

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 - DA24/0211 – 942 Beaufort Street, Inglewood – Development Application - Residential – Four Multiple Dwellings	
Acting Chairperson:	Philip Gresley	
Panel members:	Brett Wood-Gush Stephen Carrick Peter Ciemitis	
Local government officers:	Karina Bowater Casey Hill Simone Palmer	Acting Coordinator Planning Senior Strategic Planning Officer – City Future DRP Support Officer
Observers	Andrew Lefort Ronni Howe Mason Grosse Meron Nega	Manager City Future Senior Planning Officer Heritage Strategic Planning Officer – City Future Planning Officer
Date:	4 July 2024	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Michel Utting Nick Pagano	Light & Space Architects (<i>Applicant</i>) Cozy Developments (remotely)
	Owners	Jamie and Allen Sharman
Observer/s		

Briefings		
Development assessment overview	Casey Hill	Senior Strategic Planning Officer
Technical issues	Casey Hill	Senior Strategic Planning Officer
Design Review		
Proposed development	Item 1 - DA24/0211 – 942 Beaufort Street, Inglewood – Development Application - Residential – Four Multiple Dwellings	
Property address	942 Beaufort Street, Inglewood	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Michel Utting	Light & Space Architects
Key issues / recommendations	The Applicant was commended on the resolution of a clever design typology on this heavily constrained and narrow site requiring a response to	

	detailed heritage-built form controls. Generally, the built form and scale of the proposal is in keeping with the expectations of the relevant policies and will create a positive outcome for the community. The Panel however suggested a range of improvements including considering introducing some additional depth to the flat facade such as balcony protrusions and shading devices as well re-balancing of vertical and horizontal elements to better respond to the heritage requirements. The architectural expression of the corner of Harcourt St could also be improved as could the blankness of the south-east rear façade. The contemporary approach in interpreting the heritage requirements, including the simplicity of detailing is supported. The City is strongly encouraged to work closely with the applicant to create opportunities for the provision of additional landscaping within the road widening to better service both the residents and the broader community. This is a significant and important opportunity and with no action there will be a large empty paved area which will contribute to heat island effect and poor community amenity. A second review is recommended. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – DA24/0211 – 942 Beaufort Street, Inglewood – Development Application – Four Multiple Dwellings DRP Meeting – Thursday 4 July 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>
	P	1a. The Applicant was commended on the resolution of a clever design typology on this heavily constrained and narrow site with detailed heritage built form controls. The proposed massing and scale of the proposal serve the local area well. 1b. Notwithstanding planning controls, the Panel advised that they may support encroaching into the 3m front setback if the outcomes improved the design further. 1c. The Panel suggested a character analysis with explanations and diagrams should be included in the Applicant's submissions which will be useful to better demonstrate the contextual response. 1d. The Panel was pleased with verbal explanations during the meeting around the contextual approach to the design including referencing relevant case studies and heritage references such as the influence of Brick Simple over the current design. 1e. The Panel stated there is opportunity to better address the corner to Harcourt Street. Currently the bin store dominates the expression of the corner at ground level, and this could be improved through creating a stronger corner treatment which may also include extending the upper level into the setback, and or more articulation and landscaping. 1f. With relation to the architectural response to the heritage-built form controls, it was stated there seems to be some confusion between the horizontal and vertical elemental expression. It was suggested it would be beneficial to allow the horizontal to become more subtle which would promote the vertical expression. The beige colour of the banding might also be reconsidered. 1g. The Applicant was urged to introduce elements which will give more depth to the façade. This might include shading devices and additional balcony depth. The narrow vertical windows could incorporate shading devices to assist with heat load. 1h. The Panel stated the rear south-east façade is blank and will benefit from additional attention. There is opportunity to wrap elements or language developed on the other facades around the corners to better unify the quality of the development when viewed in the round. 1i. The Panel supports the more transparent fencing option and has concerns about the two-metre-high brickwork option. The Panel understands the acoustic requirements and suggests, if possible, these be resolved by alternate means. There is opportunity to balance CPTED (passive surveillance), privacy, and acoustics requirements though including a variety of solid and transparent sections to the fencing. This interface with the public realm is critical to get right. 1j. The immediate context could be better explained through a large section drawing running from the neighbouring house through to the opposite side of Beaufort St, which would show the character of the street and the proposal's impact on the public realm. 1k. The simple and more contemporary detailing was encouraged by the Panel.
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>
	P	2a. The Applicant was encouraged to work harder to meet and exceed deep soil calculations which there is a significant shortfall.

		2b. The Panel suggests that making a contribution to the public realm landscaping within the road widening setback could provide additional street trees, increase CPTED, improve legibility and amenity to residents with individualised entry pathways and ultimately improve what could otherwise be a large and hot expanse of empty paving. In this instance, acknowledging the complexity and constraint on the site may support the provision of landscaping in the public realm in lieu of on-site. The Applicant was urged to engage with the City on how this can be achieved. 2c. It was suggested additional trees could be included on the ground floor on the northern end of the development. 2d. It was suggested the trellis to the carpark could be softened and that this was a good landscape device to be further considered. 2e. It was suggested landscaping on the boundary to the east could be increased if the vehicle turnaround was shifted.
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. This principle is supported by the Panel. 3b. The Applicant was commended on the resolution of a clever design typology on this heavily constrained and narrow site with detailed heritage built form controls. The proposed massing and scale of the proposal serve the local area well.
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>
	P	4a. The Panel supports the inclusion of ground level home offices for increasing activation. 4b. The Panel expressed concern around the location of the bin store. It was stated the compounds could be more functional in shape and it was suggested that the design may benefit from re-consideration of waste management. 4c. The Applicant was encouraged to interrogate replacing painted render on upper levels due to costly re-painting / maintenance requirements. 4d. It was suggested there may be opportunity to relocate the access walkway to the middle of the development and have the entrance off the walkway to units two and three and potentially to the stores. 4e. With additional explanation from the Applicant, the Panel was ultimately satisfied with the proposed parking configuration in this constrained location. Without such an approach feasible development would be very difficult to achieve.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	N	5a. The Applicant was strongly encouraged by the Panel to explore sustainability options and engage the services of a sustainability consultant to provide further information in the way of a sustainability strategy. A commitment to sustainability initiatives is essential. Water saving and photovoltaic cells were a couple of the suggestions made. 5b. It was noted by the Panel the solar access and cross ventilation throughout the development is a good outcome and supported. 5c. It was recommended bicycle parking be included in the proposal.
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>
	P	6a. The size of the balconies was questioned by the Panel. Comment was made the balconies could be extended and create additional space which would also

		alleviate some of the façade flatness. The Panel would support an encroachment into the front setback. 6b. It was noted by the Panel some bedrooms don't meet the size requirements of the R-Codes Volume 2 and this requires compliance or a performance-based solution should be 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>
	S	7a. This design principle is satisfied. 7b. It was noted that the wayfinding from carpark to front doors should continue to be improved.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	P	8a. The Panel urged the Applicant to ensure the lighting through the passageway is sufficient to alleviate any safety issues.
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. This principle is satisfied with the Panel stating that the development will contribute to the community. 9b. The Applicant was encouraged to think about the contribution to the road widening setback and what this could offer to the community.
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>
	P	10a. Comment was made that the aesthetics is moving in the right direction and the Panel are supportive of the contemporary design response to the heritage and character requirements of the relevant policies. 10b. With relation to the architectural response to the heritage-built form controls, it was stated there seems to be some confusion between the horizontal and vertical elemental expression. It was suggested it would be beneficial to allow the horizontal to become more subtle which would promote the vertical expression. 10c. The front elevation will benefit from some more variation which may be assisted by a stronger architectural response that addresses the corner. 10d. It was mentioned the Post Office building in Inglewood is a good reference. 10e. The Panel stated the rear south-east façade is blank and will benefit from additional attention. There is opportunity to wrap elements or language developed on the other facades around the corners to better unify the quality of the development when viewed in the round. There may also be opportunity to introduce other materials that respond better to the adjacent housing character to the east.

Design Review progress**Item 1 – DA24/0211 – 942 Beaufort Street, Inglewood – Development Application – Four Multiple Dwelling****DRP Meeting – Thursday 4 July 2024**S *Design Principle satisfied*P *Design Principle pending further attention*N *Design Principle not satisfied*

	DR1 4/7/2024		
Principle 1 - Context and character	P		
Principle 2 - Landscape quality	P		
Principle 3 - Built form and scale	S		
Principle 4 - Functionality and build quality	P		
Principle 5 - Sustainability	N		
Principle 6 - Amenity	P		
Principle 7 - Legibility	S		
Principle 8 - Safety	P		
Principle 9 - Community	S		
Principle 10 - Aesthetics	P		

DR1 – DRP Recommendations DRP Meeting – 4/7/2024	DR2 – Applicant Response DRP Meeting – 4/7/2024	DR2 - DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
1b. Notwithstanding planning controls, the Panel advised that they may support encroaching into the 3m front setback if the outcomes improved the design further. 1c. The Panel suggested a character analysis with explanations and diagrams should be included in the Applicant's submissions which will be useful to better demonstrate the contextual response. 1e. The Panel stated there is opportunity to better address the corner to Harcourt Street. Currently the bin store dominates the expression of the corner at ground level, and this could be improved through creating a stronger corner treatment which may also include extending the upper level into the setback, and or more articulation and landscaping. 1f. With relation to the architectural response to the heritage-built form controls, it was stated there seems to be some confusion between the horizontal and vertical elemental expression. It was suggested it would be beneficial to allow the horizontal to become more subtle which would promote the vertical expression. The beige colour of the banding might also be reconsidered. 1g. The Applicant was urged to introduce elements which will give more depth to the façade. This might include shading devices and additional balcony depth. The			

narrow vertical windows could incorporate shading devices to assist with heat load. 1h. The Panel stated the rear south-east façade is blank and will benefit from additional attention. There is opportunity to wrap elements or language developed on the other facades around the corners to better unify the quality of the development when viewed in the round. 1i. The Panel supports the more transparent fencing option and has concerns about the two-metre-high brickwork option. The Panel understands the acoustic requirements and suggests, if possible, these be resolved by alternate means. There is opportunity to balance CPTED (passive surveillance), privacy, and acoustics requirements though including a variety of solid and transparent sections to the fencing. This interface with the public realm is critical to get right. 1j. The immediate context could be better explained through a large section drawing running from the neighbouring house through to the opposite side of Beaufort St, which would show the character of the street and the proposal's impact on the public realm. 1k. The simple and more contemporary detailing was encouraged by the Panel.			
2a. The Applicant was encouraged to work harder to meet and exceed deep soil calculations which there			

is a significant shortfall. 2b. The Panel suggests that making a contribution to the public realm landscaping within the road widening setback could provide additional street trees, increase CPTED, improve legibility and amenity to residents with individualised entry pathways and ultimately improve what could otherwise be a large and hot expanse of empty paving. In this instance, acknowledging the complexity and constraint on the site may support the provision of landscaping in the public realm in lieu of on-site. The Applicant was urged to engage with the City on how this can be achieved. 2c. It was suggested additional trees could be included on the ground floor on the northern end of the development. 2d. It was suggested the trellis to the carpark could be softened and that this was a good landscape device to be further considered. 2e. It was suggested landscaping on the boundary to the east could be increased if the vehicle turnaround was shifted.			
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4d.	requirements. It was suggested there may be opportunity to relocate the access walkway to the middle of the development and have the entrance off the walkway to units two and three and potentially to the stores.			
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5c.	It was recommended bicycle parking be included in the proposal.			
6a.	The size of the balconies was questioned by the Panel. Comment was made the balconies could be extended and create additional space which would also alleviate some of the façade flatness. The Panel would support an encroachment into the front setback.			
6b.	It was noted by the Panel some bedrooms don't meet the size requirements of the R-Codes Volume 2 and this requires compliance or a performance-based solution should be proposed.			
7a.	This design principle is satisfied.			
7b.	It was noted that the wayfinding from carpark to front doors should continue to be improved.			

8a.	The Panel urged the Applicant to ensure the lighting through the passageway is sufficient to alleviate any safety issues.			
9a.	This principle is satisfied with the Panel stating that the development will contribute to the community.			
9b.	The Applicant was encouraged to think about the contribution to the road widening setback and what this could offer to the community.			
10b.	With relation to the architectural response to the heritage-built form controls, it was stated there seems to be some confusion between the horizontal and vertical elemental expression. It was suggested it would be beneficial to allow the horizontal to become more subtle which would promote the vertical expression.			
10c.	The front elevation will benefit from some more variation which may be assisted by a stronger architectural response that addresses the corner.			
10e.	The Panel stated the rear south-east façade is blank and will benefit from additional attention. There is opportunity to wrap elements or language developed on the other facades around the corners to better unify the quality of the development when viewed in the round. There may also be opportunity to introduce other materials that respond better to the adjacent housing character to the east.			

⚠️ DISCLAIMER: Lot boundaries drawn on survey are based on landgate plan only. Survey does not

⚠️ NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

⚠DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

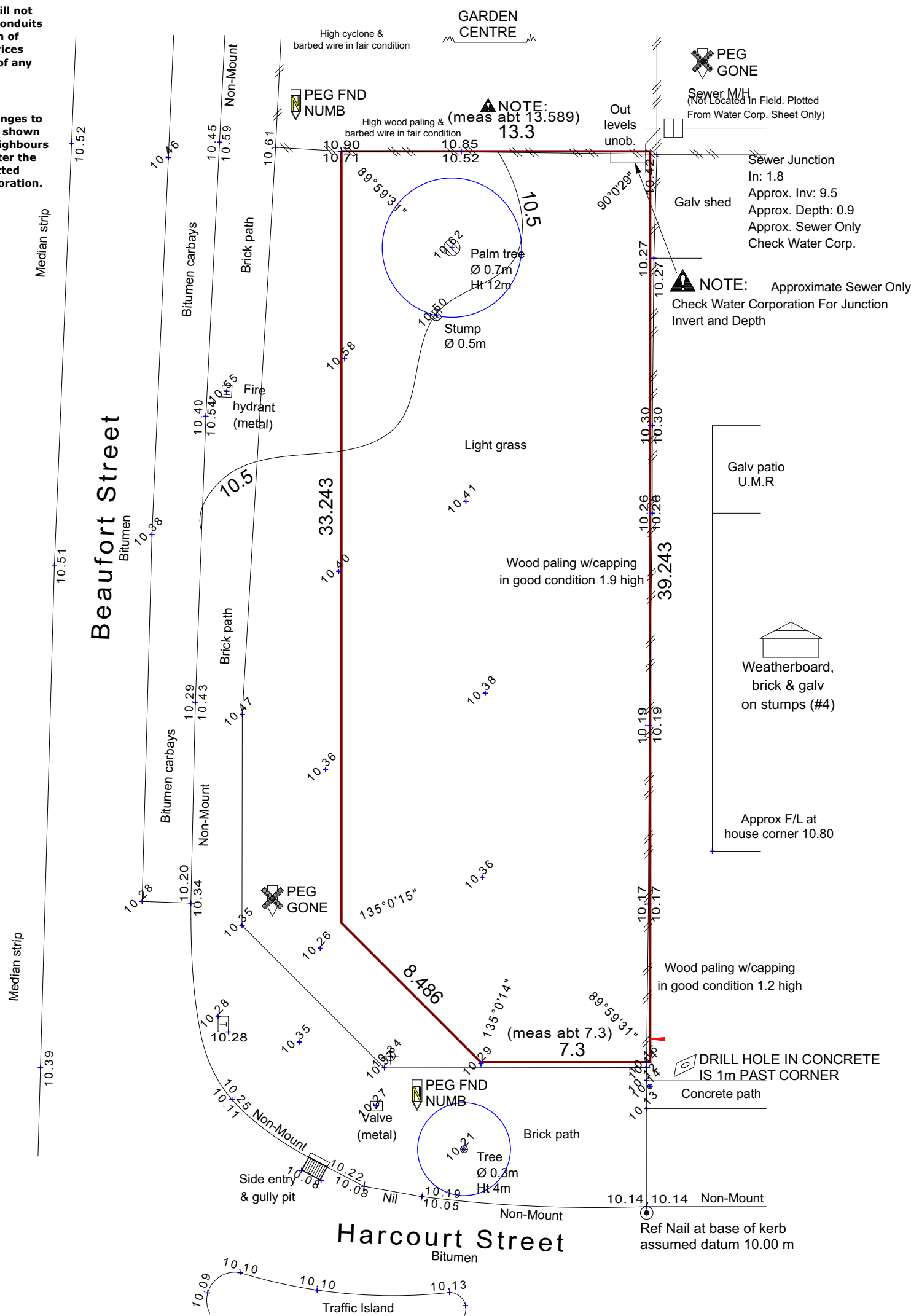
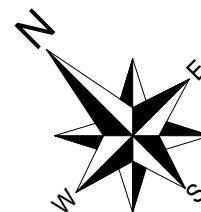
⚠️DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

▲ WARNING: Plan not yet approved by titles office. Verify lot dimensions & angles with title.

▲ NOTE: Angles and dimensions to be verified with titles office plan when issued.

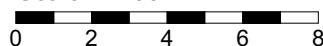
City of Stirling
16 Feb 2024
RECEIVED



LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Light Grass Cover

Scale 1:200



CLIENT: **OCEANIA HOMES**

OWNER DATE

BUILDER DATE

VARIATIONS:

REV:	DESCRIPTION:
'1'	DESIGN DEVELOPMENT 1
'2'	DESIGN DEVELOPMENT 2
'3'	DESIGN DEVELOPMENT 3

INT:
NE
NE
NE

DATE:
08.07.1
03.09.1
12.10.1

SITE ADDRESS:
**LOT 891 (#942) BEAUFORT ST,
CNR HARCOURT ST**

INGLEWOOD WA 6052

DRAWN:

NICK EVANS

EMAIL: nick@anchorstone.com.au

BEAUFORT ST DEVELOPMENT

EXISTING SITE

DATE: 21/10/2019

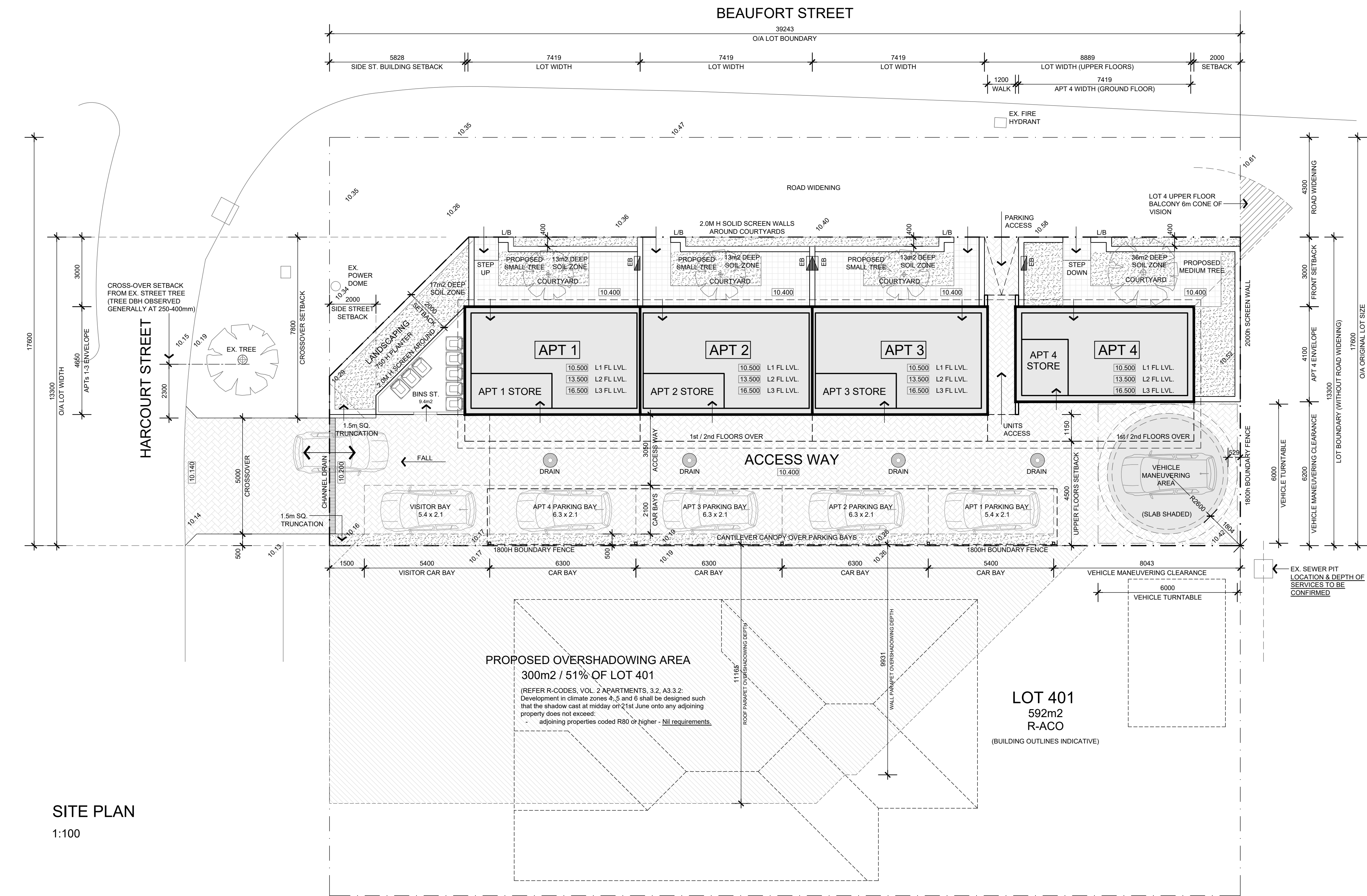
SCALE: 1:200

SHEET N°:
02 of 9

REVISION N°:

2

JOB N°: 190220

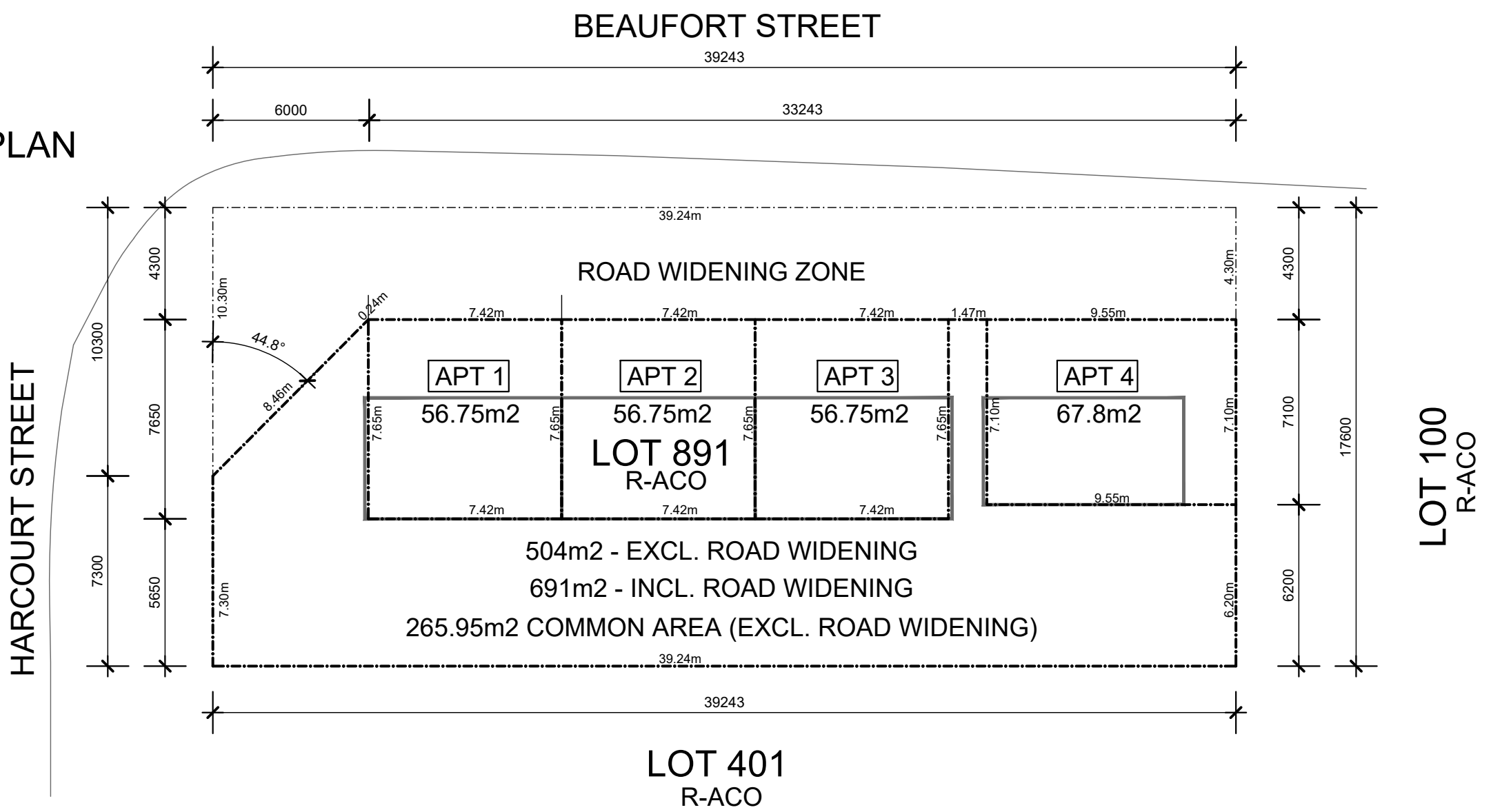


SITE PLAN
1:100

LEGEND

- PROPOSED DWELLING GROUND FLOOR ENCLOSED SPACE
- PROPOSED DWELLING GROUND FLOOR PRIVATE OPEN SPACE - REFER FLOOR PLANS
- PROPOSED TRAFFICABLE PAVEMENT
- PROPOSED LANDSCAPING ZONE
- L/B LETTER BOX
- EB ELECTRICAL BOARD / METER BOX
- 10.500 PROPOSED NEW LEVEL
- 10.400 EXISTING LEVEL

PRE-CALC PLAN
1:200



KEY PLANNING DATA

- LOT SIZE: 504m2 (NOT INCL. ROAD WIDENING)
691m2 (INCL. ROAD WIDENING)
- ZONING: R-AC (R80)
- PLOT RATIO: 1.0 = 504m2 (R-CODES VOL 2 - TABLE 2.1)
NO MAX. PLOT RATIO (BEAUFORT ST LDP - 5.5)
- OPEN SPACE: Prop. Overall 52% (Refer below for individual apts.)
- SETBACKS: 3m FRONT (BEAUFORT ST)
2m GF SIDES / REAR (BS LDP REFER TO R-CODES WHICH REQS. 3m)
2m L1/L2 SIDES (NO MAJOR OPENINGS)
4.5m L1/L2 REAR (NO MAJOR OPENINGS)
REF. R-CODES & BEAUFORT ST. LDP
- HEIGHT LIMIT: 3 STOREYS
10-12m (CATEGORY C)
- STORE: 4m2, 1.5m MIN. DIM. x 2.1m H (2-BED)
5m2, (FOR 3-BED, OTHER DIMS AS ABOVE)
- BALCONY: 2.4m MIN. DEPTH TO ALLOW 4-6 SEAT TABLE
- DEEP SOIL AREA (DSA): REQ'D: 50.4m2 (10% OF 504m2 SITE)
PROP.: 93m2 FOR 3 SMLL TREES + 1 MED. TREE AND ADDITIONAL LOW-LEVEL PLANTS
- AREA: 3x SMALL TREE (9m2 / MIN. 2m DSA WIDTH)
1x MEDIUM TREE (36m2 / MIN. 3m DSA WIDTH)
- OVERSHADOWING: NIL REQUIREMENTS (R-CODES, VOL-2, 3.2,

PROPOSED: 4x MULTIPLE DWELLINGS

AREAS:		(INCL. 5m2 STORES & 7m2 BALCONIES)			
APT 1	L1	35m2	APT 2	L1	35m2
	L2	43m2		L2	43m2
	L3	43m2		L3	43m2
APT 3	L1	35m2	APT 4	L1	35m2
	L2	43m2		L2	52m2
	L3	44.5m2		L3	51m2

TOTAL (all 4) 502.50m2

BALCONIES: 2.4m D x 3m L

NOT FOR CONSTRUCTION

10.06.24	G	FOR DEVELOPMENT APPLICATION	MU
12.04.24	F	FOR DEVELOPMENT APPLICATION	MU
06.03.24	E	FOR DEVELOPMENT APPLICATION	GC
23.02.24	D	FOR DEVELOPMENT APPLICATION	GC
16.02.24	C	FOR DEVELOPMENT APPLICATION	GC
12.02.24	B	TO CLIENT PRE-DEVELOPMENT APPROVAL	GC
19.01.24	A	TO CLIENT FOR APPROVAL	GC
DATE	REV	NOTE	BY

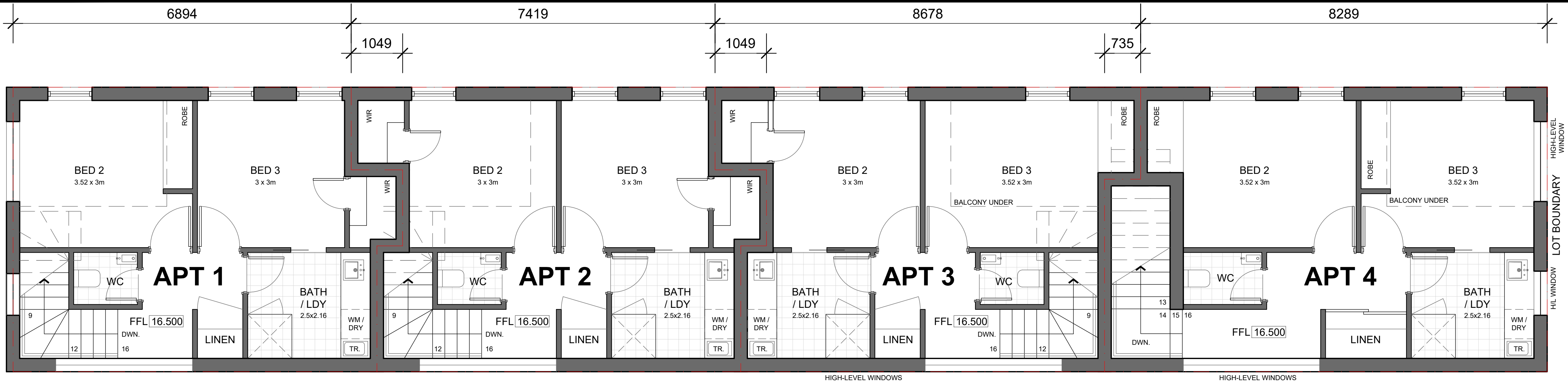
light &
space
architects

info@lightspacearchitects.com.au
www.lightspacearchitects.com.au

942 BEAUFORT ST INGLEWOOD
RESIDENTIAL REDEVELOPMENT

SITE PLAN

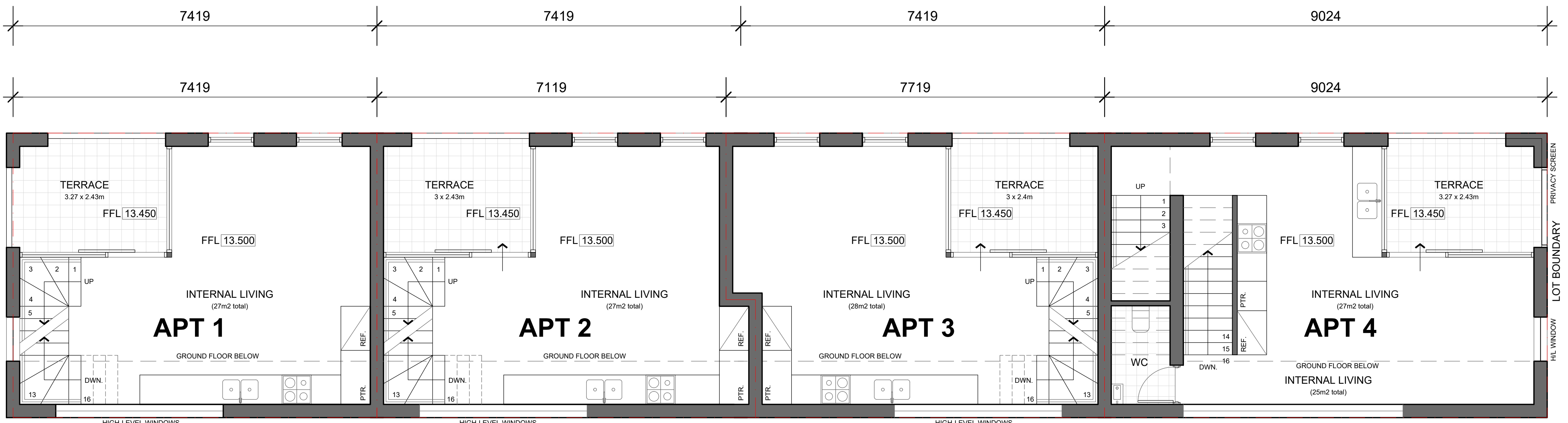
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JOB No.	23030	SCALE	1:100 @ A1	MU		DA1.01	G



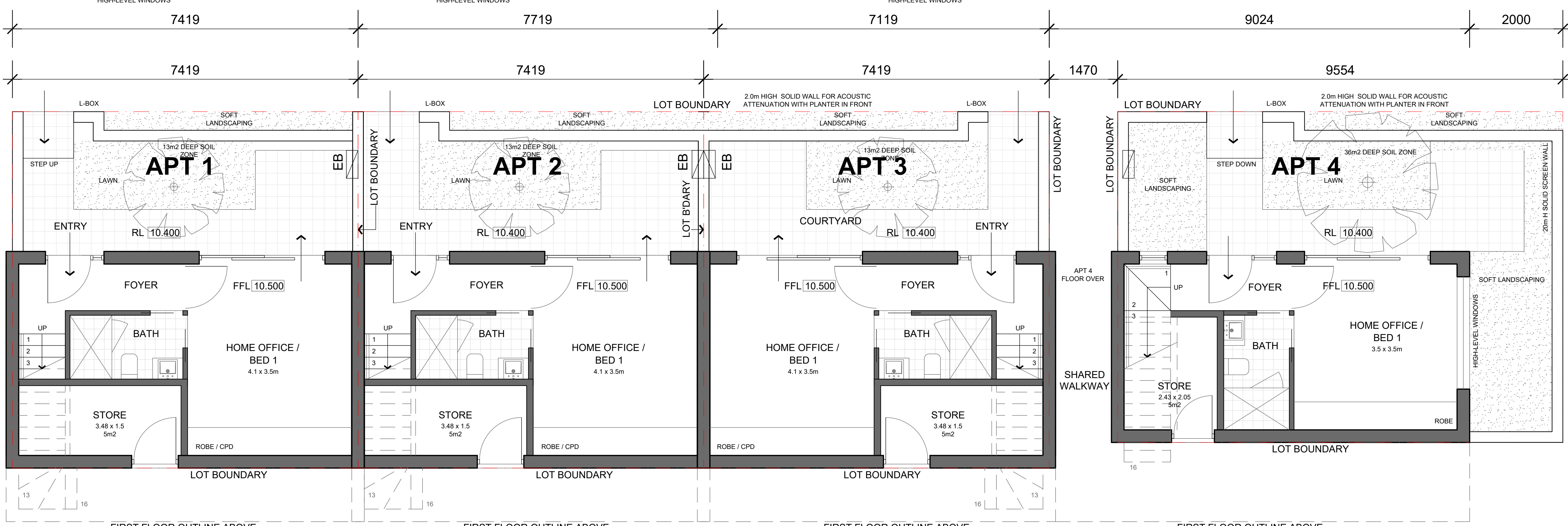
LEGEND

APT LOT BOUNDARIES

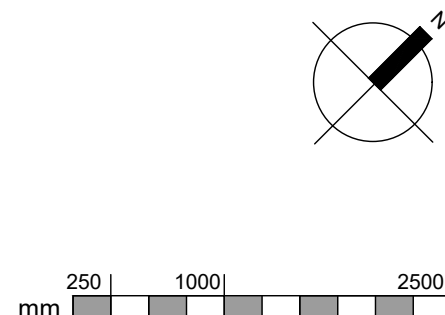
LEVEL 3



LEVEL 2



LEVEL 1 FIRST FLOOR OUTLINE ABOVE



NOT FOR CONSTRUCTION				
10.06.24	G	FOR DEVELOPMENT APPLICATION		MU
12.04.24	F	FOR DEVELOPMENT APPLICATION		MU
08.03.24	E	FOR DEVELOPMENT APPLICATION		MU
23.02.24	D	FOR DEVELOPMENT APPLICATION		GC
16.02.24	C	FOR DEVELOPMENT APPLICATION		GC
12.02.24	B	TO CLIENT PRE-DEVELOPMENT APPROVAL		GC
19.01.24	A	TO CLIENT FOR APPROVAL		GC
DATE	REV	NOTE		BY

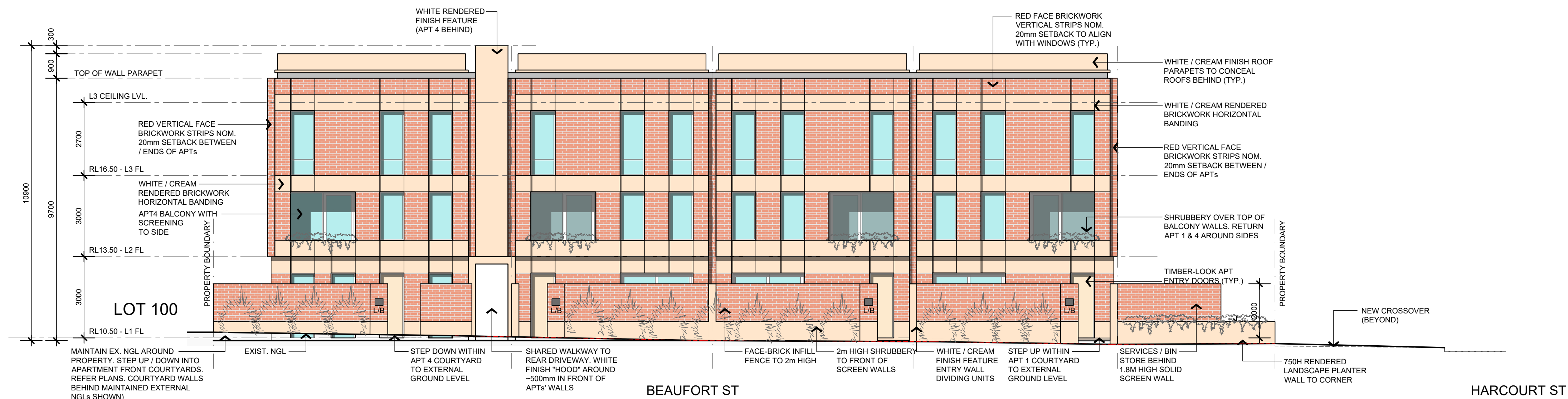
light & space architects

info@lightspacearchitects.com.au
www.lightspacearchitects.com.au

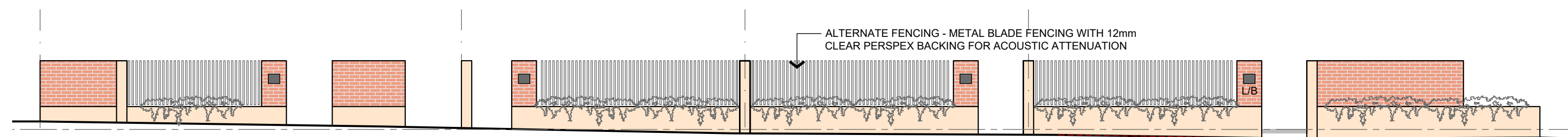
942 BEAUFORT ST INGLEWOOD
RESIDENTIAL REDEVELOPMENT

APARTMENT FLOOR PLANS

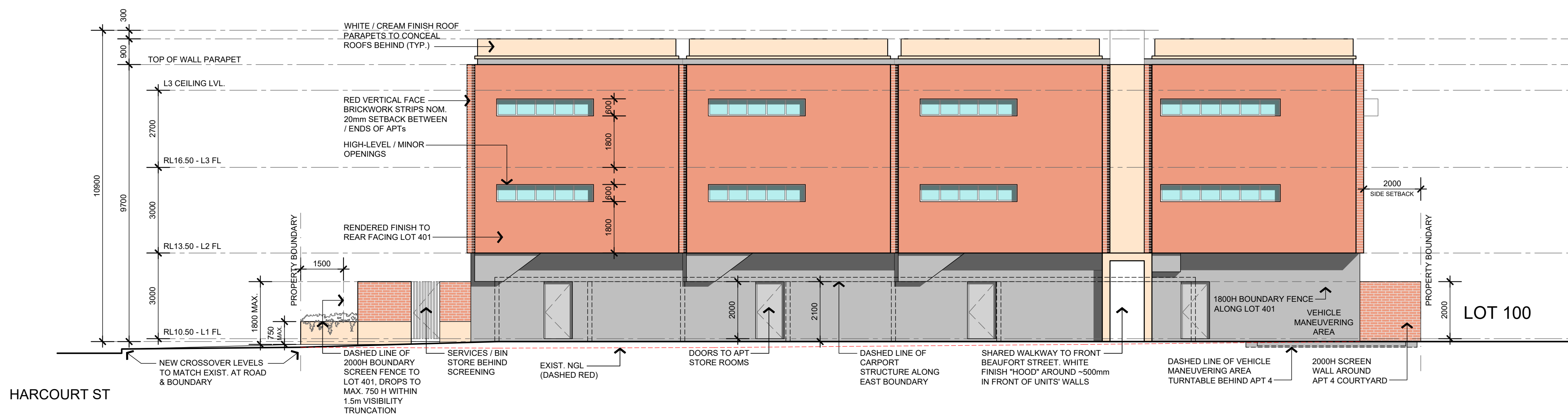
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JOB No.	23030	SCALE	1:50 @ A1	MU		DA2.01	G



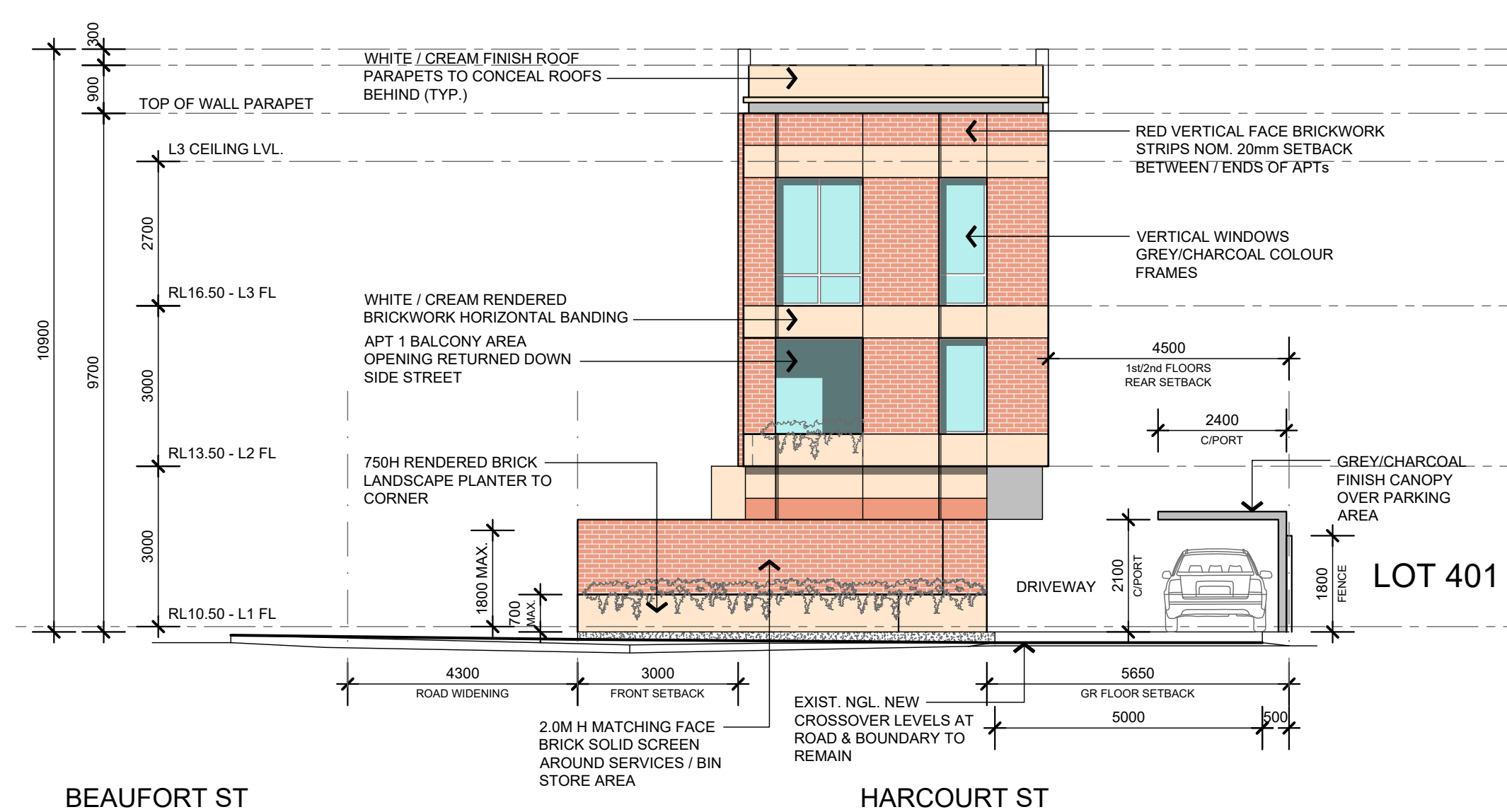
NORTH-WEST ELEVATION - BEAUFORT ST



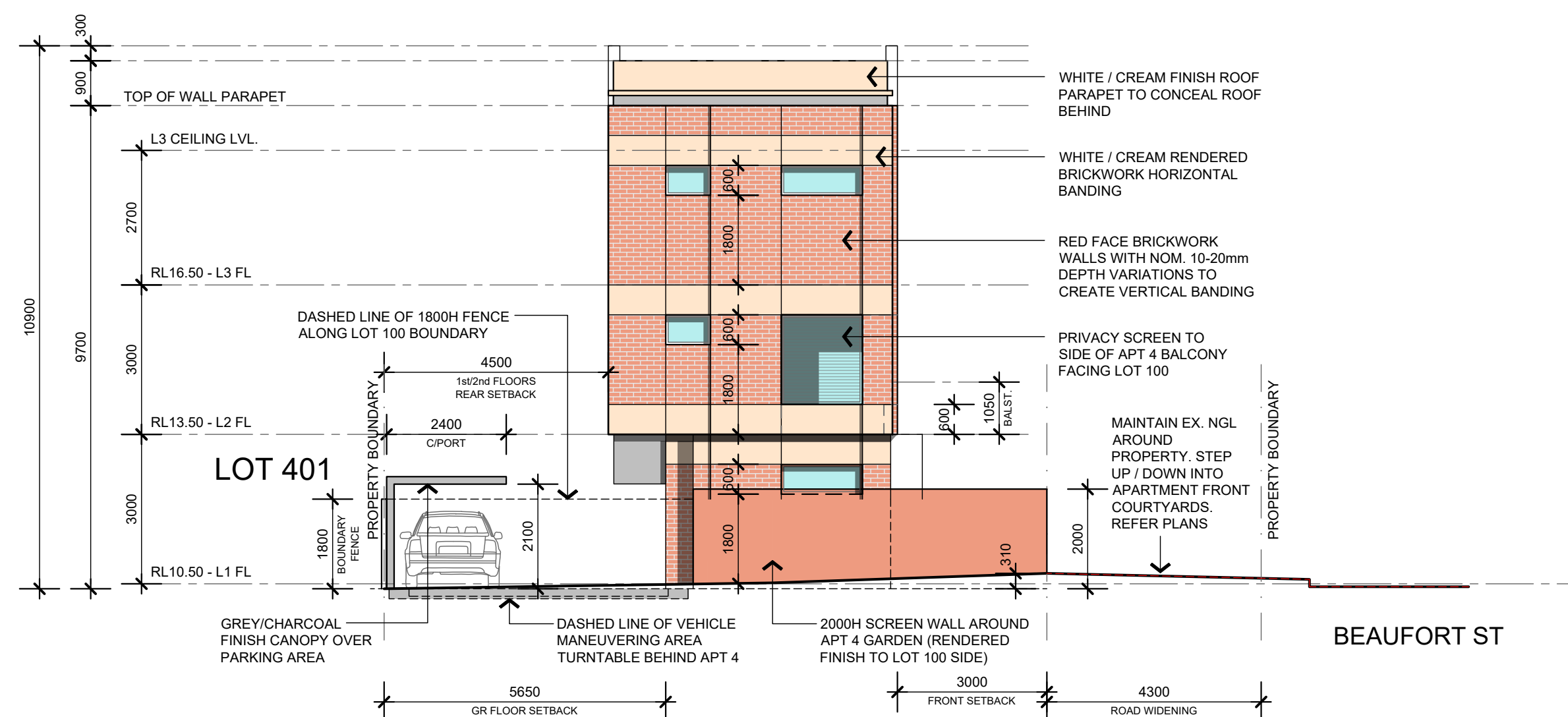
NORTH-WEST ELEVATION - ALT. FENCE



SOUTH-EAST ELEVATION - FACING LOT 401



NORTH-EAST ELEVATION - FACING LOT 100



SOUTH-WEST ELEVATION - FACING LOT 100

NOT FOR CONSTRUCTION			
24.06.24	F	FOR DEVELOPMENT APPLICATION	MU
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12.04.24	D	FOR DEVELOPMENT APPLICATION	MU
23.02.24	C	FOR DEVELOPMENT APPLICATION	GC
16.02.24	B	FOR DEVELOPMENT APPLICATION	GC
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DATE	REV	NOTE	BY

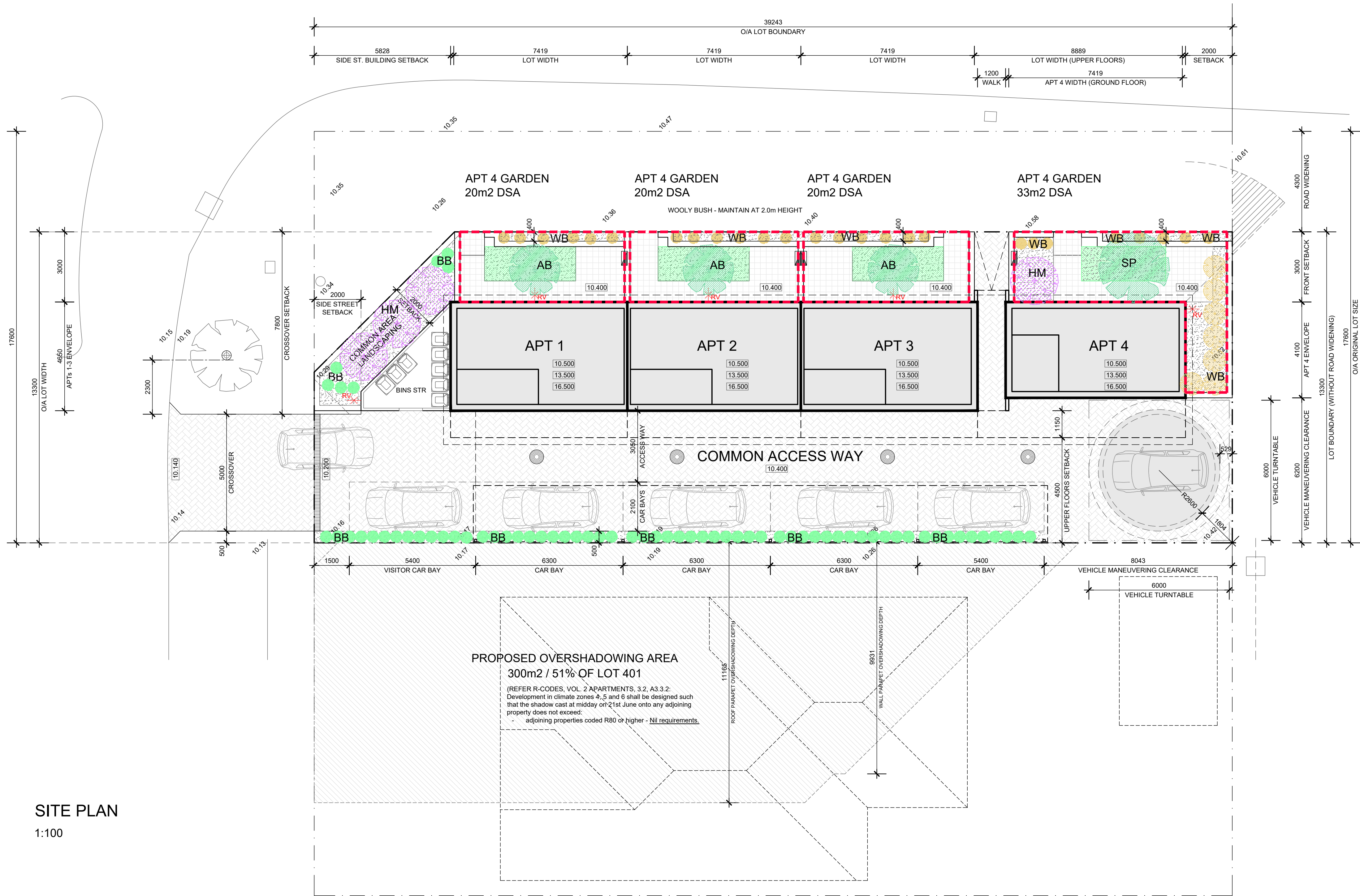
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light &
space
architects

942 BEAUFORT ST INGLEWOOD
RESIDENTIAL REDEVELOPMENT

APARTMENT ELEVATIONS

DRAWN	GC	DATE	21/11/23	CHECKED		DRAWING No.	REV
JOB No.	23030	SCALE	1:50 @ A1	MU		DA3.01	F



SITE PLAN
1:100

LANDSCAPING LEGEND

- AB TREE - ASHBY'S BANKSIA
MATURE H: 8m, W: 2-3m
POT: 45LT , QTY: 3
- SP TREE - SILVER PRINCESS
MATURE H: 14m, W: 3m
POT: 90LT , QTY: 1
- WB SHRUB - WOOLY BUSH
MATURE H: 3m, W: VARIABLE
POT: 5LT , QTY: 33 - TRIM TO FENCE HT
- HM SHRUB - CHENILLE HONEY-MYRTLE
MATURE H: 4m, W: 2m
POT: 30LT , QTY: 4
- BB SHRUB - BOSTON BLUE BELL
MATURE H: 0.5m, W: 0.5m
POT: 5LT , QTY: 60
- DRY-LAY PERMEABLE SEGMENTAL PAVING
ALTERNATE - GRAVEL PAVING
- WOOD MULCH ZONE TO 100mm
DEPTH
- LAWN ZONE
- RV RETIC VALVE FED FROM MAINS WATER
- PROVIDE 1 TO EACH APT. GARDEN
- PROVIDE 1 FOR COMMON AREA
LANDSCAPING
- PROVIDE CONTROL STATION TO
EACH FOR WATERING TIMING
- PROVIDE DRIP-FEED LINES TO
MULCHED AND LAWN AREAS

DEEP SOIL AREA (DSA): REQ'D: **50.4m2** (10% OF 504m2 SITE)
PROP.: **93m2** FOR 3 SMALL TREES + 1 MED. TREE
AND ADDITIONAL LOW-LEVEL PLANTS

AREA: 3x SMALL TREE (9m2 / MIN. 2m DSA WIDTH)
1x MEDIUM TREE (36m2 / MIN. 3m DSA WIDTH)

RED DASH LINES INDICATE DEEP SOIL AREAS
USED FOR AREA CALCULATION

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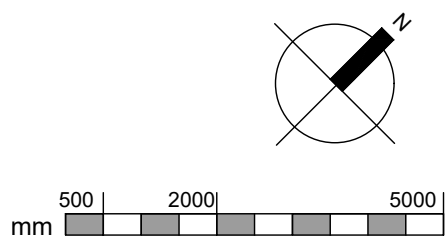
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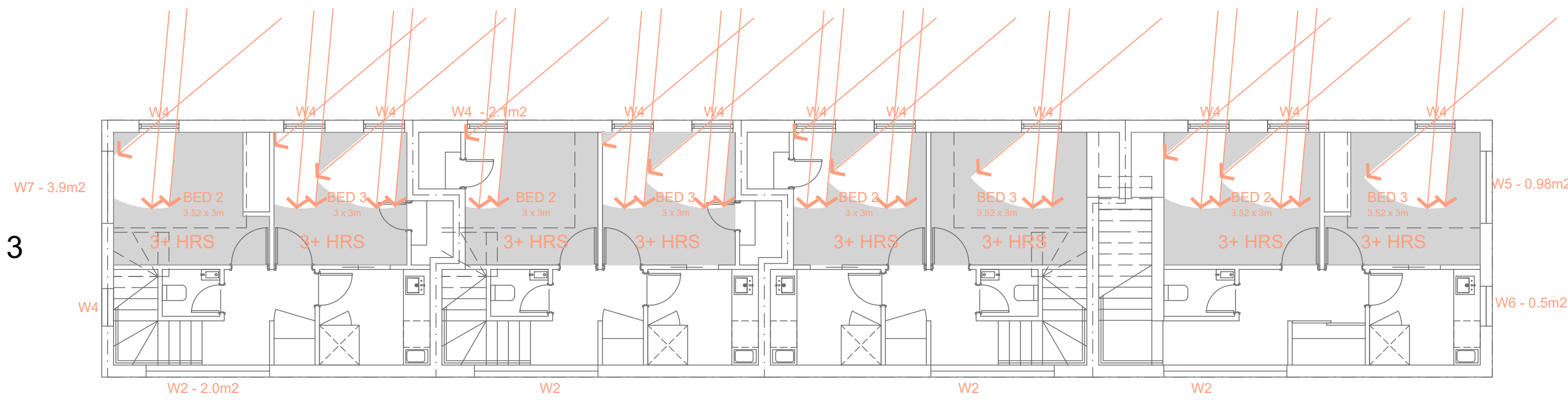
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LANDSCAPING PLAN

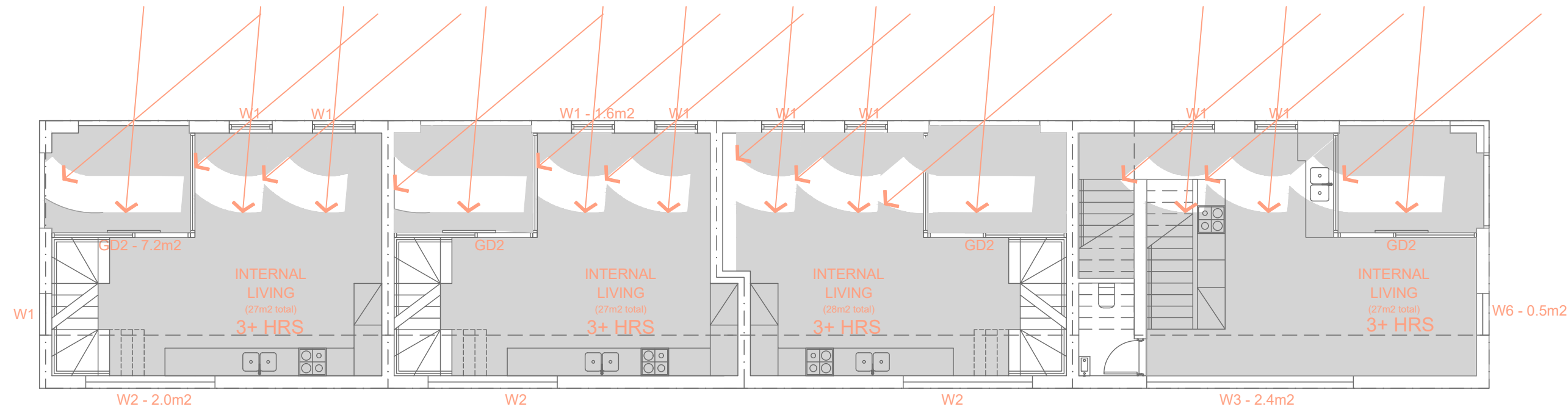
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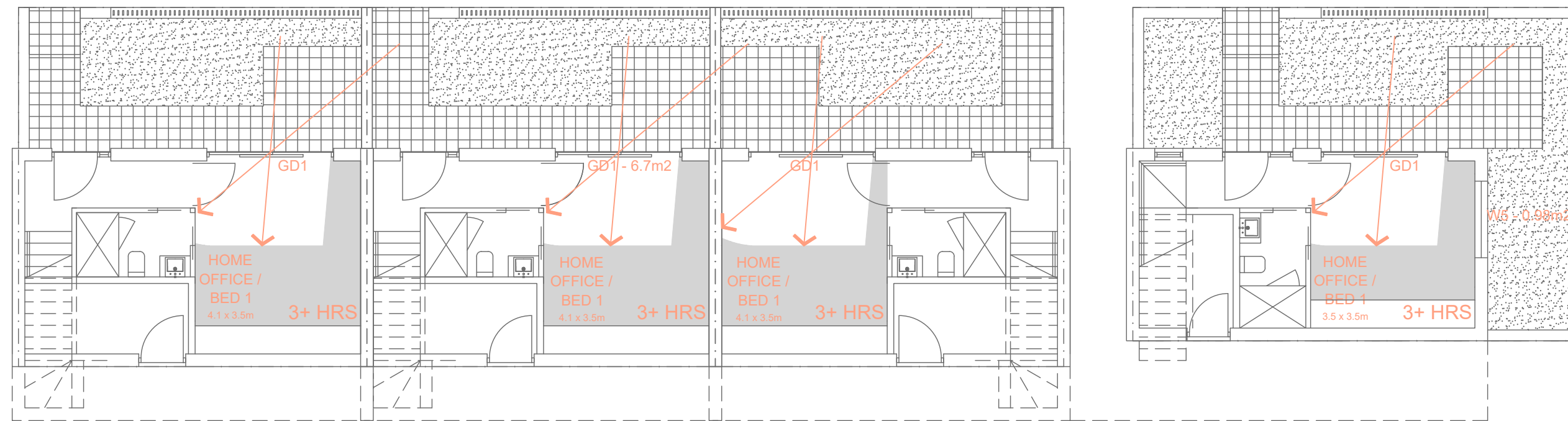
LEVEL 3



LEVEL 2



LEVEL 1



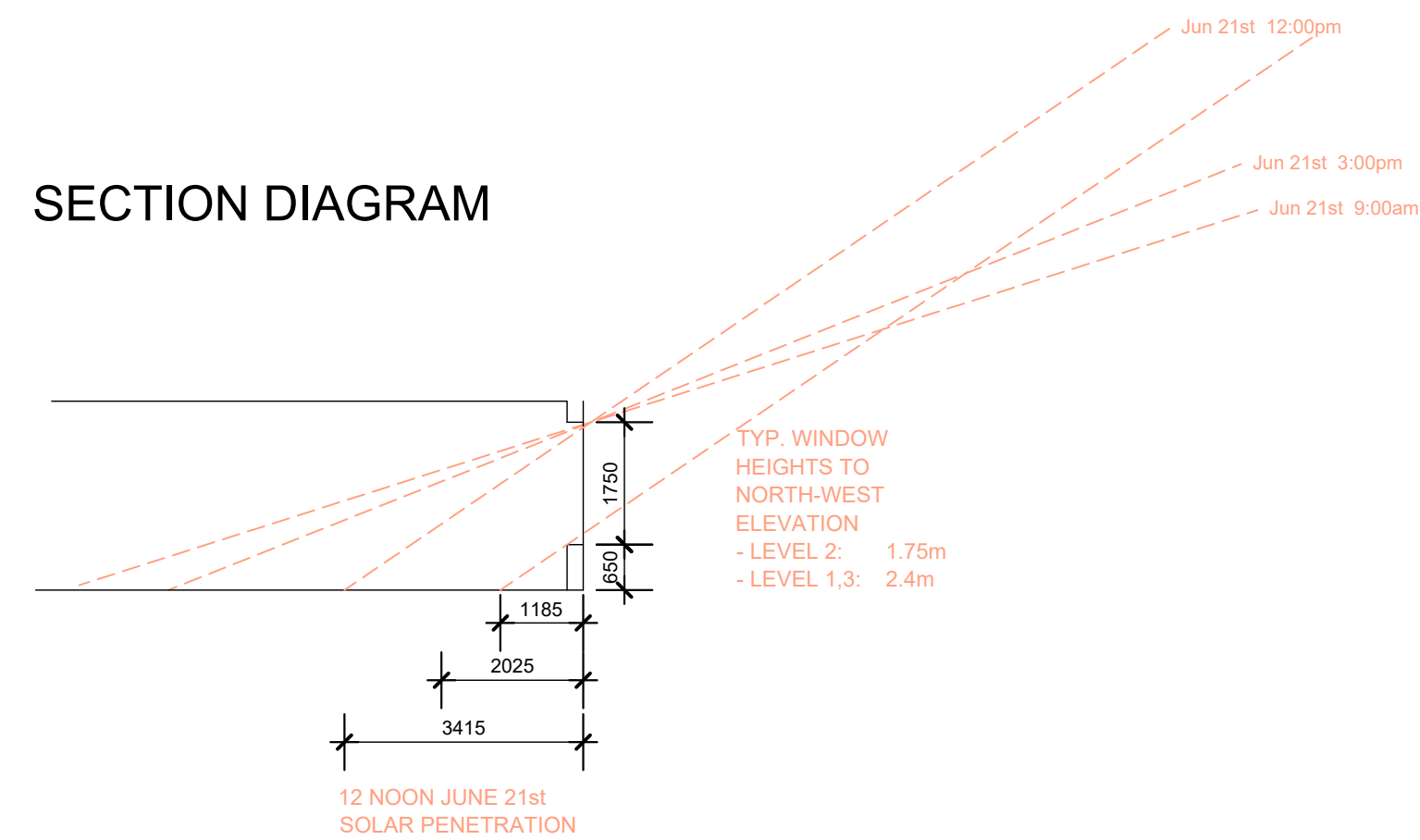
APT 1

APT 2

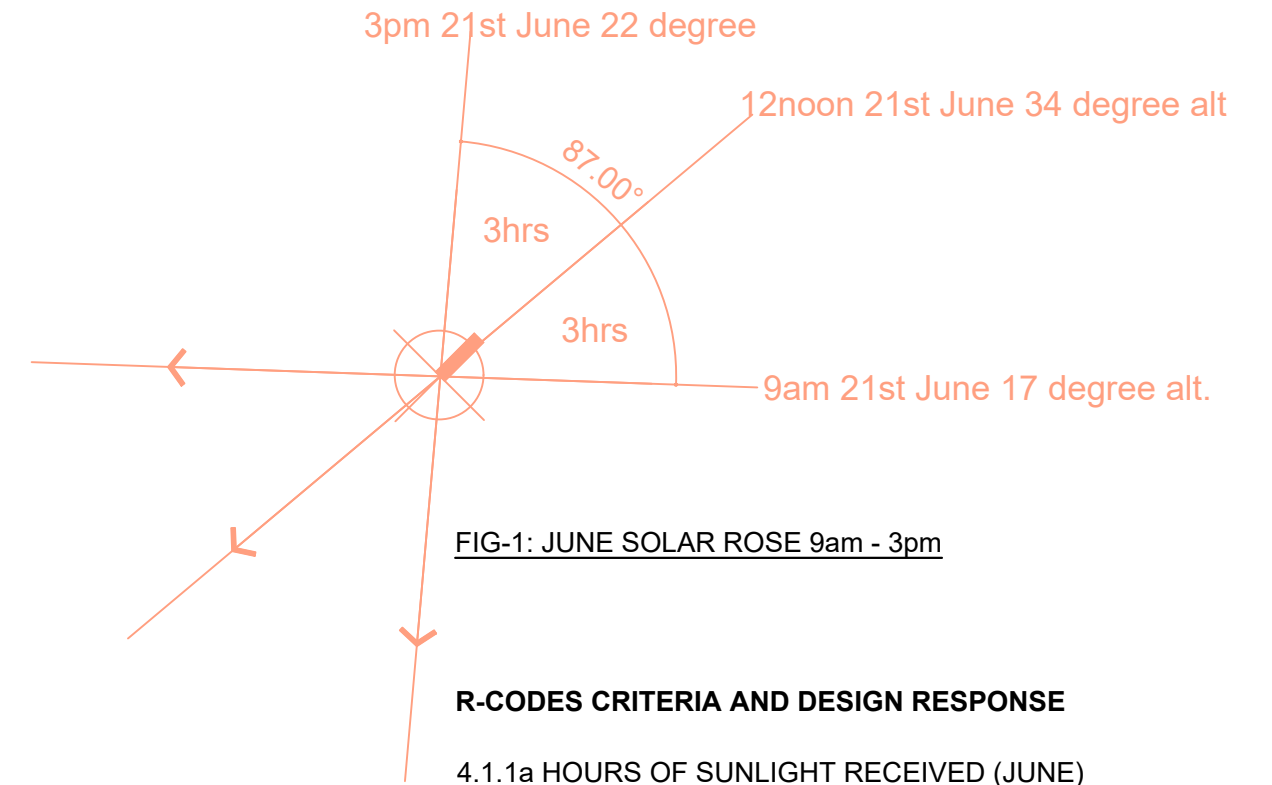
APT 3

APT 4

SECTION DIAGRAM



LEGEND & NOTES



R-CODES CRITERIA AND DESIGN RESPONSE

4.1.1a HOURS OF SUNLIGHT RECEIVED (JUNE)

REFER JUNE SOLAR ROSE (FIG-1) SUPER-IMPOSED ON PLAN SHOWS AT LEAST 3 HOUR DIRECT SOLAR ACCESS FOR THE NORTH-WEST WALL OF EVERY HABITABLE AREA

4.1.2 GLAZING AREAS

GROUND FLOOR HABITABLE: 6.7m2 TOTAL GLAZED OPENING - 45% OF HABITABLE AREA

1st FLOOR LIVING: 12.4m2 TOTAL OPENING FOR GLAZING - 45% OF HABITABLE AREA

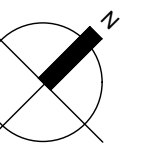
2nd FLOOR HABITABLE: MIN. 2.1m2 TOTAL OPENING FOR GLAZING - MIN 20% OF LARGEST HABITABLE AREA

4.13 PRIMARY LIGHT SOURCES LIGHTWELLS AND SKYLIGHTS DO NOT SUBSTITUTE WINDOWS TO HABITABLE AREAS

4.14 SHADING DEVICES SHADING DEVICES AND FACADE PROJECTIONS ARE AVOIDED TO PREVENT CONTINUOUS CANOPY BANDS THAT IS OPPOSED TO THE CONTINUOUS VERTICAL INDENTATIONS AT OPENINGS

IT IS RECOMMENDED WINDOW PERFORMANCE IS CONFIRMED IN DETAIL DESIGN, BASED ON ENERGY EFFICIENCY CERTIFICATION

* IN CONSIDERATION OF THE ABOVE, GLAZING TO THE FACADE HAS BEEN KEPT REDUCED IN CONSIDERATION OF THERMAL AND ACOUSTIC PERFORMANCE



500 2000 5000
mm

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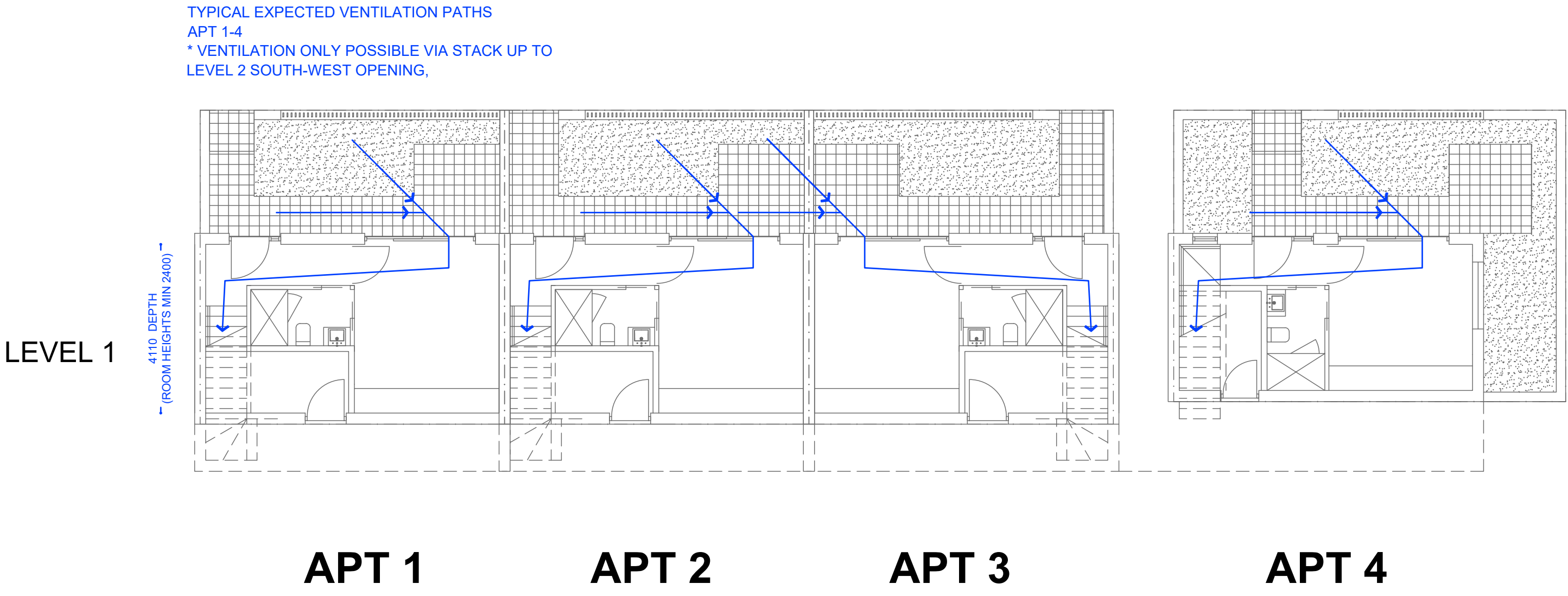
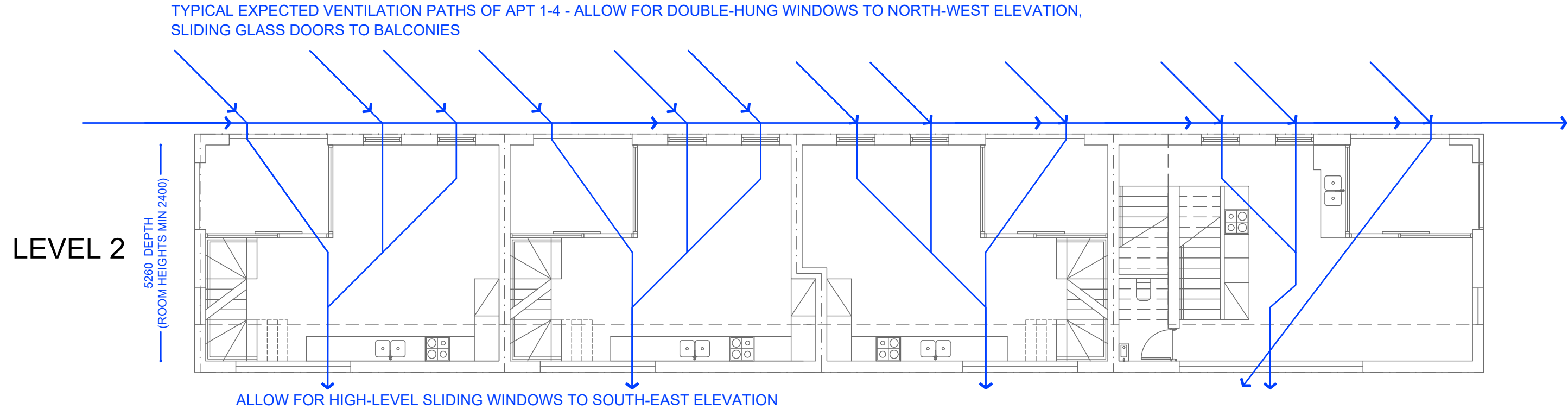
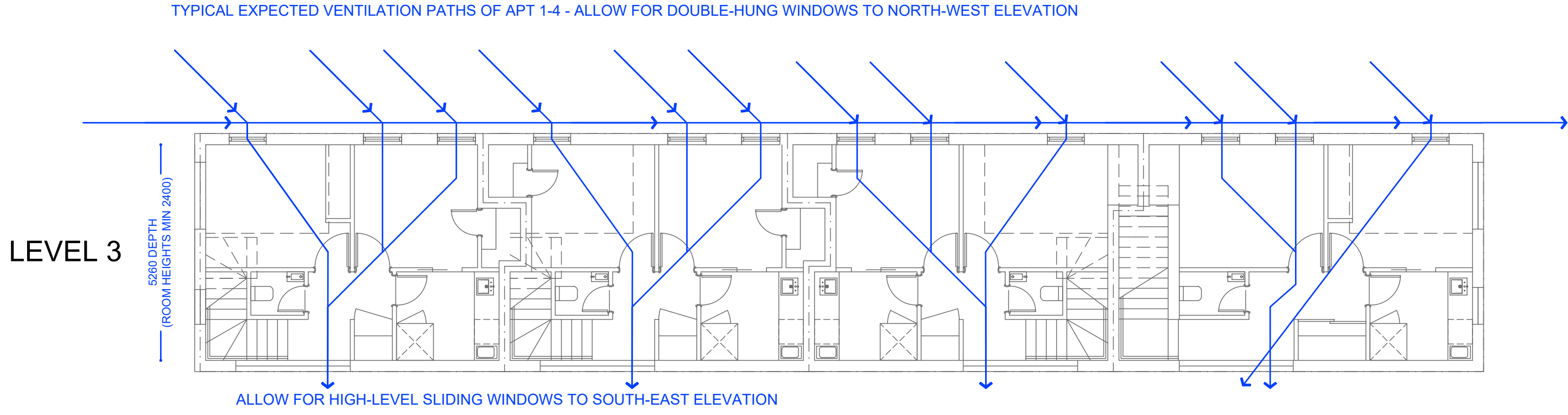
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SOLAR DIAGRAMS

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LEGEND & NOTES

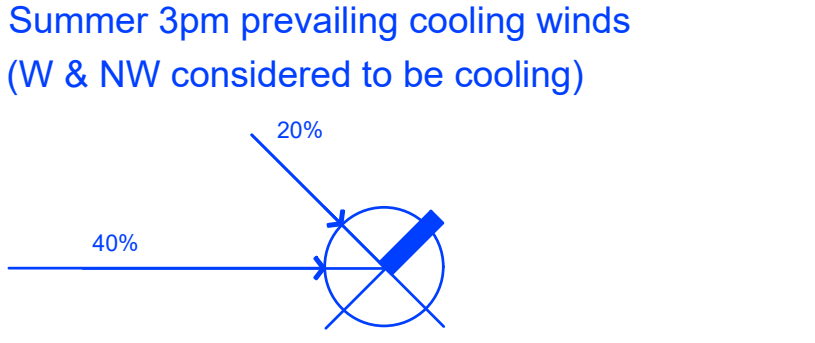
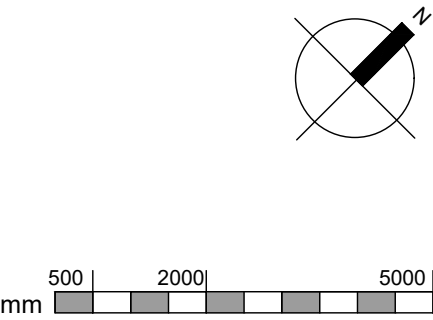


FIG-2: SUMMER COOLING WINDS - 3pm SUMMER SEASON

R-CODES CRITERIA AND DESIGN RESPONSE

- 4.2.1 OPENINGS
Min. 2/ openings to opposite walls of all dwellings
- 4.2.2 VENT PATH ORIENTATION AND DEPTH
a) All dwellings capable of being naturally cross-ventilated assuming interior doors are open
- b) Openings are oriented 45-90 deg. of prevailing cooling summer winds and room depths are max. $\approx 2.2 \times$ ceiling heights
- 4.2.3
All apartments a maximum of 5.3m interior depth
- 4.2.4
No habitable room relying on light wells for fresh-air source



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APARTMENT VENTILATION DIAGRAMS

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