



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE

Tuesday 14 September 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

City of Vincent Officers:

Rasa Rasiah	Acting Manager Approval Services
Tim Wright	Acting Coordinator Statutory Planning
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
Tony Papalia	Total Project Management
Julian Croudace	AECOM
Philippa Hinton	Rosewood Care Group Executive Manager Care Services until 3.05pm

1. Welcome/Declaration of Opening:

The Chairperson, Sasha Ivanovich declared the meeting open at 2.00pm.

2. Apologies:

Paola Di Perna - Acting Director Development Services

3. Confirmation of Previous Minutes

Moved: Tony Papalia, Seconded: Mario Zulberti

That the Minutes of the previous meeting held on 24 August 2016 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 24 August 2016.

The Design Brief has been developed utilising best practice from Alzheimer's Australia and the Aged Care Principles.

Aged Care is poorly funded with constant cut backs from the Government. Therefore the design of the building has to be conducive to efficient staffing otherwise it will not be viable or sustainable.

Mandatory Requirements from 24 August 2016 Meeting

- *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. **Partially Addressed***
- *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'. **Not Applicable***
- *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. **Not Addressed***

- *Provide a 2 storey podium along the Cleaver Street frontage to create a lower height relationship and interface with the street. **Partly Addressed***
- *Further activate the streetscape by providing more active uses facing the street and on each side of the forecourt. **Not Addressed***
- *Consider further introduction of north facing gardens. Simplify current ground landscape treatment surrounding the heritage building. **Not Applicable***
- *Provide alternative, parking arrangements (small basement, upper level, stackers) in order to free up ground floor space for activation around the forecourt. **Not Addressed***
- *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. **Not Addressed***

Comments from Meeting 15 September 2016

Building Bulk

- Breaking up the continuous U-shaped 6-storey building bulk to improve the relationship of the building to its context still needs to be addressed.
- The building is still one large monolithic entity. The DAC acknowledged the single continuous floor plate. Introducing glazing to the stair cores boundary facing vertical facades could form the continuous vertical breaks to the building sought. A diversity of subtle materials/colours could be considered to emphasise a composition of three buildings.

Architectural Language

- Integrity of materials and form is sought. The tack-on art screen elements are not considered a sufficient architectural resolution to provide sought after interest.
- The balcony frame structures should be further developed where a more unified architectural theme can result that unifies, and extends to, the intended canopy/shade screen.
- Consider providing window reveals to improve building articulation and 'shadow play' on the elevations to the proposed rendered and painted masonry structure.
- The energy efficacy of the screens to the west and north facing rooms needs to be further demonstrated and developed.

Podium

- The relocated single level cafe and modifications to the roof terrace are improvements. If actual relocation of ACF functions are not possible, it is suggested a frame pergola type structure may create a unifying visual two-storey 'line' that frames the structure forward in relation to the high rise behind.
- The arbour theme that has been proposed would be appropriate for the upper level roof garden facing Cleaver Street.

Streetscape & Ground Level

- The removal of visitor parking bays from the front of the Heritage building is welcomed.
- Removal of two parking bays in carpark (adjoining fire stair) south of the heritage building is supported providing an activated, preferably public use, internal space between the proposed coffee shop and building foyer
Generally, blank walls facing street frontage are unacceptable.

Landscape

- Further simplify the current landscape language at ground level/chequered ground pattern on the building, the balcony frame language to the preferred type indicted on the internal eastern face of the building above the deck.
- An arbour type gate at the street entry path could better indicate the route.

Mandatory Requirements

Design Excellence is required and the current design does not achieve Design Excellence.

Building Bulk and Architectural Language

- Further revisions are required to visually break up the overall form of the building into smaller components (e.g. 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. Introducing glazing to the stair cores boundary facing vertical facades could form the continuous vertical breaks to the building sought. A diversity of materials/colours could be considered to emphasise the breaking up of the built form.
- A more cohesive architectural language/theme is required for the external elevations, in relation to the overall building mass, screen elements, balcony frame structures and the canopy/shade screen.
- Consider providing window reveals to improve building articulation and 'shadow play' on the elevations to the proposed rendered and painted masonry structure.
- The energy efficacy of the screens to the west and north facing rooms needs to be further demonstrated and developed.
- Prepare accurate scaled cross-sections showing the proposal in the context of the existing built form.

Podium

- Create a visually unifying two-storey 'datum line' that frames the podium structure fronting the street in relation to the higher building behind.
- The arbour theme that has been proposed elsewhere would be appropriate for the upper level roof garden facing Cleaver Street.

Streetscape & Ground Level

- Further enhance the streetscape and front setback area (including the area around the heritage building) so that uses are active and the impact of carparking and vehicle access is minimised.
- Provide alternative, parking arrangements (small basement, upper level, stackers) in order to free up ground floor space for activation around the forecourt.

Landscaping

- Simplify the pattern of the hardscape in the front setback area.
- Maximise landscaping in the front setback area and on the upper levels of the podium structure within the front setback area. Landscaping on upper levels is to be designed to flow over the edges of the built form so that it can be experienced from a pedestrian street level.
- Introduce an arbour type gate at the street entry path to better indicate the pedestrian path.

Technical Matters

- There are a number of technical matters that need to be resolved with the City.

Next Meeting:

The next meeting will be held on a date to be determined.

Close:

The Chairperson, Sasha Ivanovich declared the meeting closed at 3.45pm.