

DESIGN REVIEW PANEL (DRP)

RECOMMENDATION ON PLANNING PROPOSAL

Application type:	Council determination
Proposed development:	Mixed Use Development (Serviced Apartments; Restaurant/Café)
Address:	No. 998 Albany Highway, East Victoria Park

1. What are the strengths of the design?

- Appropriate scale, form and density for the setting.
- Strong contextual reference of past buildings has influenced the project in a new and contemporary way.
- Strong design detailing, material selections to the front and rear elevations providing a high quality project.
- Commitment to greening the laneway is a positive step.
- Additional tree provided to the front setback area improves amenity and provides canopy to the public realm.
- The proposed food and beverage tenancies will create an activated and interesting public realm frontage to the development.
- Generous communal corridor width for the apartments.
- Good streetscape activation through the use of smaller commercial premises.
- Good universal access for the front commercial tenancies.
- Landscape approach is well considered in terms of the materiality and plant selection.

2. What are the weaknesses of the design?

- Four apartments have a narrow frontage from the living room to the balcony that compromises the livability of the apartments / short stay.
- The nominated universally accessible apartment does not appear to meet the benchmark for accessible apartments in terms of room dimensions or interior layout, with limited ability to locate furniture to allow ease of movement. Proponent to review accessible apartment against Liveable Home Standards or equivalent.
- Convoluted internal layouts of apartments. Corridors within the southern apartments are narrow and require more generosity at the entry doors.



- Limited cross ventilation to apartments.
- Limited number of apartments with solar access however balconies address the street and offer views to parkland.
- Overlooking from Level 2 bedroom windows toward neighbouring property.
- Access to the waste bins is via a roller door which does not make accessing bins easy for the occupants on a weekly basis and is not universally accessible. Roller door shown to be approx. 14.5 m long which is not realistic; support columns will be required which will impact on accessibility to the waste bins and may also hinder vehicle turning circles to access car parking bays.
- Relocation of the waste bins to the rear of the property for collection by opening the folding gates would result in the car parking area being unsecured.
- Hinged gate to rear appears to conflict with the universal access commercial parking bay.
- The single staircase is not fire isolated and needs to be checked with a fire services consultant and building surveyor. If the staircase is required to be fire isolated and exit beyond the car park, then there may need to be substantial design changes that warrant design review. If the staircase was not required to be fire rated, what are the avenues for escape? Are key cards required to open the carpark rear gates or open the carpark / lift lobby door?
- Roof access to service air conditioning units, solar water units and PV panels not identified.
- Deep soil falls short of policy requirements.
- Limited root zone/deep soil proposed for the car park trees may impact their long-term viability.

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

- Provide privacy screening to selected Level 2 bedroom windows, ensuring that access to natural light and cross ventilation is not unduly impacted.
- Resolve staircase design to address fire protection and fire escape requirements and minimise impact on amenity.
- Ensure the universally accessible apartment satisfies the Liveable Home Standards or equivalent to ensure ease of use, with particular regard to impact of room layout on furniture placement.
- Screen any roof top mechanical plant. Details of the screen to be designed and in keeping with the rest of the building.
- Suitable roof access in keeping with the NCC to be provided.
- Waste bin storage area roller doors reflect actual installation requirements and allow unrestricted access to remove waste bins for pickup.
- Provide a bin standing area external to the car park to allow bin pickup without compromising car park security.

- Public art to be developed and be readily understood as an artwork in full public view.
- Recommend additional natural light and ventilation be provided to Level 2 apartments through introduction of openable skylights, particularly to apartments with a narrow frontage to the balcony.
- Consider swapping the location of bath and store in the south-eastern apartments that address the lane. Scope to rearrange layout to improve amenity and increase the floor area of the abutting northern apartments at their entry/dining area and better resolve the laundry arrangement.
- Use of structural soils or root cell system to provide additional root zone under the vehicular access for the car park trees.

4. Any other comments?

- The proponent has listened and responded to the DRP comments which has strengthened the design proposal.
- Ensure that apartment ceiling heights meet the minimum requirement of 2.7m for living areas.

RECOMMENDATION:

Support

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