

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – PDA22/0113 – 39 Chester Avenue, Dianella – Pre Development Application – Multiple Dwelling	
Chairperson:	Emma Williamson	
Panel members:	Tony Blackwell Peter Ciemitis Anthony Duckworth	
Local government officers:	Dean Williams Andrew Karagoglou Shaun Wheatland Simone Palmer	Acting Coordinator Planning Planning Officer Planning Officer DRP Support Officer
Observers		
Date:	16 March 2023	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Felipe Soto Caine Holdsworth Evan Logan Peter Mrdja Mandy Leung	Space Collective Architects (<i>Applicant</i>) UDLA Emergen Urbanista Planning Space Collective Architects
	Owners	Snow Oak Pty Ltd & Affluent Property Investments Pty Ltd

Observer/s

Briefings		
Development assessment overview	Andrew Karagoglou	Planning Officer
Technical issues	Andrew Karagoglou	Planning Officer
Design Review		
Proposed development	Item 1 – PDA22/0113 – 39 Chester Avenue, Dianella – Pre Development Application – Multiple Dwelling	
Property address	39 Chester Avenue, Dianella	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Felipe Soto Caine Holdsworth Evan Logan	Space Collective Architects UDLA Emergen

Key issues / recommendations	The Panel thank the applicant for their presentation and the development of the design since DRP 1. While DRP 1 looked at the larger issues of increased height and impacts to the neighbourhood, DRP 2 has demonstrated a more developed response and a greater level of detail. The Panel support the pursuit of height in this location and encourage the Applicant to continue to develop the design to address the perceived bulk through further articulation of the upper levels of the design. The creation of a community of residents, such as proposed, will need true amenity provided through functional and inviting communal space and the Applicant is encouraged to consider ways that landscape can be consolidated where it is proposed on structure and exploit the opportunities of the roof terrace. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – PDA22/0113 – 39 Chester Avenue, Dianella - Pre Development Application – Multiple Dwelling DRP Meeting – Thursday 16 March 2023	
	<i>Design Principle satisfied</i>
	<i>Design Principle pending further attention</i>
	<i>Design Principle not satisfied</i>
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>
	1a. The Panel commented that many of the aspects of the project are starting to work well and have addressed many of the concerns raised in relation to understanding the building in its current context. 1b. Comment was made by the Panel that the project is consistent with the future character and overall development of the area, noting that the diagrams in the presentation illustrate the development potential of neighbouring sites. 1c. The Applicant was encouraged to apply additional articulation to the streetscape interface, considering the assignment of communal space, private outdoor space and the legibility of the building entry as it responds to its context.
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>
	2a. The Panel reiterated the comment from DRP 1 that landscaping is critical to the success of the project and as such feel that there is significant development still required to provide true amenity to the residents and the community at large. 2b. The Panel commented that the quantum of deep soil is a positive and it is necessary to consider the location of these and ensure they are useful to the development. 2c. The Applicant was encouraged to think about increasing the tree canopy within the site lot boundaries, ensuring there is not an over-reliance on verge planting. All planting in front of the building will need to take into consideration the power lines. There was comment made the Melaleuca tree is not appropriate as a result of the power lines. 2d. The Panel questioned the landscape on structure and would like to gain a better understanding and have comfort around access and maintenance. The renders indicate trees on levels 1,4 and 7. More information is needed to understand how these will be accommodated on structure. 2e. Comment was made by the Panel it would be beneficial to have cross-sections which include landscaping. 2f. It was mentioned there is an odd mix of exotic and native trees and the landscaping design lacks a theme. 2g. It was stated by the Panel the use of crushed gravel is not appropriate in communal spaces as this can find its way to the building interior, damaging surfaces. 2h. Comment was made the communal open space requires further thought and development. The Panel recommend consideration of an expansion of the rooftop landscape area to provide better amenity to residents.
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>
	3a. The Panel commented that the perception of bulk in relation to the proposal relates primarily to the articulation and prominence of the upper two stories as well as the extent of blank walls that are viewed on the side elevations. The Applicant is encouraged to think about the view from the street, developing the design to address the perception of bulk. It was suggested that viewing the building in three parts could assist in breaking down the overall bulk of the

	proposal. 3b. A request was made by the Panel for further clarification in relation to overshadowing to the neighbours. 3c. The Panel commented that the interface of the ground floor apartments with the street require further thought to balance the connection of context, activation, passive surveillance and the need for a degree of privacy.
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>
	4a. Comment was made by the Panel the tandem bays and motorcycle access looks very tight and requires further thought. 4b. The Applicant was encouraged to look at the furniture layouts in the apartments as some apartments provide inadequate circulation space behind sofas to allow easy access to balconies. 4c. The Panel support the use of voids to introduce light and ventilation to some habitable rooms, noting that some of the apartments on the southern portion of the development have privacy issues relating to the placement of bedroom windows on opposing sides of these voids. 4d. The Panel expressed concern around the access required to carry out maintenance and the usability of the landscape, particularly on level 1, and suggested this landscape may be better distributed elsewhere in the building. 4e. The Panel stated the lack of secure bike parking is a concern and the Applicant was urged to include this in the development.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Applicant was commended on the engagement of a sustainability expert. 5b. It was stated by the Panel EV charging is not evident on the plans. 5c. The Panel commented the provision of future proofing is important to the proposal. 5d. It was mentioned by the Panel openings for natural ventilation are valuable. Side or highlight windows should be clearly integrated into the drawings if the intention is to pursue this strategy for cross ventilation.
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>
	6a. Comment was made by the Panel the walk up from the ground floor to the rooftop is supported and adds community life and amenity for residents. 6b. The Panel commented on the opportunity for the proposal to provide greater amenity to residents through an expanded roof terrace. 6c. Comment was made the communal open space on level one is poor, questioning the location of this to provide true amenity for the community of residents and requires further thought and development. 6d. It was suggested by the Panel the lobby lacks the generosity and amenity commensurate with the number of apartments proposed.
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>
	7a. It was recommended by the Panel to provide a more visible pedestrian entry, considering a hierarchy in the legibility of the ground floor interface with the street. 7b. It was stated by the Panel the lobby experience is inadequate and feels too small. It would benefit from a more generous space for public arrival as visitors enter the building.

Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. Comment was made by the Panel the lobby space feels unsafe as a result of the lack of passive surveillance from the street and the narrow lobby proposed.
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>
	9a. It was stated by the Panel there is an opportunity to improve community engagement by providing direct access from the street for ground floor apartments. 9b. It was suggested by the Panel the roof terrace has the potential to become the greatest community asset for the community of residents.
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>
	10a. Comment was made by the Panel the aesthetics of the design is developing well. 10b. The Panel encouraged the Applicant to think about ways to continue to develop a language and materiality throughout the proposal. 10c. The Panel note the substantial development of the side elevations and encourage the applicant to continue to develop these with a focus on the articulation of materials, ensuring that large, blank panels do not contribute to the perceived bulk of the project.

Design Review progress Item 1 – PDA22/0113 – 39 Chester Avenue, Dianella – Pre Development Application – Multiple Dwelling DRP Meeting – Thursday 16 March 2023 and 24 November 2022			
	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 24/11/2022	DR2 16/3/2023	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			

Recommendations Summary
Item 3 – PDA22/0113 – 39 Chester Avenue, Dianella

DR1 – DRP Recommendations DRP Meeting – 24/11/2022	DR2 – Applicant Response DRP Meeting – 24/11/2022	DR2 DRP Recommendations DRP Meeting – 16/3/2023	DR2 – Applicant Response DRP Meeting –16/3/2023
1a. The Panel support an increase in density in this location and urge the applicant to thoroughly communicate the applicability and benefit of this proposal to the area. 1b. The Panel noted there are no side elevations included in the drawing package and request these at any future reviews as the broader context will be affected.		1c. The Applicant was encouraged to apply additional articulation to the streetscape interface, considering the assignment of communal space, private outdoor space and the legibility of the building entry as it responds to its context.	
2a. It was commented by the Panel landscaping is key to the success of this proposal and a robust and convincing strategy needs to be employed from the outset. 2b. The Panel noted an increase in front setbacks may be required to permit planting of advanced trees in the front setback and verge area and to obtain the required deep soil. 2c. The Applicant was advised by the Panel to substantiate the landscape proposed throughout the development and expressed reservations in relation to the allocation of deep soil areas, overshadowing and planting on structure.		2a. The Panel reiterated the comment from DRP 1 that landscaping is critical to the success of the project and as such feel that there is significant development still required to provide true amenity to the residents and the community at large. 2b. The Panel commented that the quantum of deep soil is a positive and it is necessary to consider the location of these and ensure they are useful to the development. 2c. The Applicant was encouraged to think about increasing the tree canopy within the site lot boundaries, ensuring there is not an over-reliance on verge planting. All planting in front of the building will need to take into consideration the power lines. There was comment made the Melaleuca tree is not appropriate as a result of the power lines. 2d. The Panel questioned the landscape on structure and would like to gain a better understanding and have comfort around access and maintenance. The renders indicate trees on levels 1,4 and 7.	

		More information is needed to understand how these will be accommodated on structure. 2e. Comment was made by the Panel it would be beneficial to have cross-sections which include landscaping. 2h. Comment was made the communal open space requires further thought and development. The Panel recommend consideration of an expansion of the rooftop landscape area to provide better amenity to residents.	
3a. The Panel acknowledges the Applicants' case for the increased height of the development and request they demonstrate why this should be supported and what is being given back. 3c. The Panel queried whether a subterranean carpark had been explored. 3e. The Panel requested more information in relation to the interface of the school and the apartment building.		3a. The Panel commented that the perception of bulk in relation to the proposal relates primarily to the articulation and prominence of the upper two stories as well as the extent of blank walls that are viewed on the side elevations. The Applicant is encouraged to think about the view from the street, developing the design to address the perception of bulk. It was suggested that viewing the building in three parts could assist in breaking down the overall bulk of the proposal. 3b. A request was made by the Panel for further clarification in relation to overshadowing to the neighbours. 3c. The Panel commented that the interface of the ground floor apartments with the street require further thought to balance the connection of context, activation, passive surveillance and the need for a degree of privacy.	
4a. It was suggested by the Panel the lifts could be split and it was questioned whether it is necessary		4a. Comment was made by the Panel the tandem bays and motorcycle access looks very tight and	

for both lifts to go to the roof top. 4d. The Panel expressed some concern in relation to car park circulation and queried whether or not the carpark was ventilated, noting this would have impacts on the quality of other spaces.		requires further thought. 4b. The Applicant was encouraged to look at the furniture layouts in the apartments as some apartments provide inadequate circulation space behind sofas to allow easy access to balconies. 4d. The Panel expressed concern around the access required to carry out maintenance and the usability of the landscape, particularly on level 1, and suggested this landscape may be better distributed elsewhere in the building. 4e. The Panel stated the lack of secure bike parking is a concern and the Applicant was urged to include this in the development.	
5b. The Applicant is strongly encouraged to address this in the early stages of project development, to make commitments to impactful sustainability initiatives and to engage a sustainability consultant as part of the project team.		5c. The Panel commented the provision of future proofing is important to the proposal. 5d. It was mentioned by the Panel openings for natural ventilation are valuable. Side or highlight windows should be clearly integrated into the drawings if the intention is to pursue this strategy for cross ventilation.	
6b. The Panel stated increasing the setback could improve street activation, along with direct street access for ground floor apartments. 6c. Comment was made the amenity of the neighbourhood requires further thought. The Panel encouraged the Applicant to think about what it takes to be a good neighbour, to seek design excellent to justify the increased heights. 6f. The Panel suggested community		6b. The Panel commented on the opportunity for the proposal to provide greater amenity to residents through an expanded roof terrace. 6c. Comment was made the communal open space on level one is poor, questioning the location of this to provide true amenity for the community of residents and requires further thought and development.	

consultation could be of benefit in the Applicant understanding community expectations. 6g. Comment was made around the opportunity for hardscape to create visual amenity on the first floor.			
7a. The Panel encouraged the Applicant to consider the sense of entry and arrival early in the proposal.		7a. It was recommended by the Panel to provide a more visible pedestrian entry, considering a hierarchy in the legibility of the ground floor interface with the street. 7b. It was stated by the Panel the lobby experience is inadequate and feels too small. It would benefit from a more generous space for public arrival as visitors enter the building.	
		9a. It was stated by the Panel there is an opportunity to improve community engagement by providing direct access from the street for ground floor apartments. 9b. It was suggested by the Panel the roof terrace has the potential to become the greatest community asset for the community of residents.	
10b. The Panel encouraged the Applicant to look at the architectural expression and finer grain of the development, noting the excellent precedents that have been identified as part of the context and character study.		10b. The Panel encouraged the Applicant to think about ways to continue to develop a language and materiality throughout the proposal. 10c. The Panel note the substantial development of the side elevations and encourage the applicant to continue to develop these with a focus on the articulation of materials, ensuring that large, blank panels do not contribute to the perceived bulk of the project.	



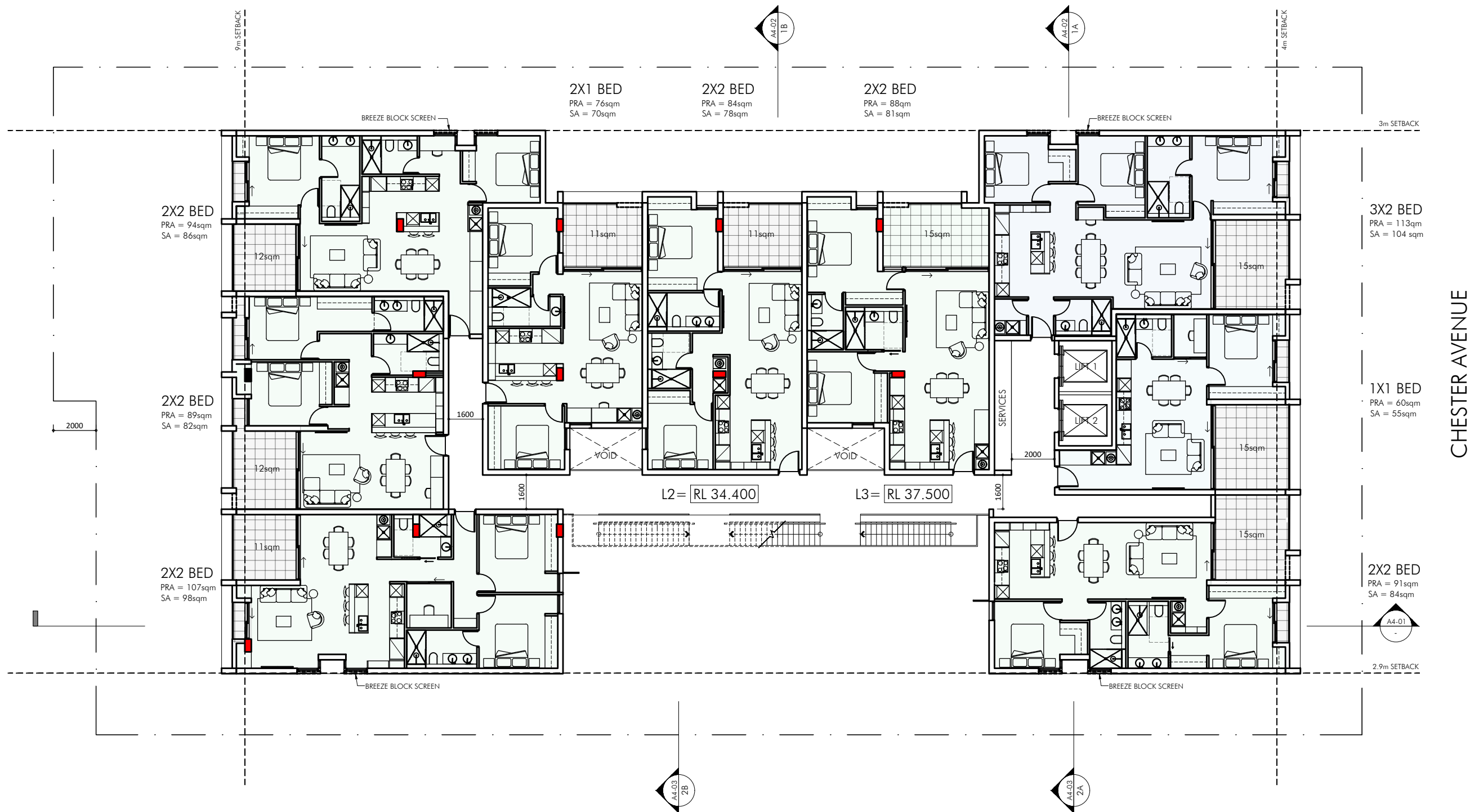
View from Chester Ave



View from Chester Ave



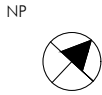
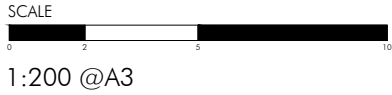
View from Chester Ave



LEVEL 2 - 3



MULTI-RESIDENTIAL DEVELOPMENT
39 CHESTER AVENUE DIANELLA

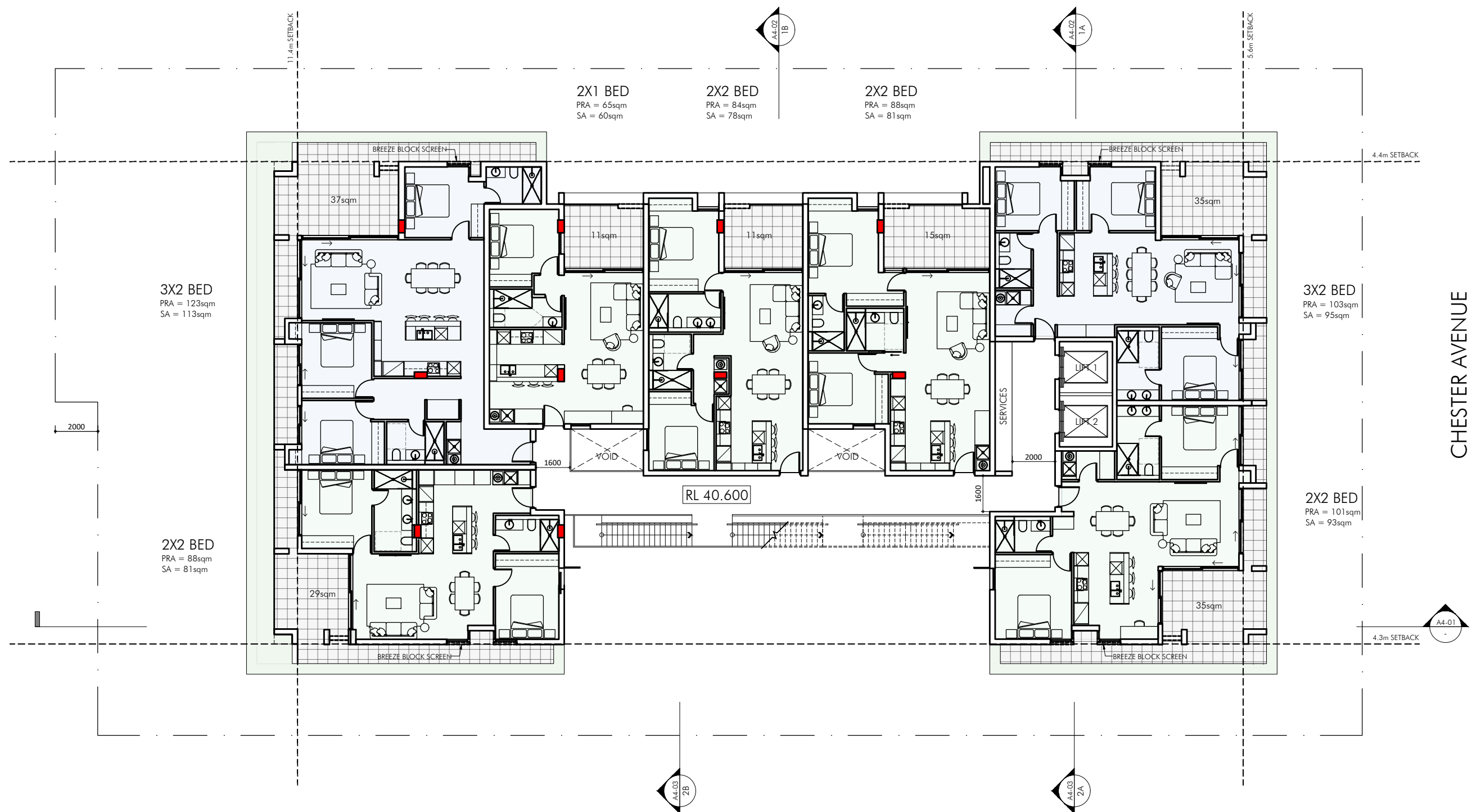


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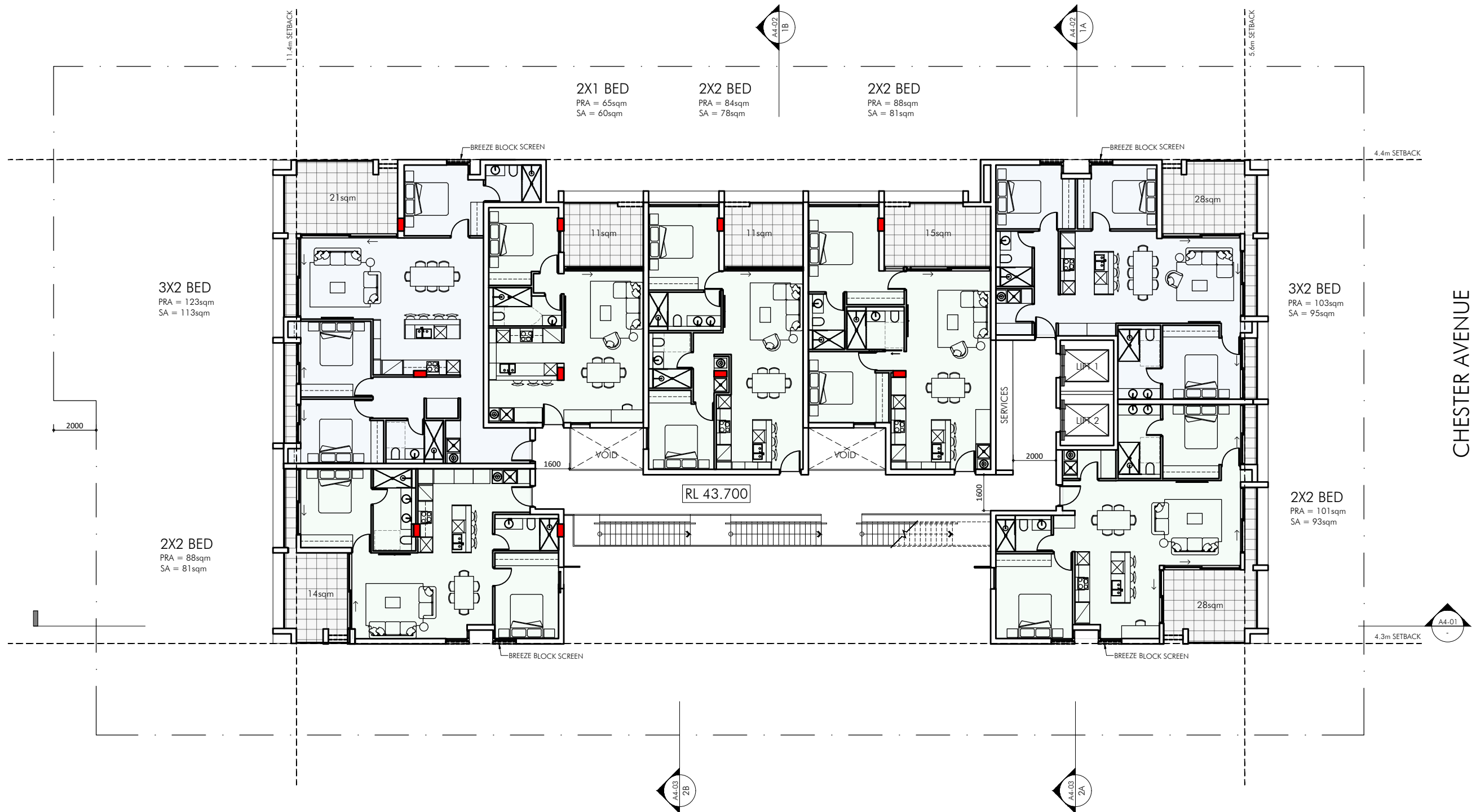
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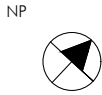
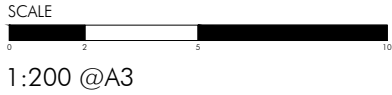
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LEVEL 5

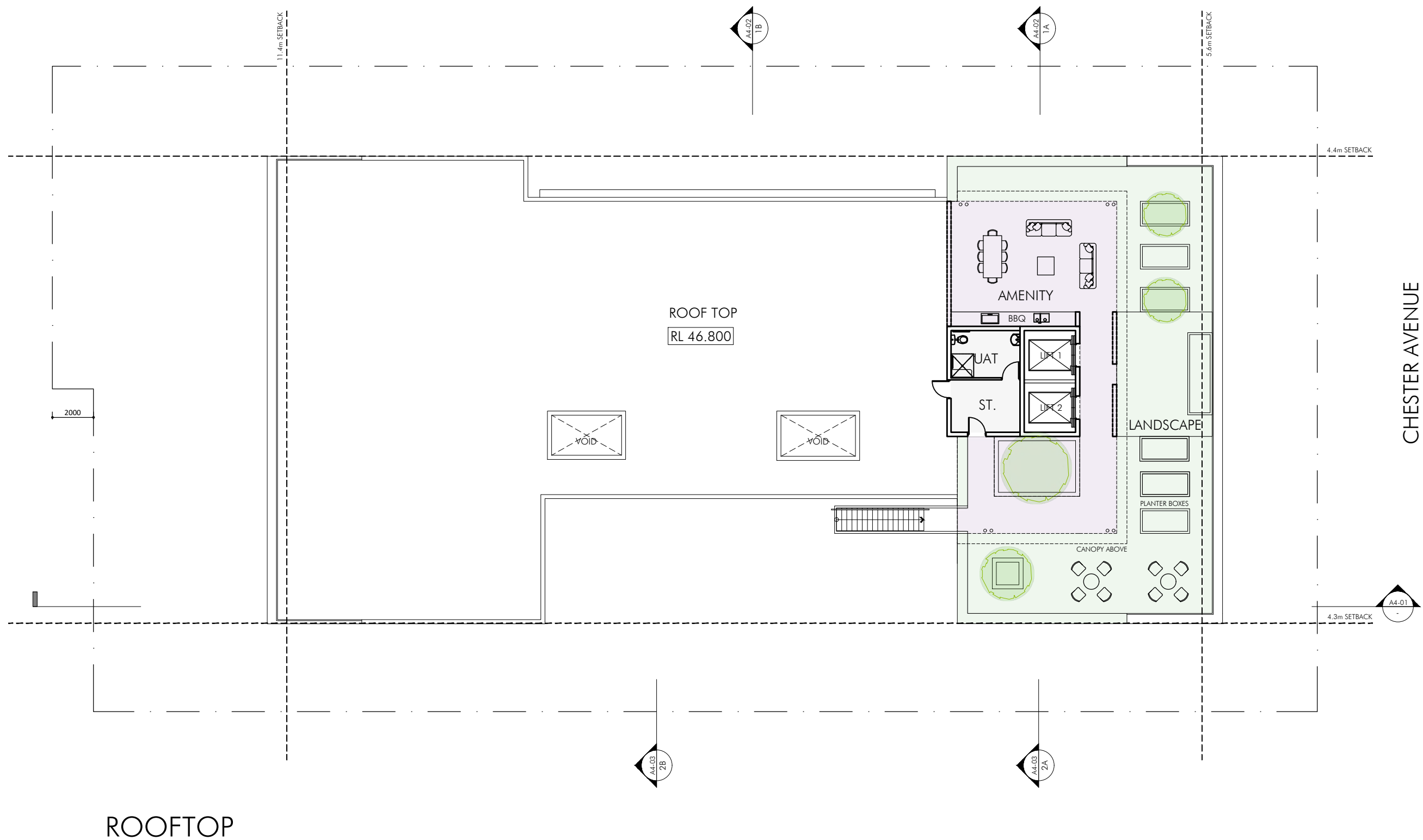


MULTI-RESIDENTIAL DEVELOPMENT
39 CHESTER AVENUE DIANELLA



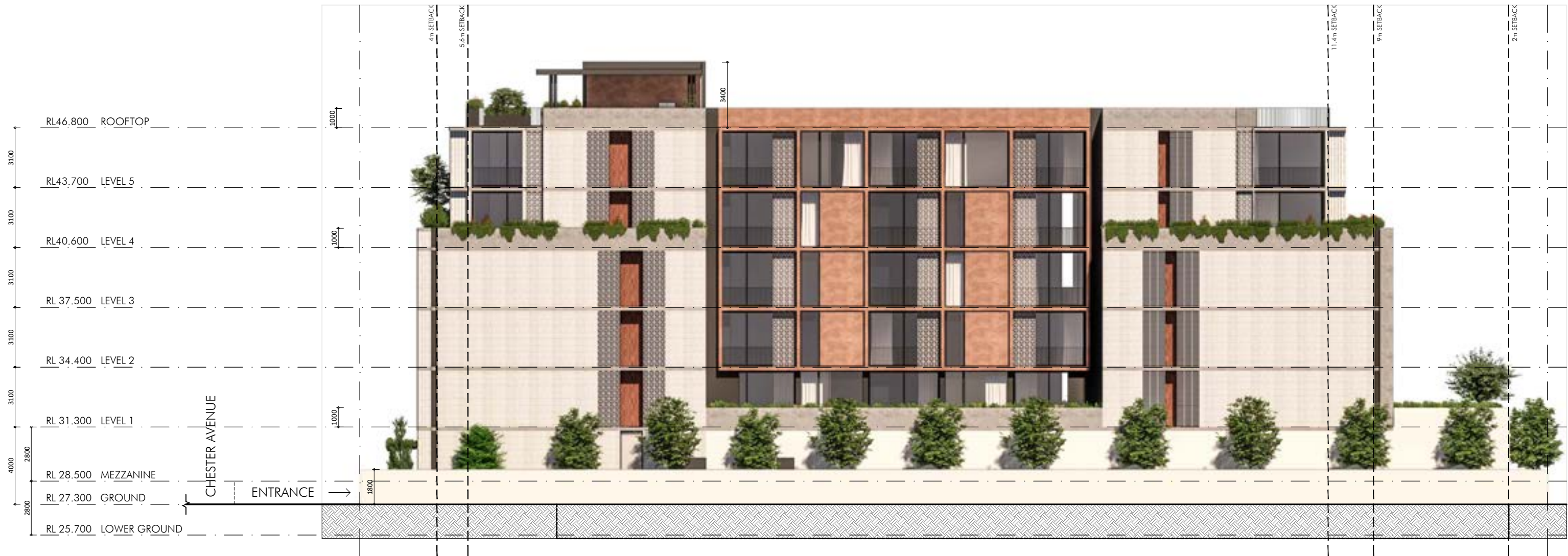
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EAST ELEVATION



NORTH ELEVATION



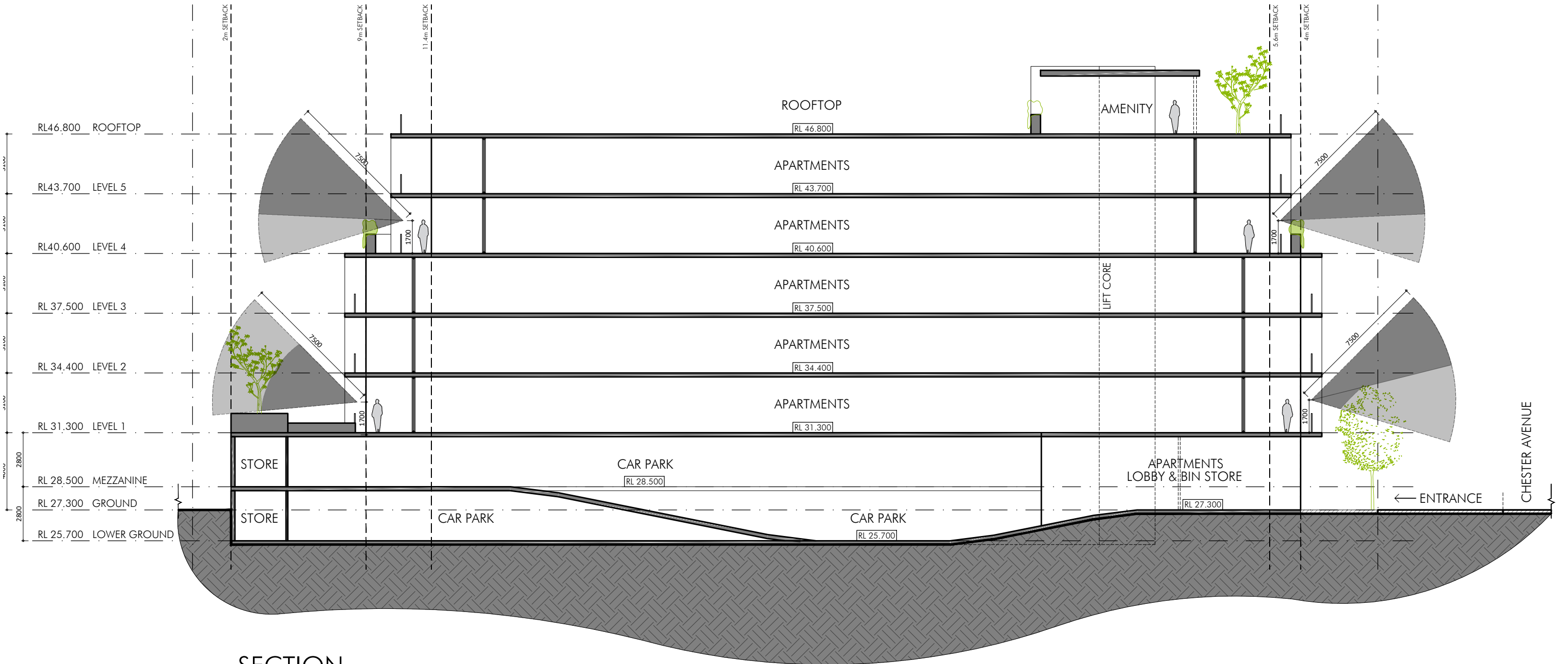
WEST ELEVATION



SOUTH ELEVATION

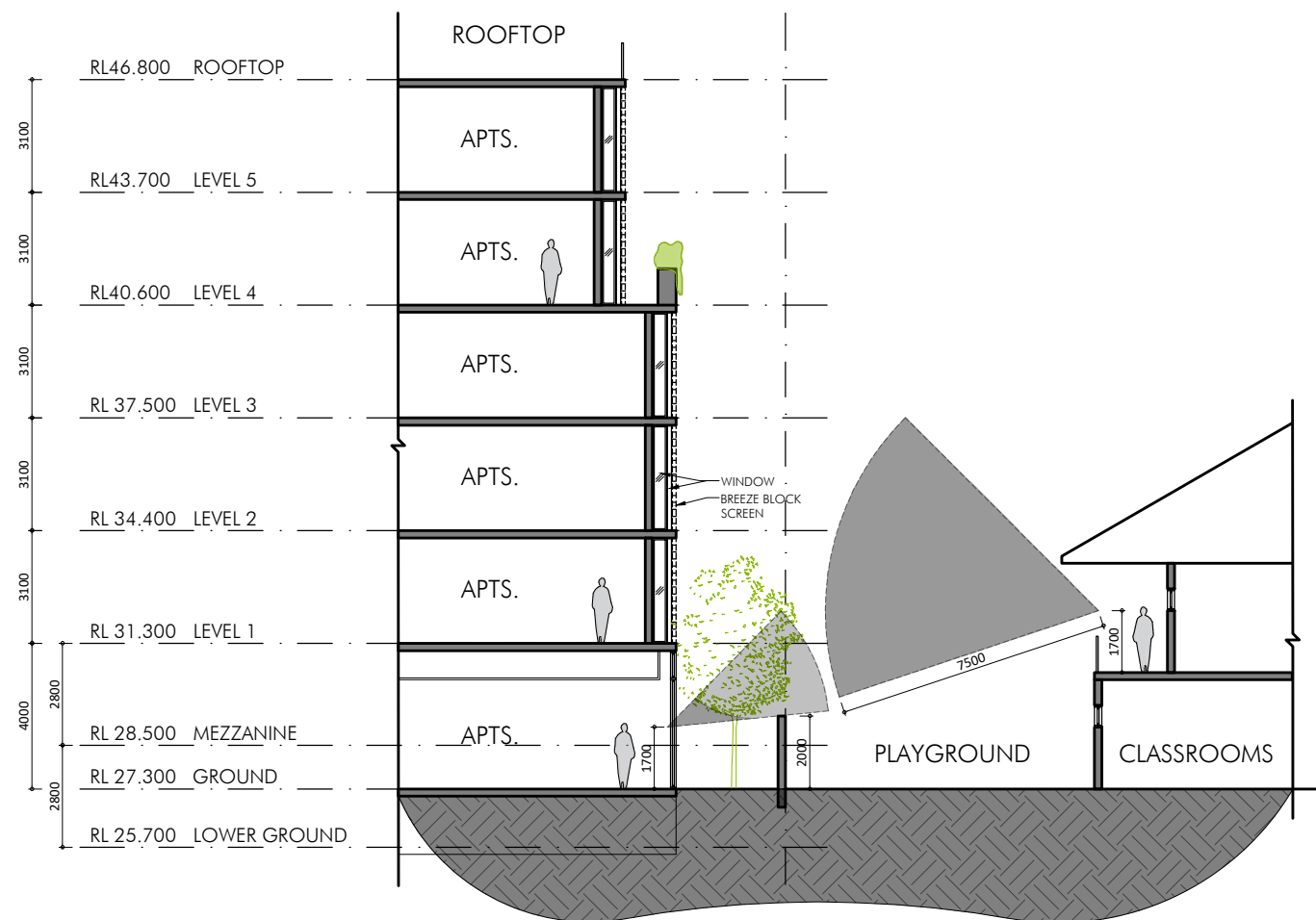
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THE SITE
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THE SITE
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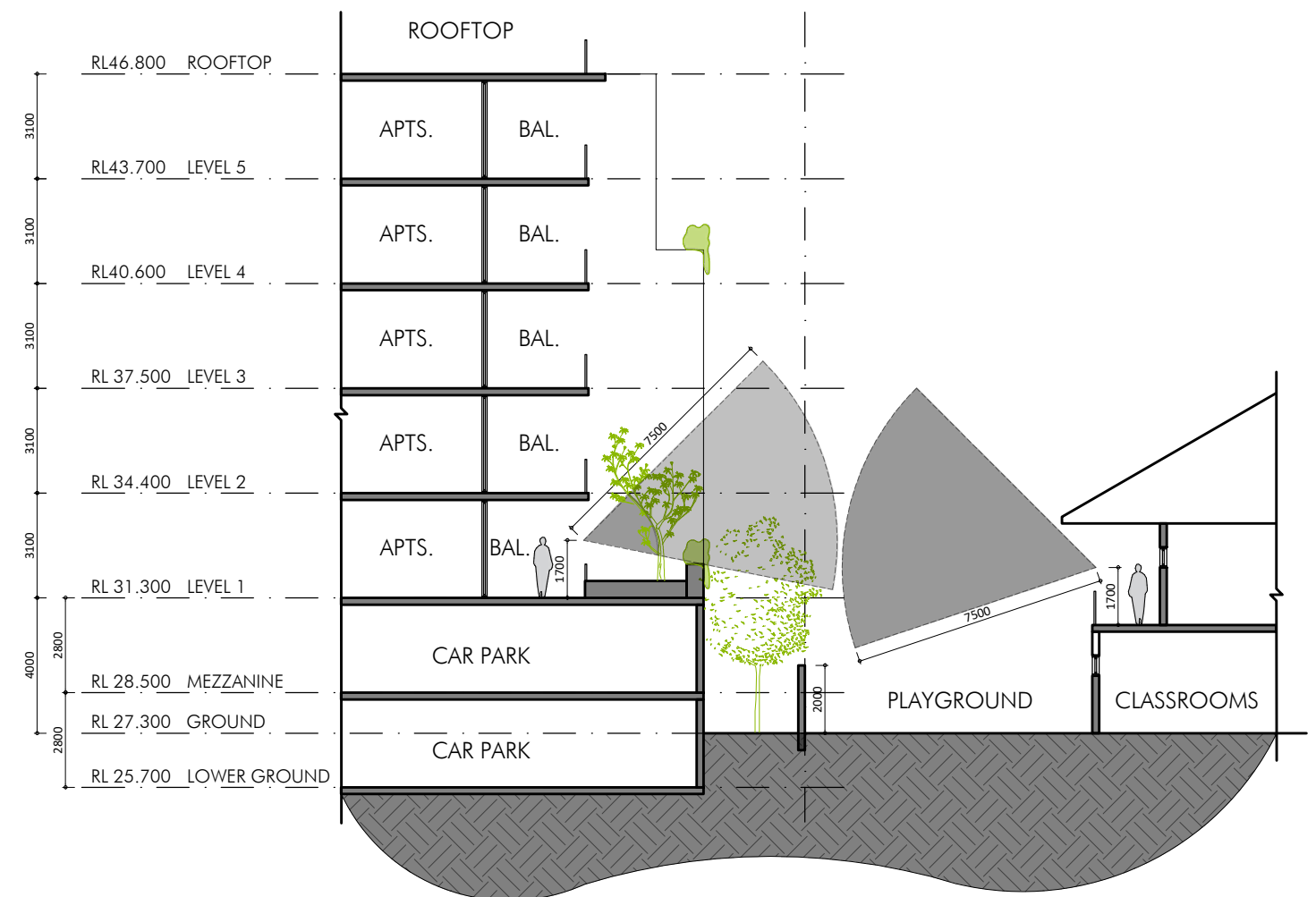
OUR LADY'S ASSUMPTION SCHOOL



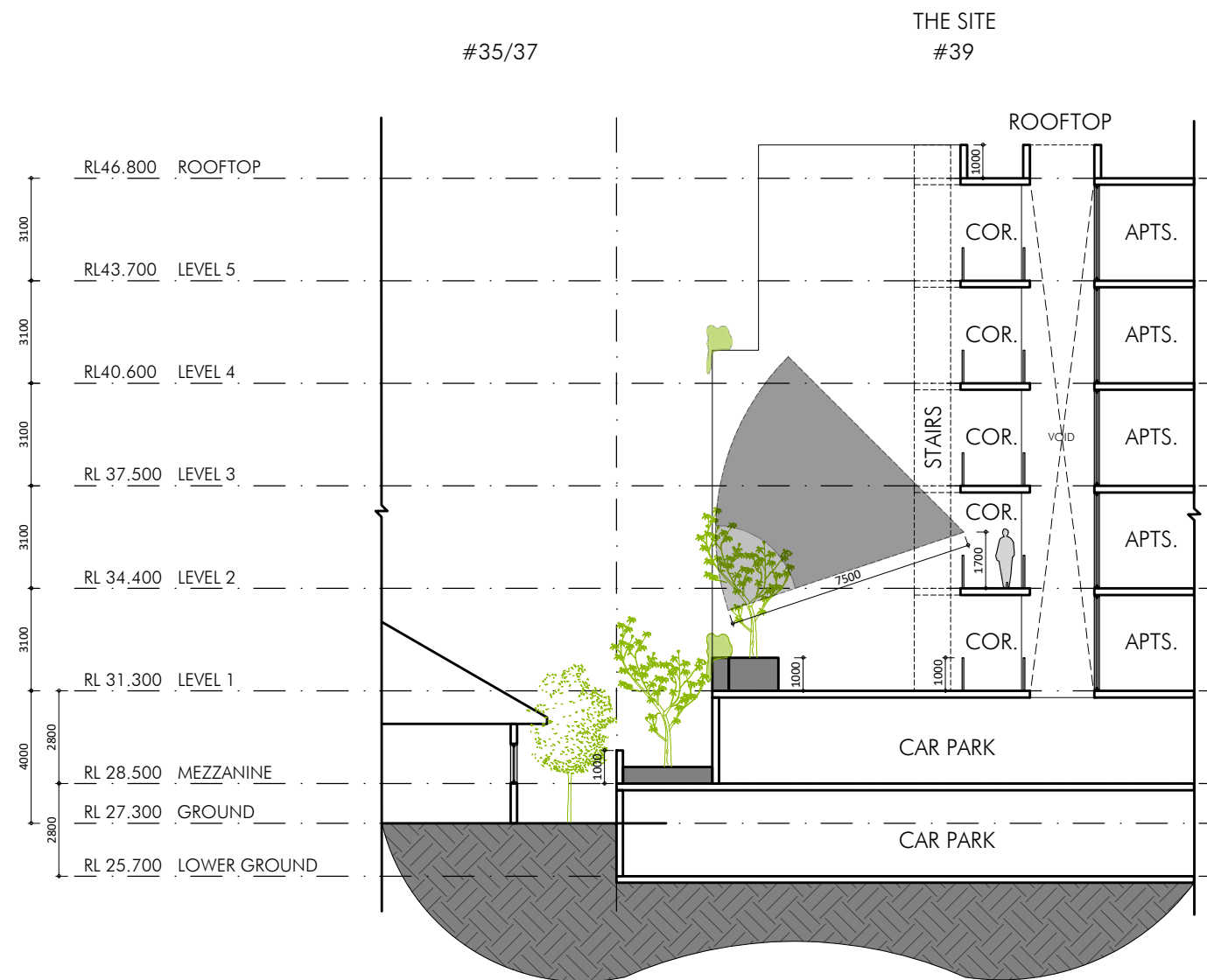
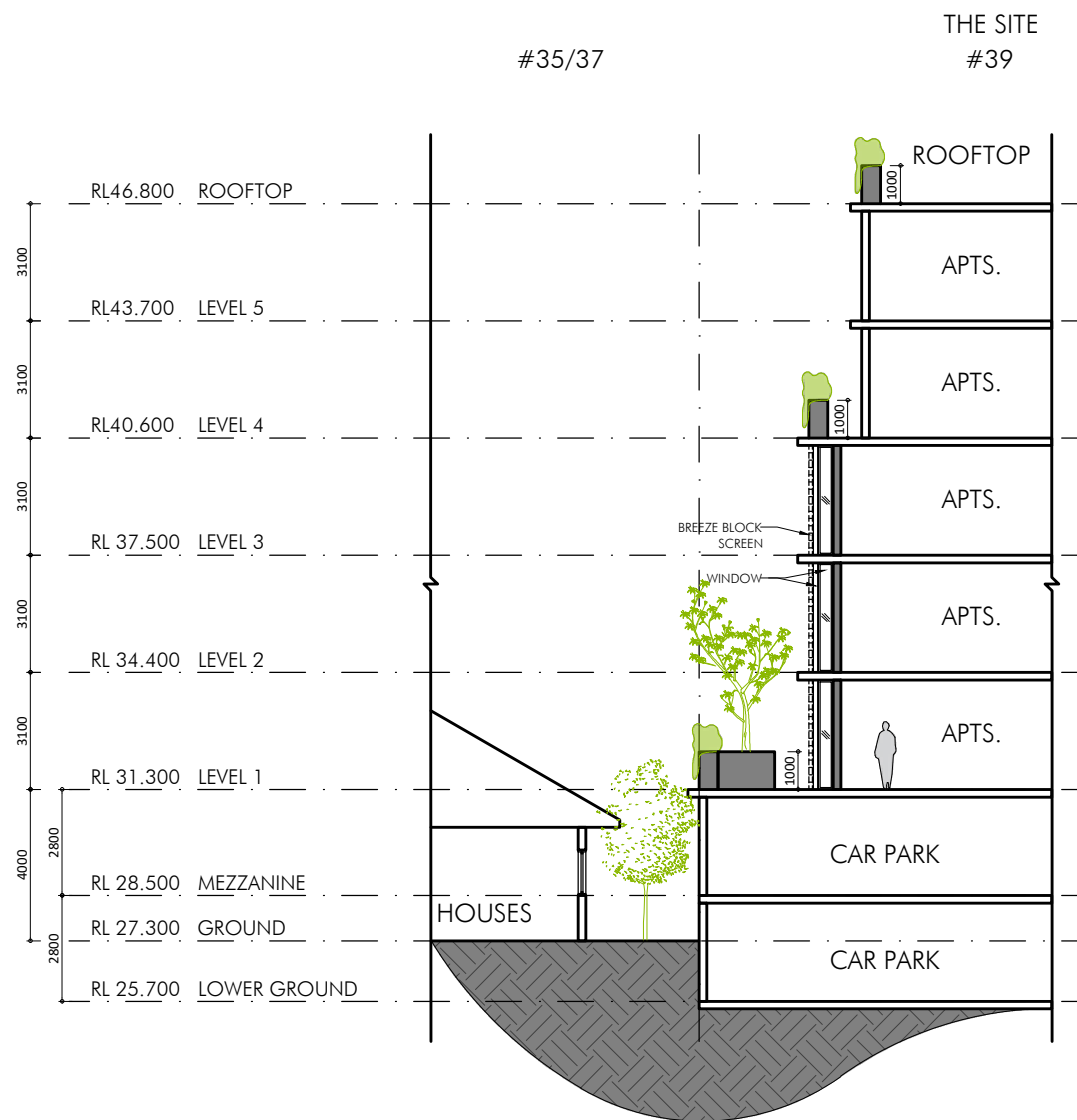
SECTION 1A

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OUR LADY'S ASSUMPTION SCHOOL

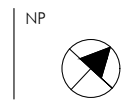
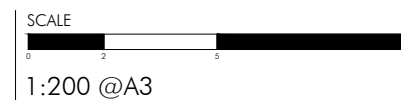


SECTION 1B



MULTI-RESIDENTIAL DEVELOPMENT

39 CHESTER AVENUE DIANELLA



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SECTION 2A & SECTION 2B

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