

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA22/0699 – 666 Beaufort Street, Mount Lawley – Development Assessment Panel – Form 1 – Mixed Use Development – Four Multiple Dwellings and Two Shop Tenancies	
Chairperson:	Emma Williamson	
Panel members:	David Karotkin Tony Blackwell Nerida Moredoundt Stephen Carrick	
Local government officers:	Karina Bowater Simone Palmer	Senior Planning Officer DRP Support Officer
Observers	Andrew Karagoglou Michael Ball Casey Hill	Planning Officer Planning Officer Planning Officer
Date:	1 September 2022	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Ingrid Maher Justin Carrier Fred Chan Sue Willner	Planning Solutions (<i>Applicant</i>) Carrier and Postmus Architects Carrier and Postmus Architects Landowner and Proponent
	Owners	Glanmire Pty Ltd
Observer/s		

Briefings		
Development assessment overview	Karina Bowater	Senior Planning Officer
Technical issues	Karina Bowater	Senior Planning Officer
Design Review		
Proposed development	Item 1 – DA22/0699 – 666 Beaufort Street, Mount Lawley – Development Assessment Panel – Form 1 – Mixed Use Development – Four Multiple Dwellings and Two Shop Tenancies	
Property address	666 Beaufort Street, Mount Lawley	
Background		
Proposal		

Applicant or applicant's representative address to the design review panel	Ingrid Maher Justin Carrier	Planning Solutions Carrier and Postmus Architects
Key issues / recommendations	The Panel thank the Applicant for their presentation and the considerable work that has gone into refining the design based on the previous feedback from the DRP. While many of the attributes of the proposal are supported the Panel feel there is still an opportunity and need to address the amenity of the residents as it is affected by a lack of visual privacy between bedrooms. Additionally, the Panel are not satisfied that sustainability has been sufficiently addressed in the presentation of the design and more effort should be made to commit to initiatives that would do this. Finally, the Panel feel that further development of the ground floor should look to simplify material palette to ensure an enduring outcome. Refer to attached Design Quality Evaluation Report.	
Chairperson signature		

Design quality evaluation Item 1 – DA22/0699 – 666 Beaufort Street, Mount Lawley – Development Assessment Panel – Form 1 – Mixed Use – Four Multiple Dwellings and Two Shop Tenancies DRP Meeting – Thursday 1 September 2022	
	<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 commended the Applicant on their response to the comments and recommendations made by the Panel at the last DRP meeting. 1b. Recognition was given by the Panel to the significant and positive evolution to the façade. 1c. The Panel requested the Applicant articulate the connection to the conservation outcome and detailing around the top of the parapet. 1d. The Panel is supportive of this design principle.
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. There was support expressed by the Panel in regard to the roof terrace. 2b. The Panel support the mix of planting nominated. 2c. It is noted by the Panel reassurance was given verbally by the Applicant that the existing trees would be retained and an Arborist would be involved to ensure their safe retention.
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. This design principle is supported by the Panel.
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. Further information and clarity is requested by the Panel in relation to the way the car stacking system works. 4b. The Panel queried the practicality of the awning profile, specifically with the water runoff. The Applicant verbally clarified that a water drip line has been integrated into the design detailing.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Applicant is strongly encouraged to engage the services of a sustainability consultant to ensure an integrated approach to sustainability. 5b. The Panel recommended there needs to be a commitment to sustainability and providing a sustainability strategy.
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. The Panel remain concerned in relation to privacy, with views directly into bedrooms from the same level in addition to between floors. There could be an opportunity for brie-soleil or screening to alleviate this. 6b. The Panel query the amenity of the roof deck, questioning the viability of the raised planers when compared to opportunities for further seating options.

	6c. Recommendation was made by the Panel some planters could be replaced with a bench or similar as the planters rely on people maintaining them. 6d. It was noted by the Panel the long table is a positive attribute.
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. This principle is supported by the Panel.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. It was noted by the Panel there could be some glazing around the entry to the carpark from the lift, this would bring light and passive surveillance of this area.
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. This design principle is supported by the Panel.
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. The Panel expressed general support for the materials and colours used throughout the development. 10b. Support was shown by the Panel in relation to the setback of the columns to the edges of the upper level awning. 10c. The Panel expressed some concern regarding the ground level façade, noting that the numerous materials and patterns create a commercial and modern feel, where a more pared back approach might be more appropriate and enduring. 10d. The Panel recommended further thought could be applied around the tiling and there is opportunity to look at another option. 10e. The Panel questioned the strip lighting for the shop front, suggesting that an alternate approach might be more appropriate and enduring.

Design Review progress

**Item 1 – DA22/0699 – 666 Beaufort Street, Mount Lawley – Development Assessment Panel –
Form 1 – Mixed Use – Four Multiple Dwellings and Two Shop Tenancies
DRP Meeting – Thursday 1 September 2022**

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 9/12/2021	DR2 1/9/2022	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 1 – PDA21/0151 then DA22/0699 – 666 Beaufort Street Mount Lawley

DR1 – DRP Recommendations DRP Meeting – 9/12/2021	DR2 – Applicant Response DRP Meeting – 9/12/2021	DR2 DRP Recommendations DRP Meeting – 1/9/2022	DR2 – Applicant Response DRP Meeting –
1a. The Panel requested further information in relation to the decision not to retain the existing building in the new proposal, noting that this has impacts to the subsequent building setbacks when responding to the design guidelines.	1a. A Heritage consultant was engaged and advice to maintain existing masonry façade has been adhered to. 1b. The façade language has been further developed with respect to the surrounding context through materiality and proportion.	1a. The Panel commended the Applicant on their response to the comments and recommendations made by the Panel at the last DRP meeting. 1b. Recognition was given by the Panel to the significant and positive evolution to the façade. 1c. The Panel requested the Applicant articulate the connection to the conservation outcome and detailing around the top of the parapet. 1d. The Panel is supportive of this design principle.	
2a. The Panel expressed support for the roof deck and stated it would improve amenity for residents. The Panel questioned whether it is appropriate for a tree to be visible over the top of the building.	2a. The tree has been relocated further away from the front façade to avoid visibility.	2a. This design principle is now supported by the Panel.	
5a. The Panel encouraged the Applicant to engage the services of a sustainability consultant to assist with this project. 5b. The Panel requested the applicant provide a more detailed sustainability strategy. 5c. Comment was made by the Panel the EV charging points should be demonstrated on the drawings.	5a. A sustainability consultant will be engaged at the next stage. 5b. All apartments achieve natural cross ventilation reducing the need for mechanical ventilation. 75% of apartments achieve minimum 2 hours direct sunlight on Winter solstice. Common lighting will be on motion sensors. Water-wise planting to landscape. Water and energy efficient	5a. The Applicant is strongly encouraged to engage the services of a sustainability consultant to ensure an integrated approach to sustainability. 5b. The Panel recommended there needs to be a commitment to sustainability and providing a sustainability strategy.	

	appliances and fixtures to be chosen. Solar PV array indicated on roof. 5c. EV charging points can be integrated into car stackers and are noted on drawings.		
6b. There was concern expressed by the Panel in relation to the internal bedrooms and the lack of privacy. This requires further thought and development. 6d. The ventilation of the proposal was queried by the Panel as it appears to rely on the front doors being open. The suggestion was made a window could be added above the doors.	6b. Screening has been included to internal facing windows. The courtyard planting as screening is demonstrated in First Floor Bedroom render. Less screening is required to the 2nd floor internal facing windows. Only occupants of the 2 apartments are expected to use the public open space on this level and even then, only the space between the circulation core and their respective front door. 6d. This has been noted. Ventilation can be achieved with high level or side operable windows or integrating secure operable doors. Fire separation will be considered. To be incorporated later in the design stage.	6a. The Panel remain concerned in relation to privacy, with views directly into bedrooms from the same level in addition to between floors. There could be an opportunity for brie-soleil or screening to alleviate this. 6b. The Panel query the amenity of the roof deck, questioning the viability of the raised planters when compared to opportunities for further seating options. 6c. Recommendation was made by the Panel some planters could be replaced with a bench or similar as the planters rely on people maintaining them.	
10a. The Panel commended the applicant on the elegant design response and encourage further refinement of the proposal to add weight and mass to the elements of the façade. 10b. It was stated by the Panel the retail canopy could benefit from	10a. The design of the façade has been reviewed to include 'heavier' structural columns. 10b. Retail canopy has been further articulated. Retains pressed metal soffit. 10c. Shop fronts have been further developed. 10d. Façade reviewed. Screen	10c. The Panel expressed some concern regarding the ground level façade, noting that the numerous materials and patterns create a commercial and modern feel, where a more pared back approach might be more appropriate and enduring.	

further thought and development. 10c. The Panel requested further detail in relation to the shop front and the entry into the two commercial units. 10d. The Panel queried the appropriateness of the screen to the first floor and recommend an exploration of the façade design with and without this. 10e. The Panel queried the use of the dark colour of the steelwork and recommended further refinement of the colour palette in response to the neighbouring heritage buildings.	element removed. 10e. Colour reviewed. Agreed that white steelwork would tie in better with neighbouring properties. Conscious effort to avoid a dark façade in effort to bring vibrancy. Warm tones of Beaufort St continued into our design.	10d. The Panel recommended further thought could be applied around the tiling and there is opportunity to look at another option. 10e. The Panel questioned the strip lighting for the shop front, suggesting that an alternate approach might be more appropriate and enduring.	
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FEATURE SURVEY

CLIENTS DETAILS:

Glanmire Pty Ltd

LEVEL DATUM:

AHD (Approx.)

DWG REF:

Beaufort 666 F - v1.0

STREET NAME :

Beaufort Street

LOT # :

504

HOUSE # :

666

SUBURB :

Mount Lawley

LOCAL AUTHORITY :

City of Stirling

LOT AREA :

506m²

R CODE :

Mixed Use

SURVEY DATE :

22/07/2021

SCALE AT A3 SIZE:

1:250

LEGEND

WATER METER

SEWER AC

TELSTRA PIT

TREE (TO SCALE)

W WINDOW

W1 FIRST STOREY WINDOW

TEMP. BENCHMARK

SEWER CONN.

GULLY PIT

LIGHT POLE

VISION SURVEYS CONSULTING VERIFY THAT AN ALIGNMENT SURVEY HAS BEEN CONDUCTED ON 22/07/2021 TO ESTABLISH THE BOUNDARY POSITIONS OF LOT 504 ON DP 34559. THE POSITION OF ALL STRUCTURAL FEATURES REPRESENTED ON THIS PLAN ARE TO BE ASSUMED ACCURATE IN RELATION TO THE BOUNDARY. VISION SURVEYS CONSULTING IS NOT LIABLE FOR ANY CHANGES MADE TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING PARCEL THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

City of Stirling
13 July 2022
RECEIVED

BEAUFORT STREET

LOT 504

BEAUCOTT LANE

NOTE: DEEP SEWER.
(IN EXCESS OF 2m BELOW SURFACE)
Further investigation required for potential servicing issues.

VISIONSURVEYS CONSULTING

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59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsc.com.au
www.visionsurveys.com.au

SCALE 1:250 @ A3

0 5 10

IMPORTANT NOTES:

BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.

SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.

CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

VISIONSURVEYS CONSULTING

PLAN / DIAG / SP
ELECTRICITY
WATER
GAS

DP34559
UNDERGROUND
CONNECTION
YES

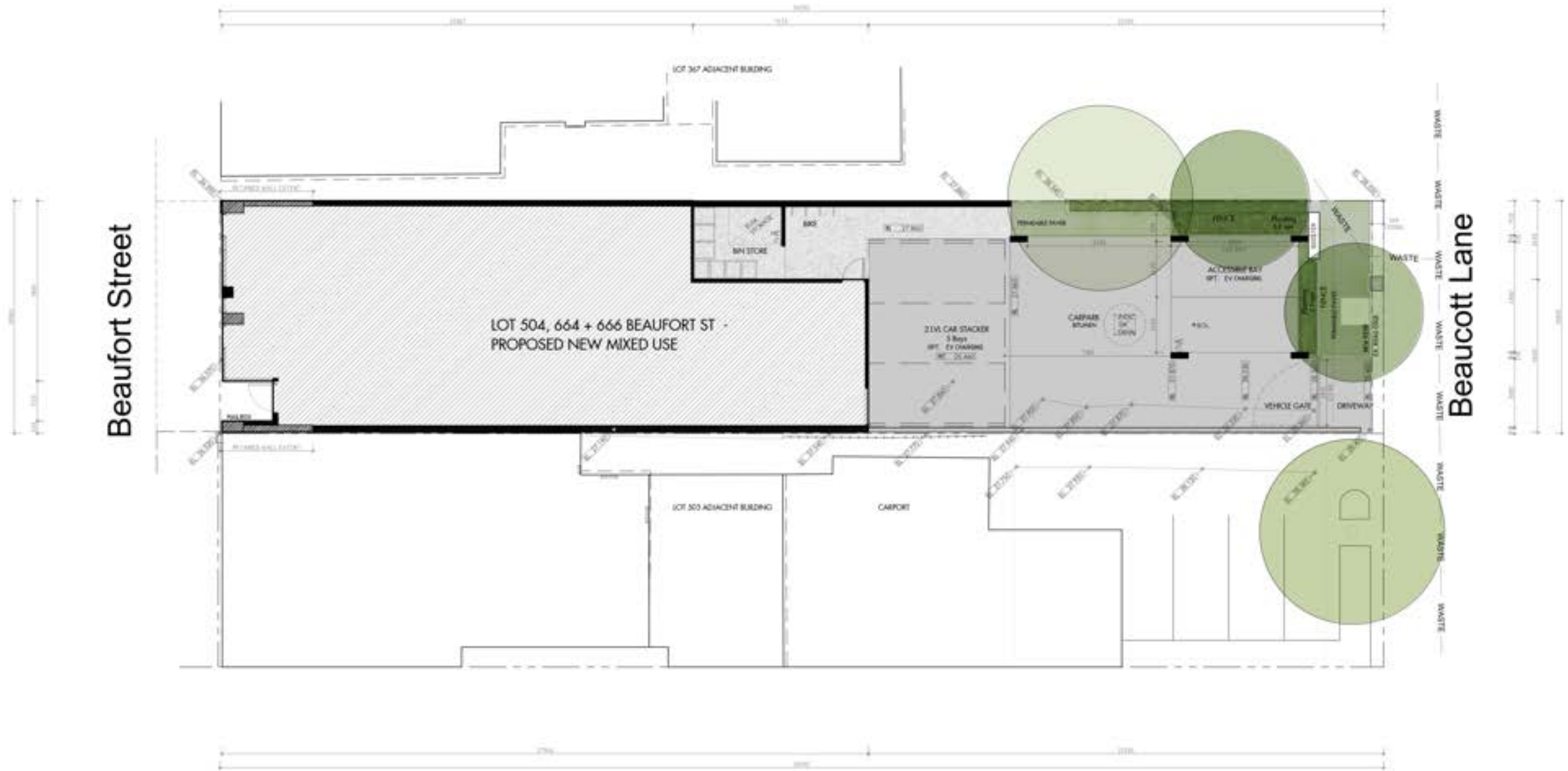
TELSTRA
SEWERAGE
DRAINAGE
VEG. / SOIL

PIT
YES
GOOD
AS DESCRIBED

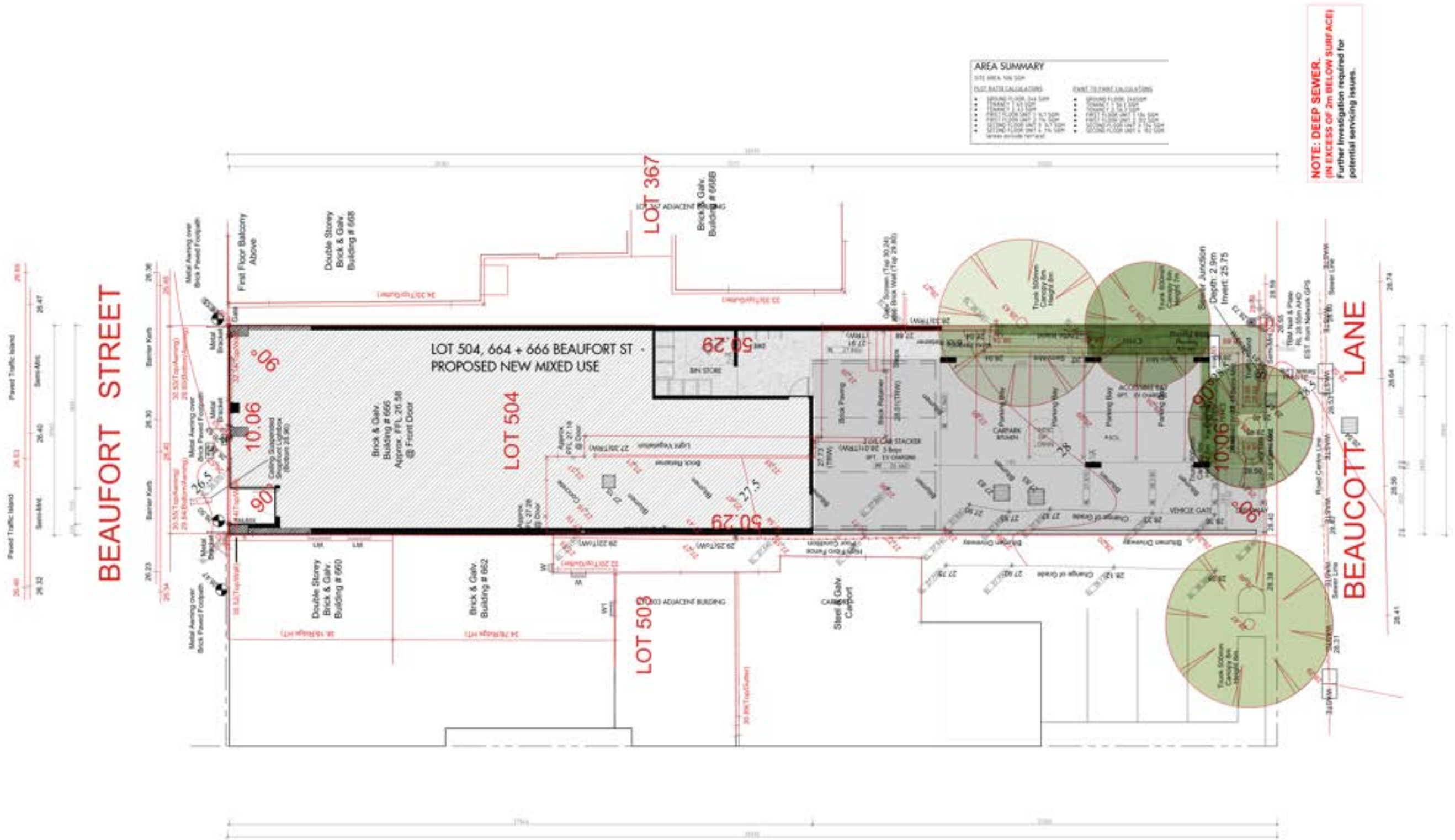
UDA

Urban Development Institute of Australia

MEMBER 2021-2022



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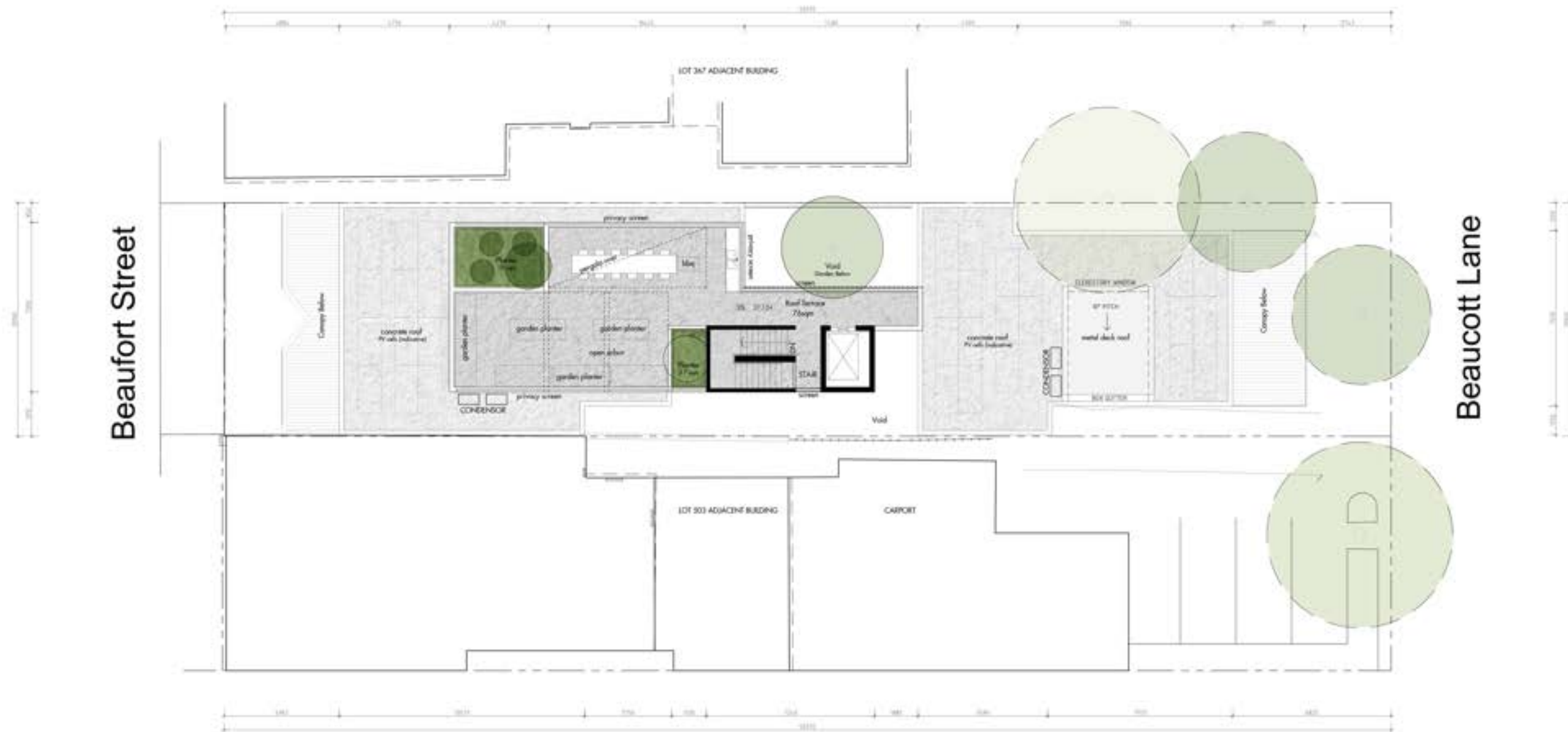
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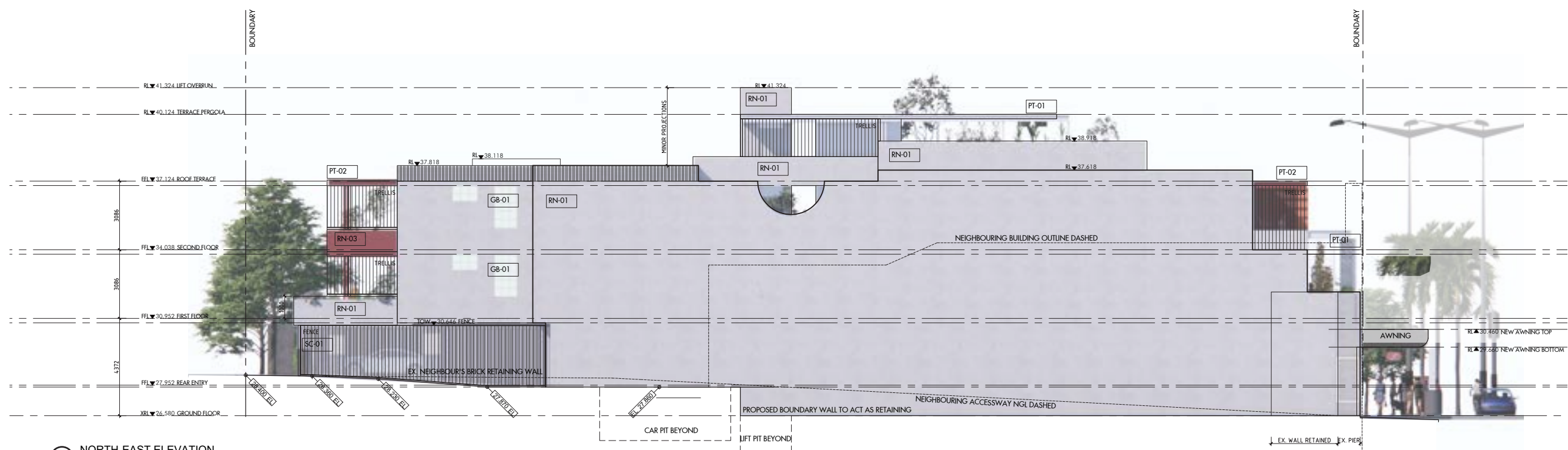


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RN-01	STO RENDER SYSTEM - COLOUR 'GREY'
RN-02	STO RENDER SYSTEM - COLOUR 'DARK GREY'
RN-03	STO RENDER SYSTEM - COLOUR 'RED'
RN-04	STO RENDER SYSTEM - COLOUR 'BLACK'
TI-01	TILE - COLOUR 'WHITE'
TI-02a	TILE - COLOUR 'RED', SOLDIER
TI-02b	TILE - COLOUR 'RED', HERRINGBONE
ST-01	STONE CLADDING - TRAVERTINE
MS-01	PRESSED METAL - PATTERN 'SCALE'
MS-02	PRESSED METAL - PATTERN 'FLORAL' (MATCH EXISTING)
TC-01	TIMBER CLADDING - BLACKBUTT, SHIPLAP
FC-01	CFC CLADDING - EQUATORIAL LINES - COLOUR 'GREY'
FC-02	CFC CLADDING - EQUATORIAL LINES - COLOUR 'RED'
PT-01	PAINT (METAL) - COLOUR 'WHITE'
PT-02	PAINT (METAL) - COLOUR 'RED'
FR-01	ANODISED GLAZING SUITES - COLOUR 'BLACK'
FR-02	TIMBER WINDOW FRAMES - COLOUR 'JARRAH'
GB-01	GLASS BLOCK - FROSTED
SC-01	POWDERCOAT METAL SCREEN - SILVER

1 SOUTH-WEST ELEVATION
SCALE 1:100



2 NORTH-EAST ELEVATION
SCALE 1:100

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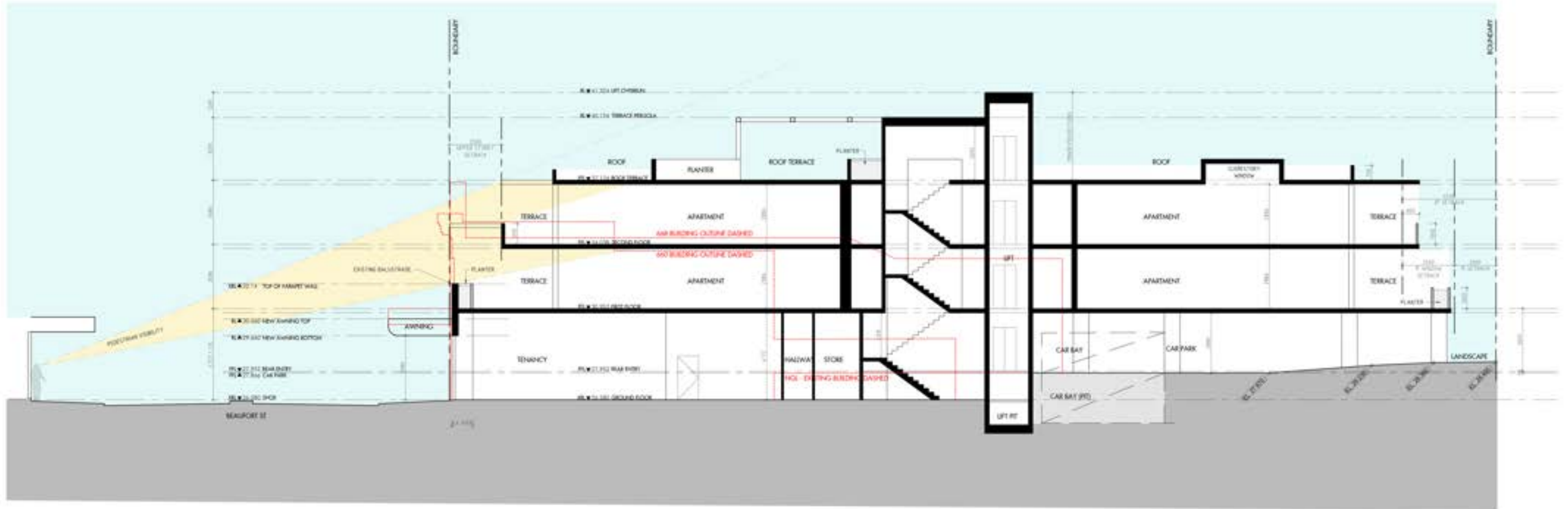
ELEVATIONS



RN-01	STO RENDER SYSTEM - COLOUR 'GREY'
RN-02	STO RENDER SYSTEM - COLOUR 'DARK GREY'
RN-03	STO RENDER SYSTEM - COLOUR 'RED'
RN-04	STO RENDER SYSTEM - COLOUR 'BLACK'
TI-01	TILE - COLOUR 'WHITE'
TI-02a	TILE - COLOUR 'RED', SOLDIER
TI-02b	TILE - COLOUR 'RED', HERRINGBONE
ST-01	STONE CLADDING - TRAVERTINE
MS-01	PRESSED METAL - PATTERN 'SCALE'
MS-02	PRESSED METAL - PATTERN 'FLORAL' (MATCH EXISTING)
TC-01	TIMBER CLADDING - BLACKBUTT, SHIPLAP
FC-01	CFC CLADDING - EQUATORIAL LINES - COLOUR 'GREY'
FC-02	CFC CLADDING - EQUATORIAL LINES - COLOUR 'RED'
PT-01	PAINT (METAL) - COLOUR 'WHITE'
PT-02	PAINT (METAL) - COLOUR 'RED'
FR-01	ANODISED GLAZING SUITES - COLOUR 'BLACK'
FR-02	TIMBER WINDOW FRAMES - COLOUR 'JARRAH'
GB-01	GLASS BLOCK - FROSTED
SC-01	POWDERCOAT METAL SCREEN - SILVER

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SECTION



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STREETSCAPE RENDER
BEAUFORT STREET FACADE 1



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STREETSCAPE RENDER
BEAUFORT STREET FACADE 2



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STREETSCAPE RENDER BEAUFORT TO WALCOTT



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STREETSCAPE RENDER SHOPFRONT 1



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STREETSCAPE RENDER SHOPFRONT 2



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STREETSCAPE RENDER
SHOPFRONT 3



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INTERIOR RENDER LOGGIA



City of Stirling
13 July 2022
RECEIVED

INTERIOR RENDER FRONT APARTMENT



City of Stirling
13 July 2022
RECEIVED

INTERIOR RENDER
REAR APARTMENT



City of Stirling
13 July 2022
RECEIVED

INTERIOR RENDER
FIRST FLOOR BEDROOM



City of Stirling
13 July 2022
RECEIVED

EXTERIOR RENDER
BEAUCOTT LANE



City of Stirling
13 July 2022
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EXTERIOR RENDER ROOF TERRACE

