a mixture of uses and is higher than three storeys;
- The development is likely to have a significant impact on the locality;
- The development proposes commercial development directly abutting land zoned residential; and
- The development is:
  - of a complex or contentious nature;
  - is likely to be of significant interest to the community;
  - involves unusual or unconventional design elements; and
  - is likely to benefit from referral from the DAC.

**The Design Advisory Committee provides architectural advice to the City of Vincent to inform the City's assessment and determination of future planning applications. The DAC's advice is not planning advice and will not fetter the final determination made in respect of an application for planning approval for the proposed development.**

#### **Applicant's Presentation:**

A power point presentation was given by Applicant recapping on the previous design response and massing strategy since the last meeting held on 12 June 2015.

#### **In Summary:**

<b>Original Design Requirements</b>	<b>Revised Design Requirements</b>
<b>Design Brief:</b> 252 bed RCF* 24 apartments 14 consultancy rooms to Medical Centre 100 seat restaurant Potential community use of Heritage Building	<b>Design Brief:</b> 152 bed RCF* No apartments 6 consultancy rooms to Medical Centre 40 seat café RCF administrative use of Heritage Building Corporate Office
<b>Client Limitations &amp; Constraints:</b> Basement car parking Functional floor plate, ie 32-38 Beds	<b>Client Limitations &amp; Constraints:</b> Car parking at grade Functional floor plate, ie 32-38 beds
<b>Yield Sought:</b> 1:165	<b>Yield Sought:</b> 1:1.05

\*RCF denotes Rosewood Care Facility

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

### **Previous Comments**

#### Building Bulk:

Although it was acknowledged that a continuous floor-plate is necessary for the functionality of the development to work, the detailed design phase will need to include a strategy to break-up the vertical bulk and scale of the built form. In addition, a solution that will achieve breaking the overall form of the building into smaller components (eg 3-4 blocks on podium in lieu of one single block) to reduce bulk & scale and to allow natural light, ventilation and sightlines/views/aspects to penetrate through the built form is highly encouraged.

**NOT ADDRESSED**

#### Massing:

The DAC discussed the requirement to split the massive bulk of the u-shaped building by splitting the form into possibly three elements. Since a free flowing plan is desired for operational reasons, one way forward may be to include vertical indentations and areas of operable glazing. This would visually give the impression of the breaks and allow natural ventilation if possible, such as at the north and south stair core areas.

A north facing circulation area should be also considered to provide access to north winter sun and as a location for a communal 'sky garden'.

The podium/step-back approach to 'frame' the street towards North West corner massing the development is encouraged as it serves to reduce the bulk and scale of the development to the street and provides a more human scale for pedestrians as opposed to being faced with a high vertical edge.

**NOT ADDRESSED**

### **Comments from meeting held on 24 August 2016**

- The reduced Plot Ratio is welcome, potentially allowing greater flexibility in achieving a better solution.
- Internally, the upper main floor plate layouts show promise of good working and living environments: variety of room types, aspects, balconies and open garden areas.
- Space around the heritage building is an improvement from the earlier proposals whilst the landscaped podium behind reduces the impact of the tower to the rear. Further space to the rear is preferred. The space to the sides of heritage building should be activated with landscaping in lieu of car parking bays as it diminishes the value of the building. A further solution should be sought to provide other facilities to either side of the heritage building in lieu of blank screens/walls and a car park.
- The applicant should explore relocating functions like the consulting rooms, teaching facility and Rosewood Care Facility administrative areas to the street front podium and at ground level in the forecourt area to replace any car-bays that are presently screened by blank walls. This forecourt area should be a space that ground floor areas can look out on to.
- If parking is required for Medical and Pharmacy, perhaps those uses can be relocated.
- It would seem that visitors, in the current scheme, visitors need to travel a long way to the Foyer in the current configuration.

- **Podium Form along Cleaver Street**

The DAC previously expressed a preference for a 'human scale' podium of 2 to 3 storeys maximum along the Cleaver Street frontage to create a lower height relationship and interface with the street and the single storey. The existing Tormey House provides a great example of streetscape scale that should be adopted for the front podium. The new podium is one storey high. A two storey podium is supported.

- **Streetscape**

The entry appears to be hidden from the street behind the heritage building and needs an entry path to clearly demarcate from the street.

The streetscape needs to have more activation and active uses facing the street and on each side of the forecourt. The DAC has concerns about the ground level design being driven, literally by the quantity and the screening of at-grade car bays and by the large expanse of blank walls next to the heritage building. This is unacceptable for pedestrians viewing the development from Cleaver Street as the parking areas walls provide no active contribution to the urban life.

The blank walled electrical transformer 'box' requires relocation from the front boundary to a less visually obtrusive location on the site.

The location of the stairs from the deck over the café should be reconsidered to provide north-facing courtyard for diners.

The DAC suggested enlarging the cafe and linking, if possible, to the entry foyer of the aged care facility (other walk-thru public facilities located to face the heritage building, between the café and the foyer). A Cafe with a glazed ground floor and al fresco dining area in the heritage building's front garden would activate the northern ground floor elevation of the suggested podium structure.

The proponent's proposal to replant the verge planting with smaller scaled flowering eucalypts is supported by the DAC, however this is not supported by the City's Parks & Property Services.

- **Landscaping & Biophilic Architecture**

The landscape proposals represent a strong component of the design. The patchwork treatment of the forecourt should be considered more carefully.

The landscape driven approach, promoting high design quality for outdoor areas for building users, cooling and visually attractive landscape on the building and amenity for staff, residents and visitors, is a great point for the project.

More opportunities should be considered for north facing gardens to take advantage of winter sunshine, particularly as five storeys of the building may overshadow the current east facing second level podium garden.

The chequered design for the landscape of different colours and materials appears overly complex and is competing unnecessarily with the calm setting that would be more appropriate for the heritage building.

**Ground level**

The paving and grassed area design should be simplified. There is an opportunity here to create a simple, pedestrian safe and elegant forecourt that celebrates the heritage building.

- **Parking**

Public car-bays and driveway access in front of the heritage building are unacceptable. This area is essentially part of the curtilage in front and around the heritage building and the view should be of a beautiful landscaped area to act as a calm setting for the heritage building.

The amount of parking provided at grade level is stifling opportunity to properly plan the ground level. Consideration should be given to alternative parking arrangements (small basement parking, reduced upper level parking, and/or stackers) in order to free up ground floor space for activation around the forecourt.

- **Architectural Language**

The DAC's preference is for what has been proposed in the central frame (behind the heritage building) type balcony, above the podium garden, that seems to best support planter boxes, the proposed trees and creepers growing up the supports. There are various balcony forms that detract for a need of a single architectural language for the scheme.

The building's elevations appear expansive. They include large areas of repetitive 'punctured' openings that create an institutional aesthetic, which is not supported.



The elevation drawings and design need further development. Articulation of elements, more relief, perhaps staggered windows, or some other regimen needs to be applied to remove the monotony.

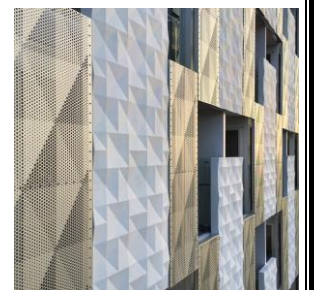
The building would benefit from more detailed design treatments associated with private rooms and fenestration details. The idea of 'the inhabited façade' and how this might be expressed (not just punched windows in precast concrete) will help give the large scale facades a finer grain quality and more 'inhabited' quality.

While the proposed 'art screens are conceptual at this stage, they are likely to appear as 'tack-ons' and will do little to add interest to the façade. They bring attention to the monotonous facades and are not supported by the DAC.

The panel wall design should rather include inherent texture rather than being painted with a pattern or adorned with add-on steel frames.

A preference is for the bedrooms that are without a balcony to at least have a formal feature, such as a bay window and seat to help modulate the elevation and provide a pleasant place internally for residents to sit and look out from the bedroom.

There are various balcony forms that detract for a need of a single architectural language for the scheme. The central bay balconies (behind the heritage building) read as the most successful interpretation of the idea of outdoor living space and landscape that has been proposed.



There are many examples of good, traditional shop front design in the City of Vincent, with glazing and richness of detail. It is suggested that the proposed cafe and pharmacy facing Cleaver Street include the requirements generally stated by the DAC for commercial tenancies at ground level:

- Provide openable windows and other openings for street engagement, activation and pedestrian interest;

- Provide elevation depth with recesses and pop-outs to avoid a flat elevation and to make the elevation appear more three dimensional;
  - Provide a contrasting variety of materials and colours to increase interest;
  - Provide operable windows to allow for tenants to not have to use air conditioning if they wish;
  - Avoid darkened or mirrored glass or the like; and
  - Provide raised window sills, columns between windows and other architectural features to:
    - Allow space for more diverse materials and colours to be used as well as different elevation depths;
    - Allow for more flexible interior design, so that desks, tables, storage, computer cables and power points can be placed up against exterior walls and hidden or partially hidden from the external view; and
    - Allow for operable windows.
  - Design tenancies to accommodate a diverse range of commercial uses; and
  - Provide higher floor to ceiling heights to emphasis the commercial tenancy and to enhance the legibility of the commercial use.
- **Building Bulk**

As called for in the previous submission, the bulk of the building should be separated into at least three legible building forms. Whilst it is noted that the upper floor plates are rigorously defined by internal operations, there are a number of strategies that can be applied to break up the single building bulk into three:

    - Articulating the external façade in providing continuous vertical glazing strips to the façade to designate vertical breaks in the façade. These could be considered to coincide with locations of internal corridors and corridor ends and or internal lounges.
    - Utilize these glazing strips in the facades to permit:
      - northern winter sun penetration into the building and lounge areas.
      - permit natural light/vertical glazing coming through at the internal corner and behind the heritage building or alternatively directly behind the heritage building.

Although there are two small lounge areas on the eastern and western edges of the northern frontage the shared spaces would benefit from greater northern exposure.

### **Mandatory Requirements**

- A solution that will achieve breaking the overall form of the building into smaller components (eg 3-4 blocks on podium in lieu of one single block) to reduce bulk & scale and to allow natural light, ventilation and sightlines/views/aspects to penetrate through the built form is highly encouraged.
- North facing circulation areas should be also considered on the upper floor plates to provide access to north winter sun and as locations for communal 'sky gardens'.
- Provide (or relocate) other common use/public facilities to either side of the heritage building in lieu of blank screens/walls and a car park.
- Provide a 2 storey podium along the Cleaver Street frontage to create a lower height relationship and interface with the street.

- Further activate the streetscape by providing more active uses facing the street and on each side of the forecourt.
- Consider further introduction of north facing gardens. Simplify current ground landscape treatment surrounding the heritage building.
- Provide alternative, parking arrangements (small basement, upper level, stackers) in order to free up ground floor space for activation around the forecourt.
- Architecture: provide further articulation of elements, more relief, rather than surface treatment, a unified architectural language in relation to openings balconies and surface/ facade treatments.

### **City of Vincent Comments**

All issues must be resolved with City of Vincent officers, however based on the early concepts presented, the following matters need further clarification or resolution.

#### **Planning:**

- Treatment of transformer box.
- Public Art to be integrated at development design stage.
- Any proposed front fencing to be open and comply with the City's policies.
- Overshadowing to be compliant.
- Plot ratio variation sought.
- Height variation – requires Design Excellence.
- Setback variation noted.
- Landscaping requires to be compliant.
- Compliance with car parking requirements.
- Buildings to have interface with the street.

#### **Technical:**

- Lower voltage power lines may be placed underground.
- Insufficient footpath width to extend alfresco area to the kerb line. Therefore allowance should be made for alfresco dining, if proposed, within the confines of the site.
- Re-enforced grass treatment is unsuitable for visitor parking. A firm hard surface is required, as degraded grass can be a hazard, particularly for sight and mobility impaired.
- Vehicle crossover width to be a maximum of 5m
- Footpath required to carry through crossover
- Additional disabled parking bays required
- Waste management plan required
- Turning bays required in the car parking area to ensure vehicles do not have to reverse more than 15m when available spaces are not found.
- The landscaping content depicted without knowing the planting schedule appears to be well structured and would certainly enhance the redevelopment of the site.
- Indicated on concept plan is the proposed removal and replacement of all the existing street verge trees adjacent to the development. The trees in question are all Queensland Box and they are in a sound and healthy state of growth, whilst they are located under overhead power lines and have been pruned annually, they still have a good canopy structure and being an established tree they provide ample shade for the general public. The street verge trees located within this section of Cleaver Street (Vincent to Carr Streets) is largely an intact streetscape featuring the Queensland Box. To remove and replace these trees with a new species of tree would alter the original theme of this old precinct.

These trees located adjacent to the proposed redevelopment site form an integral part of the streetscape and contribute to the landscape and amenity feature for the general public to enjoy, and as such Parks Services Officers would not support a request for the removal and replacement of the existing Queensland Box trees located on the street verge/s adjacent to the redevelopment of this property.

**Health:**

- Prior to the submission of a Building Permit, an updated acoustic report shall be submitted to the City to demonstrate a compliance with the City's Sound Attenuation Policy No. 7.5.21, namely in relation to the construction of the building(s), mechanical services and car parking. The recommended measures of the report(s) shall be implemented.
- Plans to clearly demonstrate provision of laundries in accordance with the *Health Act (Laundries and Bathrooms) Regulations*.

**Building:**

- Compliance with BCA requirements.
- Development to be privately certified.

**Heritage:**

The Council's Heritage Officer has advised that the preliminary design of the development has taken into consideration the heritage aspects of Florence Hummerston Lodge. A further assessment will be undertaken when the formal planning application is lodged.

**Next Meeting:**

The next meeting will be held on 14 September 2016.

**Close:**

The Chairperson, Sasha Ivanovich declared the meeting closed at 4.00pm.