

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA23/0883 – 39 Chester Avenue, Dianella – Development Assessment Panel – Form 1 – 43 Multiple Dwellings	
Acting Chairperson:	Philip Gresley	
Panel members:	Anthony Duckworth	
Local government officers:		
Observers		
Date:	8 April 2024	Time: Offline
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Felipe Soto Petar Mrjda	Space Collective Architects (<i>Applicant</i>) Urbanista Town Planning
	Owners	Snow Oak Pty Ltd & Affluent Property Investments 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 1 – DA23/0883 – 39 Chester Avenue, Dianella – Development Assessment Panel – Form 1 – 43 Multiple Dwellings	
Property address	39 Chester Avenue, Dianella	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel		
Key issues / recommendations	The previous design review had highlighted concerns with the bulk and scale of the proposal. This was a result of a repetitive footprint extended over six levels, which was significantly more height and plot ratio than the planning framework anticipated. The applicant had worked very hard to ameliorate the impact of the scale of the previous proposal through careful	

	articulation of the built form at a range of scales and attention to materiality. Despite these efforts the envelope of the building was too massive for its context, particularly given the transitional nature of the site and impacts on some sensitive adjacent land uses. In the revised submission the applicant has maintained the overall strategy but removed a story from the building and revised the footprint on the upper levels to improve side setbacks. This has had a significant improvement in the impacts of overshadowing on adjacent properties and improved the perception of bulk and scale and privacy separation from a number of vantages. It should also be noted that this has improved the presentation of the project to Chester Avenue and its integration with a transitional streetscape. The commitment to architectural design to mitigate impacts of bulk and scale should be commended as it demonstrates the value of good design in achieving more sustainable higher density developments in transitional, well located areas. The Panel supports the built form and scale of the proposed development in its revised arrangement.
Chairperson signature	

Design quality evaluation Item 1 – DA23/0883 – 39 Chester Avenue, Dianella – Development Assessment Panel – Form 1 – 43 Multiple Dwellings DRP Meeting – Offline Meeting April 2024		
	S	<i>Design Principle satisfied</i>
	P	<i>Design Principle pending further attention</i>
	N	<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>
	S	1a. The Panel support the proposal in relation to this principle. 1b. The Panel commended the applicant in their considered and nuanced response to the character of place, drawing on the language of the area to create a contemporary interpretation relevant to the future context of the area.
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>
	S	2a. The Panel expressed support for the proposal in relation to this principle, including the verge treatment. 2b. It was mentioned by the Panel there could be further opportunity for the applicant to draw attention to the extent to which the landscape is positively impacting and increasing the local tree canopy, especially along the northwest boundary. 2c. The Panel commended the Applicant on the high-quality roof terrace amenity being offered to residents in this proposal. The proposed planters are at balustrade height and low shrubs have been nominated allowing views over the planting, albeit at arm's length, thus affording long distance views. Notwithstanding there was another comment made by the Panel that there could be an opportunity to the northeast to provide the odd break in the planters (closer to the longitudinal centerline of the building) to allow people to approach that edge of the built form and look out to access a more comprehensive view in this direction. 2d. The Panel commented on the opportunity to clearly communicate to the school the degree to which the planting along the boundary at ground level would restrict views from the lower levels into the school grounds.
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>
	S	3a. The applicant has removed a storey from the building without significantly altering the footprint which has significantly reduced the impact of the overshadowing on neighbouring properties. Setback changes to some of the apartments on the southeastern and northwestern sides have also improved the impact of overshadowing. 3b. The building envelope has been reduced in volume through the removal of a story and amendments to building setbacks on the northwestern and southeastern boundaries. 3c. The applicant has provided a range of overshadowing diagrams focused on winter solstice. Whilst the argument of the 'LPS 3 permitted envelope' is still presented the comparison between the two proposed schemes demonstrates a clear improvement in the overshadowing impacts. Overshadowing impacts on the school would be most prevalent during summer months in the morning. This information has not been provided although overshadowing impacts are usually confined to winter solstice to determine solar access impacts during winter months. 3d. The applicant has removed a storey from the proposal which has significantly ameliorated the bulk and scale impacts.

		The top two levels have a reduced footprint in relation to the lower levels which has further improved the bulk and scale impacts. 3e. Whilst this suggestion to amend the distribution of the footprint has not occurred it may be uneconomical or impractical. The applicant has instead effectively halved the volume of the top two floors by removing one of the stories. It should also be noted that the removal of the top story has also significantly improved the perception of bulk and scale on the streetscape. These increases in setback also build in some opportunity for neighbouring development to adapt more effectively to the scale and impact of the proposed building in the future. 3f. The removal of one storey has had a significant improvement on managing the bulk of the building and improved the perception of the scale from key vantage points including the street.
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>
	S	4a. The Panel is supportive of this principle. 4b. The Panel suggested the efficiency of the storerooms could be improved and increased through the inclusion of roller doors.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	P	5a. The Panel noted it is important to think about heat gain and be mindful when using dark colours, particularly referring to the upper two floors. While it may be possible to manage the transfer of heat internally via insulation the applicant was encouraged to think about the impacts of radiant heat externally and the impacts on this on the environment. 5b. The Panel expressed some reservation in relation to the light and ventilation of bedroom facing the lightwells. More information in relation to the extent of glazing and the colour of the lightwell would assist in better understanding the effectiveness of the lightwells. 5c. The Panel questioned if the orientation of the photo voltaic cells was optimal. 5d. The Panel reiterated the importance of commitments to sustainability initiatives not targets. 5e. The Panel expressed some concern in relation to the extent of dark colour on the southern side of the building, noting that this will be in shade the majority of the time and further reduce the reflected light into rooms that face the open corridor.
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>
	S	6a. The Panel is generally supportive of the amenity of this proposal. 6b. The Panel reiterated its concerns around the amenity of those bedrooms located in the 'centre of the building' which are effectively internalised, ie having windows facing onto small, south-facing breeze-block-enclosed courtyards requiring additional privacy screening (at Level 1), or onto small, south-facing breeze-block-enclosed light-wells (Levels 2-4), all of which are further bounded by a walkway, and as a consequence are likely to receive very little natural light, yet likely be subject to noise transference issues. 6c. The location of the air conditioning condensers should be shown on the drawings. 6d. The Panel commended the applicant on the high level of amenity offered to residents as a result of the roof top communal open space.

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>
	S	7a. Comment was made by the Panel that the street interface is considered positive and this principle is supported by the Panel. 7b. The Panel commented there could be opportunity to indent the entry doors to apartments to create semi-private space at the threshold to each dwelling.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	S	8a. The Panel commented that this principle has been addressed and is supported.
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>
	S	9a. Comment was made by the Panel that the external stair is a community asset for resident interaction and encourage the further development and articulation of its design language, focusing on opportunities of visual connection. 9b. The Panel supported the proposal in relation to the contribution it makes to the community of residents and the wider social context.
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>
	S	10a. The Panel supported this high-quality design. 10b. Comment was made by the Panel the material palette and articulation adds a lot to the proposal. 10c. Comment was made by the Panel that further development of the fine level of detail around the southern elevation in terms of material language. The Applicant was encouraged to think about the connection to the broader scheme.

Design Review progress Item 1 – DA23/0883 – 39 Chester Avenue, Dianella – Development Assessment Panel – Form 1 – 43 Multiple Dwellings DRP Meeting – Offline Meeting and Thursday 28 September 2023, 25 May 2023, 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 24/11/22	DR2 16/3/23	DR3 25/5/23	DR 4 28/9/23	Offline
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 – DA23/0883 and PDA22/0113 – 39 Chester Avenue, Dianella							
DR1 – DRP Recommendations DRP Meeting – 24/11/2022	DR1 – Applicant Response DRP Meeting – 24/11/2022	DR2 - DRP Recommendations DRP Meeting – 16/3/2023	DR2 – Applicant Response DRP Meeting – 16/3/2023	DR3 - DRP Recommendations DRP Meeting 25/5/2023	DR3 – DRP Applicant Response DRP Meeting 25/5/2023	DR4 – DRP Recommendations DRP Meeting 28/9/2023	DRP 5 – DRP Meeting Offline
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.	1c. A dark color scheme is now proposed for the upper levels to reduce the perception of bulk from the street. The revised ground floor landscape offers a more resolved interface; balancing privacy for the ground floor apartments, street access and increasing tree canopies for communal seatings. Legibility of the building entry is improved with the help of the revised landscape along with the revised entry design.				1. This design principle is now supported by the Panel.
2a. It was commented by the Panel landscaping is key to the success of this proposal and a		2a. The Panel reiterated the comment from DRP 1 that landscaping is critical to the success of the	2a. Main amenity for the proposal is on the Rooftop. Ground floor landscape focuses on creating street engagement Level	2b. It was mentioned by the Panel there could be further opportunity for the applicant to	2b. A total of 436sqm tree canopy coverage is proposed by including 35 trees	2b. It was mentioned by the Panel there could be further opportunity for the applicant to draw attention	2. This design principle is now supported by the Panel.

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.		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	1 landscape designed to be a visual courtyard. 2b. Noted. 2c. Tree canopies on the ground floor landscape is increased. 2d. Additional and revised information provided for Level 1, 4 and Rooftop. 2e. Sections demonstrating the proposed landscape are included. Please refer to Landscape Package. 2h. Rooftop amenity area reconfigured to maximise northern aspects & utilise views	draw attention to the extent to which the landscape is positively impacting the need to increase the local tree canopy 2c. There was a comment made by the Panel that there could be an opportunity to the northeast to provide the odd break in the planters at the upper level to allow people to approach the edge of the built form and look out.	throughout the development, while relocating 54sqm of existing trees (3 nos.) to street verge. Please refer to Landscape Report. 2c. Planters on Level 4 have been omitted. Please refer to Level 4 Plan and Landscape Report	to the extent to which the landscape is positively impacting and increasing the local tree canopy, especially along the northwest boundary. 2c. The Panel commended the Applicant on the high-quality roof terrace amenity being offered to residents in this proposal. The proposed planters are at balustrade height and low shrubs have been nominated allowing views over the planting, albeit at arm's length, thus affording long distance views. Notwithstanding there was another comment made by the Panel that there could be an opportunity to the northeast to provide the odd break in the	
---	--	---	---	---	---	---	--

		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.				planters (closer to the longitudinal centerline of the building) to allow people to approach that edge of the built form and look out to access a more comprehensive view in this direction. 2d. The Panel commented on the opportunity to clearly communicate to the school the degree to which the planting along the boundary at ground level would restrict views from the lower levels into the school grounds.	
--	--	--	--	--	--	--	--

		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.	3a. Further articulation along with a darker color scheme to the upper levels to reduce the perception of bulk. Further openings are added to reduce blank walls presenting to the neighbours. 3b. Overshadowing studies to the neighbours has already been provided. The studies findings are included in the following section. 3c. The revised ground floor landscape offers a more resolved interface. Please refer to Landscape Package	3a. The Panel is supportive of the additional height proposed for this development although acknowledges there are impacts to neighbouring properties in terms of overshadowing. 3b. It was noted by the Panel the overshadowing comparison is not accurate and acknowledges there will be some overshadowing to adjacent properties. 3c. Comment was made by the Panel the articulation of the side elevations is a plus in reducing the	3a. Please refer to diagrams in Overshadowing Studies. Both of the overshadowing studies and solar access demonstrated proposed scheme has lesser impact to adjacent properties compared to guideline scheme. 3b. Please refer to diagrams in Overshadowing Studies. Both of the overshadowing studies and solar access demonstrated proposed scheme has lesser impact to adjacent properties compared to guideline scheme. 3c. Noted	3c. It was also noted by the Panel that the overshadowing comparison is problematic, as it is based on the site's maximum building envelope permitted, but this 'container' would not equate to a built outcome. Refer to SPP 7.3, 2 Primary Controls and Figure 2.1a. "The final built form will usually differ significantly from the building envelope, due to plot ratio constraint as well as necessary articulation of building for light, ventilation,	3. This design principle is now supported by the Panel.

		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.		brutality of the form		open spaces and circulation". The suggestion was made that the extent of overshadowing should be recorded at different times of the day as this will illustrate the range of likely impacts of the scale of the building. For example, the impact on the school during the morning. 3e. It was suggested by the Panel the top two floors could be reduced to half the footprint, particularly at the southwest end, which would reduce the impact on neighbouring properties. 3f. The Panel stated the proposal must achieve a balance between the current and future context when considering the envelope and	
--	--	--	--	-----------------------	--	--	--

						bulk of the building and that the current proposal was still potentially over-scaled when the impacts on adjacent properties was considered.	
4a. It was suggested by the Panel the lifts could be split and it was questioned whether it is necessary 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.		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. 4d. The Panel expressed concern around the access required to carry out maintenance and the	4a. Tandem bays are increased to 10.8m. Motorcycle/scooter parking reconfigured to have direct access from the aisle. 4b. Overall apartment layout has been improved. Please refer to Architectural Drawings. 4c. Window placement revised. Overall privacy around these voids are now improved. 4d. Level 1 landscape is designed to strictly perform as a visual courtyard. Service strips are provided for maintenance. This will be further discussed in Amenity section. 4e. Secured bike parking included within the Ground Floor parking.	4b. It was mentioned by the Panel there may be an opportunity on the ground floor to improve the efficiency of the storage.	4b. Noted.	4b. The Panel suggested the efficiency of the storerooms could be improved and increased through the inclusion of roller doors.	4. This design principle is supported by the Panel.

		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.	5b. Location of Solar PV indicated on the Rooftop Plan. Please refer to Architectural Drawings. 5c. The design includes a number of elements that provide community benefits and allow for future proofing with the ability harness renewable energy sources and increase in EV stations. 5d. Please refer to Architectural Drawings.	5b. The Panel encouraged the Applicant to make a commitment to sustainability and look for ways to translate the proposed sustainability references into specifics, noting these in the drawings. 5c. The Panel noted it is important to think about heat gain and be mindful when using dark colours.	5b. Roof top solar panels and main switch board with ev charging provision are proposed. Please refer to Ground Floor and Rooftop Terrace plans. 5c. The dark colour has minor impact on thermal transfer, due to typically north-south orientation, and minimal at east/west. Also, the likely hood of this heat transfer will be	5a. The Panel noted it is important to think about heat gain and be mindful when using dark colours, particularly referring to the upper two floors. While it may be possible to manage the transfer of heat internally via insulation the applicant was encouraged to think about the impacts of radiant heat externally and	5. The same comments remain from the previous DRP review. 5a. The Panel noted it is important to think about heat gain and be mindful when using dark colours, particularly referring to the upper two floors. While it may be possible to manage the transfer of heat internally via insulation the

					reduced with the provision of thermal insulation. Please refer to ESD Report	the impacts on this on the environment.	applicant was encouraged to think about the impacts of radiant heat externally and the impacts on this on the environment. 5b. The Panel expressed some reservation in relation to the light and ventilation of bedroom facing the lightwells. More information in relation to the extent of glazing and the colour of the lightwell would assist in better understanding the effectiveness of the lightwells. 5c. The Panel questioned if the orientation of the photo voltaic cells was optimal. 5d. The Panel reiterated the importance of commitments to sustainability initiatives not
--	--	--	--	--	---	--	---

							targets. 5e. The Panel expressed some concern in relation to the extent of dark colour on the southern side of the building, noting that this will be in shade the majority of the time and further reduce the reflected light into rooms that face the open corridor.
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		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	6b. Rooftop amenity reconfigured to maximise northern aspect & utilise views. This include a communal seating space and outdoor bbq area, set back to avoid additional bulk to the street. 6c. Level 1 landscape is designed to be a visual courtyard instead of a communal space for residents. Main amenity for the proposal is located on the Rooftop Level. 6d. Lobby space has been improved, allowing a small				6. This design principle is supported by the Panel.

be a good neighbour, to seek design excellent to justify the increased heights. 6f. The Panel suggested community 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.		further thought and development.	seating area with the opportunity of a feature ceiling. Overall lobby is now bigger and better resolved with a discrete car park & services access as well as an integrated mail room.				
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	7a. Building entry legibility is improved with the proposed revised landscape. The entry is framed by trees, leading pedestrian into the lobby space. 7b. Lobby space has been improved as previously discussed			7b. The Panel commented there could be opportunity to indent the entry doors to apartments to create semi-private space at the threshold to each dwelling.	7. This design principle is supported by the Panel.

		from a more generous space for public arrival as visitors enter the building.					
		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.	8a. Lobby space has been improved to include a seating area which could encourage passive surveillance. The entry is redesign to have more transparency to the street, allowing passive surveillance from the street.	8a. The Panel acknowledged the lobby has improved but there is still a preference for a larger lobby that would allow a line of sight to the lifts for people waiting	8a. A line of sight to the lifts is further improved by increasing the width of the Lobby.		8. This design principle is supported by the Panel.
		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	9a. Ground floor apartments are provided a setback footpath that connects to, both, their private balconies and the street. Instead of providing direct footpath to the street, the setback retains residents' privacy while also allowing engagement to the street. 9b. Rooftop amenity reconfigured to maximise northern aspect & utilise views as previously discussed.	9a. Comment was made by the Panel the external stair is a community asset for resident interaction and encourage the further development and articulation of its design language. 9b. The Panel suggested allowing more generosity around the stairs to allow for social interaction and mentioned there is opportunity to	9a. Noted. 9b. Wide stair landings combined with generous corridor across multiple levels, and revised stair landing at lobby allow for various social interaction to happen, encouraged by strong physical and visual connection.	9a. Comment was made by the Panel that the external stair is a community asset for resident interaction and encourage the further development and articulation of its design language, focusing on opportunities of visual connection.	9. This design principle is supported by the Panel.

		community of residents.		improve the way the stairs land in the lobby.			
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.	10b. A darker color scheme is now proposed to the upper levels to reduce the perception of bulk. Along with this, full height screens are introduced to address privacy. 10c. Side blank walls are reduced by adding additional windows.			10c. Comment was made by the Panel that further development of the fine level of detail around the southern elevation in terms of material language. The Applicant was encouraged to think about the connection to the broader scheme.	10. This design principle is supported by the Panel.

Revised Scheme

39 Chester Ave, Dianella



February 2024

DEVELOPMENT SUMMARY

5 STOREYS (CURRENT)		6 STOREYS	
1x1 Bed	7	1x1 Bed	7
2x1 Bed	2	2x1 Bed	3
2x2 Bed	20	2x2 Bed	26
3x2 Bed	6	3x2 Bed	7
Total Apartments	35	Total Apartments	43
(inc. 7 silver living)		(inc. 9 silver living)	
Parking		Parking	
Car	54	Car	70
Motorcycle	6	Motorcycle	8
Bicycle	22	Bicycle	27

DISCUSSING BUILDING HEIGHT

Overshadowing Studies

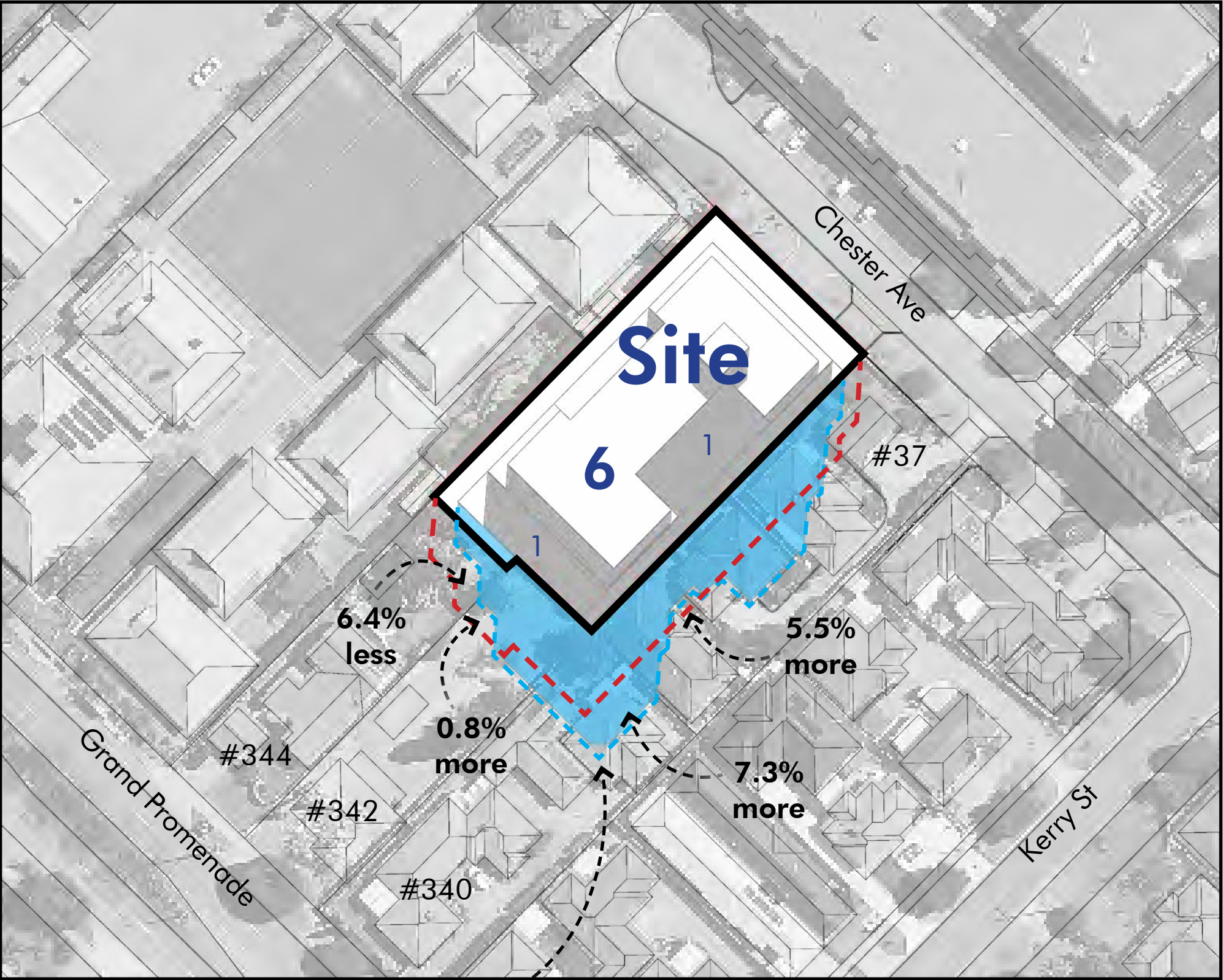
6 Storeys

Winter Solstice

21st of June

12pm

Lot No.	Guideline Scheme Shadow	Proposed Scheme Shadow	Variation
37	32.0%	37.5%	+ 5.5%
340	5.5%	12.8%	+ 7.3%
342	17.9%	18.7%	+ 0.8%
344	10.0%	3.6%	- 6.4%



LPS No. 3 Envelope Shadow Outline ———
Proposed Scheme Shadow Outline ———
Shadow on Neighbours

Only 2 hours until the shadow leaves the southern neighbours → The same outcome with the Guideline Envelope

DISCUSSING BUILDING HEIGHT

Overshadowing Studies

5 Storeys

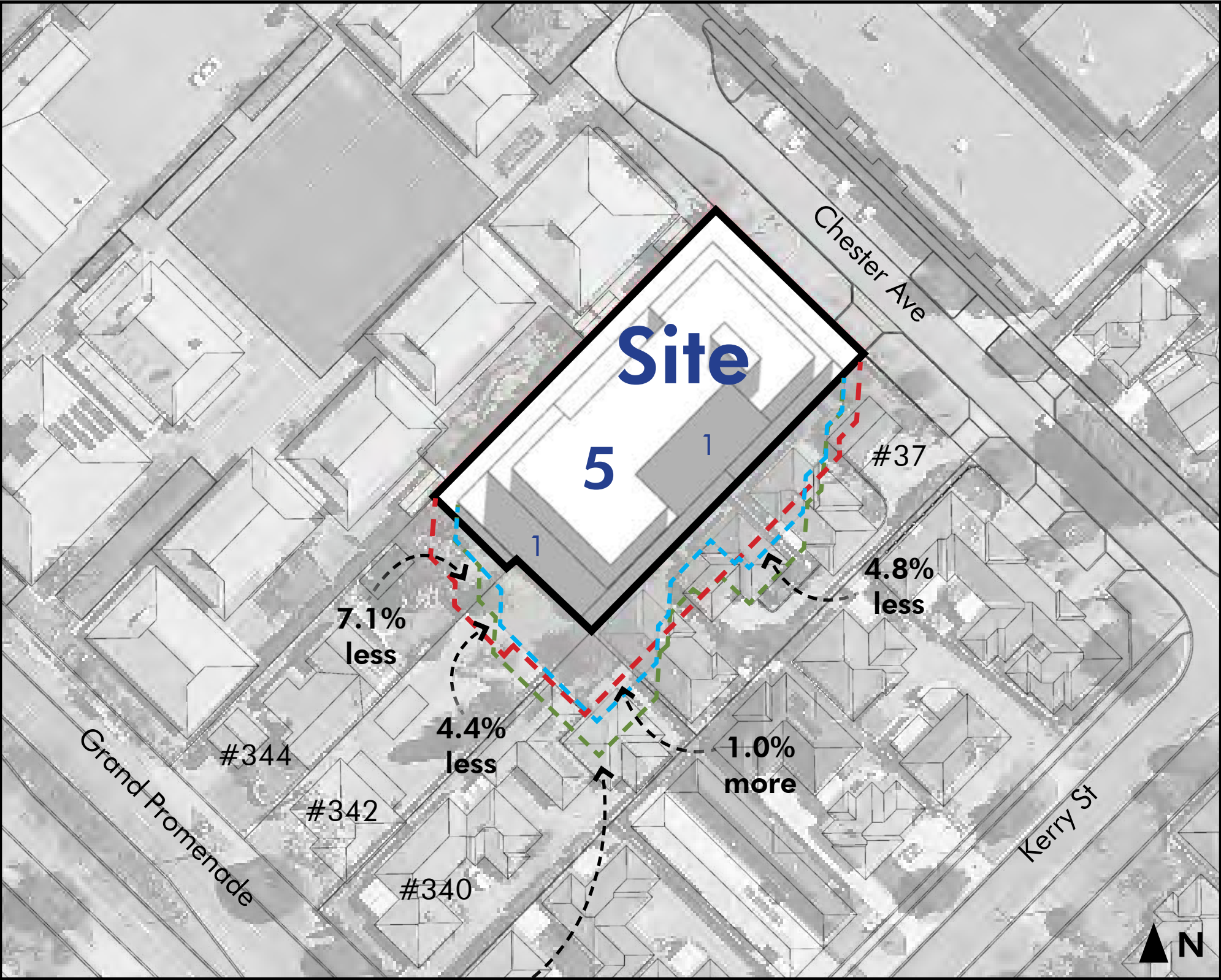
Winter Solstice

21st of June

12pm

Lot No.	Guideline Scheme Shadow	Proposed Scheme Shadow	Variation
37	32.0%	27.2%	- 4.8%
340	5.5%	6.5%	+1.0%
342	17.9%	13.5%	- 4.4%
344	10.0%	2.9%	- 7.1%

Overall variation: -84.4m² -15.3%
less than guideline scheme



Only 1.83 hours until the shadow leaves the southern neighbours

Similar outcome with the Guideline Envelope

- 6 Storeys Shadow Outline
- LPS No. 3 Envelope Shadow Outline
- Proposed Scheme Shadow Outline
- Shadow on Neighbours

DISCUSSING BUILDING HEIGHT

Overshadowing Studies



Roof & driveway (#340)



Open space (#37)



Roof & back of house (#37)



LPS No. 3 Envelope Shadow Outline —

Proposed Scheme Shadow Outline (5 storeys) —

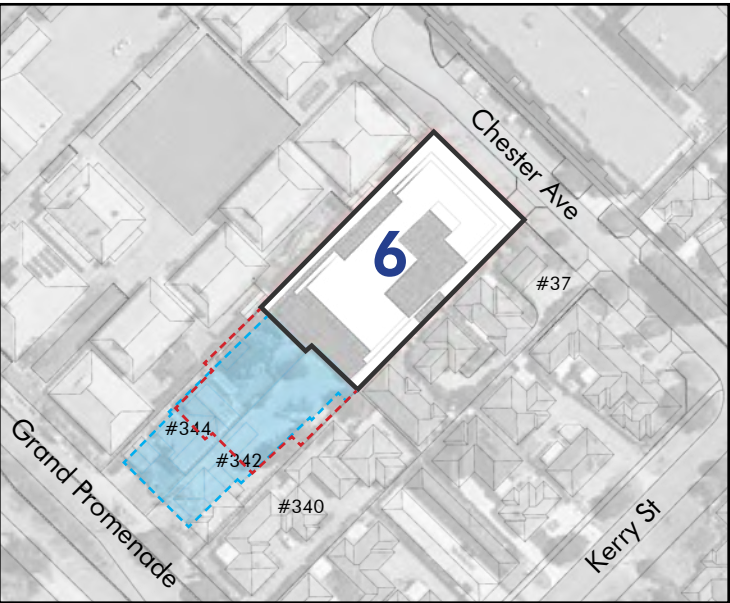
DISCUSSING BUILDING HEIGHT

Overshadowing Studies

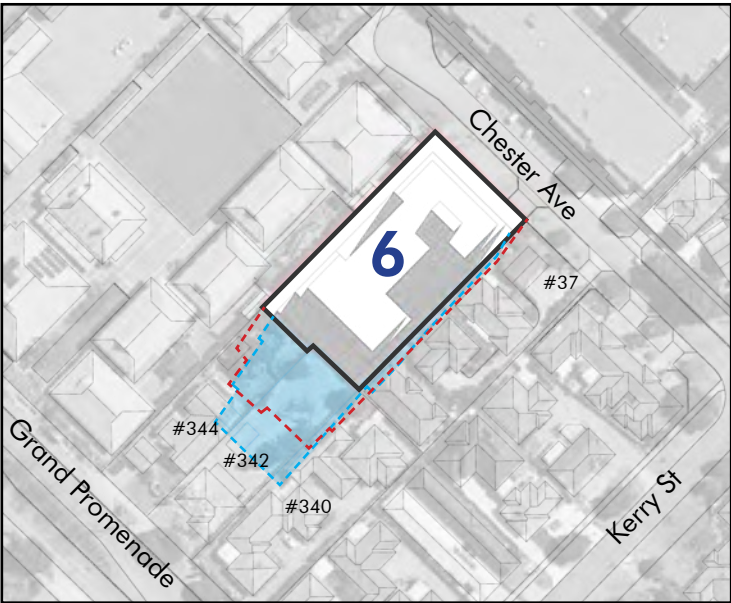
6 Storeys

Winter Solstice
21st of June

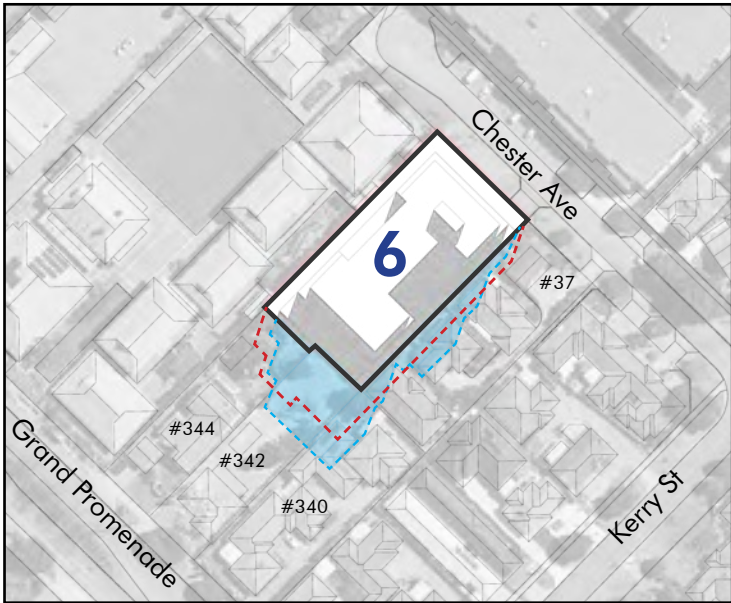
LPS No. 3 Envelope Shadow Outline ---
Proposed Scheme Shadow Outline ---
Shadow on Neighbours



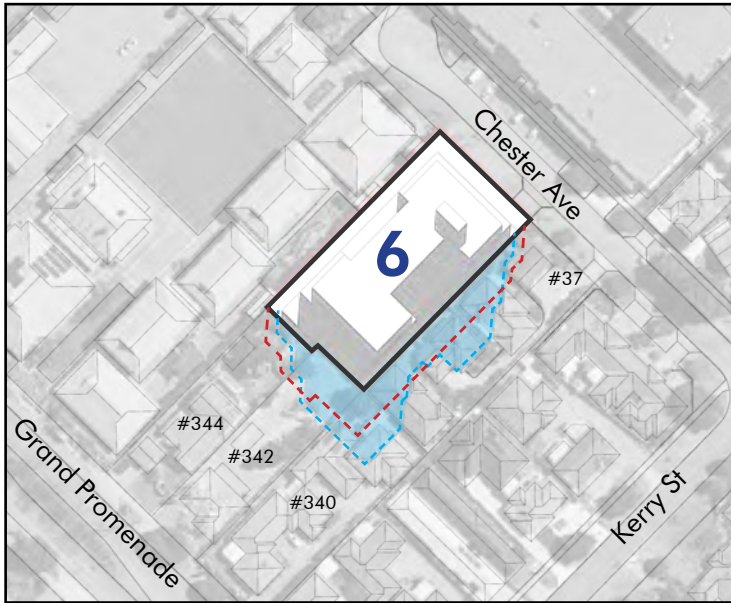
9am



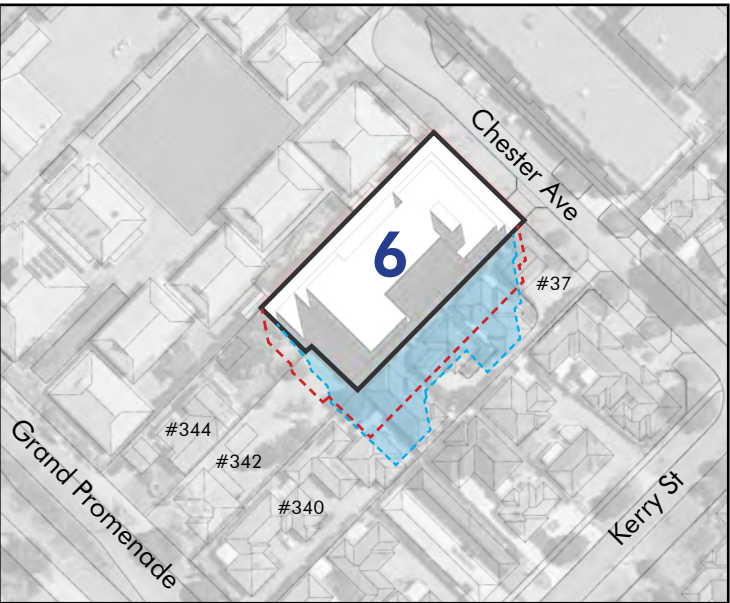
10am



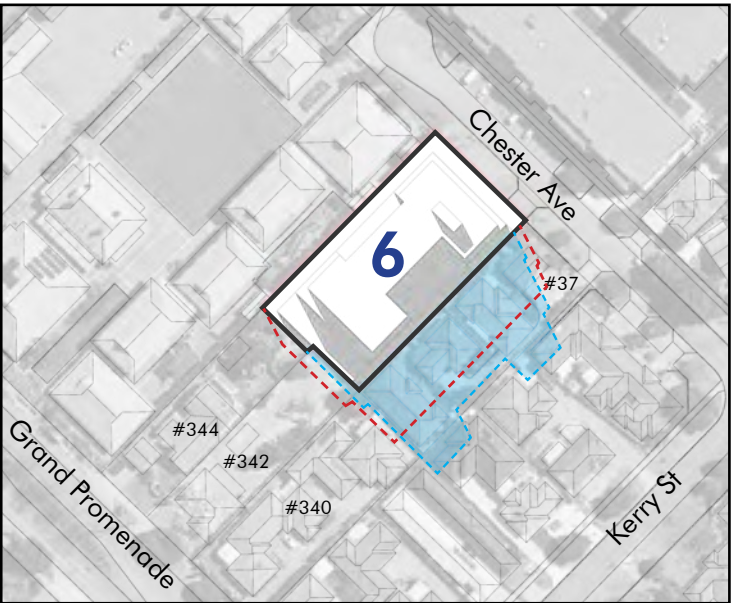
11am



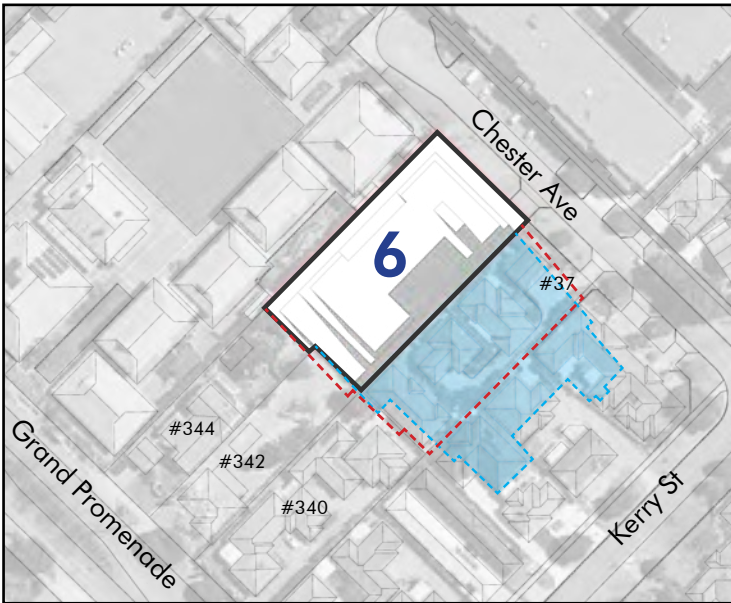
12pm



1pm



2pm



3pm

DISCUSSING BUILDING HEIGHT

Overshadowing Studies

5 Storeys

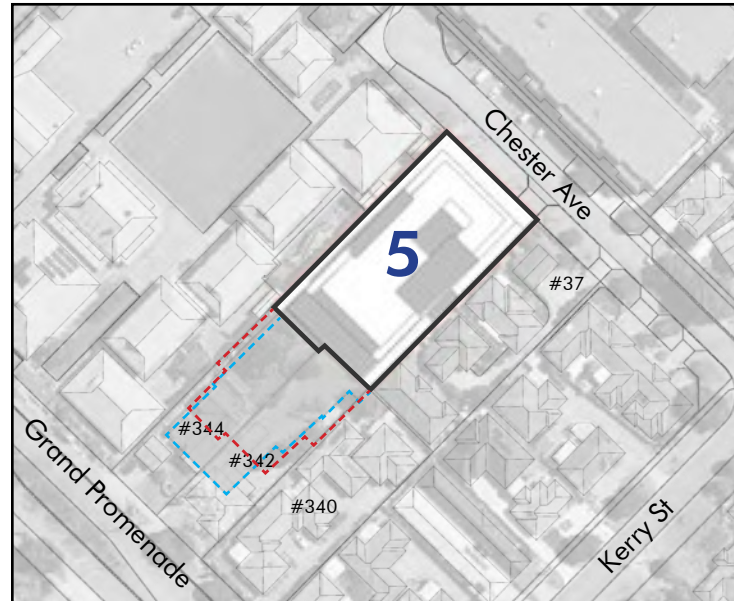
Winter Solstice

21st of June

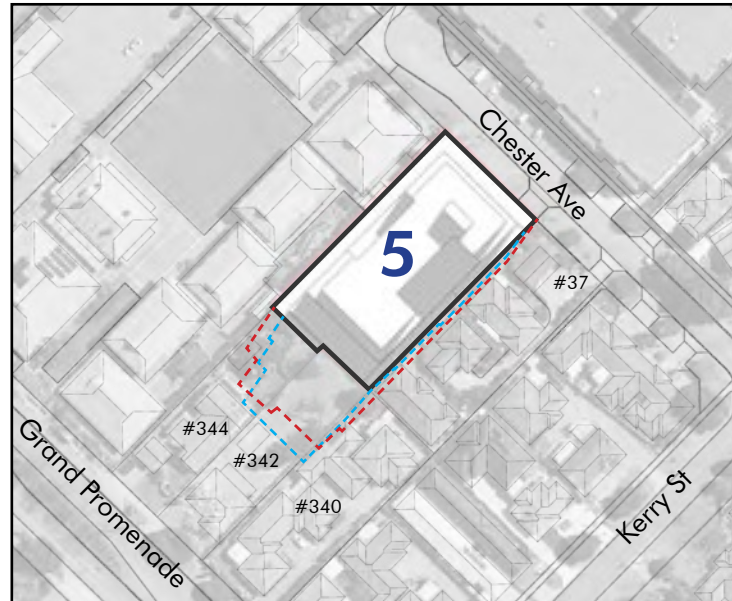
LPS No. 3 Envelope Shadow Outline ---

Proposed Scheme Shadow Outline ---

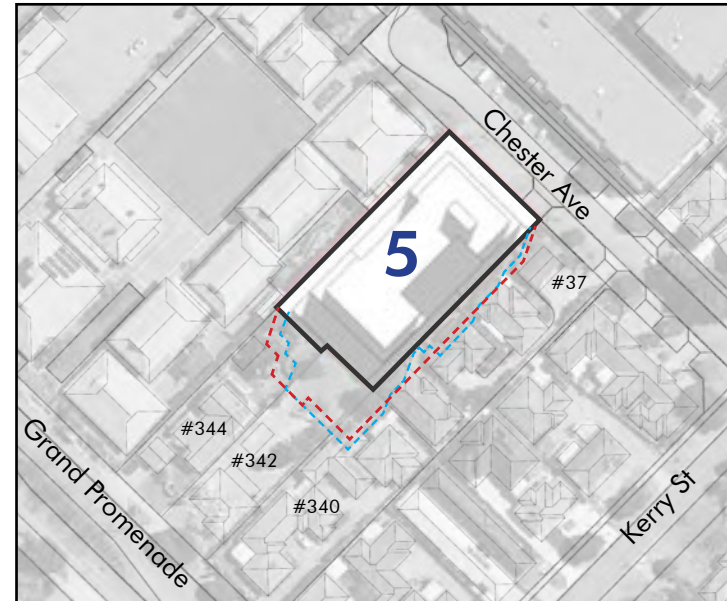
Shadow on Neighbours ■



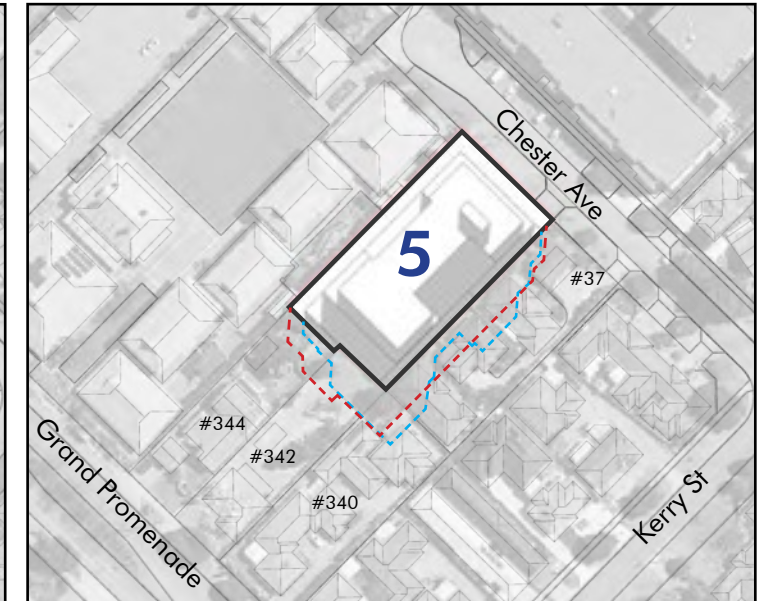
9am



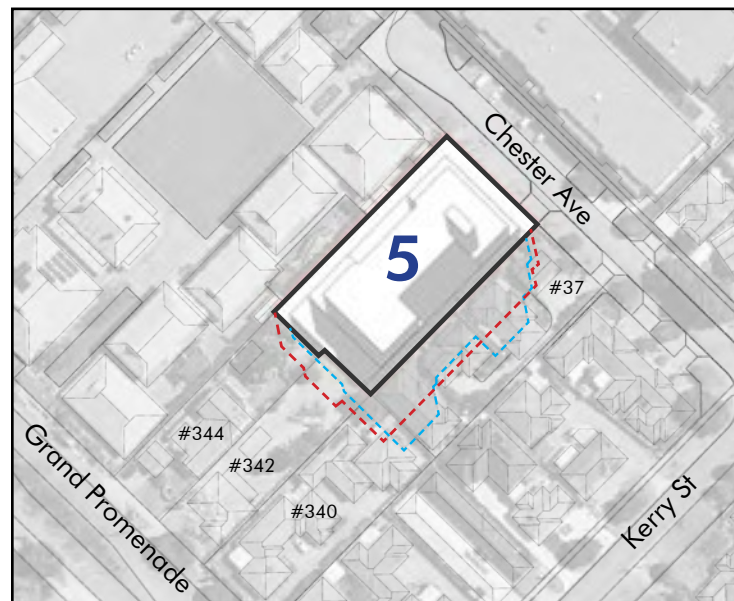
10am



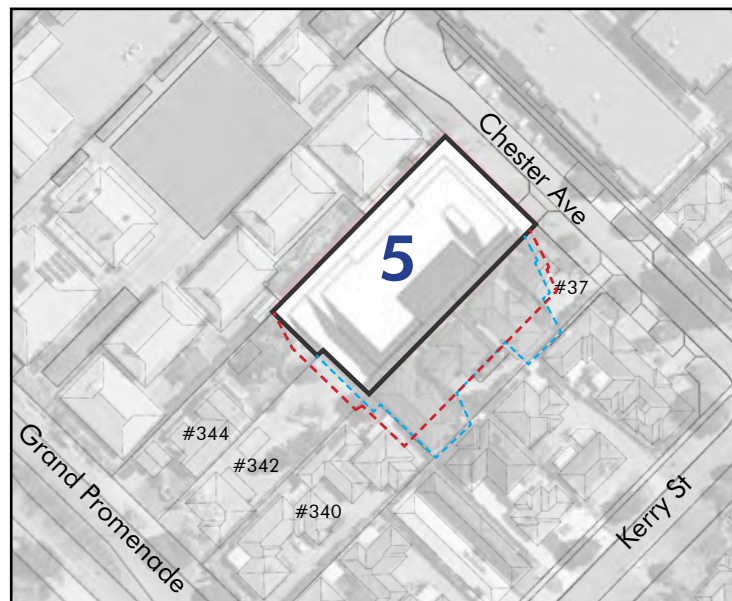
11am



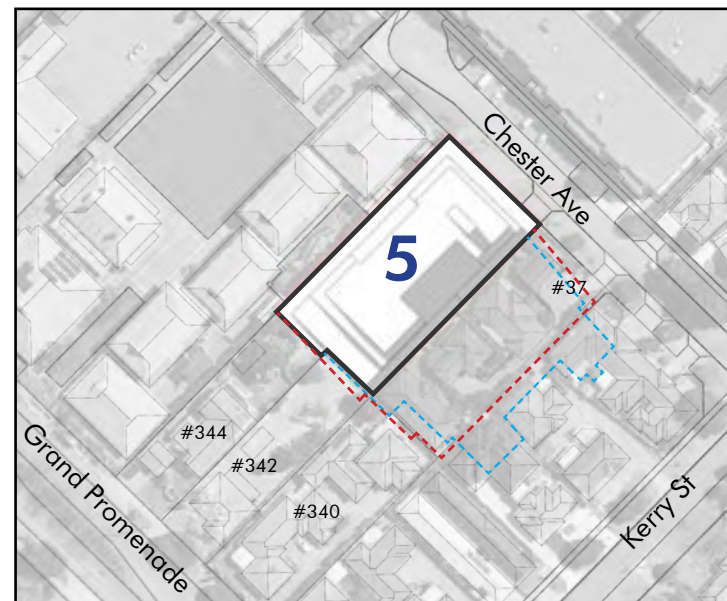
12pm



1pm



2pm



3pm

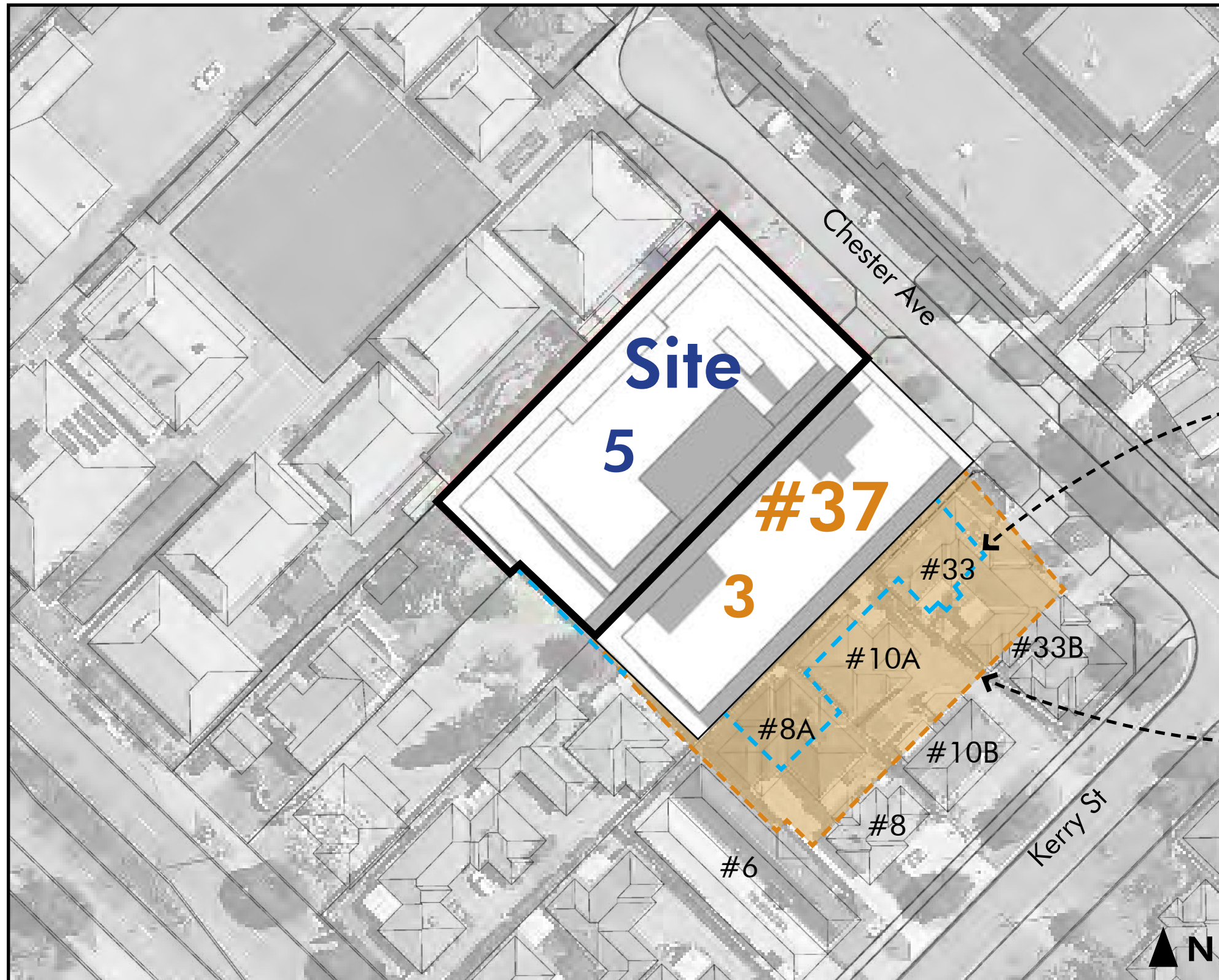
DISCUSSING BUILDING HEIGHT Overshadowing Studies

5 Storeys

Winter Solstice

21st of June

3pm



Indicative **#39 proposed massing** shadow outline

#37 guideline massing is overshadowing eastern neighbours **more than** #39 proposed massing

Proposed Scheme Shadow Outline — —

#37 LPS No.3 Envelope Shadow Outline — —

DISCUSSING BUILDING HEIGHT

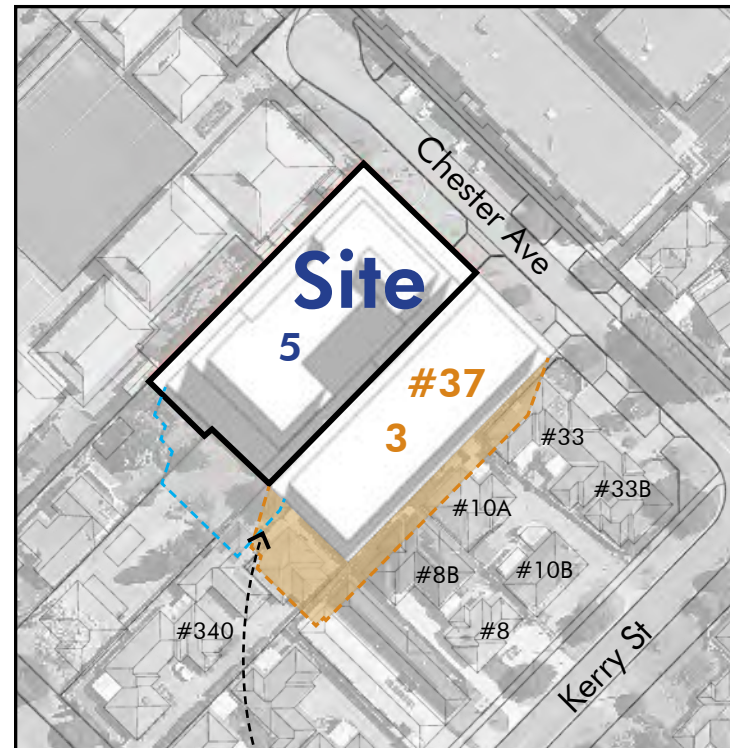
Overshadowing Studies

5 Storeys

Winter Solstice

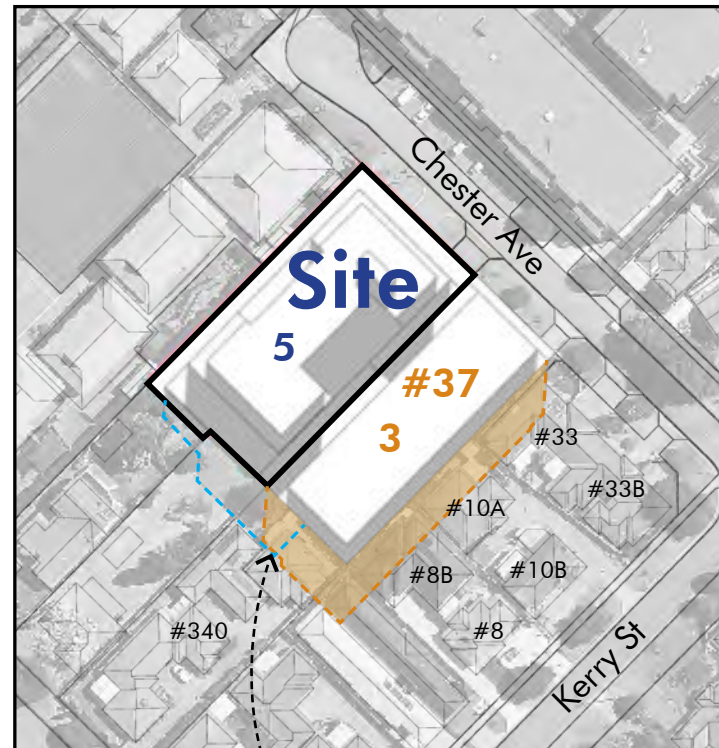
21st of June

Proposed Scheme Shadow Outline ———
#37 LPS No.3 Envelope Shadow Outline ———



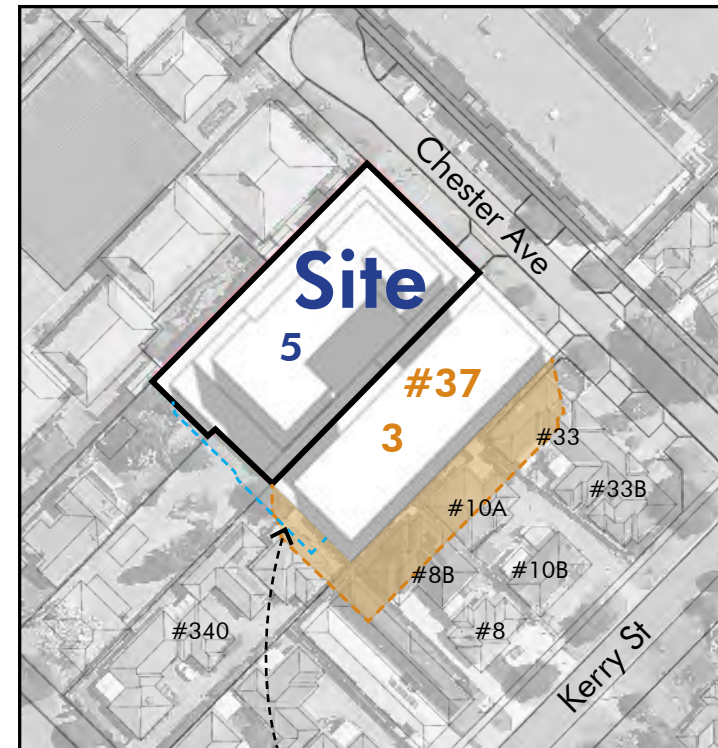
11am

Overlap



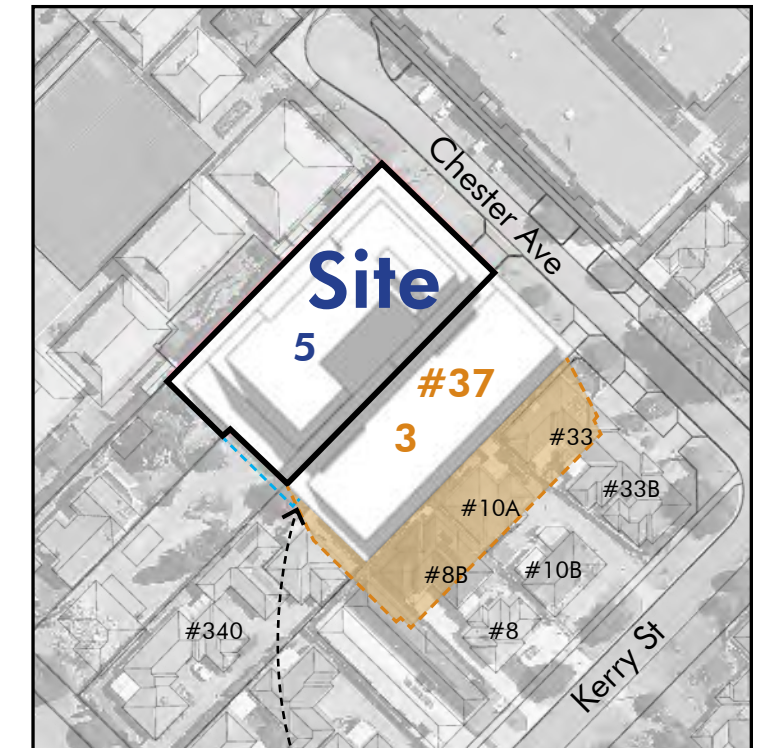
12pm

Overlap



1pm

Overlap



2pm

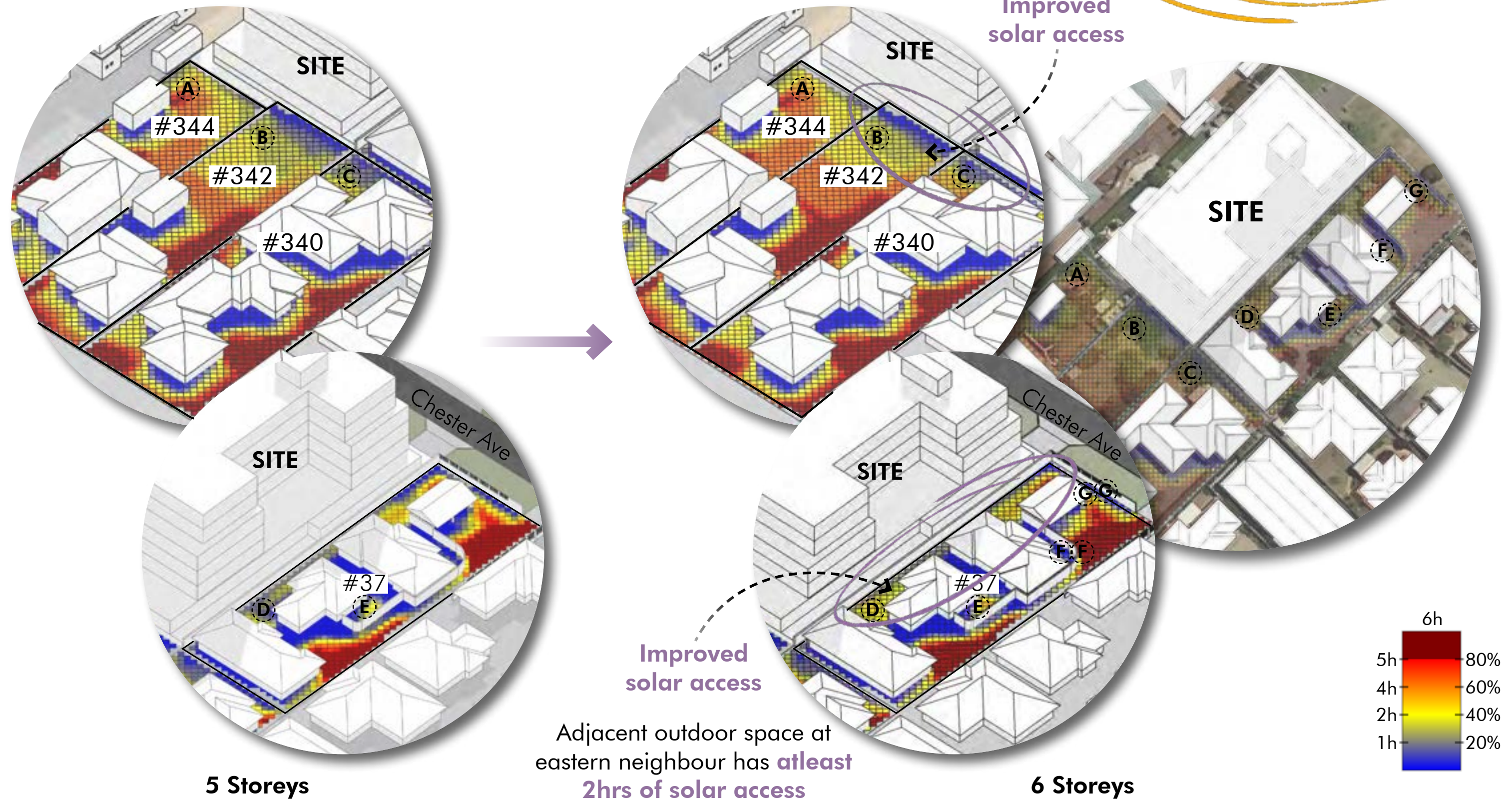
Overlap

DISCUSSING BUILDING HEIGHT

Solar Access to Neighbours

Winter Solstice Overshadowing

12pm on 21st June



DISCUSSING BUILDING HEIGHT

Chester Avenue View



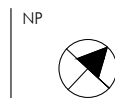
6 Storeys
(previous)

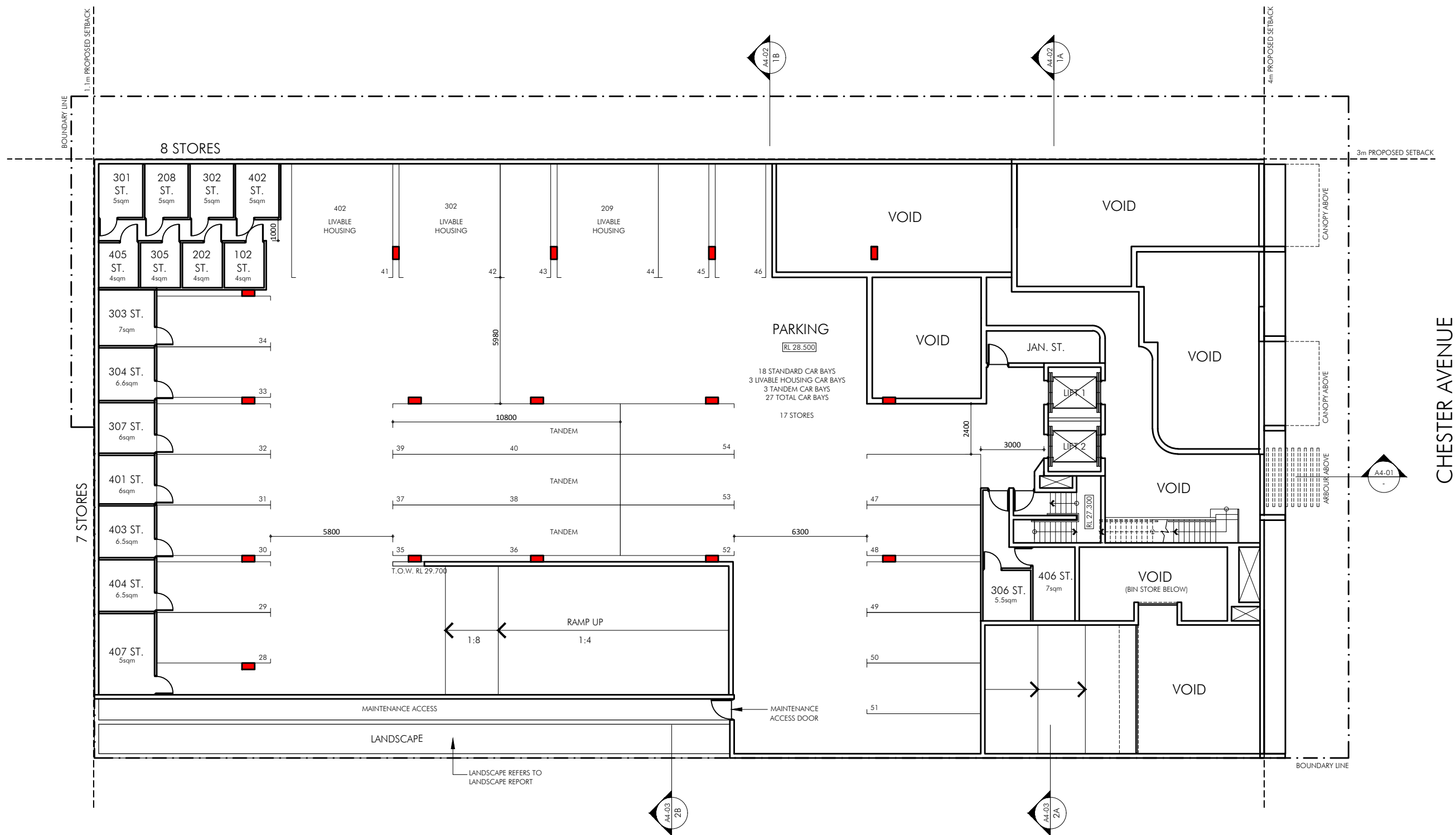


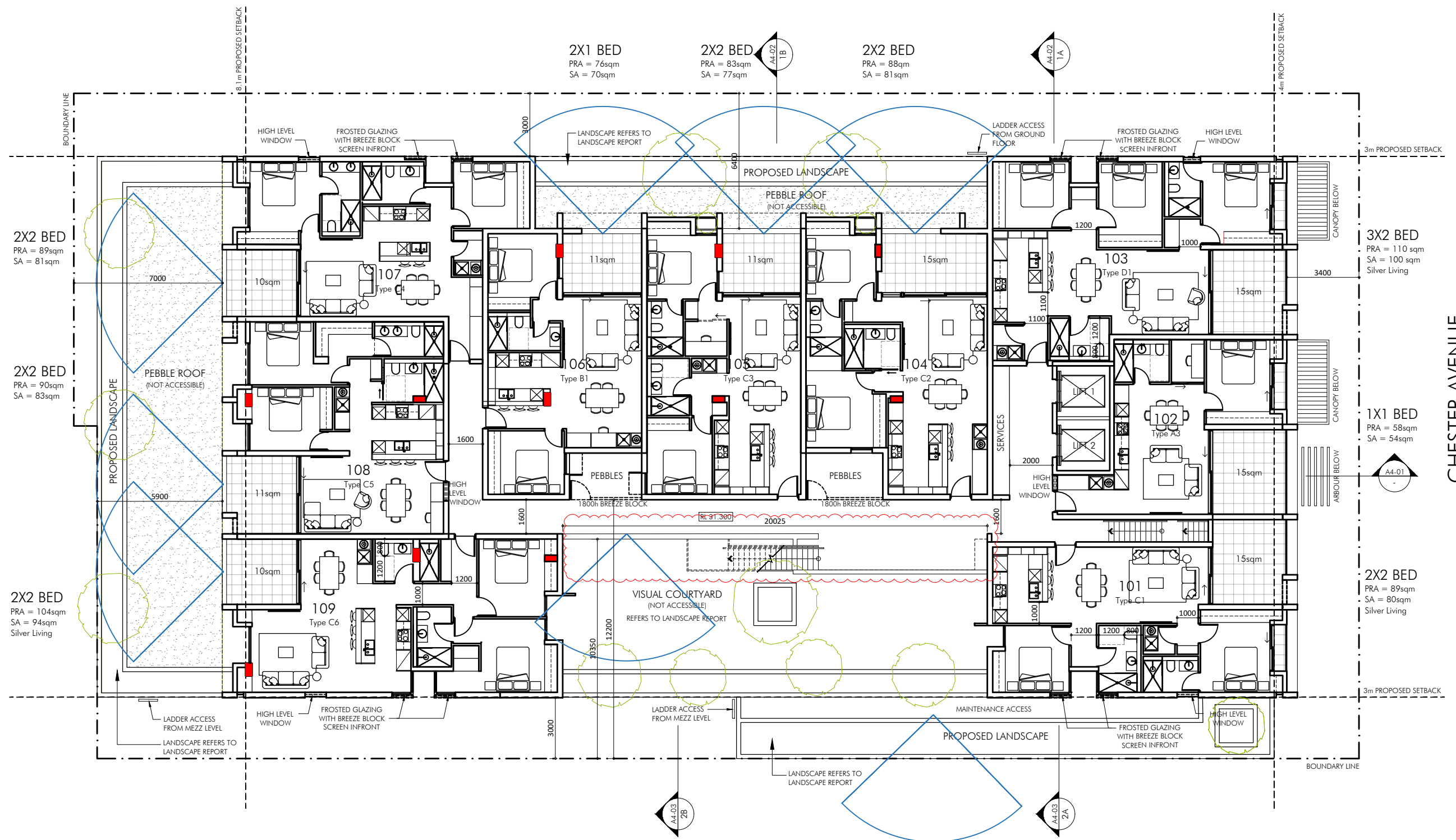
5 Storeys
(current)

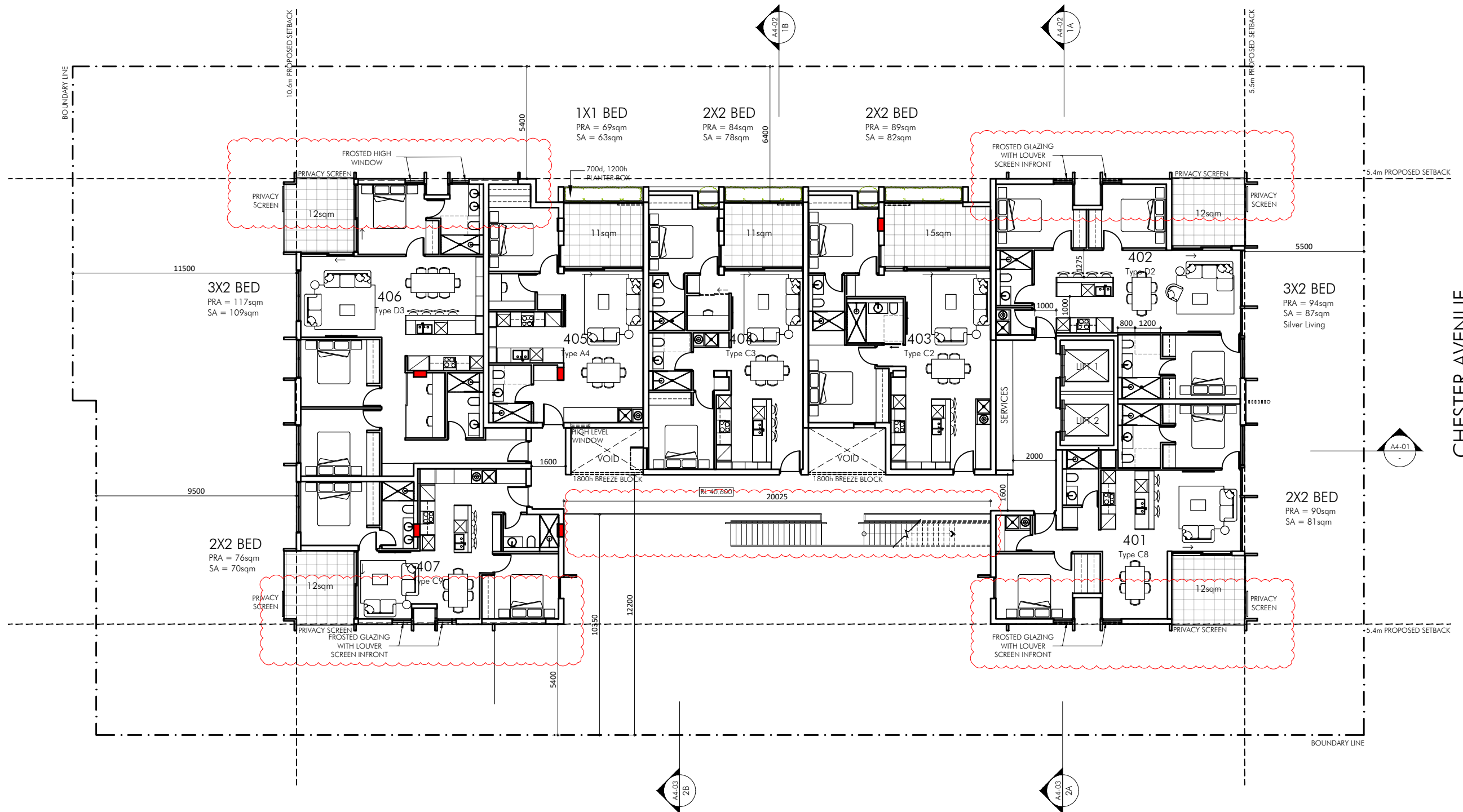
 PROPOSED TREE

☐ EXISTING VALVE

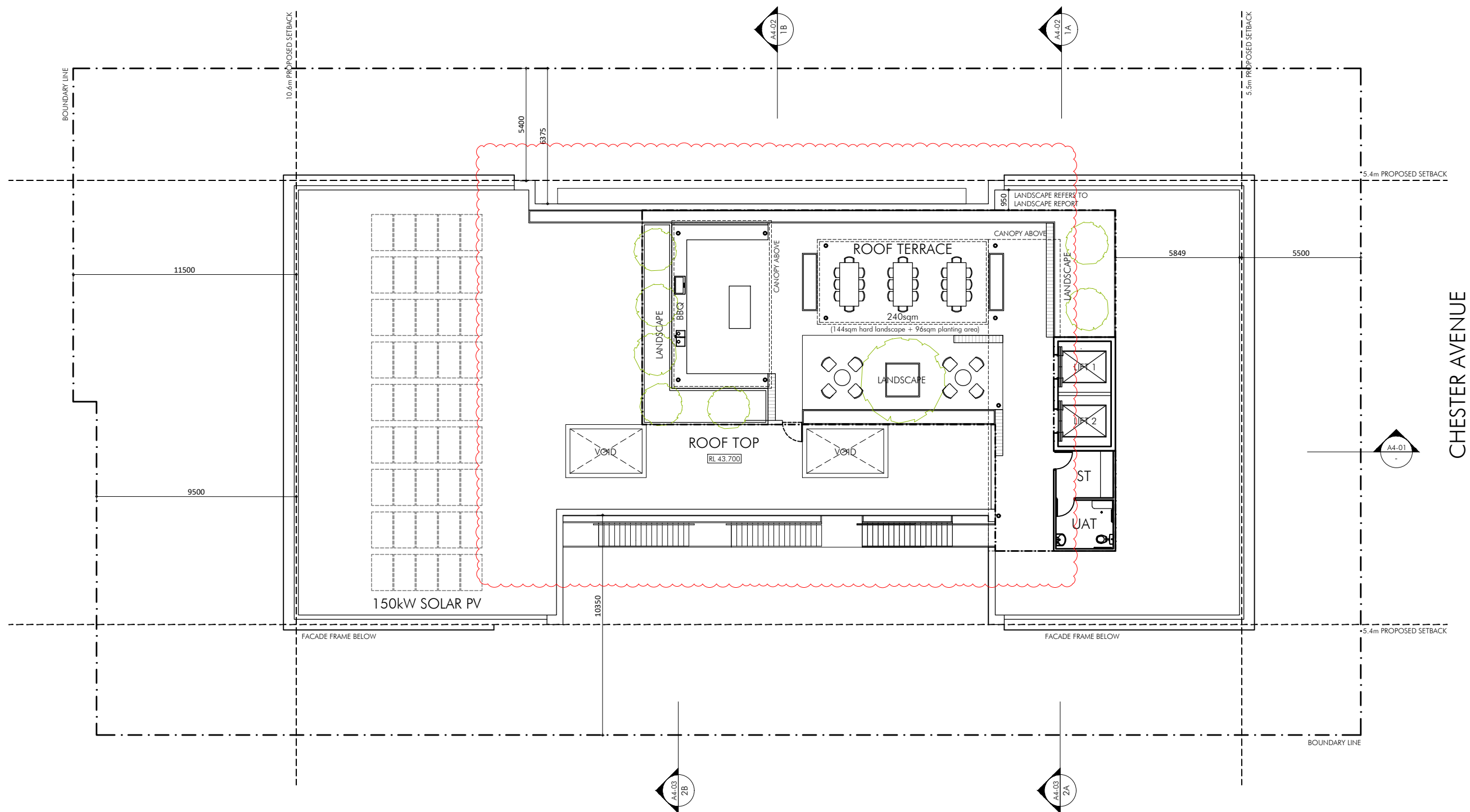
EV
C



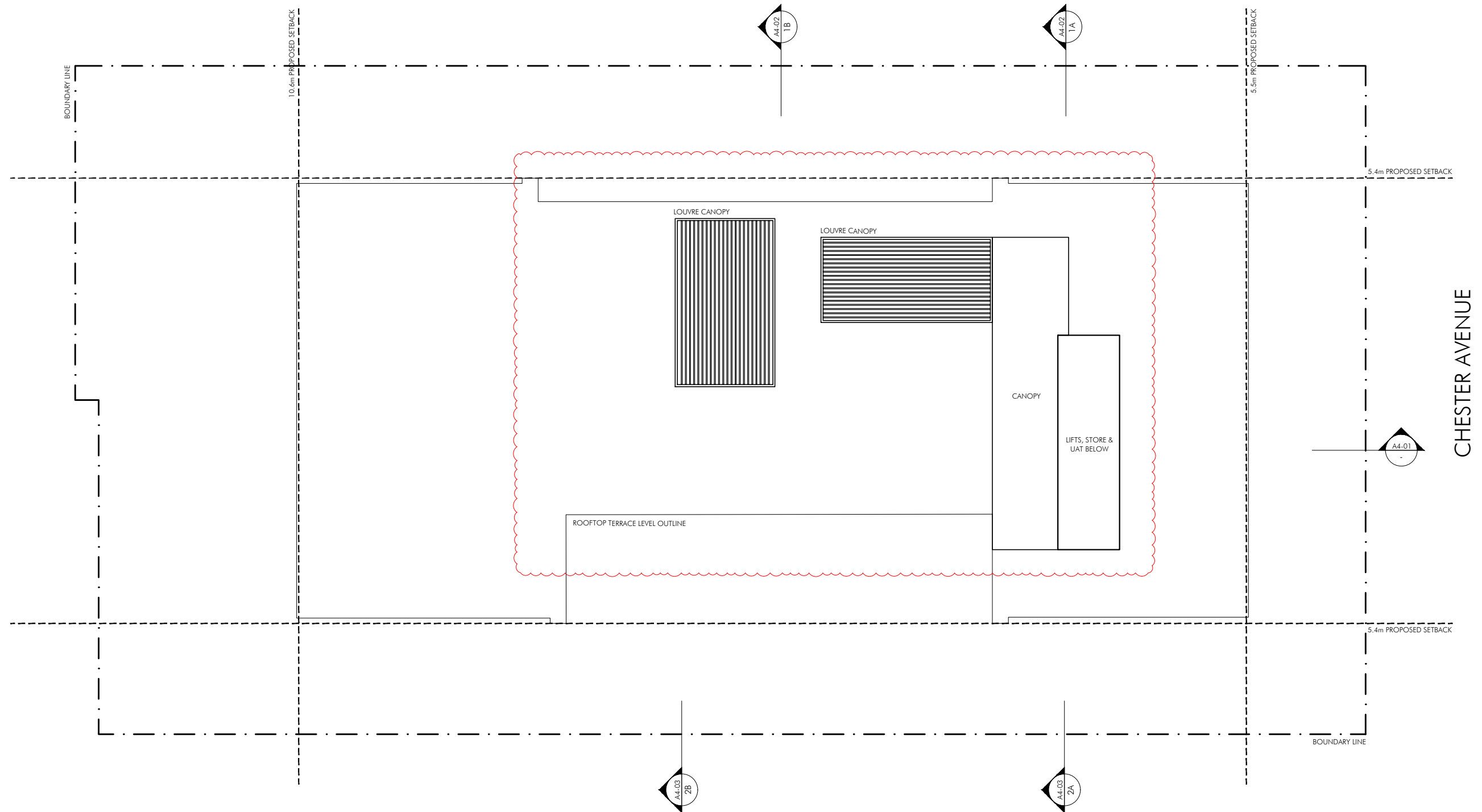




LEVEL 4



ROOFTOP TERRACE



ROOF PLAN

AG ALUMINIUM FRAME GLAZING - DARK GREY
 MW METAL WORK - DARK GREY
 LS METAL LOUVER SCREEN - DARK GREY
 PS PRIVACY SCREEN
 MR METAL RAILING - DARK GREY
 BR BREEZE BLOCK - WHITE
 FN METAL FENCE - WHITE
 EW1 EXTERNAL WALL 1 - SPLIT FACE BRICK - WHITE
 EW2 EXTERNAL WALL 2 - TILE - TERRACOTTA LOOK
 EW3 EXTERNAL WALL 3 - CEMENT RENDER
 EW4 EXTERNAL WALL 4 - CEMENT RENDER - TERRACOTTA LOOK
 EW5 EXTERNAL WALL 5 - DARK GREY

 CITY OF STIRLING LPP NO.3 ENVELOPE
 NATURAL GROUND LEVEL
 6 STOREY ENVELOPE OUTLINE



-  CITY OF STIRLING LPP NO.3 ENVELOPE
 NATURAL GROUND LEVEL
 6 STOREY ENVELOPE OUTLINE



NORTH ELEVATION

A3-02

3

- AG

MW

LS

PS

MR

BR

FN

EW1

EW2

EW3

EW4

EW5
- ALUMINIUM FRAME GLAZING - DARK GREY

METAL WORK - DARK GREY

METAL LOUVER SCREEN - DARK GREY

PRIVACY SCREEN

METAL RAILING - DARK GREY

BREEZE BLOCK - WHITE

METAL FENCE - WHITE

EXTERNAL WALL 1 - SPLIT FACE BRICK - WHITE

EXTERNAL WALL 2 - TILE - TERRACOTTA LOOK

EXTERNAL WALL 3 - CEMENT RENDER

EXTERNAL WALL 4 - CEMENT RENDER - TERACOTTA LOOK

EXTERNAL WALL 5 - DARK GREY

-
- CITY OF STIRLING LPP NO.3 ENVELOPE

NATURAL GROUND LEVEL

6 STOREY ENVELOPE OUTLINE



WEST ELEVATION

- AG

MW

LS

PS

MR

BR

FN

EW1

EW2

EW3

EW4

EW5
- ALUMINIUM FRAME GLAZING - DARK GREY

METAL WORK - DARK GREY

METAL LOUVER SCREEN - DARK GREY

PRIVACY SCREEN

METAL RAILING - DARK GREY

BREEZE BLOCK - WHITE

METAL FENCE - WHITE

EXTERNAL WALL 1 - SPLIT FACE BRICK - WHITE

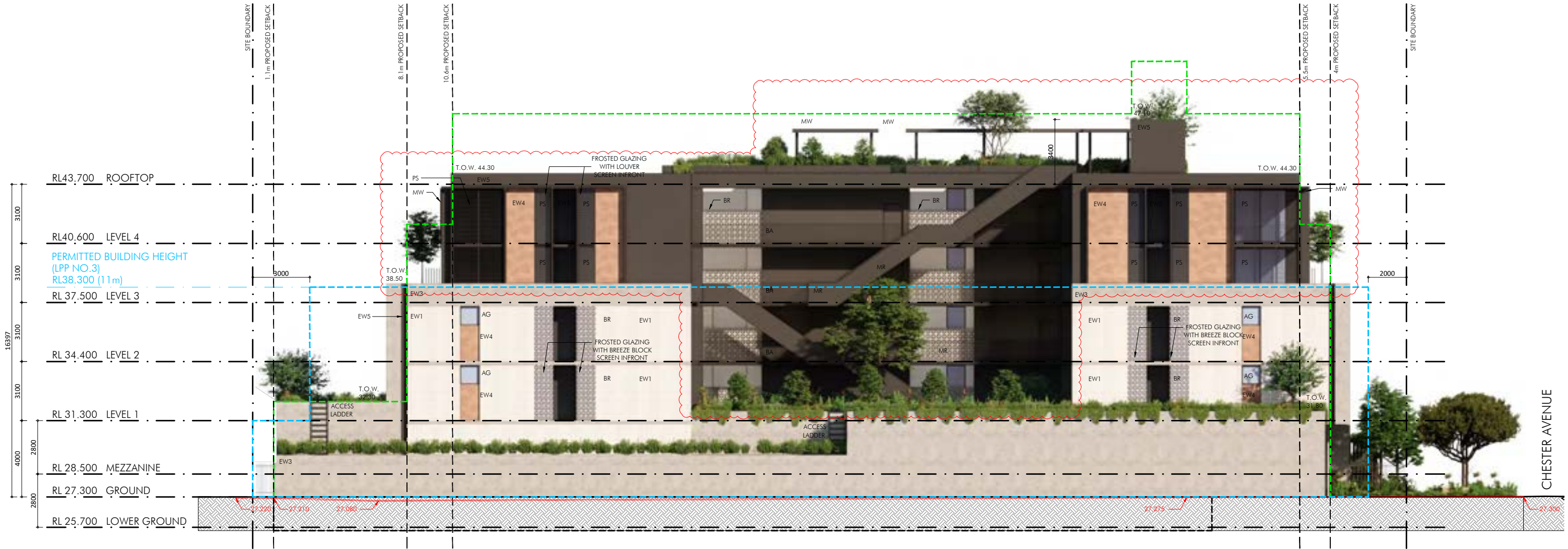
EXTERNAL WALL 2 - TILE - TERRACOTTA LOOK

EXTERNAL WALL 3 - CEMENT RENDER

EXTERNAL WALL 4 - CEMENT RENDER - TERACOTTA LOOK

EXTERNAL WALL 5 - DARK GREY

- CITY OF STIRLING LPP NO.3 ENVELOPE
- NATURAL GROUND LEVEL
- 6 STOREY ENVELOPE OUTLINE



SOUTH ELEVATION



MULTI-RESIDENTIAL DEVELOPMENT
39 CHESTER AVENUE DIANELLA

SCALE
1:200 @A3

NP

DATE ISSUED
12.02.2024

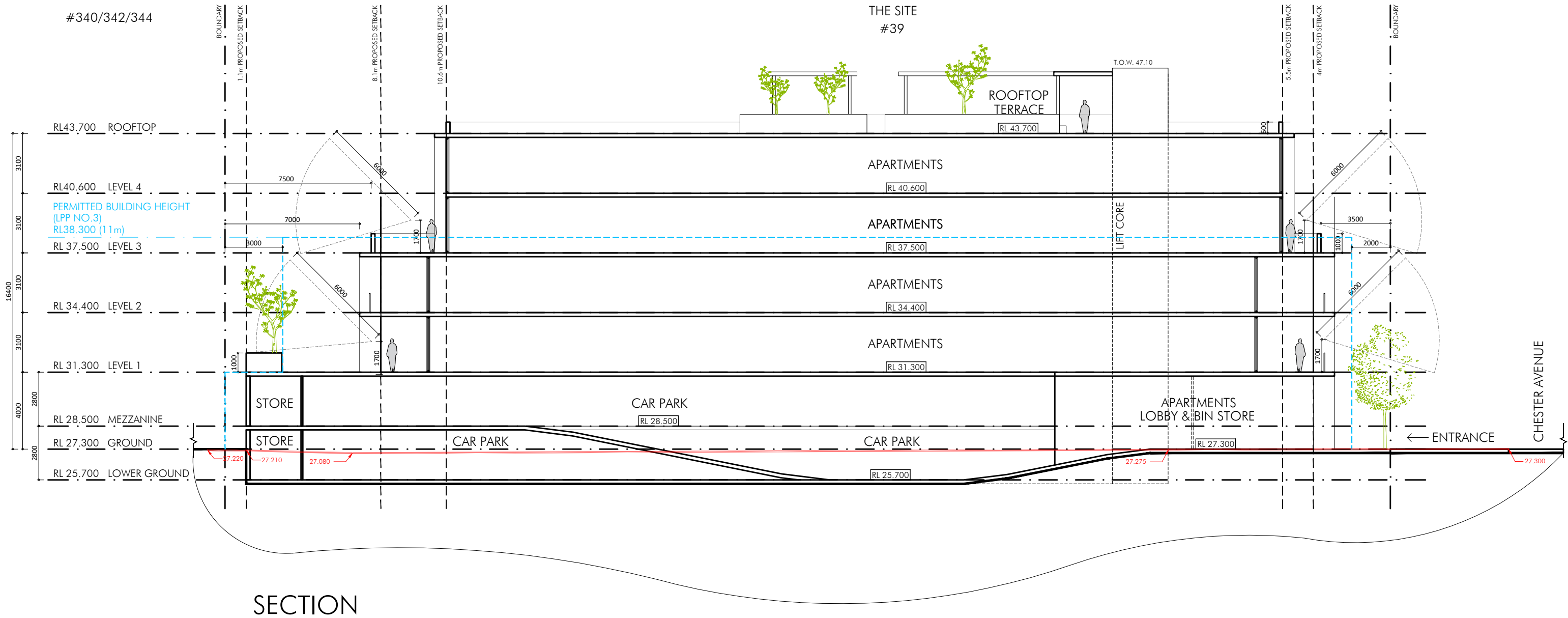
DWG. NAME
SOUTH ELEVATION

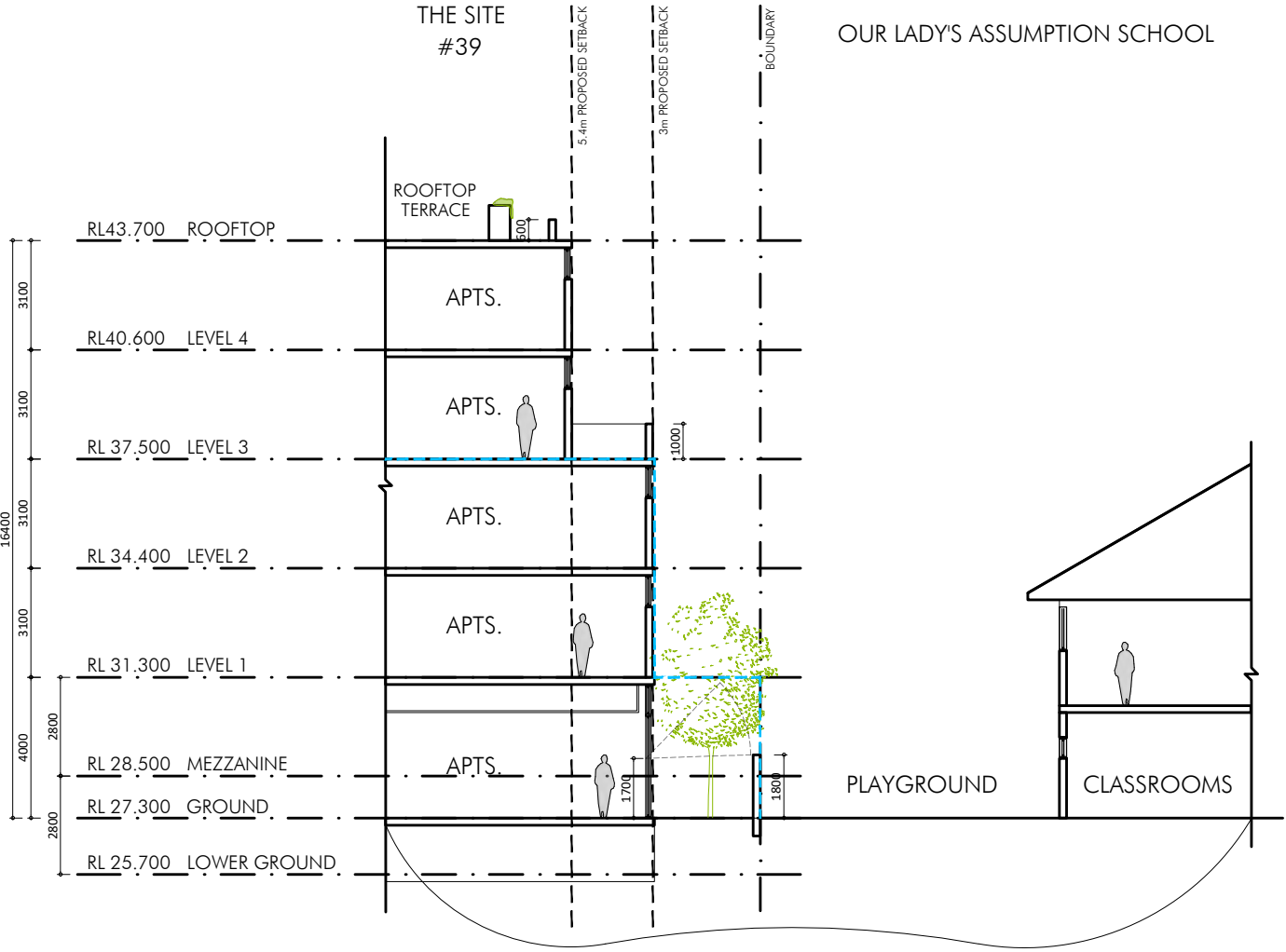
DWG No.
A3-04

REV
C

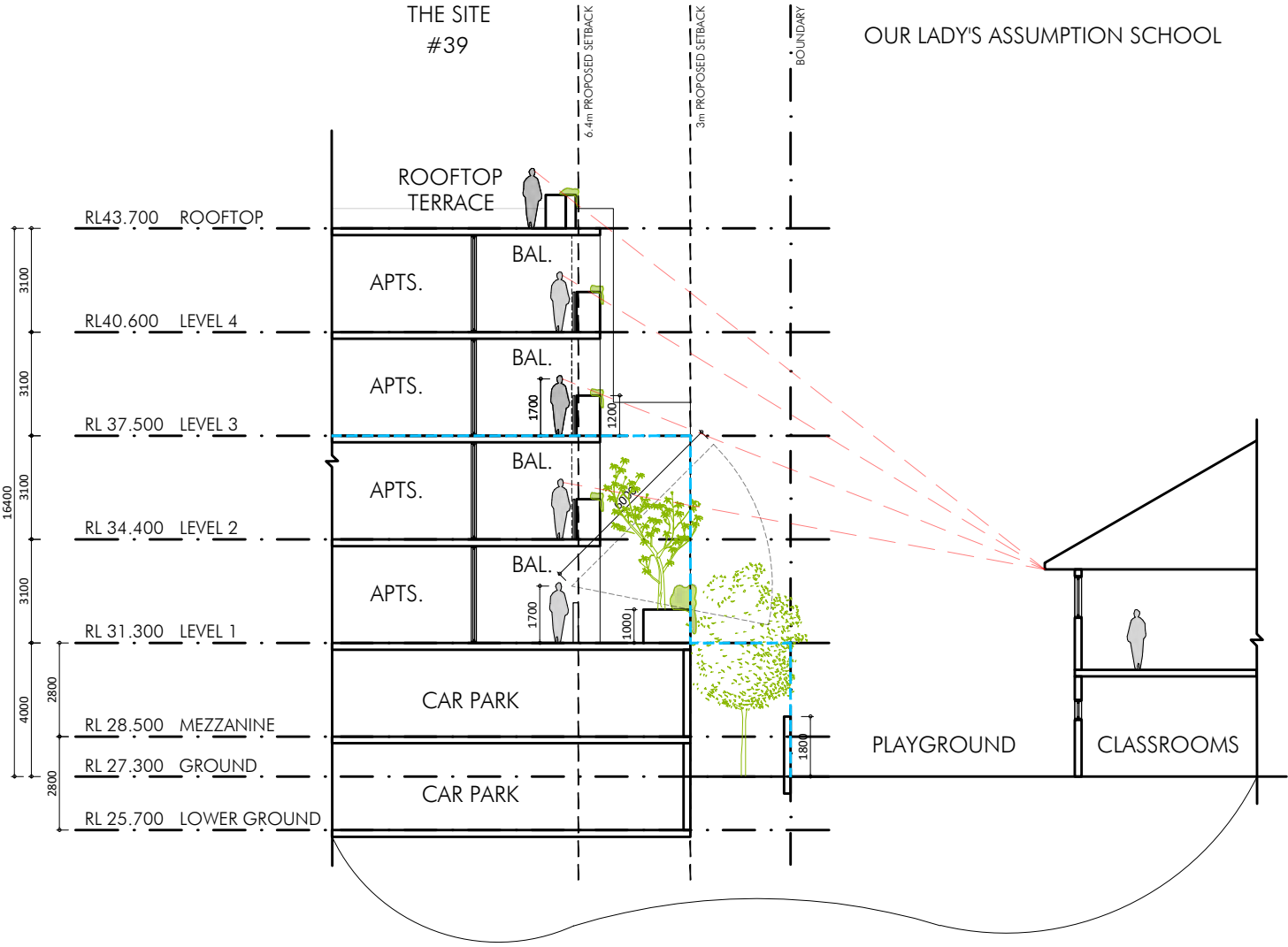


CITY OF STIRLING LPP NO.3 ENVELOPE
NATURAL GROUND LEVEL





SECTION 1A



SECTION 1B



MULTI-RESIDENTIAL DEVELOPMENT
39 CHESTER AVENUE DIANELLA

SCALE
0 2 5 10
1:200 @A3

NP

DATE ISSUED

12.02.2024

DWG. NAME

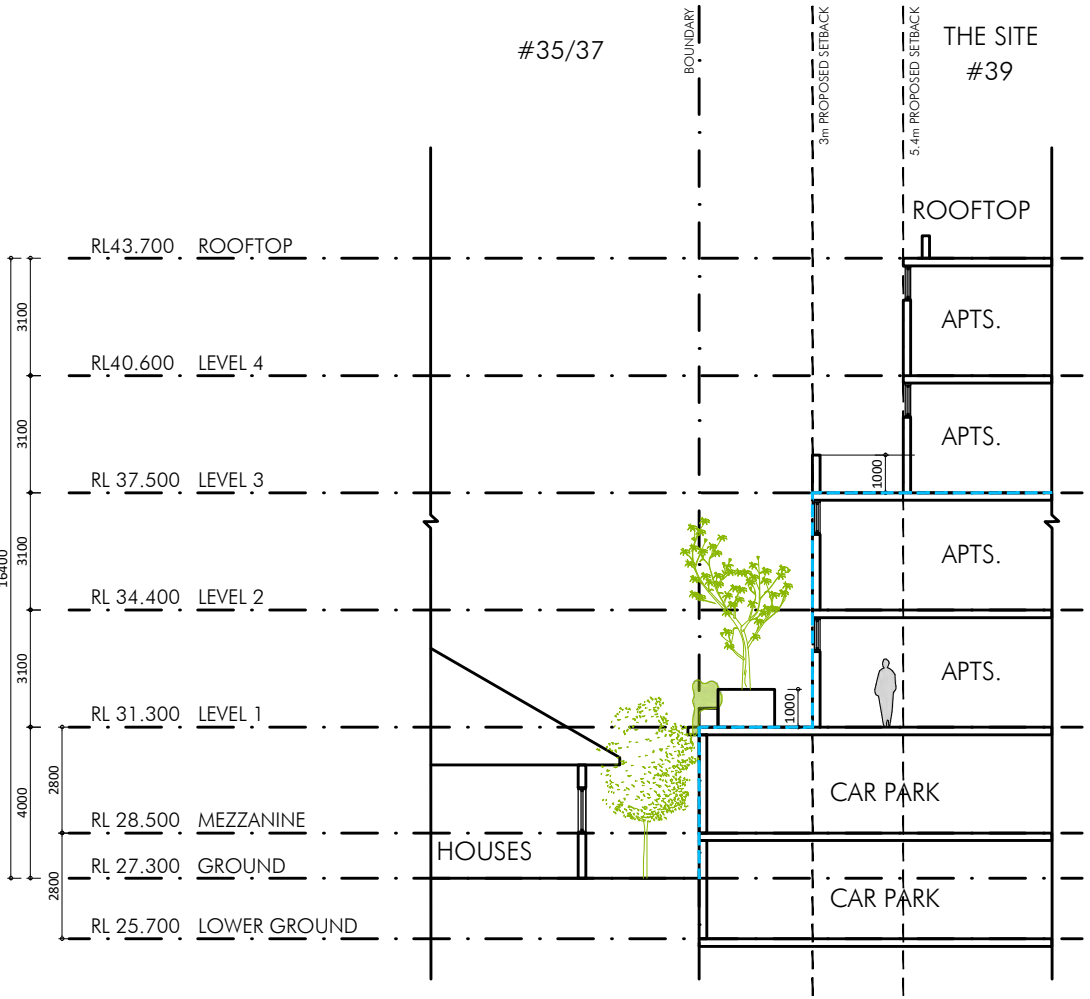
SECTION 1A & SECTION 1B

DWG No.

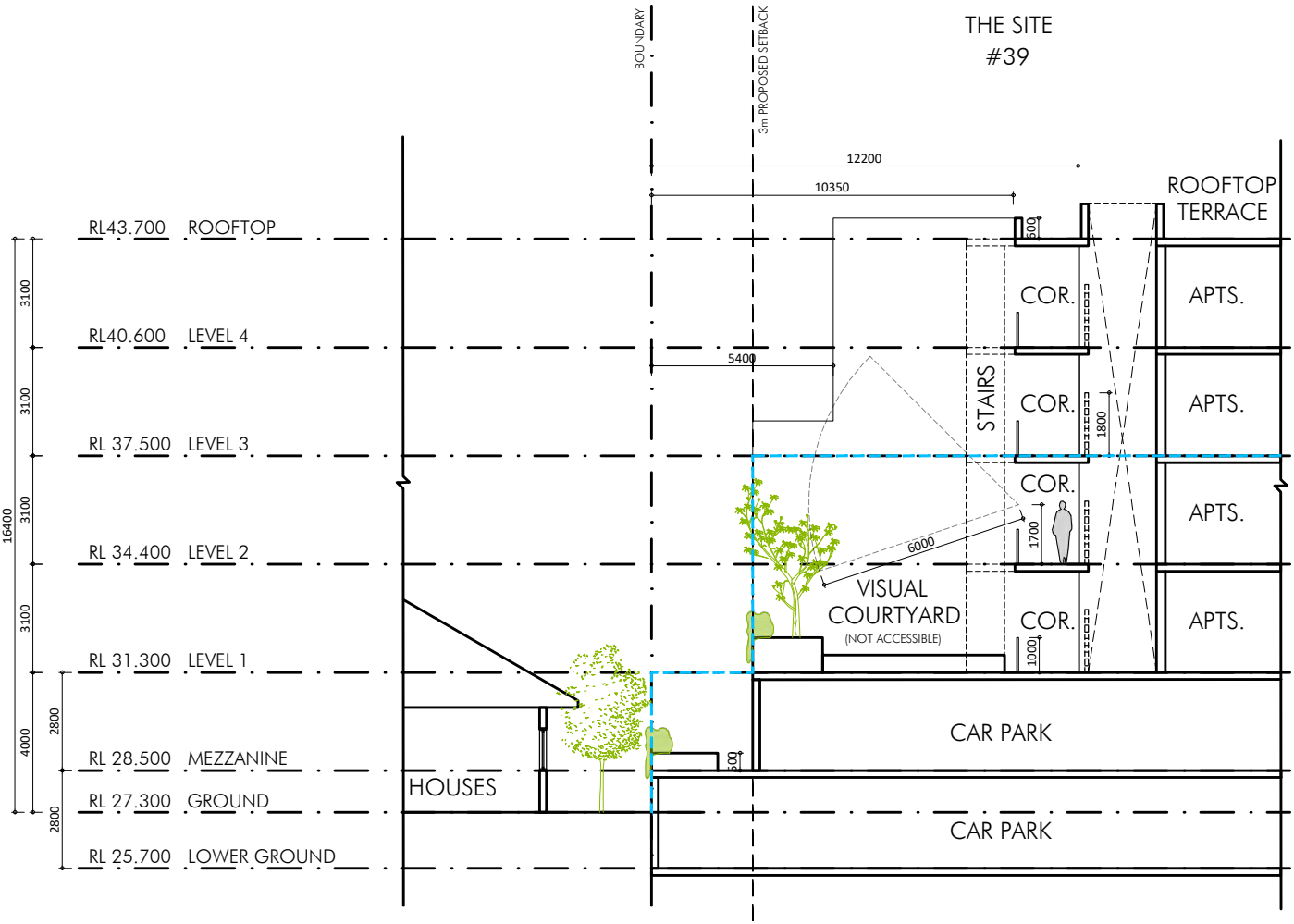
A4-02

REV

C



SECTION 2A



SECTION 2B



MULTI-RESIDENTIAL DEVELOPMENT
39 CHESTER AVENUE DIANELLA

SCALE
1:200 @A3

NP

DATE ISSUED
12.02.2024

DWG. NAME
SECTION 2A & SECTION 2B

DWG No.
A4-03

REV
C

39 Chester Ave Dianella

Deferral

Rev. 0

Proposed Apartment Mix							
	Commercial PRA	Residential PRA	1x1 bed	2x1 bed	2x2 bed	3x2 bed	Total
Ground Floor		171	3	0	0	0	3
Level 1		792	1	1	6	1	9
Level 2		794	1	1	6	1	9
Level 3		619	1	0	4	2	7
Level 4		619	1	0	4	2	7
TOTAL	0	2995	7	2	20	6	35
Mix (%)			20%	6%	57%	17%	100%
Plot Ratio Area	2995						
Plot Ratio	1.59						
Site Area	1883						

Carbay Provided			
	Single Bay	Tandem Bay	Car bay
Ground Floor	21	3	27
MEZZ	21	3	27
Total	42	6	54

External Stores					
	3sqm	4sqm	5sqm	≥6sqm	Total
Ground Floor	0	6	4	8	18
MEZZ	0	4	6	7	17
Total	0	10	10	15	35