

# MINUTES

## DESIGN REVIEW PANEL

**Meeting Date:** 6 February 2019  
**Meeting Time:** 9.30 am  
**Venue:** Swan Room  
**Meeting Started:** 9.35am

### 1. Attendance

#### (a) Panel Members

Dominic Snellgrove	(Chairman – Cameron Chisolm Nicol)
Chris Maher	(Hames Sharley)
Fred Chaney	(Taylor Robinson Chaney Broderick)
Damien Pericles	(Realm Studios)
Malcolm Mackay	(Mackay Urban Design)

#### (b) Proponents

Shape Urban	- Item 1
Element Advisory Pty Ltd	- Item 2
PG Property / ZMH Architects	- Item 3
Matthews & Scavalli Architects	- Item 4
MJA Studios	- Item 5
MJA Studios	- Item 6
CLE Town Planning and Design	- Item 7

#### (c) City Officers

Laura Kelliher	(City of South Perth)
Scott Price	(City of South Perth)
Aaron Auguston	(City of South Perth)
Troy Cappellucci	(City of Melville)
Madison Rea	(City of Melville)
Paula Venter	(City of Melville)
Peter Prendergast	(City of Melville)

#### (d) Note Taker

Corinne Crotty	(City of Melville)
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### 2. Apologies

Nil

### 3. Declaration of Interest

*Item 5 – 10-14 Forbes Road & 40 Kishorn Road Applecross - MJA*

Fred Chaney declared an interest for item 5 presented by MJA Studios and Developwise due to a professional relationship on another project with MJA and therefore has to be excused from the meeting.

#### 4. Item 5 – 10-14 Forbes Road & 40A-40C Kishorn Road, Applecross

Proposed 20 Storey Mixed Used Development comprising multiple dwellings, short stay apartments, commercial tenancies and co-working spaces.

##### 4.1. Officer Presentation – COMMENCED AT 11:35am

City of Melville Senior Planning Officer, Troy Cappellucci briefly discussed this item with the Panel.

This item was previously presented to the August & December 2018 Design Review Panel Meetings.

##### 4.2. Proponent Presentation – COMMENCED AT 11:40am

Jimmy from MJA Studios outlined this item to the Panel.

##### 4.3. Design Quality Principles

Items presented to the Design Review Panel are assessed by a panel of 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 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. 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 proponent is commended for a positive and collaborative approach with DRP resulting in genuine improvements to the design proposal
- It is the view of the Panel that the Proponent has achieved an exemplary design outcome.
- The project has achieved an exemplary outcome through a series of design initiatives and approaches listed, but not limited to, those described below:
  - A design narrative that seeks to embed the project in its cultural, historical and local context.
  - An activated and engaged ground plane along with an inhabited and activated podium both of which enhances the streetscape and are arranged within required setbacks.
  - A mix of uses, accessible by the public, in the podium for a co-work, commercial and community space.

- Service and vehicular entries have been minimised and car parking has been concealed underground to allow the ground plane to support and facilitate the pedestrian experience.
  - Extensive landscaping at ground as well as throughout the structure, including vertical landscape has resulted in greenery equivalent to 148% of the site area
  - Well planned and diverse range of apartments with very high levels of cross ventilation
  - Provision of roof top garden and playground
  - Positive sustainable design initiatives including a grey water re-use
- The applicant has responded to the most recent DRP comments by re-locating podium car bays back into the basement, allocating co-work and community space back into the podium and providing intuitive and legible community access.
  - The resulting outcome is an elegant series of interconnecting towers pulled apart to enhance solar access and cross ventilation to apartments and lobbies. Resulting voids and aerial sky gardens become platforms for supporting green landscape and providing amenity for the building occupants as well as visual interest

(b) Weaknesses of the proposal

- Technical challenges associated with establishing and maintaining landscape at height remain. These include establishing and maintaining Jacarandas in a high wind environment and providing sufficient water. It is however acknowledged that the proponent has investigated these challenges and responded to questions posed
- Some consideration of privacy from bedrooms to the west and adjacent to a publically accessible sky garden may be worth investigating.

(c) Suggested improvements to the proposal

- Further investigate the viability of the proposed Jacaranda trees including a potential back up strategy.
- Improve the interface between the Level 3 west-facing apartment and the common balcony.

(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.