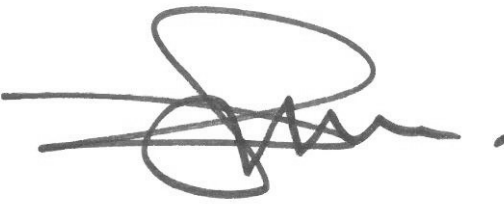


# **Canning Bridge Design Review Panel Notes**

Meeting Date: Wednesday, 7 April 2021  
Meeting Time: 9.30 am  
Venue: Conference Room  
City South Perth

| <b>Design Review Report</b>             |  |   |
|---|--|---|
| Subject                                 | <b>25 The Esplanade – Design Review 02</b>   |   |
| Date                                    | 2021-04-07   |   |
| Time                                    | 9:30   |   |
| Location                                | City South Perth   |   |
| Design Reviewers                        | Name<br>Dominic Snellgrove<br>Hans Oerlemans<br>Fred Chaney  | Chair<br>Panel member<br>Panel Member                           |
| Proponent                               | Colliere Architecture  | John Colliere   |
| Project Team                            | Planning Solutions<br>Pyramid Constructions<br>Mackay Urban Design<br>Landowner/Developer                                    | Trent Will<br>Anthony Chillino<br>Malcolm Mackay<br>Joe Muscara |
| Planning Authority                      | City of Melville   |   |
| Stakeholders                            |  |   |
| Declarations                            | Malcolm MacKay   |   |
| <b>Briefings</b>                        |  |   |
| Relevant Authorities<br>Project Team    | The proponent provided a brief presentation regarding the changes which had been made to the design since the March meeting. |   |
| <b>Design Review Report endorsement</b> |  |   |
| Reviewer's signature                    |    |   |
|   | (Name) Dominic Snellgrove  |   |

Note: Malcolm MacKay an interest and did not sit on the panel. He remained in the room as an part of the project team.

| Introductory Comments                        |   |
|--|---|
| <b>Design quality evaluation</b>             |   |
|  | Supported   |
|  | Pending further attention   |
|  | Not yet supported   |
|  | Yet to be addressed   |
| <b>Strengths of the Proposal</b>             | <ul style="list-style-type: none"> <li>• The Panel commend the Proponent on a coherent presentation arranged around the 10 Design Principles of DesignWA</li> <li>• The proposal offers the opportunity for an active and engaged streetscape and public domain with active street frontages and a legible building entry.</li> <li>• The site is situated at the corner of The Esplanade and Helm Street and enjoys a north and east orientation.</li> <li>• The proposal is largely compliant in height with some minor set-back variations sought.</li> <li>• The Panel support the provision of dual-key apartments that are flexible and support ageing-in-place principles and intergenerational occupation.</li> <li>• The bulk form and scale are well managed and mediated through a series of sculpted volumes separated by strategically placed recesses and set back conditions.</li> <li>• Encroachments into the setbacks are formed in order to improve privacy with adjoining properties by orienting view obliquely.</li> <li>• The car park is underground and fully sleeved from the public domain and served by a single width ramp/cross-over.</li> <li>• The apartments are generally functional and well arranged with generous balconies. Except for the secondary/dual key units.</li> <li>• The entrance approach is well considered, landscaped and legible when viewed from the street.</li> <li>• Roof top communal terrace offers good amenity to building occupants.</li> <li>• There is generous provision for deep soil planting, a well-considered verge design strategy that includes activation, community use and integration.</li> <li>• The proposal incorporates a substantial PV array as well as natural light and ventilation to some bathrooms.</li> <li>• AC condensers are located centrally on the roof and screened from view.</li> </ul> |
| <b>Principle 1<br/>Context and character</b> | <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>  |
|  | <ol style="list-style-type: none"> <li>a) The Panel commend the Proponent on a coherent presentation arranged around the 10 Design Principles of DesignWA</li> <li>b) The proposal offers the opportunity for an active and engaged streetscape and public domain with active street frontages and a legible building entry.</li> <li>c) Further information presented at DR2 successfully describes the project in its streetscape context with adjoining properties in their current form and future potential.</li> <li>d) Further information presented at DR2 successfully describes the project façade materiality, colour and texture and how it will sit within its context and reference local character.</li> <li>e) Further information presented at DR2 successfully describes how the ground floor apartments are accessible from the adjoining footpath and public domain.</li> </ol>   |

|   |   |
|---|---|
| <b>Recommendations</b>                                | <b>1. None</b>  |
| Principle 2<br><b>Landscape quality</b>               | <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>   |
|   | <ul style="list-style-type: none"> <li>a) The Panel commend the Proponent for the early engagement of a Landscape Professional.</li> <li>b) There is generous provision for deep soil planting, a well-considered verge design strategy that includes activation, community use and integration.</li> <li>c) Further information presented at DR2 successfully describes how the roof top resident terrace has been relocated east to capitalize on views and mitigate over-looking.</li> </ul>   |
| <b>Recommendations</b>                                | <b>1. None</b>  |
| Principle 3<br><b>Built form and scale</b>            | <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>  |
|   | <ul style="list-style-type: none"> <li>a) The Panel consider the proposed built form and scale appropriate within this context.</li> <li>b) Further information presented at DR2 successfully describes how screening has been introduced to balcony projections.</li> </ul>  |
| <b>Recommendations</b>                                | <b>1. None</b>  |
| Principle 4<br><b>Functionality and build quality</b> | <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>  |
|   | <ul style="list-style-type: none"> <li>a) The narrow light well that is intended to introduce natural light to the lift lobbies is considered not to be effective given its modest dimension. In addition to that it further encroaches on what is already considered to be a dimensionally constrained lobby which seems at odds with the high-quality aspirations for the project</li> <li>b) Each of the north facing apartments has been described as a dual key apartment on plan. The south facing upper floor apartments are no longer described as dual key dwellings on plan. Despite this, the design ensures that a portion of the unit can be used independently from the remaining section and as such have been considered as dual key for the purpose of this review.</li> <li>c) The Panel remains concerned with the functionality of the twin key units. The Panel consider these units capable of being used independently of their twined units and should therefore demonstrate the same level of quality in relation to access to natural light, view and vista.</li> <li>d) The living room of the dual key dwellings is situated deep within the plan and with a cross-sectional dimension of 2.3M accessing natural light, view and vista. This is substantially less than the minimum 3.8M wide requirement from Design WA and has the appearance of a living room delivering light and ventilation through a 'snorkel' arrangement.</li> <li>e) The outlook for the master bedroom on the eastern ground floor apartment is poor.</li> </ul> |
| <b>Recommendations</b>                                | <ol style="list-style-type: none"> <li><b>1. Consider ways in which access to natural light, view and vista to the 'family' spaces in the dual key can be enhanced.</b></li> <li><b>2. Consider exploring a reduction bedroom numbers for the dual key dwellings to establish a better outcome for the principle living space and balcony.</b></li> <li><b>3. Consider reorienting the master bedroom on the eastern ground floor apartment to improve its amenity.</b></li> </ol>  |
| Principle 5<br><b>Sustainability</b>                  | <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>  |
|   | <ul style="list-style-type: none"> <li>a. The Panel noted that an ESD Professional has not yet been engaged.</li> <li>b. The Panel support the inclusion of a generous PV array and electric car chargers.</li> </ul>   |
| <b>Recommendations</b>                                | <b>1. The Proponent is encouraged to appoint an ESD Professional and explore a</b>  |

|                                   |  |
|-----------------------------------|--|
|                                   | <b>coordinated response to sustainability initiatives and ways in which the project can go above and beyond Section J Compliance including the inclusion of grey water reuse. .</b>  |
| Principle 6<br><b>Amenity</b>     | <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>  |
|                                   | <ul style="list-style-type: none"> <li>a) The narrow light well that is intended to introduce natural light to the lift lobbies is considered not to be effective given its modest dimension and the depth to which it descends in section. In addition to that it further encroaches on what is already considered to be a dimensionally constrained lobby which seems at odds with the high-quality aspirations for the project</li> <li>b) The Panel remains concerned with the functionality of the twin key units Apt 2 and Apt 3. The Panel consider these units capable of being used independently of their twined units, Apt 1 and Apt 3 and should therefore demonstrate the same level of quality in relation to access to natural light, view and vista.</li> <li>c) Apt 2 and 3 are essentially presented as 2-bedroom units. However, the living room is situated deep within the plan and with a cross-sectional dimension of 2.3M accessing natural light, view and vista. This is substantially less than the minimum 3.8M wide requirement from Design WA and has the appearance of a living room delivering light and ventilation through a 'snorkel' arrangement.</li> </ul> |
| <b>Recommendations</b>            | <ol style="list-style-type: none"> <li>1. <b>Consider ways in which access to natural light, view and vista to the 'family' spaces in apartments 2 and 3 can be enhanced.</b></li> <li>2. <b>Consider exploring a reduction in apartment 2 and 3 into 1-bedroom units to establish a better outcome for the principle living space and balcony.</b></li> </ol>   |
| Principle 7<br><b>Legibility</b>  | <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>   |
|                                   | <ul style="list-style-type: none"> <li>a. The proposal offers the opportunity for an active, legible and engaged streetscape and public domain with active frontages and a legible building entry.</li> <li>b. The entrance approach is well considered, landscaped and legible when viewed from the street.</li> </ul>  |
| <b>Recommendations</b>            | <b>1. Consider a more generous light well to the individual lift lobbies as well as a more generous and legible lift lobby at ground.</b>  |
| Principle 8<br><b>Safety</b>      | <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>  |
|                                   | <ul style="list-style-type: none"> <li>a. The proposal offers the opportunity for an active, legible, well surveilled and engaged streetscape and public domain with active frontages and a legible building entry.</li> </ul>   |
| <b>Recommendations</b>            | <b>1. None</b>   |
| Principle 9<br><b>Community</b>   | <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>   |
|                                   | <ul style="list-style-type: none"> <li>a) The proposal offers the opportunity for an active, legible and engaged streetscape and public domain with active frontages and a legible building entry.</li> <li>b) The Panel commend the Proponent for the early engagement of a Landscape Professional.</li> <li>c) There is generous provision for deep soil planting, a well-considered verge design strategy that includes activation, community use and integration.</li> </ul>   |
| <b>Recommendations</b>            | <b>1. None.</b>  |
| Principle 10<br><b>Aesthetics</b> | <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>  |
|                                   | <ul style="list-style-type: none"> <li>a) The Panel consider the proposed built form and scale appropriate within this</li> </ul>  |

|                        |   |
|------------------------|---|
|                        | context.<br>b) The panel are supportive of the materials palette and the developed perspectives and elevations presented. |
| <b>Recommendations</b> | <b>1. None</b>  |

**Concluding Remarks**

The Panel are supportive of the design approach subject to amendments to the design and layout of the twin key units described above under Functionality and Build Quality and Amenity.

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