

DR3 – Design review report and recommendations (Part 1/4)

Local government	Town of Cottesloe	
Item no.	1 Gibney Street, Cottesloe – Wearne Hostel Redevelopment	
Date	8 August 2019	
Time	Scheduled 5.00pm (started 5.27pm)	
Location	Mayor's Parlour, Civic Centre, 109 Broome Street, Cottesloe	
Panel members in attendance	Michael Tucak Dick Donaldson Lawrence Scanlan Trevor Saleeba Simon Rodrigues	Chair, Elected Member Panel Member Panel Member Panel Member Panel Member (arrived 5.37pm)
Apologies	Deon White Craig Shepherd	Panel Member Panel Member
Local government officers	Ed Drewett Jan Boyle	Coordinator, Statutory Planning Senior Administration Officer
Proponent/s	Samantha Thompson Scott Bradley Suzanne Eyles Tome Nunes David Cox	Taylor Burrell Barnet GKA Architects Curtin Heritage Living Total Project Management Managing Director, Curtin Heritage
Observer/s	Mat Humfrey Jana Joubert	Chief Executive Officer Coordinator, Strategic Planning (arrived 5.32pm)
Briefings		
Development assessment overview	Ed Drewett	Panel were advised that this is a JDAP application that has been assessed under State Planning Policy 7.0, State Planning Policy 7.3, Local Planning Scheme No.3, the Town's adopted Local Planning Policy No.2, with advice from the Heritage Council WA.
Technical issues	The Panel was advised that amended plans had been received to address concerns raised in the previous meeting held 29 March 2019.	
Design review		
Proposed development	Wearne Hostel Redevelopment	
Property address	Lot 555 (1) Gibney Street, Cottesloe	
Background	The Panel was advised of Council's endorsement of the Master Plan and adoption of the Local Planning Policy relating to this site and were given a brief overview of the development proposal.	
Proposal	Aged care facility comprising independent living units (ILUs), residential aged care accommodation (RAC) and ancillary uses.	
Applicant/representative address to the panel	In attendance to answer questions from the Panel	
Key issues/recommendations	Design principles in SPP 7.0 were discussed with the Panel. No key issues were identified and the recommendation from the Panel was supportive of the proposal.	
Chair signature		

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Design quality evaluation	
	Supported
	Pending further attention
	Not supported
Principle 1 - Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	Good Design; Encourages public into development and parkland within; Panel expressed importance of design not having a bland or commercial appearance, but was satisfied with the architect's explanation for the design and finishes.
Principle 2 - Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	Excellent large SW open area; vast improvement on streetscape; terrific community asset; landscaping excellent
Principle 3 - Built form and scale	<i>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.</i>
	Overall design good; interest and detail to design of ground level is important
Principle 4 - Functionality and build quality	<i>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.</i>
	The Panel was satisfied that this design principle had been adequately addressed.
Principle 5 - Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	The Panel was satisfied that this design principle had been adequately addressed. Western breezes to be considered for impact on planting on that side of site; solar panels viewed as an excellent element of design
Principle 6 - Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	Remarkable outcome in terms of amenity; meets criteria; artist in residence provides excellent interest; potential to engage with Town for consideration of art installation in public spaces
Principle 7 - Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	Good design ensuring Heritage building stands proud within development; passageways, seating and use of colour within walkways provides identify and subtle changes to common theme for residents to navigate around development;
Principle 8 - Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	The Panel was satisfied that this design principle had been adequately addressed.; Passive surveillance optimises sense of safety for residents
Principle 9 - Community	<i>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.</i>
	Meets requirements; caters for all residents as proportion of accommodation is government supported; entries and internal courtyards with seating facilitating social interaction.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	Appropriate aesthetic design; good tree canopy and varied planting important; panel expressed that tinted glass not be considered as has potential for negative outcome.

NOTES

ITEM 2 – DECLARATION OF INTEREST

Chair confirmed that he has an impartiality interest in that he knows one of the executive member's of Curtin Care.

ITEM 3 – MINUTES OF PREVIOUS MEETING

Pre development meeting held 29 March 2019. Minutes have not been circulated as they are currently being re-formatted to meet the new Design Review Panel WA procedures. A summary was provided by the Town's Coordinator, Statutory Planning.

ITEM 4 – DESIGN REVIEW

The Town's Coordinator, Statutory Planning provided an overview of the development proposal. Updated drawings have been submitted which showed a reduction of one unit to provide increased separation from the heritage building in response to comments received from the Heritage Council. Also access off Gibney Street had been addressed.

A run-through of the previous meeting was given by the Coordinator, Statutory Planning for those who may not have attended the meeting.

- Outlined leasing agreement with owners and Curtin Heritage Living, previously referred to as Curtin Care and leasing arrangements
- Site has state heritage building in the middle
- Proposal referred twice to Heritage Council
- Zoning outlined
- Brief history of administrative procedures given
- Confirmed that proposal will be determined by JDAP.

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Design review progress

	<i>Supported</i>		
	<i>Pending further attention</i>		
	<i>Not supported</i>		
	<i>DR1</i>	<i>DR2</i>	<i>DR3</i>
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			

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Recommendations summary

DR1 Recommendations	DR 2 Response	DR2 Recommendations	DR3 Response
1. SUPPORTED	SUPPORTED	SUPPORTED	To be advised
2. SUPPORTED	SUPPORTED	SUPPORTED	
3. SUPPORTED	SUPPORTED	SUPPORTED	
4. PENDING FURTHER INFO	SUPPORTED	SUPPORTED	
5. SUPPORTED	SUPPORTED	SUPPORTED	
6. SUPPORTED	SUPPORTED	SUPPORTED	
7. SUPPORTED	SUPPORTED	SUPPORTED	
8. SUPPORTED	SUPPORTED	SUPPORTED	
9. SUPPORTED	SUPPORTED	SUPPORTED	
10. SUPPORTED	SUPPORTED	SUPPORTED	