



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE

Wednesday 10 February 2016 at 4.00pm

Venue: Committee Room
City of Vincent Administration and Civic Centre

UNCONFIRMED MINUTES

Attendees:

Design Advisory Committee Members:

James Christou (Chairperson)
Munira Mackay (Member)
Joe Chindarsi (Member)
Damien Pericles (Member)
Matt Stack (Observing Member)

City of Vincent Officers:

Gabriela Poezyn (Director Development Services) from 5.25pm
Rasa Rasiah A/Manager Approval Services from 5.27pm
Tim Wright (Senior Statutory Planning Officer)
Christine Devenish (Minute Secretary)

Applicant-Item 5.1

Lorry D'Alesio (Alpha Projects WA)
Mal Browne (Alpha Projects WA)
Carlo Famiano (Alpha Projects WA)

Applicant-Item 5.2

Giulia Pinto (Developerth)
Massimo Printo (Developerth)

Applicant-Item 5.3

Shane Fragomeni (Motivo Design)
David Turcato (Motivo Design)
Peter Simpson (PTS Town Planning)

Applicant-Item 5.4

Fred Zuideveld (Zuideveld Marchant Hur)
Ronnie Nardizzi (Owner)

Applicant-Item 5.5

Lisa Halton (LAH Architecture & Construction)
Peter Simpson (representing owners)

Applicant-Item 5.6

Greg Paterson (Paterson Group Architects)
Ben Doyle (Planning Solutions)
James Limnios (Verum Group)

Applicant-Item 5.7

Dan Lees (TPG)
Dean Burrowes (M/Group -proponent)
Andrew Lilleyman (ARM Architecture)
Luke Davey (ARM Architecture)

Preceding Meeting: A meeting was held at 3.00pm to introduce the new DAC members, Matt Stack, Fred Chaney and Stephen Carrick.

4.00pm Member Discussion

1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.55pm.

2. Apologies

Nil

3. Confirmation of Previous Minutes

Moved: Munira Mackay, Seconded: Carmel Van Ruth (confirmation by email)

That the Minutes of the previous meeting held on 20 January 2016 be confirmed as a true and correct record.

4. Conflict of Interest

Joe Chindarsi declared that he is working with Peter Simpson on another project (Items 4.3 and 4.5).

Damien Pericles declared that Andrew Lilleyman is a friend of his (Item 5.7).

5. Proposals for Consideration:

5.00pm–5.27pm – Applicant’s Presentation

5.1 **Address:** No. 14 (Lot 70) Brady Street, Mount Hawthorn

Proposal: Construction of a Two Storey Multiple Dwelling comprising of Six Two-bedroom Multiple Dwellings and Associated Car Parking

Applicant: Alpha Projects WA

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:

- Planning Services will not support variations to the deemed-to-comply requirements of the R-Codes and Council Policy in relation to visitor car parking and landscaping.
- Maximise the amount of bathrooms with access to external windows to provide access to natural light and ventilation.
- The foyer area for the rear apartments is to be improved. Consider providing soft landscaping, making it feel more spacious and inviting and providing better access to natural light and ventilation.
- The upper level of the rear foyer area is to be modified to maximise access to natural light and ventilation in order to improve amenity for occupants, reduce the need for artificial lighting, assist with the cross-ventilation of dwellings, and to reduce the build-up of odours.
- Poor amenity will occur as Unit 1's bedroom window, Unit 3's bedroom window and Unit 2's Living room and courtyard front the communal driveway and car parking area. The DAC seeks a design solution that provides improved privacy and amenity by providing a buffer space (landscaping or another method).
- Maximise areas that can accommodate deep soil zones and mature trees. The visitors' bay does not need to be covered and this area presents a good opportunity for a tree.
- Provide sizable plants or trees along the driveway.
- The legibility of the pedestrian path from the street to the rear units is poor. Improve legibility and way finding with particular regard to security implications and amenity. Pedestrian circulation is convoluted and lacks legibility/clarity. The front unit is squeezed between the pedestrian path and the driveway. Consider joining the pedestrian path and driveway to enhance privacy and security for the front unit.
- Improve the outlook amenity from the main living and balcony areas of Unit's 5 and 6, as they currently look out over the communal car parking area.
- Explore the possibility of reducing the driveway width to enhance landscaping.
- Consider other site planning possibilities, such as a town-house style format, which may provide better amenity for residents.
- Reference and reinterpret elements of the built form and/or social heritage of the area into the design. The City may be able to provide heritage information upon request.

Mandatory:**Site Planning:**

- Explore other site planning possibilities to overcome the current deficiencies in the Masterplan, eg. Town-house.
- The legibility of the pedestrian path from the street to the rear units is poor. Improve legibility and way finding with particular regard to security implications and amenity. The front unit is squeezed between the pedestrian path and the driveway, consider joining the pedestrian path and driveway to enhance privacy and security for the front unit.

Amenity:

- Maximise the amount of bathrooms with access to external windows to provide access to natural light and ventilation.
- The foyer area for the rear apartments is to be improved. Consider providing soft landscaping, making it feel more spacious and inviting and providing better access to natural light and ventilation.

- The upper level of the rear foyer area is to be modified to maximise access to natural light and ventilation in order to improve amenity for occupants, reduce the need for artificial lighting, assist with the cross-ventilation of dwellings, and to reduce the build-up of odours.
- Poor amenity will occur as Unit 1's bedroom window, Unit 3's bedroom window and Unit 2's Living room and courtyard front the communal driveway and car parking area. The DAC seeks a design solution that provides improved privacy and amenity by providing a buffer space (landscaping or another method).
- Improve the outlook amenity from the main living and balcony areas of Unit's 5 and 6, as they currently look out over the communal car parking area.
- Consider full height floor to ceiling glazing to the main wall that links living spaces with the outdoor living area to maximise outlook, aspect and access to natural light.
- Consider an alternative to placing air conditioning units on balconies. 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. Any such screening should be notated on plans.

Architecture:

- Reference and reinterpret elements of the built form and/or social heritage of the area into the design. The City may be able to provide heritage information upon request.

Landscaping:

- Maximise areas that can accommodate deep soil zones and mature trees. The visitors' bay does not need to be covered and this area presents a good opportunity for a tree.
- Provide sizable plants or trees along the driveway to increase provision of shade.
- Explore the possibility of reducing the driveway width to enhance landscaping.
- Explore opportunities for passive irrigation of garden beds via drainage off hard surfaces

Planning Services:

- Planning Services will not support variations to the deemed-to-comply requirements of the R-Codes and Council Policy in relation to visitor car parking and landscaping.

Conclusion:

Will be required to return to DAC.

Technical:

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

5.30pm–5.55pm – Applicant's Presentation

5.2 **Address:** No. 486 (Lot 1) Newcastle Street, West Perth

Proposal: Demolition of Existing Dwelling and Construction of an Eight Storey Mixed Use Development Comprising of One (1) Eating House, 28 Multiple Dwellings and Associated Car Parking

Applicant: Developerth

Reason for Referral: Development is over Four 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 Power Point presentation.

Recommendations & Comments by DAC:

- Design Excellence is required and the current design does not achieve Design Excellence.
- Planning Services and the DAC will not support a height of eight storeys and such a high plot ratio.
- The units are large and perhaps by making them smaller, the height could be reduced while still providing the same amount of units.
- A full length canopy over the Newcastle Street footpath is required to provide pedestrian amenity.
- Refine the elevations. Use contrasting materials and colours and break up the repetition and symmetry of the design to add interest, visually lighten and reduce the appearance of bulk and scale.
- Reference and reinterpret elements of the built form and/or social heritage of the area into the design. The City may be able to provide heritage information upon request. The use of textured brickwork for the circulation tower is suggested as a possible reference to the large heritage building at 480 Newcastle Street.
- 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.
- Maximise the amount of bathrooms with access to external windows to provide access to natural light and ventilation.
- Poor amenity for occupants will occur as some of the habitable room windows directly front communal corridor areas. The DAC seeks a design solution that provides improved privacy and amenity by providing a buffer space (landscaping, void or another method) between these windows and the communal corridors. A suggestion is to enlarge the communal sitting area on level 2 and include separate short paths from the sitting area to the front doors of the two apartments; include windows from the rooms for residents to view the amenity of the garden and provide passive surveillance opportunities.
- Poor amenity for occupants will occur as the bin store is accessed directly from the main lobby area. The DAC seeks a design solution that provides improved amenity for occupants.
- Consider full height floor to ceiling glazing to the main wall that links living spaces with the outdoor living area to maximise outlook, aspect and access to natural light.
- Consider an alternative to placing air conditioning units on balconies. 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. Any such screening should be notated on plans.
- In relation to the penthouse apartment, consider ensuite bathrooms as opposed to having to cross the hallway.
- Commercial tenancies at ground level are to:
 - 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 openable windows to allow for tenants to not have to use air conditioning if they wish;
- Avoid darkened or mirror glass or the like;
- 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.
 - Allow for openable windows;
- Design tenancies to accommodate a diverse range of commercial uses.
- Provide higher floor to ceiling heights to emphasis the commercial tenancy and to enhance the legibility of the commercial use.
- Provide a “blown up” version of the ground floor facades indicating: openings, clear glazing, materials and colours. Provide cross-sections indicating elevation depth and contrast to avoid a flat elevation.
- The location of the swimming pool will cause it to be very cold, consider relocating it to have a northern orientation.
- Consider the implications of a second staircase as opposed to a sprinkler system. If a sprinkler system is to be used, ensure adequate space allocation for fire tanks and pumps.
- Liaise with the City and demonstrate how the bins will be accommodated on the verge as the Newcastle Street verge and frontage is small.
- Maximise landscaping opportunities within communal corridors and lobby areas on all floors.
- The current design lacks large scale greenery that will assist in reducing the bulk and scale of the development. Maximise areas that can accommodate deep soil zones and/or mature trees and large plantings. Note that deep soil zones are not planters on slab.

Mandatory:

Site Planning:

- Reduce the height of the development as the DAC will not support a height of eight storeys and such a high plot ratio.
- The location of the swimming pool will cause it to be very cold, consider relocating it to have a northern orientation.
- Consider the implications of a second staircase as opposed to a sprinkler system.

Amenity:

- Maximise the amount of bathrooms with access to external windows to provide access to natural light and ventilation.
- Poor amenity for occupants will occur as some of the habitable room windows directly front communal corridor areas. The DAC seeks a design solution that provides improved privacy and amenity by providing a buffer space (landscaping, void or another method) between these windows and the communal corridors.
- Poor amenity for occupants will occur as the bin store is accessed directly from the main lobby area. The DAC seeks a design solution that provides improved amenity for occupants.
- Consider full height floor to ceiling glazing to the main wall that links living spaces with the outdoor living area to maximise outlook, aspect and access to natural light.
- Consider an alternative to placing air conditioning units on balconies. 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. Any such screening should be notated on plans.

- In relation to the penthouse apartment, consider ensuite bathrooms as opposed to having to cross the hallway.

Architecture:

- A full length canopy over the Newcastle Street footpath is required to provide pedestrian amenity.
- Refine the elevations. Use contrasting materials and colours and break up the repetition and symmetry of the design to add interest, visually lighten and reduce the appearance of bulk and scale.
- Reference and reinterpret elements of the built form and/or social heritage of the area into the design. The City may be able to provide heritage information upon request.
- 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.
- Detail required on transfer floor, to determine its depth due to the complexity of the staggered structural system, as its depth will impact on the height of the building.
- Commercial tenancies at ground level are to:
 - 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 openable windows to allow for tenants to not have to use air conditioning if they wish;
 - Avoid darkened or mirror glass or the like;
 - 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.
 - Allow for openable windows;
 - Design tenancies to accommodate a diverse range of commercial uses.
 - Provide higher floor to ceiling heights to emphasis the commercial tenancy and to enhance the legibility of the commercial use.
 - Provide a “blown up” version of the ground floor facades indicating: openings, clear glazing, materials and colours. Provide cross-sections indicating elevation depth and contrast to avoid a flat elevation.

Landscaping:

- Maximise landscaping opportunities within communal corridors and lobby areas on all floors.
- The current design lacks integration of large scale greenery that will assist in reducing the bulk and scale of development and improve amenity for residents and the public alike. Maximise areas that can accommodate deep soil zones and/or mature trees and large plantings.

Planning Services:

- Planning Services will not support a height of eight storeys and such a high plot ratio.

- Liaise with the City and demonstrate how the bins will be accommodated on the verge as the Newcastle Street verge and frontage is small.

Conclusion:

Will be required to return to DAC.

Technical:

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

5.58pm–6.25pm – Reconsideration

5.3 **Address:** No 247 (Lot 2) Stirling Street, Perth

Proposal: Demolition of Existing Single House and Construction of Five Storey Mixed Use Development Comprising of 1 Commercial unit, 4 One-bedroom Multiple Dwellings, 8 Two-bedroom Multiple Dwellings and Associated Car Parking

Applicant: Motivo/PTS

Reason for Referral: Development is over Four Storeys and Multiple Dwellings

Reason for Referral:

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 - 28 October 2015

Site Planning:

- *A safer and more legible entry to the residential lift lobby has been provided from the street, however this is now remote from the stair circulation and car parking. The arrangement of these spaces requires further resolution. **Addressed***
- *The travel distance and experience from the car stacker entrance to the lift lobby area is long and convoluted. **Addressed***
- *Consider setting the upper levels back, reducing the number of unit whilst creating larger units on the 4th and/or 5th floors, which would also reduce plot ratio. **Not Addressed***

Amenity:

- *Consider introducing a communal roof garden area to contribute to overall amenity for residents by providing a usable open outdoor space. **Not Addressed***
- *Further increase access to natural light and ventilation deep into the dwelling footprints. **Addressed***
- *The residential lobby area is small and could be increased by moving the lift inbound. In addition a combined residential and commercial lobby area could be introduced, however ensure that the commercial tenancy has direct street access. **Partially Addressed***

- *The air-conditioning units that are to be located in the store area is to be notated on plans. **Addressed***
- *Improve the amenity of the stairwell by providing access to daylight to encourage use. **Addressed***

Architecture:

- *The southern elevation appears bulky and lacks interest and is required to be articulated further. **Partially Addressed***

Landscaping:

- *Introduce a deep-rooted tree(s) within the rear setback area that can grow to maturity. **Not Addressed***
- *The communal courtyard is shown green however there is no depth to support plant material on the first floor. A raised planter to the western side is noted but not shown in section. Include a section to show this. **Partially Addressed***

Planning Services:

- *While the proposed plot ratio has been reduced, it exceeds that which is permitted. Even if the design achieves Design Excellence as determined by the DAC:

 - *The proposed plot ratio in its current form will still need to be reduced and the amenity improved to gain support from the City; and*
 - *The building height may not be supported.**

Recommendations & Comments by DAC:

- Design Excellence is required and the current design does not achieve Design Excellence.
- Refine the communal open space area. Consider seating and/or BBQ facilities so that it is an inviting space for people to use.
- Link from lift corridor to lobby in front of bedrooms to Units 2, 5, 8 and 11 could be on a diagonal to increase the landscape buffer between these two private/public spaces.
- Landscape the top of the store in the western corner and link it with Unit 3. Provide sufficient soil volume and depth to support a medium to large canopy tree with access to deep soils, whilst maintaining visual privacy to adjoining properties.
- Reduce the perception of bulk and scale by setting back the upper storey and treating the upper storey with different materials, colours and articulation to visually recede upper storey from the base height.
- Reduce the indents in Unit's 1, 4, 7 and 10 in line with the kitchen bench to increase the usability of the kitchen/living area.
- Provide a north facing window in the entry passage for Unit's 4, 6, 9 and 12.
- Increase the width of the bedroom windows to Unit's 2, 5, 8 and 11.

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:

- Notate that windows are openable on the plans and elevations.
- Provide information in relation to the car stackers in relation to them being able to be accessed directly from the lift/lobby area and notate this on the plans – impacting on entry.

Amenity:

- Refine the communal open space area. Consider seating and/or BBQ facilities so that it is an inviting space for people to use.
- Reduce the indents in Unit's 1, 4, 7 and 10 in line with the kitchen bench to increase the usability of the kitchen/living area.

- Increase the width of the bedroom windows to Unit's 2, 5, 8 and 11.
- Provide a north facing window in the entry passage for Unit's 4, 6, 9 and 12.

Architecture:

- Reduce the perception of bulk and scale by setting back the upper storey and treating the upper storey with different materials, colours and articulation to visually recede upper storey from the base height.

Landscaping:

- Landscape the top of the store in the western corner and link it with Unit 3. Provide sufficient soil volume and depth to support a medium to large canopy tree with access to deep soils.
- Communal open space requires further development to demonstrate an appropriate level of amenity for residents.

Planning Services:

The City reiterates that:

- The building height and plot ratio may not be supported.

Conclusion:

Will be required to return to DAC.

Technical:

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

6.28pm–6.55pm – Reconsideration – SAT Matter

5.4 **Address:** No. 189 (Lot 104) Charles Street, West Perth

Proposal: Construction of a Four Storey Development Comprising of 3 Two-Bedroom Multiple Dwellings, 6 Three-Bedroom Multiple Dwelling and Associated Car Parking

Applicant: Ronnie Nardizzi

Reason for Referral: Development is Four 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 - 18 November 2015

Site Planning:

- Greater ground floor activation and casual surveillance to Charles Street and Hammond Street is required. Replan the ground floor unit to address both street frontages. Consider the medium/long term adaptable reuse of this unit to potentially allow for a non-residential use. **Not Addressed**
- Set the balustrading back off the west facing portion of the balconies to achieve a 7.5 metre separation distance to avoid the need for privacy screening. **Partially Addressed**

Amenity:

- The entrance way off Charles Street presents possible CPTED issues and is required to be made more secure. **Partially Addressed**

Architecture:

- A lower scale of development (stepping down of the apartments) is required where the development interfaces with the existing neighbouring residential development. **Not Addressed**
- The exposed corner balcony column rising through the storeys is at odds with the horizontal lines of the building and is to be removed to strengthen the architectural language of the balconies as cantilevered elements. **Not Addressed**
- Reduce the actual and perceived bulk and scale of the facades, particularly the side and rear facades, by: **Not Addressed**
 - Articulating the elevations by providing depth with recesses, pop-outs or layers, to avoid a flat elevation and to make the building appear more three dimensional.
 - Breaking up the mass of the building by using contrasting materials and colours.
 - Providing a podium level and then setting back the upper floor(s) of the development to reduce the overbearing facades;
 - Reducing the symmetry and monotony of the facades;
 - Articulating the large blank vertical walls on the rear and side elevations; and
 - Providing greater articulation in general to break up the mass of the elevations.

Landscaping:

- The design is required to accommodate deep soil zones and canopy trees to visually soften the built form. Consider modifying the basement levels to accommodate deep soil zones. Show extent of mature canopy that will be achieved in both plan and section. **Not Addressed**
- Consider review of the rooftop terrace so it is located toward the street corner of Charles and Hammond to maximise views and outlook to the City. **Not Addressed**

Planning Services:

- Landscaping is to be fully compliant with the landscaping requirements of the City's Multiple Dwellings Policy.
- The proposed plot ratio is of concern and is unlikely to be supported by the City.

Recommendations & Comments by DAC:

- Design Excellence is required and the current design does not achieve Design Excellence.
- Improve the amenity and activation of the ground floor façade to Charles Street. Consider removing the eastern most basement car bay and adjacent circulation to enable deep soil landscaping to Charles Street.
- Explore with council what landscape opportunities are possible on the portion of land outside the lot on the corner. A large scale tree in this location would significantly improve the streetscape interface.

- Overlooking issues to the neighbouring western and northern properties remain and need to be resolved. Of particular concern is the overlooking currently afforded from top floor balconies into private outdoor space to the north-east corner.
- Balcony treatments are monotonous/repetitive. Curved balconies as currently shown may result in poor design outcome if glass balustrading is sectioned and faceted to curves. Consider rationalising balcony edges to a combination of curved and straight edges, where the straight sections could be glazed and curved sections could be solid/masonry, which allows complete fluidity of form.
- Planning Services will not support variations to the deemed-to-comply requirements of Council Policy in relation to landscaping.

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:

- Improve the amenity and activation of the ground floor façade to Charles Street. Consider removing the eastern most basement car bay to enable deep root landscaping.
- 4 Hammond Street on other side of Oak Lane is zoned R50 - two storey height limit. Refer to Policy No: 7.4.8 Development Guidelines for Multiple Dwellings, Clause 2.3 Building Interface, Clause 2.3.1, and Figure 1 – Rear Interface Diagram. Given the width of the ROW, roughly 6m, any additional/bonus floors (ie above 3 storeys) needs to be set back 12m from the property line of 4 Hammond Street. This will provide sufficient stepping in the development to properly interface with the adjoining lower density to the western neighbours.
- Balcony treatments are monotonous/repetitive. Curved balconies as currently shown may result in poor design outcome if glass balustrading is sectioned and faceted to curves. Consider rationalising balcony edges to a combination of curved and straight edges, where the straight sections could be glazed and curved sections could be solid/masonry, which allows complete fluidity of form.

Landscaping:

- Improve the amenity and activation of the ground floor façade to Charles Street. Consider removing the eastern most basement car bay and adjacent circulation to enable deep soil landscaping to Charles Street.
- Explore with council what landscape opportunities are possible on the portion of land outside the lot on the corner. A large scale tree in this location would significantly improve the streetscape interface.

Planning Services:

- Overlooking issues to the neighbouring western and northern properties remain and need to be resolved.
- Planning Services will not support variations to the deemed-to-comply requirements of Council Policy in relation to landscaping.

Conclusion:

Will be required to return to DAC.

Technical:

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

7.00pm–7.33pm – Reconsideration – SAT Matter

5.5 **Address:** No. 208 Loftus Street, Leederville

Proposal: No. 208 (Lot 20) Loftus Street, North Perth – Demolition of Existing Single House and Construction of a Four Storey Residential Development Comprising of Five (5) Multiple Dwellings and associated Car Parking.

Applicant: LAH Architecture & Construction

Reason for Referral: Development is Four 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 - 15 April 2015

Site Planning:

- *Modify the design having more consideration to the height and boundary setback requirements. **Not Addressed***
- *In order to be considered as a multiple dwelling application a dwelling overlap is required. **Partially Addressed***

Amenity:

- *Modify the design to interact and engage with Loftus Street. **Not Addressed***

Architecture – Built Form and Scale:

- *Notate materials and colours on plans and ensure that the materials proposed are realistic in regard to budget constraints. **Addressed***
- *The façade treatments and the scale of the façade features, including openings emphasises the scale and looks overpowering. Consider ways to reduce the perceived bulk and scale of the development. **Not Addressed***
- *Consider architectural methods to recede the top storey to reduce the perceived bulk and scale of the development. **Not Addressed***
- *Sections to provide clarity with the next presentation are required. **Not Addressed***

Landscaping:

- *Modify the design having more consideration to the landscaping requirements. **Not Addressed***

Recommendations & Comments by DAC:

- Design Excellence is required and the current design does not achieve Design Excellence.
- Poor outlook for occupants will occur as 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.

- Planning Services will not support variations to the deemed-to-comply requirements of the R-Codes and Council Policy in relation to overshadowing and landscaping.
- It appears that the inaccurate overshadowing and landscaping calculations have been provided by the applicant. Accurate overshadowing and landscaping calculations are required in relation to the R-Codes and Council Policy.
- Improve interaction between the ground floor of the front facing unit and street.
- Notate on plans and elevations how south facing windows comply with the privacy requirements of the R-Codes.
- Maximise areas that can accommodate deep root zones and mature trees.
- Provide sizable plants or trees along the driveway.

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:

- It appears that the inaccurate overshadowing and landscaping calculations have been provided by the applicant. Accurate overshadowing and landscaping calculations are required in relation to the R-Codes and Council Policy. Provide accurate section and elevation drawings showing 34 degree winter solstice sun-angles and full width of block adjacent to the south, with dimensions. Cross-reference back to shadow-diagram plans with corresponding dimensions.

Amenity:

- Poor outlook for occupants will occur as 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.

Architecture:

- Improve the interaction to create an active ground floor of the front facing property and street level using active habitable spaces, built form with openings.
- Notate on plans and elevations how south facing windows comply with the privacy requirements of the R-Codes.

Landscaping:

- Maximise areas that can accommodate deep soil zones and mature trees.
- Provide sizable plants or trees along the driveway and to location adjacent visitors bay.

Planning Services:

- Planning Services will not support variations to the deemed-to-comply requirements of the R-Codes and Council Policy in relation to overshadowing and landscaping.

The upper most level is incorrectly referred to as a "loft" on the applicant's plan but is a full height fourth storey according to Council's Residential Design Elements policy - this should be clarified to avoid any further ambiguity.

Conclusion:

Will be required to return to DAC. The DAC considers the project has commendable design attributes, however, many of those attributes are counteracted by its height impact of shadows, occupant amenity and streetscape engagement. The applicant needs to address these critical items.

Technical:

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

7.35pm–7.45pm – Reconsideration – SAT Matter

5.6 **Address:** No.12 (Lot 31) Bruce Street and No.103 (Lot 16) Bourke Street, Leederville

Proposal: Demolition of Existing Single Houses and Construction of Three Storey Development Comprising of Two (2) One-bedroom Multiple Dwellings, Eight (8) Two-bedroom Multiple Dwellings and Associated Car Parking

Applicant: Paterson Group Architects/Planning Solutions

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 - 20 January 2015

Amenity:

- *The bin store will cause detrimental odour and visual amenity impacts to the balconies that sit above it. The bin store is to be relocated to reduce the amenity impact of residents. **Addressed***
- *Privacy by way of additional screening is to be improved between the internal units that front each other. **Addressed***
- *Poor amenity for occupants will occur as a lot of bedrooms require highlight windows which restricts outlook and ventilation. The DAC seeks a design solution that retains the highlight windows and also provides additional windows that provide good outlook and ventilation for residents. **Addressed***

Architecture:

- *Reinstate the nib wall extensions to create the "tubular" aesthetic that was a positive feature in the previous design. **Addressed***

Recommendations & Comments by DAC:

- Design Excellence is required and the current design does achieve Design Excellence.
- Visitor bays – In order to maximise the health of the tree located between visitor bays a permeable surface to those bays is required and should include a structural soil mix to minimise compaction over the future root zone. This is to promote a healthy root system via improved air and water penetration into the root zone.

Conclusion:

The revised design addressed all the mandatory requirements. The design has achieved Design Excellence.

Technical:

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

7.46pm–8.15pm – Reconsideration – SAT Matter

5.7 **Address:** No. 201 (Lot 1) Carr Place, Leederville

Proposal: Proposed Demolition of an Existing Building and Construction of a Five Storey Mixed Use Development Comprising of Four Offices, 39 Multiple Dwellings and Associated Car Parking

Applicant: TPG

Reason for Referral: Development is over Four 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 showed the new facade with a power point presentation and advised that the bigger bubbles worked in with the balconies. The Applicant advised that construction has commenced and the public art has been approved.

Recommendation from previous meeting held on 17 September 2014

Recommendation:

The distinct approach to the buildings articulation and elevational treatments is an interesting reference to the site's history as an aerated water factory. This 'bubble' motif used in the façade screening is followed through into the design of the awning, the landscaped communal facilities and internally as a cue to the interior design of some spaces, providing a cohesive and well considered design. The proposal has addressed the mandatory recommendations. The DAC supports this proposal and is confident it will be a positive addition to Leederville.

Recommendations & Comments by DAC:

- The purpose of this item being referred to the DAC for assessment is only in relation to a specific condition of a recent amended planning approval that reads:
"The front façade and awning shall be amended to generally reflect the patterning, colours and aesthetic of the approved plans dated 27 October 2014 to the satisfaction of the City."
- In order to undertake a detailed assessment of the front façade and awning structure the DAC requires:
 - The previously approved drawings specifically plans of every level, elevations and sections including 3D imagery.
 - The equivalent drawings for the variation to the facade and an indication of the changes proposed either highlighted or clouded.
 - Elevations must indicate the details of the finishes - materials of the facade inclusive of the balconies, planters, parapet edges, returns to the side walls and the ground level - for the approved scheme and the proposed scheme inclusive of the colours.
 - Provide zoomed-in parts of the facade showing the detail of the façade at different locations.

- Provide detailed perspectives of the facades, including colours and materials.
- Provide details of the ground floor front façade and in particular note that the commercial units will be able to provide interaction with the street with the use of clear glassing and openable windows. Note on plans.
- Redistribution and new patterning of 'bubbles' is not as appealing/refined as previous approved scheme. Lack of variety in current proposal as presented. Previous scheme had smaller bubbles to areas contrasting and balancing out composition.
- Detail required on how plants are intended to be grown, maintained and be able to train/climb on these aluminium sections.
- Imagery provided to underside of canopy sent through in relation to artwork demonstrates a disconnect between the lower level and upper level, which is not as good as previous iteration. Currently just a white blank soffit to canopy. One possibility suggested would be to change to black and introduce white tube elements continuing through in relief pattern to soffit to continue patterning from above. Previous scheme allowed visual connection to façade over, which in current proposal has been completely lost (not excellent design).

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:

- In order to undertake a detailed assessment of the front façade and awning structure the DAC requires:
 - The previously approved drawings specifically plans of every level, elevations and sections including 3D imagery.
 - The equivalent drawings for the variation to the facade and an indication of the changes proposed either highlighted or clouded.
 - Elevations must indicate the details of the finishes and materials of the facade inclusive of the balconies, planters, parapet edges, returns to the side walls and the ground level for the approved scheme and the proposed scheme inclusive of the colours.
 - Provide zoomed-in parts of the facade showing the detail of the façade at different locations.
 - Provide detailed perspectives of the facades, including colours and materials.
 - Provide details of the ground floor front façade and in particular note that the commercial units will be able to provide interaction with the street with the use of clear glassing and openable windows. Note on plans.

Conclusion:

Will be required to return to DAC. Due to the extensive changes the applicant should prepare a detailed presentation and present to the DAC.

Technical:

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

5. General Business

269-271 Vincent Street, Leederville - The change to the finish of front elevation, side elevation and upper terrace openings was discussed in length and it was decided not to support the design variations as outlined in the proposal.

The City will incorporate the design concerns raised by the DAC into the report to the Development Assessment Panel (DAP).

6. Close / Next Meeting

There being no further business, the Chairperson, James Christou declared the meeting closed at 8.45pm.

The next meeting will be held on 2 March 2016 at 4.00pm.