

NOTES DESIGN REVIEW PANEL

Meeting Date: Tuesday, 8 October 2019
Meeting Time: 8:30 am
Venue: Swan Room
Meeting Started:

1. Attendance

(a) Panel Members

Mr Damien Pericles	(Realm Studios)
Mr Malcolm Mackay	(Mackay Urban Design)
Mr Hans Oerlemans	(Wonder CL)

(b) Proponents

Urbis Pty Ltd	- Item 1
Urbanista Town Planning	- Item 2

(c) City Officers

Mr Troy Cappellucci	(City of Melville)
Mr Ben Ashwood	(City of Melville)
Mr Peter Prendergast	(City of Melville)

2. Apologies

Mr Dominic Snellgrove	(Chairman – Cameron Chisolm Nicol)
Mr Fred Chaney	(Taylor Robinson Chaney Broderick)
Mr Chris Maher	(Hames Sharley)

3. Declaration of Interest

Nil

1. Item 1 – 10 - 14 Forbes Road and 40A - 40C Kishorn Road, Applecross

Proposed 15 storey mixed use development within the M10 zone of the Canning Bridge Activity Centre Plan.

1.1. Officer Presentation – TO COMMENCE APPROX 8:30am

City of Melville Senior Planning Officer, Troy Cappellucci briefly introduced this item to the Panel.

This item was most recently presented to the February 2019 Design Review Panel Meeting.

1.2. Proponent Presentation – TO COMMENCE APPROX 8:35am

The development team including staff from MJA, Mustera Property Group and Urbis jointly presented to the DRP focussing on the key changes made to the proposal since it was last considered.

1.3. Design Quality Principles

Items presented to the Design Review Panel are assessed by a panel of architects, urban designers and landscape architects using the “design quality principles” and with due regards to Design WA. The design principles include but are not limited to – character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability, diversity and sustainability.

In respect of development within the Canning Bridge Activity Centre Plan (CBACP) area for which a bonus is sought under Clause 21 of Canning Bridge Activity Centre Plan, the development shall, in the opinion of the Panel, be of exemplary design. Exemplary design is considered to be of a very good quality which sets an example for others to follow in a similar context.

The proponent shall provide detailed commentary to demonstrate how exemplary design has been achieved.

The Panel will provide commentary regarding the elements of the design that are supported and those that would benefit from further consideration. For preliminary applications, the Panel's comments shall be provided to the proponent to assist in the development of the design.

(a) Strengths of the proposal

The Design Review Panel commended the applicant on its comprehensive presentation and congratulated the architect and developer for their roles in creating a very high quality proposal. The DRP consider that the proposed development has achieved exemplary design for the purposes outlined in Clause 21 of the CBACP.

Strengths include:

- The design narrative is very important to the proposal, the idea of incorporating the things people love about the suburbs into a vertical form is a very strong one.
- The proposal seeks to exceed a 5-star Greenstar rating.

- Breaking the tower into three forms assists in breaking up the building bulk, and breaks up the elevation into elements that have a more slender and better-proportioned form.
- The percentage of cross ventilated residential dwellings exceeds the provisions of SPP7.3 Residential Design Codes Volume 2 Apartment Design.
- Very high levels of ground plane activation, through the use of the central pedestrian thoroughfare. Servicing and waste management are well considered, ensuring the majority of the ground floor plane is taken up with active uses.
- Extensive landscaping to the ground and podium levels, and additional vertical and horizontal landscaping throughout the remainder of the building above.
- Natural light and ventilation to corridors.
- High quality, short-stay dwellings, accessed via a dedicated lift.
- Well-planned apartments, with logical layouts, including good robe space. Typical apartment floor plates create a sense of separation. Movement across apartments and communal spaces is good.
- Diverse range of uses and apartment types. The proposed co-working space and community gardens are considered to add another level of interest to the building.
- Amenity deck on the top floor provides all residents with the opportunity to access the available view. The landscape design is consistent with the story of the building and shows dedication to creating a high quality building.
- Community spaces are well thought out. The communal amenity areas on every third floor are well considered and both highly visible and accessible from the common area.
- Use of grey water recycling system.
- Car parking is located at the basement levels and, thus, screened from the street.
- Single crossover to service the development without recourse to additional width for service vehicles.
- Air-conditioning is managed centrally and discreetly to avoid the placement of AC condenser units on the residential floors and to avoid nuisance to neighbouring properties.
- Other services (e.g.: fire tanks, sub-station) are located away from the public realm.
- Elevations are well composed and provide a high degree of depth, light and shade, and visual interest, with an appealing colour and material palette that is sensitive to its context.
- The amount of landscaping on structure.
- The landscape cross-sections are well considered in regard to access for maintenance.

(b) Weaknesses of the proposal

- Whilst the amount of landscaping is one of the strengths of the proposal, it will require significant maintenance to ensure it presents well for the life of the building
- There may be some challenges around establishing jacarandas in high wind locations at upper levels, this will require adequate soils zones and well stabilised trees.

(c) Suggested improvements to the proposal

- The applicant should consider a back up strategy in the event the jacaranda trees fail to establish.

(d) Recommendation

- The suggested improvements should be incorporated into the final design of the development notwithstanding the fact that the panel is unanimous in its decision to qualify this design as being “exemplary” for the purposes outlined in Clause 21 of the CBACP.

2. Next Meeting

The next meeting has been tentatively booked for Wednesday, 6 November 2019 from 9.30am until 12.30pm.

3. Close