

Design Review Report - Canning Bridge Design Review Panel		
Subject	6 Grouped Dwellings – 4 Tweeddale Road, Applecross (DR1) – Pre-lodgment discussions	
Time	11.20	
Panel Chair:	Dominic Snellgrove	
Panel Members:	Chris Maher Malcolm Mackay Hans Oerlemans	
Proponent	Ben Carter	Pinnacle Planning
Project Team	Vadim Boyko	Proekt
Planning Authority	Michael Flanagan Mark Scarfone	City of Melville
Stakeholders		
Declarations	None	
Briefings		
Relevant Authorities		Officers from the City of Melville provided a brief overview of the project.
Project Team		The proponent outlined the key design principles and the key drivers behind the project.

Introductory Comments

The proposed development is within the H4 precinct of the Canning Bridge Activity Centre Plan. 6 grouped dwellings are proposed. Grouped dwellings are a preferred use within the H4 precinct.

Design quality evaluation

	Supported
	Pending further attention
	Not yet supported
	Yet to be addressed
Strengths of the Proposal	<ul style="list-style-type: none"> • The Panel strongly support the town house typology being proposed. • The Panel support the proposed building height of three stories and a roof terrace. • The proposal benefits from high levels of cross ventilation and dual aspect by virtue of the typology. • The inclusion of lifts to assist with ageing in place is an important consideration and commended. • Mews style shared pedestrian and vehicular entry sequence in this format with visible and legible individual entries is supported. • Each unit enjoys generous and functional entry lobbies. • The project presents a coherent and well considered built form that sits comfortably within its context. • A built form that incorporates a number of curved elements that seek to mediate scale as well as successfully reference the local Art Deco historical context in a contemporary manner. • Ground floor entries that address Lockhart Street providing a streetscape with adequate ground floor activation and a sense of passive surveillance. • Upper levels that provide active spaces that overlook and engage with the street provide good activation and passive surveillance. • Upper levels within the mews courtyard also offer effective passive surveillance of central space. • Cross ventilation is provided to some individual bedrooms. • Natural light and ventilation is provided to some bathrooms • Natural light to a generous stair well associated with a study space creates a positive and attractive asset to the townhouse. • Functional roof top terrace provides important occupant amenity. • Functional and well arranged plan layouts. • Ample and diverse range of private outdoor space from ground floor to roof top. • Single vehicular driveway width.
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
Comments/Weaknesses	<ul style="list-style-type: none"> a) The presentation submission would have benefitted from a comprehensive illustration of how the proposal responds to all the 10 Design Principles of DesignWA. b) Drawings would benefit from the inclusion of a north point and scale bar.
Recommendations/opportunities	1. Future presentations should detail how the proposal responds to all the 10 Design Principles of DesignWA.

Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
Comments/Weaknesses	<ul style="list-style-type: none"> a) The applicant should seek to retain existing trees on the site to add instant amenity. b) The central landscape space needs further design development to ensure this is a welcoming space.
Opportunities/ Recommendations	<ol style="list-style-type: none"> 1. Potential for improvement to central mews space to lift its presentation and create an enhanced sense of a pedestrian zone over a vehicular one including but not limited to: <ul style="list-style-type: none"> a. ~Wider planting strips b. ~Central high quality paving design that emphasises pedestrian movement over vehicular 2. Seek to retain existing trees on site, particularly within the front setback area. 3. Engage a landscape professional to assist in the design development of the central courtyard space and overall landscape strategy. 4. Consider a more generous ground floor courtyard to units 2 and 4.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
Comments/Weaknesses	<ul style="list-style-type: none"> a) The screening to the bedrooms facing the internal courtyard combined with a lack of windows results in the potential for the central access way to feel utilitarian.
Opportunities/ Recommendations	<ol style="list-style-type: none"> 1. Sectional studies to describe the internal mews space. 2. Consider ways of increasing the number of windows facing onto this space.
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
Comments/Weaknesses	<ul style="list-style-type: none"> a) Bins and refuse collection strategy not yet articulated. b) Location of services, green domes and letter boxes yet to be explored.
Opportunities/ Recommendations	<ol style="list-style-type: none"> 1. Provide detail regarding services. 2. Articulated AC condenser location strategy where they are concealed from view from the public and private domain and do not discharge over occupants.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
Comments/Weaknesses	<ul style="list-style-type: none"> a. Yet to be addressed
Recommendations	<ol style="list-style-type: none"> 1. Clarify sustainability objectives and commitments.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
Comments/Weaknesses	<ul style="list-style-type: none"> a) Bins and refuse collection strategy not yet articulated. b) Location of services, green domes and letter boxes yet to be explored.
Opportunities/ Recommendations	<ol style="list-style-type: none"> 1. Provide detail regarding services. 2. Articulated AC condenser location strategy where they are concealed from view from the public and private domain and do not discharge over occupants. 3. Top floor rear units to incorporate full width sash windows to provide the sense of an indoor/outdoor private space. 4. Consider privacy issues associated with the top floor rear unit WC and its adjacency to the living/dining area.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>

Comments/Weaknesses	a. Ground floor entrances for rear dwellings are not yet visible.
Opportunities/Recommendations	1. Canopies over entry doors to provide weather protection and assist with legibility. 2. Canopies and/or another device to create a more legible presence for the rear dwelling entries from the mews/courtyard entry point.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
Comments/Weaknesses	a. The central landscape space needs further design development to ensure this is a welcoming space with pedestrian priority
Opportunities/Recommendations	1. Refer opportunities/recommendations relating to Principle 2.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
Comments/Weaknesses	a) None
Opportunities/Recommendations	1. None
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
Comments/Weaknesses	a) The hanging structural blade on the front elevation appears unresolved.
Opportunities/Recommendations	1. Consider bringing the hanging structural blade on the front elevation down to ground.

Concluding Remarks

A high standard proposal which is supported by the Panel. The opportunities/recommendations should be incorporated into the design prior to a development application being lodged with the City. The proposal is not required to be presented back to the Panel for further review.

Design Review progress

	Supported			
	Pending further attention			
	Not yet supported			
	Yet to be addressed			
		DR1	DR2	DR3
Principle 1 - Context and character				
Principle 2 - Landscape quality				
Principle 3 - Built form and scale				
Principle 4 - Functionality and build quality				
Principle 5 - Sustainability				
Principle 6 - Amenity				
Principle 7 - Legibility				
Principle 8 - Safety				
Principle 9 - Community				
Principle 10 - Aesthetics				