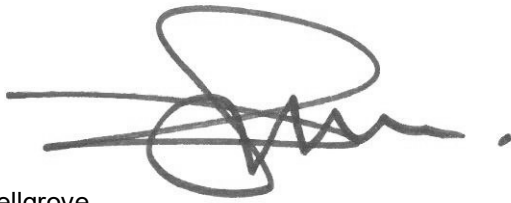


Design Review Report		
Subject	11 Chetwynd Way Booragoon– Design Review 03	
Date	6 July 2022	
Time	9:30am	
Location	City of Melville	
Design Reviewers	Name Dominic Snellgrove Malcolm MacKay Chris Maher Fred Chaney	Chair Panel Member Panel Member Panel Member
Proponent	Lateral Planning Rechitects Architecture+ Design	
Project Team		
Planning Authority	City of Melville	Mark Scarfone
Stakeholders		Michael Flanagan
Declarations	None	
Briefings		
Relevant Authorities Project Team		Both the City of Melville Officers and the proponent provided a brief presentation to the panel concentrating on the changes made since the last review.
Design Review Report endorsement		
Reviewer's signature	 (Name) Dominic Snellgrove	

Introductory Comments	
Design quality evaluation	
	Supported
	Pending further attention
	Not yet supported
	Yet to be addressed
Strengths of the Proposal	<ul style="list-style-type: none"> • Compact and economic housing typology providing valuable housing diversity. • ESD consultant appointed with illustration of the pathway to achieving and exceeding NCC requirements. • Landscape professional and high-quality landscape design proposal including native planting. • Important community use providing housing options for aged and dependent persons. • Presentation arranged instructively around the 10 Design Principles of Design WA. • Proposed convertible tandem car bays allowing for flexible use with private outdoor space. • Major living areas now engaged with the internal street with additional fenestration. • Improved level 1 engagement with public domain enhancing passive surveillance. • Improved passive surveillance of the communal space. • Successful mews laneway with hard and soft landscape approach that clearly signals a pedestrian zone over a vehicular road. • Improved engagement with and connection to north facing communal space • Five units have ground floor bed and bath combinations which assist with promoting ageing in place. • Flexible garage space with the capacity to adapt to a ground floor level bedroom and bathroom. • Translucent roofing providing natural light to ground floor areas. • Tree retention in the site with communal open space arranged around retained tree. • Solar orientation capitalising on north facing aspect. • Instructive sectional studies illustrating roof form. • Face brick proposed for part of the façade. • Functional and well-arranged unit planning. • Potential to capitalise on extensive areas of deep soil planting. • The reorganisation of the pedestrian demarcated walkway to the north has resulted in improved unit access, legibility and safety. • Lot 11 has been successfully planned to allow for the internal living areas to better interact with the adjoining public domain providing enhanced streetscape interaction and passive surveillance. • Car bays have either been relocated or removed at the communal area interface facilitating better resident access to the open space as well as enhanced access and legibility for the units that interface with the communal area.
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>
	a) Concerns associated with the lack of internal streetscape activation and passive surveillance have been addressed.

Recommendations	<ul style="list-style-type: none"> • None
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>
	a) It appears possible to insert additional soft landscape at strategic points in the mews laneway.
Recommendations	1. Undertake a hardscape audit to ensure that all opportunities for soft landscape have been capitalized on including the east and west termination of the laneway.
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>
	a) The built form and scale are considered appropriate
Recommendations	1. None
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>
	a) Confirmation that AC condensers will be accommodated in the courtyards and suitably screened is noted.
Recommendations	1. None
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	a. The inclusion of a sustainability report is acknowledged along with confirmation that each individual unit will incorporate solar PV's.
Recommendations	1. None
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>
	<ul style="list-style-type: none"> • Some bedrooms are clearly indicated as being smaller than the minimum requirements under Design WA • It is not clear if the convertible garage has the capacity to incorporate a bathroom in association with the ground floor bedroom. • In the 2 x 1 units the single bathroom is often an ensuite and therefore inaccessible to the second bedroom.
Recommendations	<ol style="list-style-type: none"> 1. Ensure that all bedrooms achieve the minimum dimension of three meters. 2. Whilst the convertibility of the rear portion of the garage to a bedroom and bathroom is supported, the Proponent is invited to submit drawings illustrating how the spaces will be arranged and how plumbing will be installed to facilitate the future conversion. 3. Consider hard landscape finishes to the rear portion of the garage that match the external courtyard so that the space reads as a covered/convertible courtyard rather than a tandem car bay space. 4. Ensure all bathrooms in the 2 x 1 units are accessible to both bedrooms.
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>
	<ul style="list-style-type: none"> • Concerns associated with unit entry legibility have been addressed.
Recommendations	1. None
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>

	a. Concerns with streetscape engagement and passive surveillance have been addressed.
Recommendations	1. None
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>
	a) The project represents a community focused use and asset providing housing options for aged and dependent persons.
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>
	<p>a) The aesthetic approach, including materiality, texture and colour is supported.</p> <p>b) The form, scale and articulation of individual units achieves depth and visual interest, and the use of face brick communicates a sense of permanence and quality.</p> <p>c) However, the collection of three roof types, flat, pitched and skillion have the capacity to create a jumbled and overly complex roofscape.</p> <p>d) It was also noted that whilst face brick is strongly supported its elevation and suspension above the ground is counter to the way in which masonry is usually grounded.</p>
Recommendations	<p>1. Consider editing and simplifying the roofscape treatments.</p> <p>2. Consider grounding brickwork where possible.</p>

Concluding Remarks	
The Panel support the project subject to items under Principle 6, Amenity being satisfactorily addressed.	

Design Review progress			
	Supported		
	Pending further attention		
	Not yet supported		
	Yet to be addressed		
	<i>DR1</i>	<i>DR2</i>	<i>DR3</i>
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			

