

Design Review Report – Item 2

Local government:	City of Stirling	
Item no.:	Item 2 – PDA23/0076 – 501 Alexander Drive, Mirrabooka – Pre Development Application – Commercial Development	
Chairperson:	Emma Williamson	
Panel members:	Tony Blackwell Lisa Shine Anthony Duckworth	
Local government officers:	James Fletcher Dean Williams Cameron Howell Simone Palmer	Acting Coordinator Planning Senior Planning Officer Senior Planning Officer DRP Support Officer
Observers	Mason Grosse	Undergraduate Planning Officer
Date:	28 September 2023	Time: 3pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Kate Bainbridge Peta Byram Terry McCoy Aaron Brown Sam Austen Peter Hillman	Urbis (Applicant) Woolworths (remotely) Woolworths (remotely) Watson Young Architecture Watson Young Architecture Urbis
	Owners	Atlas Brick Pty Ltd
Observer/s		

Briefings		
Development assessment overview	Cameron Howell	Senior Planning Officer
Technical issues	Cameron Howell	Senior Planning Officer
Design Review		
Proposed development	Item 2 – PDA23/0076 – 501 Alexander Drive, Mirrabooka – Pre Development Application – Commercial Development	
Property address	501 Alexander Drive, Mirrabooka	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Sam Austen Peter Hillman	Watson Young Architecture Urbis

Key issues / recommendations	The Panel thank the Applicant for their presentation and look forward to seeing the developing proposal. The Panel consider Sustainability to be the greatest weakness of the proposal and the greatest opportunity for the Applicant. While the language and scale of the CFC is broadly supported by the Panel the design has not adequately addressed the opportunities that a sophisticated landscape and material response could bring to enhance community understanding of leadership in sustainability. The small tenancies are not supported in their current form and further development is required to ensure that they are connected through material and language to the CFC. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 2 – PDA23/0076 – 501 Alexander Drive, Mirrabooka – Pre Development Application – Commercial Development DRP Meeting – Thursday 28 September 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 on the brand identity being a major driver in the language of the built form. The Panel commented that this coupled with the new building type and adjacent bush forever zone creates an opportunity to display leadership through a sustainable design response. 1b. The Panel commented that further development is needed to expand on these opportunities so that they are evident across the site, strengthening the language of the Customer Fulfillment Centre and extending this to the tenancies co-located on the site.
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 noted their disappointment if the existing trees have been removed from the site. It is imperative every effort is made to retain trees and incorporate these into the design. 2b. Comment was made by the Panel that there is an opportunity to connect this development to the bush forever zone through the landscape design, ensuring local species are specified. 2c. The Panel commented that a successful outcome must ensure as many trees as possible are located in the carparks and any other areas where landscape is possible. Providing correct well sizes is critical to ensuring trees can thrive and provide shade to the expansive areas of bitumen and concrete that are proposed. 2d. The Panel suggested planting large trees in the larger spaces and attempt to have the canopies touching as they mature. This will provide interesting scale changes.
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 scale of the development is broadly supported by the Panel. 3b. Comment was made by the Panel the smaller tenancies towards the front of the road break down the scale however, the language of these should be developed to create cohesion across the site.
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. The Panel support this design principle based on the information presented in the meeting.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Panel commented on the latent opportunity for the design to push sustainability to achieve a good outcome and to demonstrate leadership. The Panel do not support the current response, it is inadequate and lacks commitment.

	5b. The Panel suggested applying further thought and creating a more water-sensitive design with careful consideration given to the extent of impervious materials. 5c. The Applicant was strongly encouraged to take full advantage of the large roof space of the development, installing as many photovoltaic cells as possible to generate energy. Further clarity and information is requested by the Panel in relation to the amount of energy that can be generated by the photo voltaic cells. 5d. The Panel suggested if no vegetation is possible in the western carpark an alternative could be a shade structure with integrated PV cells in this location, noting that other similar developments have employed this approach. 5e. It was stated by the Panel the choice of materials has a big impact on sustainability. In this development this is particularly relevant when considering concrete and hard surfaces. Several “green” concrete options are now available to the construction industry and should be investigated. There was some concern expressed in relation to possible glare from paler colours and the balance of this against the heat generated through the specification of darker colours. 5f. There was concern expressed by the Panel around the heat gain when using dark colours. This concern extended to the outside of the building and the impact on the environment. This is particularly relevant when considering the proposed colour for the smaller tenancies.
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 stated there is opportunity to provide improved staff amenity which will assist with staff retention. 6b. The Panel encouraged the Applicant to provide amenity and generosity to staff facilities in an outdoor environment. These spaces should have some greenery and be inviting spaces for staff to sit and have lunch breaks. 6c. Further information and clarity is requested by the Panel in relation to the tenancy toilets and the capacity for users of the Direct to Boot service to have access to public toilets.
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. The Panel is satisfied with the legibility of the proposal noting the aesthetic impact of pylon signage to the street that does not form part of this review.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. The Panel is generally satisfied with the response to safety noting that the visual impact of perimeter fencing to the CFC fencing needs to be developed to ensure good visual amenity. 8b. The Panel noted the movement between the two fast food outlets may pose a safety concern and encourage to Applicant to consider pedestrian safety when moving from this site to the neighbouring site.
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. The Panel commented that the proposal does not adequately provide spaces that encourage interaction for the community at any level. The Panel strongly suggested including pocket parks in the proposal to enhance the design and provide an improved community experience for both staff and users. 9b. The suggestion was made by the Panel to integrate some seating throughout the development to provide areas to sit or pause. 9c. Recommendation was made by the Panel to consider access to public amenities

		for customers picking up groceries.
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 request further information in relation to the aesthetic impact of the perimeter fencing, noting that this has only been indicated on the plans and could have a significant impact on the overall design. 10b. It was stated by the Panel material and formal continuity between the CFC and the tenancies is important. 10c. The Panel requested further clarity and a more accurate representation in relation to the materials proposed and suggested the palette of materials used for the CFC could be extended to the smaller tenancies to create a more cohesive response. 10d. Comment was made the western elevation of the smaller tenancies is highly visible for customer accessing the CFC and a designed response is necessary. Landscape could be employed here in addition to consideration of the building elevation.

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	DR1 28/9/2023	DR2	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 2 – PDA23/0076 – 501 Alexander Drive, Mirrabooka

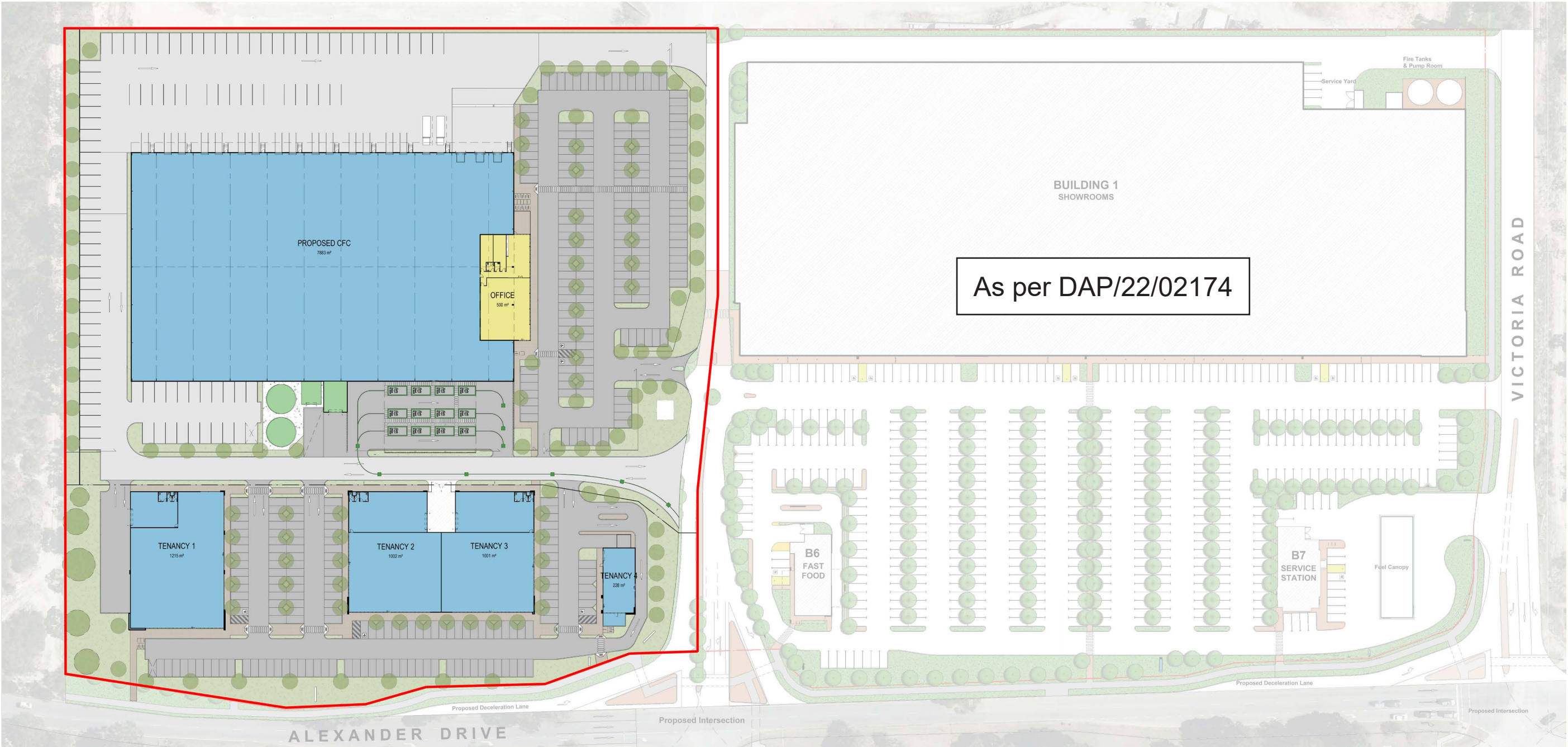
DR1 – DRP Recommendations DRP Meeting – 28/9/2023	DR2 – Applicant Response DRP Meeting – 28/9/2023	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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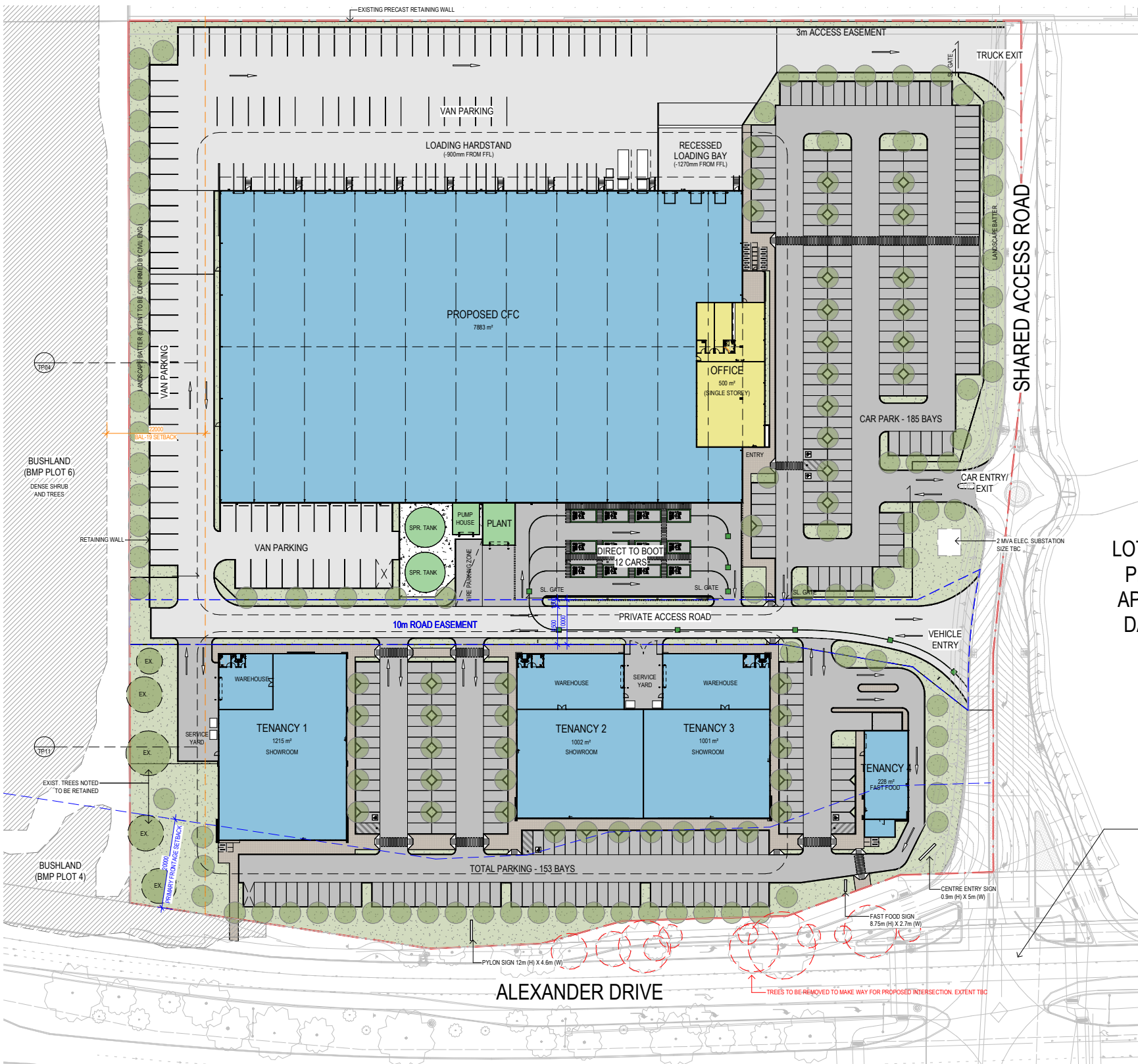
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Proposed Masterplan



Site Masterplan



LOT 801 AS PER
PREVIOUSLY
APPROVED DA
DAP/22/02174

LEGEND

- INDICATES EXTENT OF PROPOSED WAREHOUSE
- INDICATES EXTENT OF PROPOSED OFFICE AREAS
- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- CRUSHED ROCK TO FIRE TRUCK ACCESS TRACK
- AREA OF GRASS / LANDSCAPING, REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- ADVANCED / SHADE TREE - REFER TO LANDSCAPERS REPORT
- EXISTING SITE TREES TO BE MAINTAINED

DEVELOPMENT ANALYSIS

BUILDING	GFA
OFFICE	500 m²
PROPOSED CFC	7883 m²
TENANCY 1	1215 m²
TENANCY 2	1002 m²
TENANCY 3	1001 m²
TENANCY 4	228 m²
TOTAL AREA	11829 m²

PARKING	
WAREHOUSE BAYS PROVIDED (1 BAY / 50m² GFA)	185
SHOWROOM BAYS PROVIDED (1 BAY / 30m² GFA)	130
FAST FOOD BAYS PROVIDED (1 BAY / 30m² GFA)	23
VAN PARKING SPACES	104

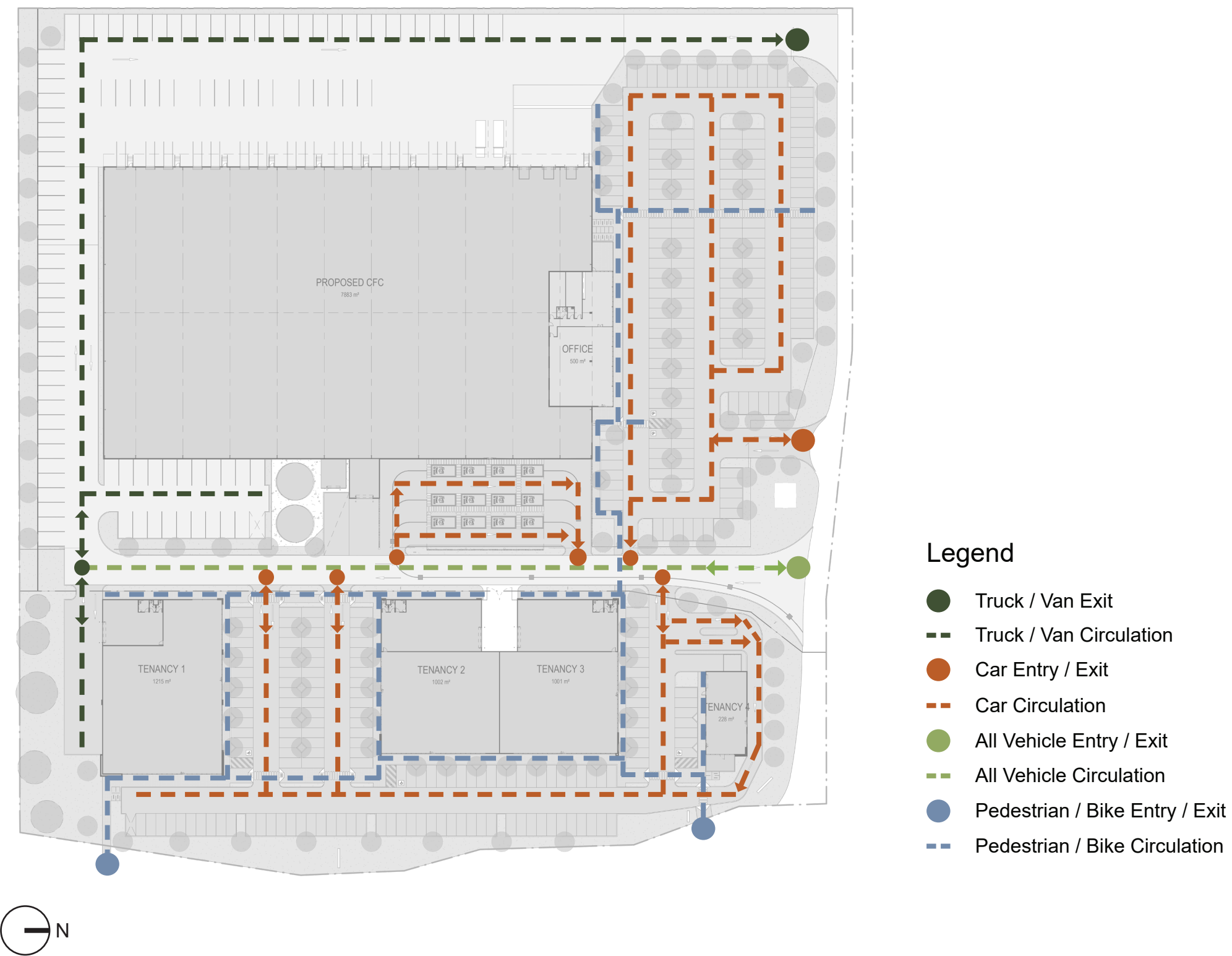
SITE COVERAGE	
TOTAL SITE AREA	39,562m²
TOTAL BUILDING FOOTPRINT	11,894m²
SITE COVERAGE	30.06%
LANDSCAPING COVERAGE	16.71%
MATURE TREES REQUIRED (1 TREE/500m² OF SITE AREA)	79
MATURE TREES PROVIDED	80



Key Points:

- Total 11,829sqm building area
- Warehouse, showroom and fast food uses
- 2100mm minimum street landscaping setback (1500mm required)
- Over 16% landscape coverage (10% required)
- 80 mature trees to be planted (79 required)
- Surplus car bays to the requirement

Circulation Plan



Landscaping Plan

Prepared by Urbis

Landscaping Concept Plan



Key Points:

- Over 16% landscape coverage (10% required)
- 80 mature trees to be planted (79 required)

Proposed Plant Species List:

Trees



Xanthorrhoea
Preissii



Allocasuarina
Fraseriana



Eucalyptus
Torquata



Eucalyptus
Todtiana

Tall Shrub



Adenanthos
Sericeus 'Pencil
Perfect'

Low Shrubs



Anigozanthos
Manglesii



Dianella Revoluta



Anigozanthos
Humilis



Calothamnus
Quadrifidus
'dawrf'

Groundcovers



Banksia
Dallanneyi



Patersonia
Occidentalis



Hemiantra
Pungens



Grevillea
Crithmifolia



Sustainability Initiatives

Achieving 5 Star Greenstar Performance - Assessed by Full Circle Design Services

