

# Appendix 8: State Design Review Panel Design Review 3 report

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
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Department of **Planning Lands and Heritage**  
Office of the Government Architect

# **State Design Review Panel Report The Melvista DR3**

For WAPC

October 2020

## Review attendance

<b>Subject</b>	<b>The Melvista DR3</b>	
<b>Date</b>	20 October 2020	
<b>Time</b>	10:30-11:00	
<b>Location</b>	140 William Street Perth	
<b>Design Reviewers</b>	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)
<b>Planning Authority</b>	Paola Di Perna Jacqueline Kirchlechner	Principal Planner, State Development Assessment Unit Senior Planner, State Development Assessment Unit
<b>Panel Support Declarations</b>	Pip Munckton	Coordinator SDRP, Office of the Government Architect

## 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** Further design review of this project is not required.

**Summary comment:** The Panel thanks the project team for engaging with the design review process, and their diligent and thorough response to the feedback from design review 2. The Panel appreciated the comprehensive package of material provided and welcomed its clear structure and level of detail.

The key design issues from last review related to built form and scale. The Panel also sought refinements regarding the street facing awning design, the fire booster location and basement functionality.

These outstanding design matters were generally of a minor nature, hence the Panel was happy to provide further advice on a revised drawing package, rather than require a full review.

Summary review	DR1	DR2	DR3
Principle 1 - <b>Context and character</b>	Supported	Supported	Supported
Principle 2 - <b>Landscape quality</b>	Pending further attention	Supported	Supported
Principle 3 - <b>Built form and scale</b>	Pending further attention	Pending further attention	Supported
Principle 4 - <b>Functionality and build quality</b>	Pending further attention	Supported	Supported
Principle 5 - <b>Sustainability</b>	Supported	Supported	Supported
Principle 6 - <b>Amenity</b>	Pending further attention	Supported	Supported
Principle 7 - <b>Legibility</b>	Pending further attention	Supported	Supported
Principle 8 - <b>Safety</b>	Supported	Supported	Supported
Principle 9 - <b>Community</b>	Pending further attention	Supported	Supported
Principle 10 - <b>Aesthetics</b>	Supported	Supported	Supported

	<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.*

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1. The Panel notes again that the project offers a valuable community service (high quality aged care) and supports the design proposal in its considered response to the Nedlands context and its residential character. Whilst the built form typology departs from the single residential pattern, it is a product of the aged care use and considerable design attention has been directed towards ensuring the development addresses the domestic scale and distinctive local character of its streetscapes.
2. Revisiting the design and materiality of the balcony awnings on the major streetscape elevations is a further opportunity the design team could consider, so as to better respond to the domestic / residential character of the location, and to diminish the visual dominance of the awning from the pedestrian viewpoint.

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

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1. The Panel notes that the relocation of the fire booster has necessitated modification to the proposed tree planting to Betty Street verge. The verge landscape design should be revisited to ensure that a high quality public realm outcome is still achieved.

**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.*

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1. Panel notes the design refinements introduced to address bulk and scale. These are supported. The amended design increases the uncovered roof terrace area to improve resident amenity and additional articulation reduces the bulk of the roof design on north and south facades.
2. The Panel acknowledges that the use as an aged care facility has driven this built form outcome, and recognises the design efforts to moderate bulk appropriately.

**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.*

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1. Basement functionality regarding servicing and vehicle maneuverability including ambulance and delivery vehicles has been addressed. The Panel notes the applicant's intent to manage this on an on-going basis.
2. Confirm basement ramp grades and ensure functional suitability and escape route compliance. The Panel anticipates the applicant will confer with the SDAU to address this item.
3. The Panel queried how the new deck on level 3 will be accessed for maintenance.
4. The Panel recommends further exploring the possibility of integrating the fire booster within the driveway facing the side boundary to reduce its dominance on the public realm (pending advice from the relevant authority).

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

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1. The Panel was satisfied with the sustainability strategy outlined in the previous reviews.

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

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1. The Panel commends the responsiveness of the design team in addressing resident amenity, particularly the northern courtyard seating and planters.

**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.*

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1. The revised design achieves clear paths of movement through the building, improved internal wayfinding, orientation, and visual access to points of reference.

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

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**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*

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1. The Panel notes this development is providing an important community service, offering housing diversity and 'ageing in place' opportunities to a suburb with an older demographic.
2. The amended design increases areas for visiting families and children, offering a welcoming environment and facilitating social interaction.

**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.*

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1. The design language and material palette is refined aesthetically, and promises high quality, inviting spaces for residents and visitors to enjoy.
2. The Panel reiterates the suggestion to revisit the treatment of the balcony awnings to be more sympathetic to the Nedlands residential character and to reduce their visual dominance from the street.