

**Appendix 5:
DRP Feedback and
Architect's Response to DRP**



Department of **Planning Lands and Heritage**
Office of the Government Architect

State Design Review Panel Report 8 Parker DR1

For WAPC

September 2020

Review attendance

Subject	8 Parker DR1	
Date	1 September 2020	
Time	11:30-13:10	
Location	140 William Street Perth	
Design Reviewers	Melinda Payne Dominic Snellgrove Tony Blackwell Anthony Duckworth	Associate to the Government Architect (Chair) Panel Member (Architecture) Panel Member (Landscape Architecture) Panel Member (Urban Design)
Proponent Team	John Colliere Andrew Baranowski Trent Will	Colliere Architecture Plan E Planning Solutions
Planning Authority	Paola Di Perna Jacqueline Kirchlechner	Principal Planning Officer, State Development Assessment Unit Senior Planning Officer, State Development Assessment Unit
Observers	Margaret Smith	Director, State Development Assessment Unit
Panel Support	Barbara Gdowski Pip Munckton	Manager SDRP, Office of the Government Architect Coordinator SDRP, Office of the Government Architect
Declarations	Tony Blackwell declared a proximity to the project team that has been deemed to not represent conflicts of interest.	

Briefings

Design Team	John Colliere Andrew Baranowski Trent Will	Design Presentation
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Design Review Report endorsement

Chair signature



Melinda Payne, Associate to the Government Architect

Executive Summary

- Overall** The proposal is supported by the Panel
- Further review** A follow up review of this project is recommended.
- Summary comment** The Panel thanks the project team for engaging with the design review process. The Panel notes the benefits of a joint owner-driven development model which aims to meet a range of owner/occupier design outcomes, including multi-generational living arrangements. Given the advanced stage of design development, the relatively minor amendments being sought in this DA and the design review process already completed, this review focussed largely on the impacts of the additional 2 floors, while also seeking minor improvements to the design generally.

The package of information provided (largely constructional drawings) was not clear and inappropriate for a design review. Details were lacking, cross referenced documentation was not provided, and an outdated landscape strategy tabled. For design review No.2, appropriate updated information and a presentation structured around the 10 design principles is recommended.

Next stages of design development should focus on how the project addresses the design quality requirements outlined in SPP7.0.

Summary review	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			

	<i>Supported</i>
	<i>Pending further attention</i>
	<i>Not yet supported</i>
	<i>Yet to be addressed</i>

Design quality evaluation

Principle 1: Context and character *Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*

1. The development is contextually appropriate and consistent with the neighbourhood character of the South Perth foreshore area, particularly the anticipated future character. The built form response and density distribution across the site respectfully preserves the existing streetscape pattern of Parker Street whilst enhancing the intended character of the River Foreshore.

Principle 2: Landscape quality *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context*

1. Please note, a superseded version of the landscaping plan was reviewed by SDRP.
2. Landscape design could be improved by better integration with the building. Strengthen and provide landscaping experiences and vistas throughout the building.
3. Landscaping at the entry and communal pool area is generally well-handled but the northern pool terrace could incorporate more planting to enhance resident amenity and presentation of the terrace to the Foreshore.
4. Confirm percentage of hardscaping included in DSA area calculation and planting on structure metrics.
5. Retention of the existing mature eucalypt tree on Parker Street is commended. Further information is required on proposed measures to protect tree root zone to ensure retained tree is not compromised during excavation/construction.
6. Clarify levels and treatments to access points.
7. Removal of weed species from Foreshore interface is supported.

Principle 3: Built form and scale *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.*

1. The scale of the proposed building is appropriate considering adjoining development height and massing in 3D images. Splitting the built form into two elements incorporating a landscaped ground plane is supported, assisting with permeability throughout the site and allowing a vista from Parker Street to the River.
2. Whilst the built form response is considered an appropriate scale, further information regards overshadowing is required to enable assessment of the impact of additional height on adjoining developments.
3. The large building floorplate compared to adjacent building footprints, increases impacts regards solar access, wind and visual privacy of neighbours.

Principle 4: Functionality and build quality *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.*

1. Internal and external living areas are generous, allowing flexibility in accommodation and functionality.
2. Dwelling types, sizes and configurations cater for a diverse range of households and changing community demographics. This includes multi-generational housing and accommodation for live-in carers, facilitating aging in place.
3. Proposed ceiling heights and room dimensions exceed standard minimum requirements for multiple dwellings, providing well-proportioned spaces that facilitate good natural ventilation and daylight access.
4. High quality materials and finishes are proposed which should last well, with minimal maintenance into the future. In particular, the curved glass balustrades and windows are an important aspect of the design quality and should be retained in project delivery.

Principle 5: Sustainability *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*

1. The development is well-oriented with predominately north facing dwellings, with internal and external living areas also maximising northern exposure.
2. Dual aspect dwellings are maximised, achieving cross ventilation and reducing reliance on mechanical ventilation

and air conditioning.

3. The Panel is supportive of the proposed intent regarding sustainability. Specific initiatives were not defined in the presentation and should be elaborated in the next review.
4. The fire element within the water feature was queried on sustainability grounds.
5. Deep building floorplates may affect building performance in terms of provision of daylight.

Principle 6: Amenity *Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*

1. The Panel encourages the team to seek improvement to the provision of daylight and fresh air for all habitable rooms including studies. Rooms without access to natural light and ventilation are not supported: reconsider this design approach to align better with SPP7.3 requirements.
2. The impact of additional height on the amenity of adjacent development is difficult to ascertain from the information provided. Provide overshadowing diagrams showing different times of the year.
3. Consider opportunities to enhance natural light in the lift lobbies to provide additional amenity.
4. Outdoor kitchen vent/mechanical exhaust located on northern façade impacts access to natural light, ventilation and views to master bedrooms.

Principle 7: Legibility *Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*

1. Clarify pedestrian access from Parker Street to the River Foreshore through the neighbouring site. The Panel supports this intent and seeks clarification on the level of resolution reached with the neighbor and the City for this access path.
2. Southern building entry sequence could be improved; the entry lacks clear connection from footpath to building entry.

Principle 8: Safety *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

1. Disability access from Parker Street to building entries is unclear. Provide more detail on how safe pedestrian access can be provided, considering significant slope from footpath to entry.

Principle 9: Community *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*

1. Inclusion of accessible and multi-generational design promotes housing diversity and aging in place.
2. Concealed car parking and services contribute to activated streetscape interface and quality public domain.

Principle 10: Aesthetics *Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*

1. The design is well conceived and provides visual interest to the street through quality materials and finishes. The significant impact of the curved glass on the aesthetics of the proposal which should be maintained throughout the subsequent stages of design process.

COLLIÈRE ARCHITECTURE

To Trent Will (Planning Solutions)

8 Parker Street Development; Responses to the state design review panel report

Responses to the state design review panel report

Design review panel comments relating to;

Principle 2 - Landscape Quality:

- .1- In response to DRP comments, the fire pit has been removed and replaced with an art piece.
- .2- The final landscape plans involve a series of minor modifications to the plans considered by DRP. It is considered the final landscape plans integrate well with the building with a focus on entry points and arrival experiences.
- .3- The previous landscape plans did not show the landscaping to the west of the pool terrace (being the courtyard for unit 2B). This courtyard includes extensive landscaping to delineate the private space from the communal space. Due to the relatively compact pool deck, there is minimal area for additional planting without reducing usable space/amenity around the pool. The three trees between the swimming pool and the deck have deep soil below which will enable healthy growth and will add greenery to the communal space.
- .4- Deep soil calculations have been reviewed in accordance with the R-Codes Volume 2. Areas are marked clearly on the revised landscape plans to enable clear assessment. The calculation only incorporates landscaping which has no impeding structures below and is a suitable width for the growth of trees. It should be noted the deep soil widths may be reduced where adjacent to rootable soil zones.
- .5- The tree immediately abuts the western boundary and will have substantial root growth across the Windsor Towers property. Notwithstanding, a generous 27sqm root size is to be provided on the subject site. An arborist will be engaged by the design team to provide guidance and advice to ensure the retention and health of the lemon scented gum is maintained.
- .6- The submitted landscaping plans more clearly show the different levels of landscaping. Specific levels are detailed on the architectural drawings.
- .7- Noted.

Principal 3 - Built Form and Scale:

- .2 - Additional overshadowing diagrams have been added to provide required information to enable assessment of the impact of additional height to adjoining sites.
- .3 - We have reviewed the proposed building floorplate to the adjacent buildings on the east and west of the proposed development and find they are similar to the built form area of the proposed development. It must be remembered that the proposed floor plates are comprised of a maximum of two apartments per floor and whilst each of the apartments is large in area the orientation of each apartment to 3 separate orientations i.e. north, east or west and south provide each of the apartments with assets of excellent cross ventilation, light access and view availability to each habitable room. Areas of non-habitable space are logically located within the middle of the floor plans such as powder rooms, pantry, sculleries and laundries etc

Principle 5 - Sustainability

- .3 - Parker Street owners were keen to provide a number of sustainability initiatives within the development; e.g.
 - Northern orientation to maximise passive solar gain in winter months,
 - Cross ventilation available to each apartment to minimise reliance on air conditioning,
 - Photovoltaic cells being provided to offset/pay for the electrical running costs of the swimming pool, swimming pool heating and other communal area requirements,
 - Each of the apartments feature provision of generous secure car parking bays, each apartment is provided with twin car charging stations. The cost of charging the cars will be offset by the photovoltaic solar array on the North bldg. roof.
 - Secure bicycle parking stations are provided to each apartment plus bicycle parking for the visitors of the project.
 - Each apartment features over height ceilings and glass line heights allowing higher than standard levels of natural sunlight and winter sun ingress.
 - All apartment glazing features double glazing .
 - We note that the project has achieved over and above the required 4 green star rating required by SPCC .

COLLIÈRE ARCHITECTURE

Principle 6 - Amenity

- .1- The floor plans have been modified to remove studies without direct access to natural light and ventilation. We have convinced the clients to restore these rooms to the storage areas that were originally designed for these spaces.
- .2- We have provided additional overshadowing diagrams and 3D model as required to assess the impact of the additional height on the amenity of adjacent developments.
- .3- We will review further the opportunity to enhance natural light into the lift lobbies to provide additional amenity.
- .4- The northern mechanical ventilation exhaust duct has been reduced to the minimum possible to enable the provision of adequate exhaust extraction for kitchen, alfresco area, scullery and pantry areas.

Principle 7 - Legibility

- .1- Shared pedestrian access to Sir James Mitchell Park for both 8 Parker St. and the adjoining properties to the eastern Boundary has been negotiated and agreed. 8 Parker St will provide the staircase and the maintenance of it on the land provided by the eastern adjoining property. The entries will be secure and only available to 8 Parker Street and properties on the eastern boundary. We note 8 Parker St. initiated discussions with the west side adjoining property; Windsor Towers however, Windsor Towers was not prepared to discuss or negotiate shared access of a staircase on our preferred Western Boundary. Hence discussions were commenced and successfully negotiated with the Eastern property.
- .2- We are further investigating improvements to the building entry sequence to the Southern building to improve visual connection from the footpath to the building entry.

Principle 8 - Safety

- .1- Disability access to 8` Parker Street and it's building entries have been provided in accord with disability access requirements, please refer to the attached diagram.

Yours Sincerely,

John Colliere

CA Director