

## DESIGN REVIEW PANEL (DRP)

### RECOMMENDATION ON PLANNING PROPOSAL

<b>Application type:</b>	JDAP application
<b>Proposed development:</b>	Redevelopment of Edward Millen Home site and grounds – Commercial, Retail, Hospitality and Child Care uses
<b>Address:</b>	No. 15 Hill View Terrace, East Victoria Park

#### 1. What are the strengths of the design?

- The project has a clear vision for the precinct which creates a focused proposal of the many parts forming the complex.
- The repurposing of any buildings, especially heritage buildings, is almost without exception the most sustainable form of redevelopment.
- The heritage buildings are respectively considered with the insertion of new buildings and structures that are sympathetic but not replicating the design sensibilities.
- The proposal will reinvigorate the Edward Millen Park as a whole and has the prospect of creating a wonderful venue for many to part-take in.
- The external spaces, between buildings have been thoughtfully considered that are integral to the project's success. The pathways across and through the site creates an experiential permeability. (with the exception of the eastern access – see weakness section)

#### 2. What are the weaknesses of the design?

- Pedestrian access from Hill View Terrace has not yet been resolved (on the architectural drawings) when approaching by foot or bicycle. A clear line of access, such as is shown or inferred on the landscape plans is required. Furthermore, having multiple access points will strengthen the proposal.
- The "eco-cultural link" (path) behind the Childcare Centre is inherently unsafe, with a long path sleeved between two high fences (that will both be solid once the houses are constructed). There is no opportunity for surveillance and no lighting. Concern for personal safety will limit use.  
Note: this safety issue cannot be resolved simply through the addition of lighting – this component of the design needs to be reviewed.
- It appears that the number of existing trees which are proposed to be removed, could still be retained with a little more flexibility in the design.



These include trees within car parks and also one in the vicinity of the water tanks in the southern-most corner of the site.

**3. Any specific items you wish to be revised or addressed through conditions?**

- The requirement to upgrade the heritage buildings to comply with the National Building Codes will require careful and sensitive detailing. As this is not required at a development application stage, the Town of Victoria Park should seek an opportunity to review the fine detailing and be able to provide comment.
- The appropriateness of the eco-cultural path siting and design needs to be reviewed for safety and aesthetics, with scope for alternative ways to achieve eco-cultural thematic links to be explored.
- Fencing detailing to be reviewed at building permit stage with a focus on appropriate permeability, height and materiality.
- Colour palette and building materials to be reviewed at building permit stage.
- Include additional glazing to the Childcare Centre to provide natural light and ventilation at both ends of the internal corridor and to both of the cot rooms.
- Updated Sustainability Report, confirming that the final design achieves the "Sustainability Commitments" as outlined in the DA Sustainability Report (Table 31) to be submitted with the Building Licence application.

**4. Any other comments?**

- The proponent was very engaging throughout the design review process considering all items that were tabled and providing adequate and informed responses to each.
- The Eco Cultural Path is inherently unsafe as it is a long narrow path sleeved between high fences that is fully screened from view and remote from activity. Seek an alternative response that has clear sightlines, good surveillance at all times, and direct, short connection from active public spaces to the bushland. Such a link would need to be in the vicinity of the garden production zone, possibly west of the glass houses. If the path cannot be resolved in a direct and safe fashion, then removal of the link is recommended, with the area to be included in the Childcare playground. Given the eco-cultural ambitions, perhaps the Aboriginal Advisory Group could work with the landscape architects and TVP on the landscape and interpretation for the rest of the development, the adjacent parkland and the street verges connecting to and surrounding the Bush Forever site. This may be the most practical way to try and improve the setting of the bushland and strengthen the indigenous planting strategy.
- The potential pedestrian entry point at the two large fire tanks presents an opportunity for art or colour on the tanks.
- Consider relocating one of these tanks, so as to allow for the preservation of an existing tree in this location.



- The energy efficiency/energy savings achieved in the design are reliant almost entirely on the installation of Solar PV. Encourage further improvement of sustainability and improving the thermal performance of the new buildings to exceed regulatory requirements.
- In the subsequent stages careful attention should be given to the visual screening and noise from the Childcare building, animal pens/shelters and the hospitality venue in response to public commentary.
- Future development of the animal shelter to locate the structural posts of the verandah within the fencing line of the yards. Current layout sites these posts within yards presenting a hazard to people and animals. Avoid use of glass in openings of the animal enclosures for safety.
- The future works at Edward Millen Park and the proponent's development at Edward Millen House and Mildred Creak ideally work seamlessly across the 'lease' line so as not to create a strange junction between the two. The site should be considered as a whole precinct.
- The naming of the precinct should consider a dual name to respect the aboriginal history.
- A photographic record should be requested of the current state of the buildings as a historical reference, including all buildings to be demolished.

**RECOMMENDATION:**

Support