

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA22/0432 – 27 Osborne Place, Stirling – 7 Multiple Dwellings in a three storey complex	
Chairperson:	Emma Williamson	
Panel members:	Philip Gresley Scott Lang Peter Ciemitis	
Local government officers:	Giovanna Lumbaca Robert Woods James Fletcher Adrian Di Nella Simone Palmer	Coordinator Planning Acting Senior Planning Officer Acting Coordinator Planning (via Zoom) Senior Planning Officer (via Zoom) DRP Support Officer
Observers		
Date:	12 May 2022	Time: 2pm
Venue:	City of Stirling via Zoom	

Proponent/s

Darren Alexander	Tomaria Construction (<i>Applicant</i>)
Anthony Rechichi	Rechichi Architectural Services
Anthony Hines	Rechichi Architectural Services
Troy Felt	Boston Group
Phil Storey	Boston Group
Radley Williams	Watch Over Me Pty Ltd
Thurston Williams	Watch Over Me Pty Ltd
Owners	Watch Over Me Pty Ltd

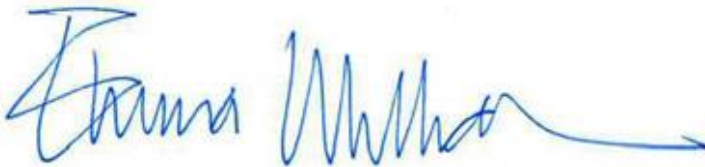
Observer/s

Briefings

Development assessment overview	Robert Woods	Acting Senior Planning Officer
Technical issues	Robert Woods	Acting Senior Planning Officer

Design Review

Proposed development	Item 1 – DA22/0432 – 27 Osborne Place, Stirling – 7 Multiple Dwellings in a three storey complex
Property address	27 Osborne Place, Stirling
Background	
Proposal	

Applicant or applicant's representative address to the design review panel	Anthony Rechichi	Rechichi Architectural Services
Key issues / recommendations	The Panel thank the Applicant for their presentation and look forward to seeing the proposal develop. The developed design should respond to the specific context and character of the area, with a focus on an integrated landscape approach and the exploration of ways in which true amenity can be provided to residents. Sustainability is a core principle of any design response and should be integrated into the scheme at the earliest stages. Refer to attached Design Quality Evaluation Report.	
Chairperson signature		

Design quality evaluation Item 1 – DA22/0432 – 27 Osborne Place, Stirling – 7 Multiple Dwellings in a three storey complex DRP Meeting – Thursday 12 May 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 commented it is important to acknowledge that as the project is the first development in this area it will set the benchmark for future development. 1b. Comment was made by the Panel that there is opportunity to explore a deeper contextual analysis to more meaningfully inform the design response. 1c. The Panel request further detail in relation to the applicants understanding of this project within the future context of the neighbourhood and streetscape.
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 strongly urged the Applicant to engage the services of a suitably qualified landscape architect to assist with the integration of a considered landscape response into the proposal. 2b. The Panel suggested refining the open fence and landscape to create a dialogue between the building, occupants and street. 2c. A recommendation was made by the Panel to rethink the use of lawn as there could be maintenance and environmental issues in the proposed location. 2d. The Panel commented there could be opportunity to retain the existing tree in the northern corner. This would add shade, provide amenity to occupants and neighbours and reduce overlooking issues. 2e. Comment was made by the Panel the large shrub against the fence where pedestrians are entering could potentially be retained and managed to assist with providing transitional buffering to the neighbouring site. 2f. It was noted by the Panel there is not much space for significant trees and comment was made it would be beneficial to prioritise the planting of three trees on the verge. 2g. Comment was made by the Panel the communal landscaped space to the north is currently not accessible and provides poor amenity to the residents. The value of such a space should be prioritized in the continuing development of the ground plane. 2h. It was suggested by the Panel to consider using asphalt instead of concrete paving for the bin stands to ensure long term viability with consideration of tree roots on the verge.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	3a. The Panel commented that site planning has resulted in several apartments having poor access to northern light and request more information in relation to the rationale for this decision above site planning configurations that would achieve greater northern light to habitable rooms. 3b. Comment was made by the Panel the skillion roofs adds to perceived bulk. This could potentially be reversed or a pitched roof introduced to reduce this impact. 3c. It was noted by the Panel it would be beneficial to see demonstrated the impacts of the zero setback and how it affects the development opportunities for the sites adjacent when considering the future context. 3d. It was noted by the Panel the common room and alfresco area fails to achieve access to northern light. Consideration should be given to ways in which the

	amenity and access to these spaces can be improved.
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. It was stated by the Panel the possibility of providing pumps in the future shouldn't limit the retention of the existing tree in the northern corner. 4b. The Panel does not support verge parking. It was suggested by the Panel, subject to the City's position, the old Karrinyup road carriageway is 10m wide and should allow for on street parking.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. This design principle has not been addressed by the applicant. 5b. The Applicant was strongly encouraged to obtain the services of a sustainability expert and provide a sustainability strategy. 5c. The airconditioned condensers on balconies would not be supported by the Panel. A request was made for condenser locations to be nominated on drawings at future DRP's. 5d. The Panel recommended the consideration of recycled materials as a part of the 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. It was mentioned by the Panel there is opportunity for improved amenity in relation to access to the carers' apartment as it currently appears utilitarian. The Panel commented giving the carer's apartment a street address will raise the amenity of this apartment and improve the interface with the community. 6b. The Panel commented that the amenity of the communal outdoor space is considered poor. 6c. The Panel noted the generous apartment sizes is a positive. 6d. Comment was made by the Panel the lift lobby could have improved amenity and is not solely functional and consideration should be given to the impacts of storeroom access in this area.
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. Comment was made by the Panel there is currently no path which connects the building back to the street in any direction. 7b. It was suggested by the Panel further thought and development could be applied to the front entry giving architectural prominence to make clear the pedestrian entry.
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 is good surveillance over the street from the apartments on the ground and upper levels. 8b. The Panel expressed concern around the little nook in the access corridor at the upper level as this could become a safety issue. 8c. The Panel support the separation of the pedestrian and vehicle access points. 8d. The Panel expressed concern in relation to the poor passive surveillance at ground level as a result of the solid fencing.
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 stated there could be an opportunity to create a roof terrace. This would add amenity for the community of residents and assist in providing meaningful outdoor space. 9b. The Panel supports the program and NDIS use of this development and stated it brings diversity 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>
	10a. The Panel commented on the importance of the consideration of street fencing when reviewing the aesthetics of the project, noting that the common room and alfresco area fencing would benefit from a semi permeable approach. 10b. The Panel showed support for the use of face brickwork. 10c. The Applicant was encouraged to look closely at the existing context and think about the materiality, scale and texture, considering ways in which this might be incorporated into the scheme. 10d. It would be beneficial to have more certainty around the finishes and the inclusion of a detailed material palette study. 10e. The Panel encourages the applicant to continue to explore the roof form as part of the overall aesthetics of the project.

Design Review progress Item 1 – DA22/0432 – 27 Osborne Place, Stirling – 7 Multiple Dwellings in a three-storey complex DRP Meeting – Thursday 12 May 2022			
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	<i>Design Principle not satisfied</i>		
	DR1 12/5/2022	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 1 –DA22/0432 – 27 Osborne Place,			
DR1 – DRP Recommendations DRP Meeting – 12/5/2022	DR1 – Applicant Response DRP Meeting – 12/5/2022	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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T (08) 9242 8247 E: admin@prowestsurveying.com.au
F (08) 9242 8296 Web: www.prowestsurveying.com.au
Po Box 1463 Osborne Park DC 6916 **DWG# 5159001**

REVISION: A
SHEET: 1 OF 1

CLIENT:	PLAN: D 34789	LOT AREA: 807m ²	SURVEY DATE: 15/09/21
BUILDER: TOMARIA CONSTRUCTION	C/T Vol: 151 Fol: 142A		MAP REFERENCE:
BUILDER JOB #	HEIGHT DATUM: AHD		COASTAL ZONE: >1KM
AUTHORITY: CITY OF STIRLING	HEIGHT CORRECTION TO AHD: NO		SEWER INFORMATION: YES

NOTES

(1) ALL FEATURES IN GOOD CONDITION EXCEPT WHERE NOTED

(2) DEVELOPMENT AREA: ESTABLISHED

(3) FOR CLARITY, TREE SPREADS
ARE NOT SHOWN TO SCALE

CABLE DOME		POWER POLE	PP
CABLE BOX		CONSUMER POLE	CP
POWER MARKER		EXPOSED CABLES	EC
LIGHT POLE		STAYWIRE ANCHOR	SWA

WATER METER / TAP		FIRE HYDRANT	
TAP		STOP VALVE	
FLUSHING POINT		RETIC VALVE	
BORE		WATER MARKER	

SEWER M/H (SQUARE LID)		SEWER M/H (ROUND LID)	
INSPECTION SHAFT	IS	INSPECTION OPENING	IO
HOUSE CONNECTION	HC		

TELSTRA PIT		TELSTRA MANHOLE	
TELSTRA MARKER			

DRAIN M/H (SQUARE LID)		DRAIN M/H (ROUND LID)	
SIDE ENTRY PIT		DRAINAGE GRATE	
COMBINED ENTRY PIT			

GAS METER		GAS VALVE	
GAS MARKER			

PEG FOUND	PF ○	PEG GONE	PG
DRILL HOLE	DH ○	BENCH MARK	⊕
PEN MARK	PM ○	NAIL & PLATE	NPL ⊠
		NAIL	NAIL △

STREET SIGN		SPOT HEIGHT	10^{-16}
UNKNOWN SERVICE MARKER		BOLLARD	
OVERHEAD POWER LINE		SEWER LINE	
FENCE LINE		WINDOW / OPENING	

WATER: L
OVERHEAD POWER: L
U/G POWER: NS
TELSTRA: L
GAS: L
SEWER: L

L: LOCATED NS: NO SERVICE
A: AVAILABLE BUT NOT LOCATED
TBC: LOCATION TO BE CONFIRMED

HOUSE CONNECTION (HC) IL: 11.74
UP DISTANCE: 0.0
DEPTH TO CONNECTION: 1.51

1. The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.

2. The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.

3. The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.

4. All service information shown of this plan should be verified with the relevant authorities. 5. Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.

City of Stirling
13 Apr 2022
RECEIVED



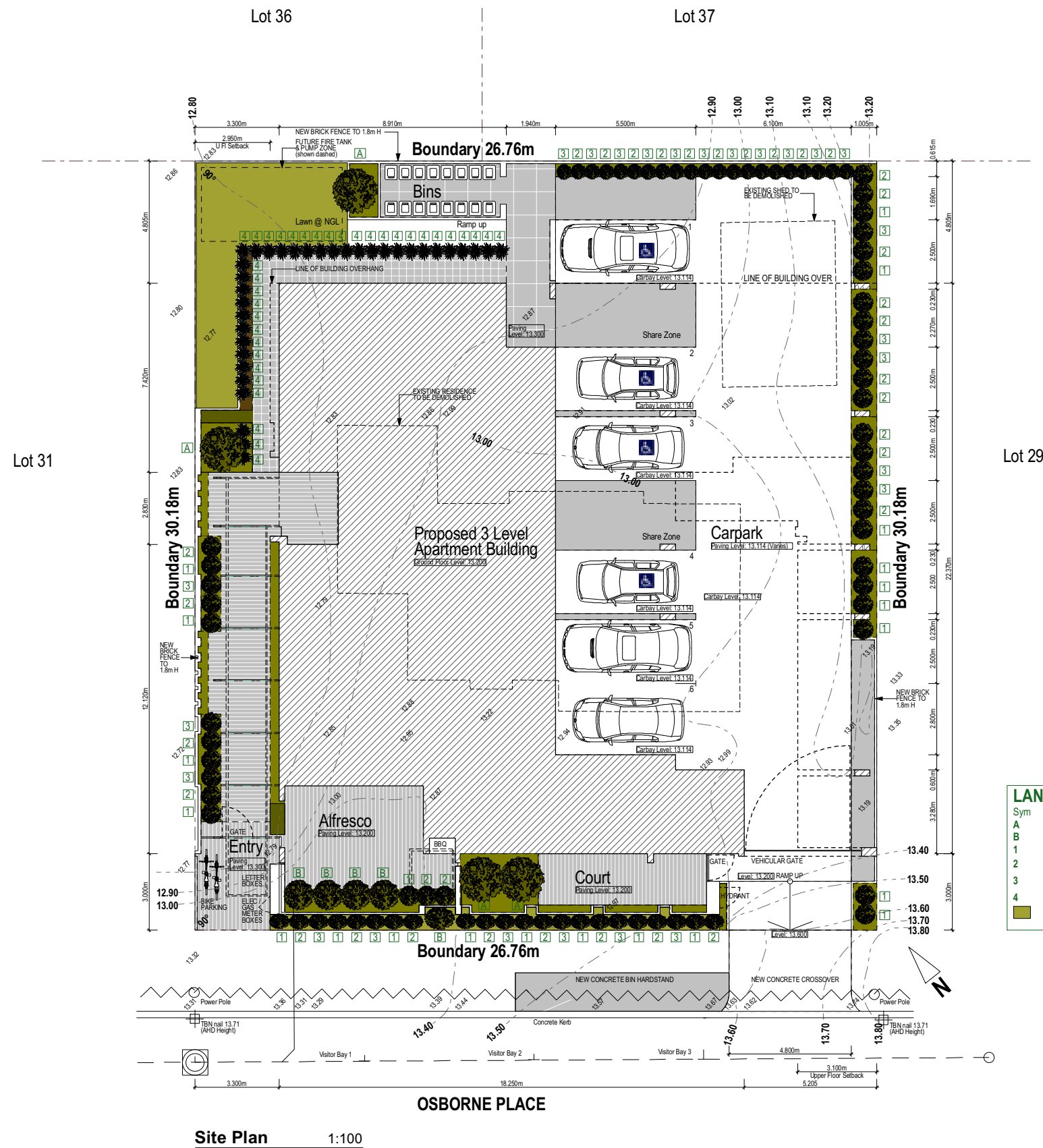
Lotus on Osborne 3 Level Residential Development
27 Osborne Place Stirling

1:100 - A1
1:200 - A3

ANTHONY RECHICHI ARCHITECT

Rev	Date	Description	Project Name
01	24.03.2022	DA Check Issue	Lotus on Osborne
			Project Address
			27 Osborne Place Stirling
			Client Name
			Development Application

City of Stirling
13 Apr 2022
RECEIVED



Lotus on Osborne

3 Level Residential Development
27 Osborne Place Stirling

ANTHONY RECHICI ARCHITECT

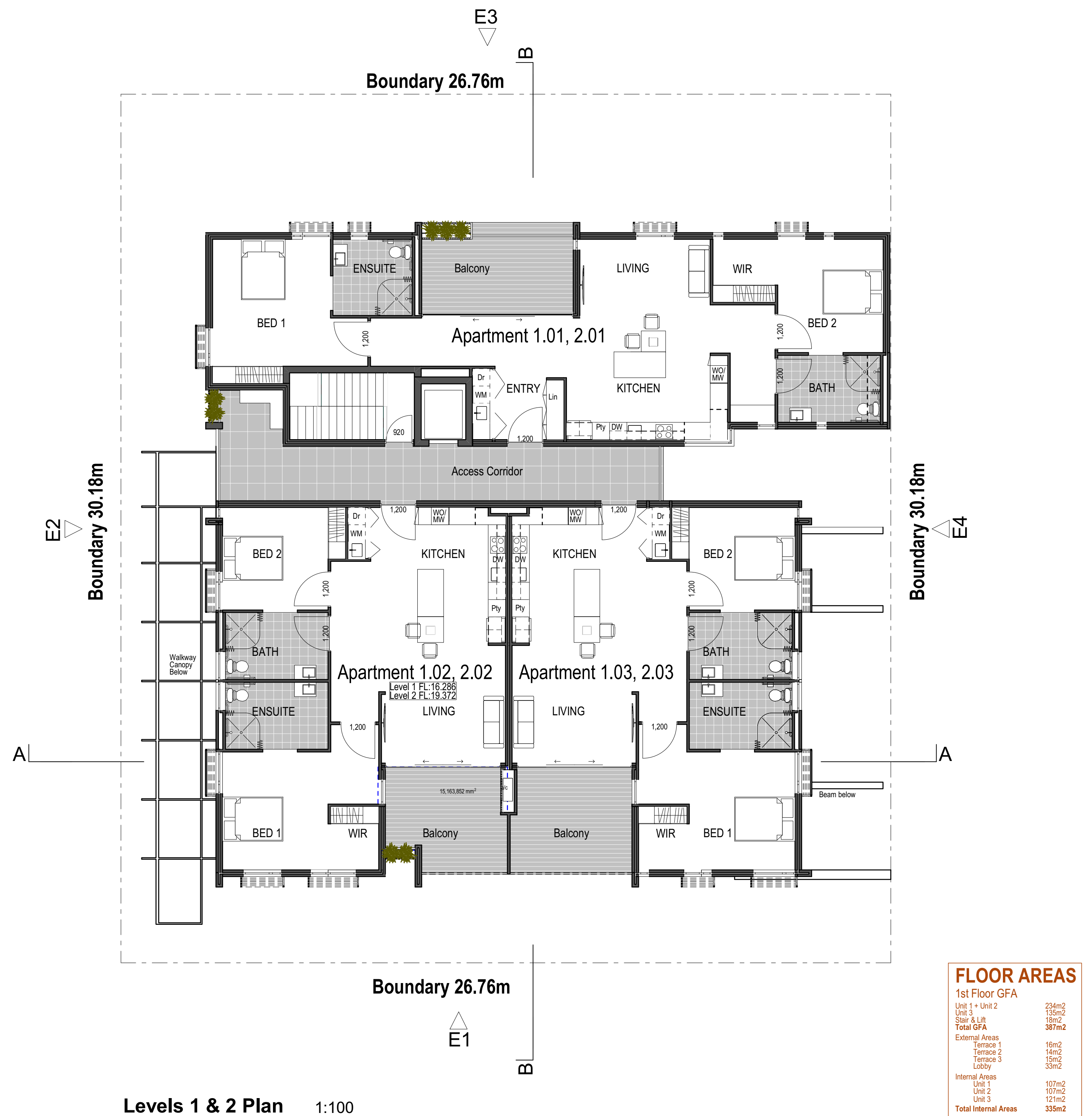
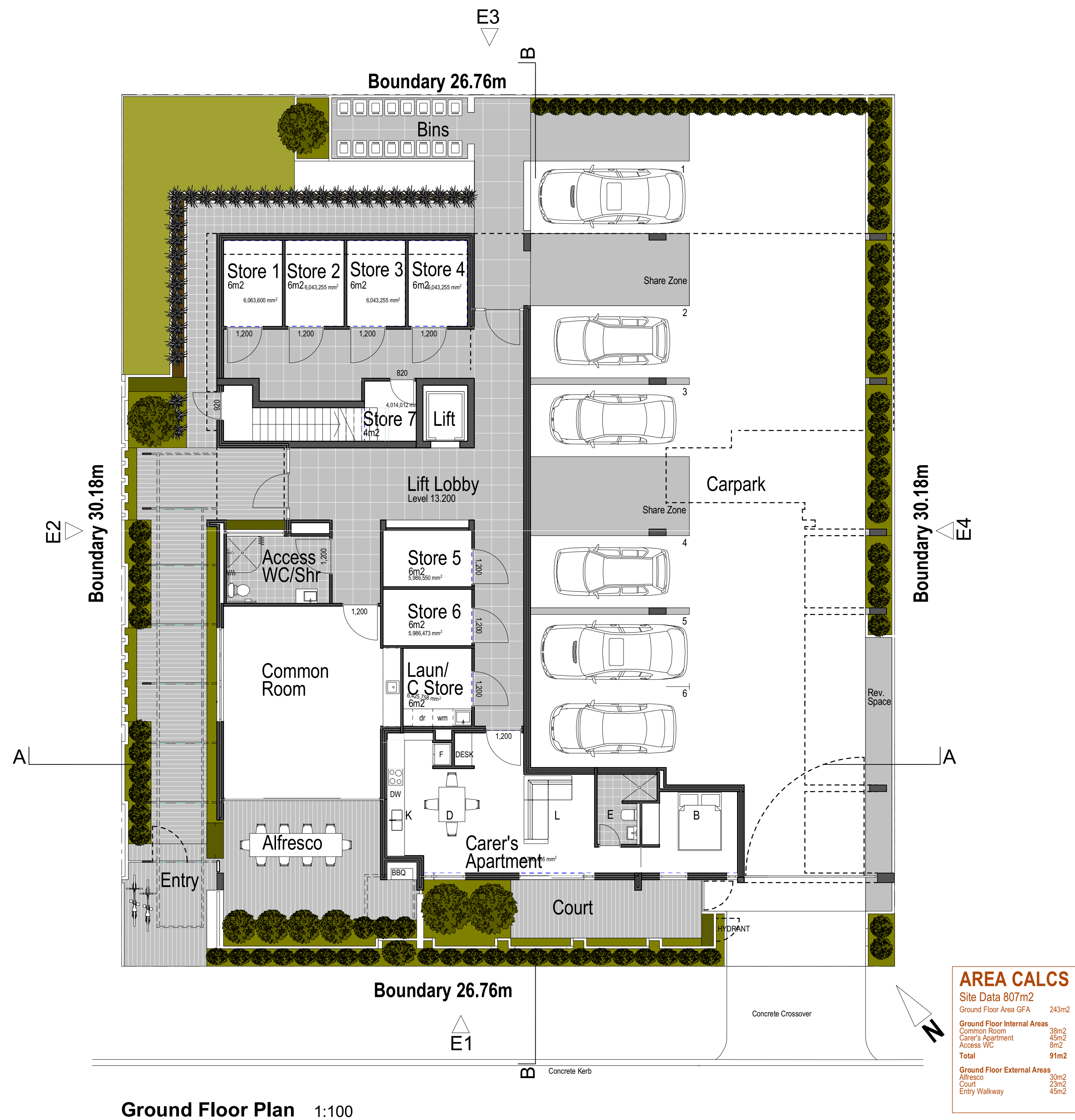
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01	24.09.2022	DA Check Issue

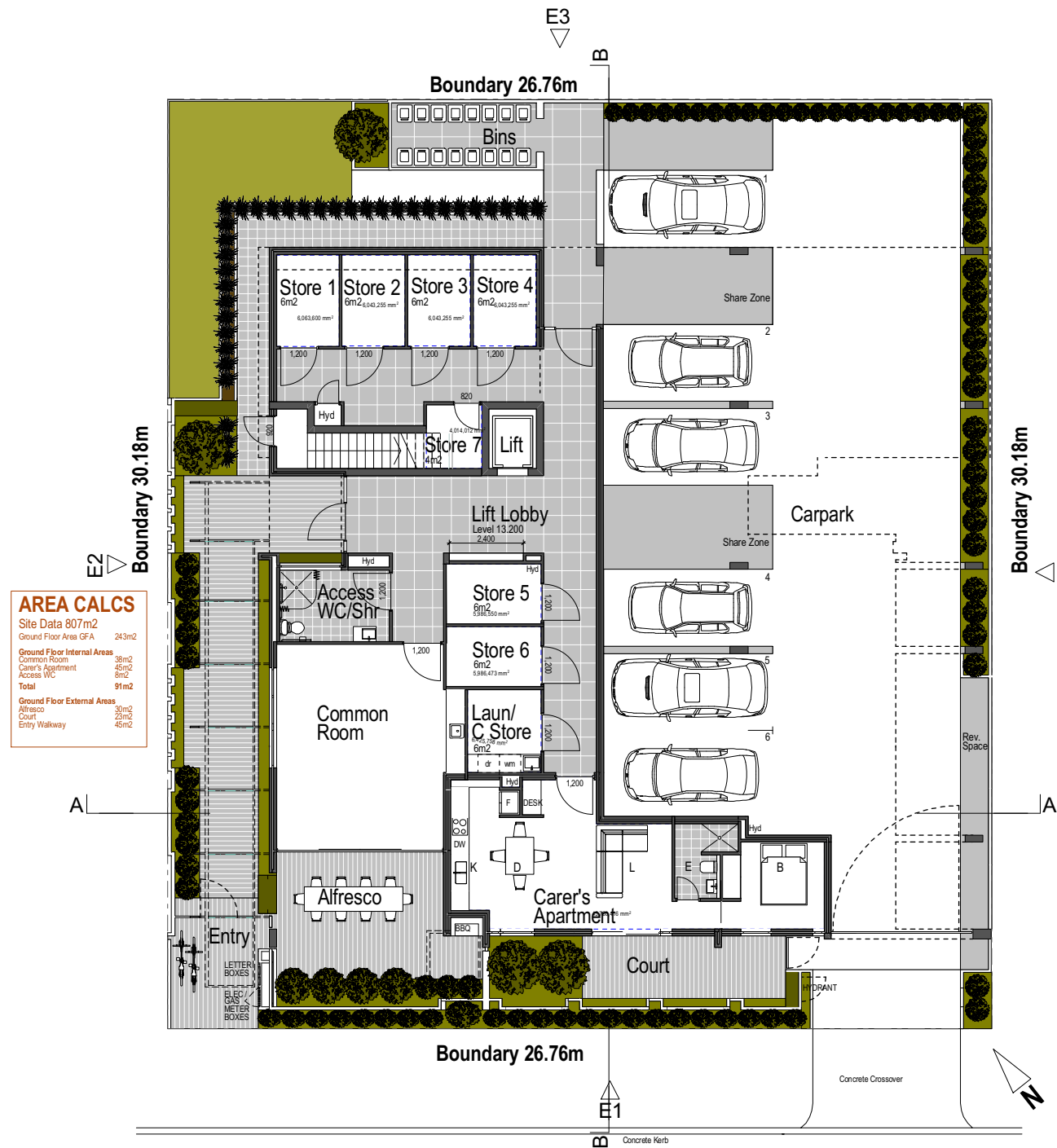
A01.01

Project Name
Lotus on Osborne

Project Address
27 Osborne Place Slirling

Sheet Name:
Development Application
Site Plan



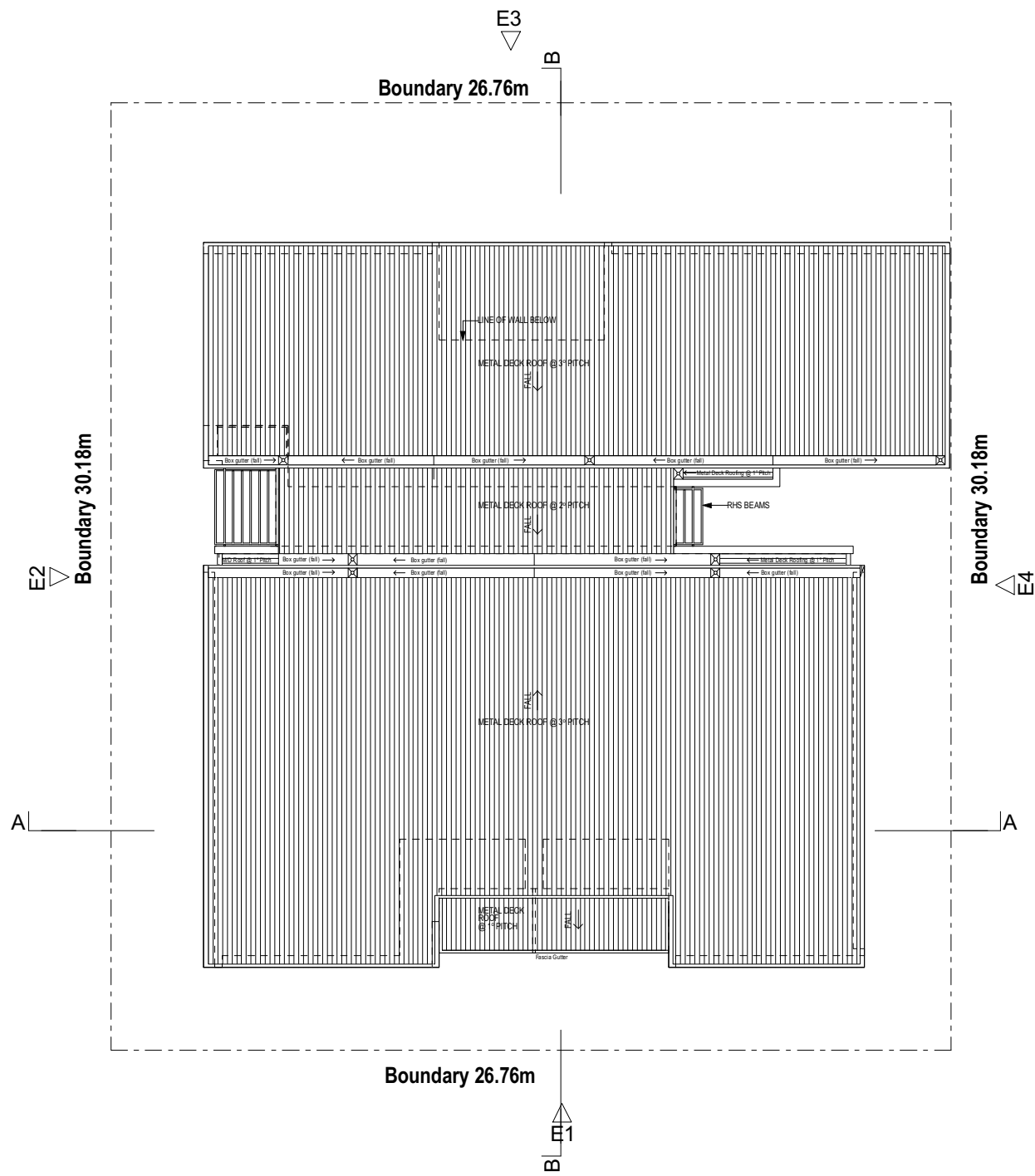


Ground Floor Plan 1:100



Levels 1 & 2 Plan 1:100

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13 Apr 2022
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Roof Plan 1:100



South (Osborne Place) Elevation 1:100



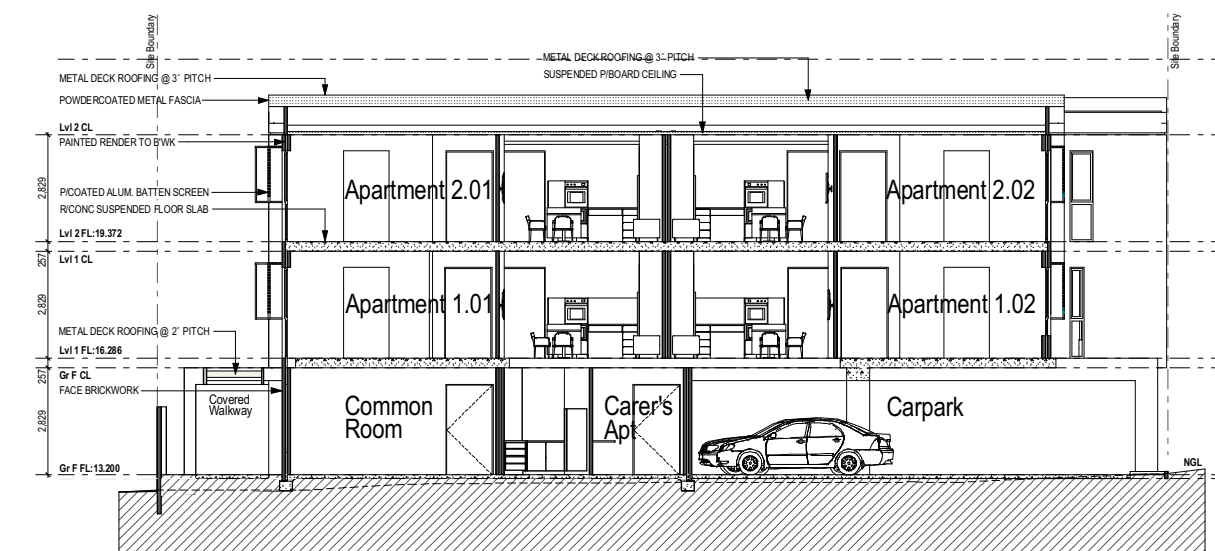
West Elevation 1:100



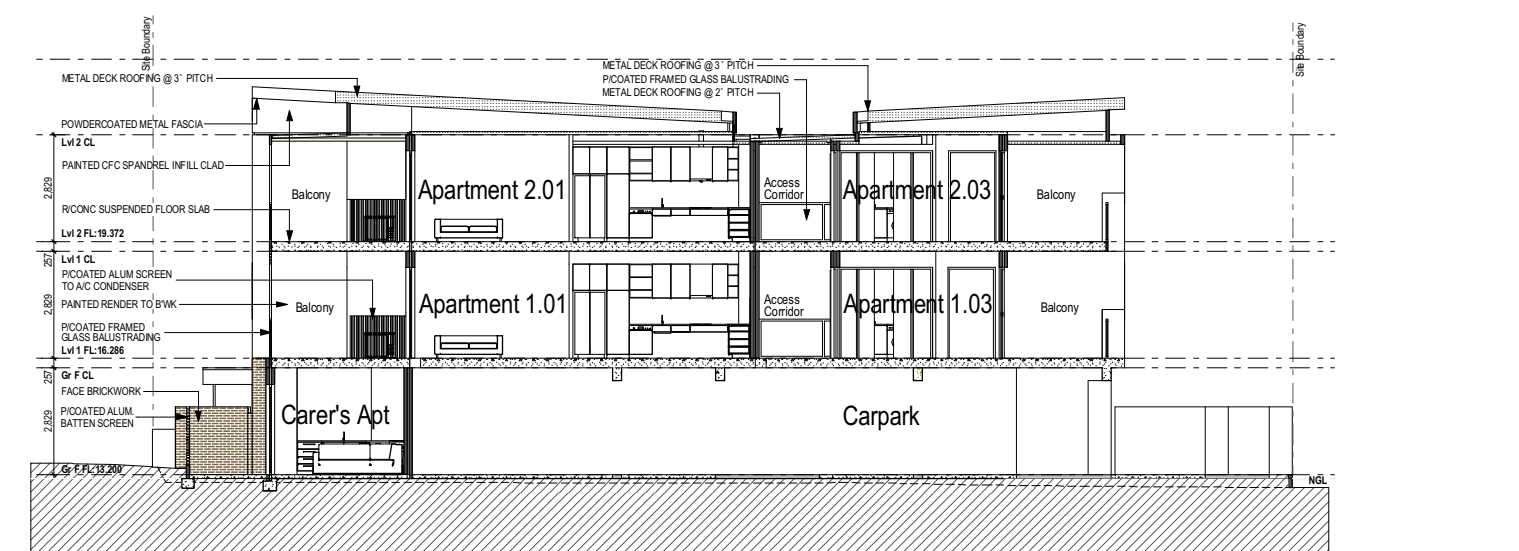
North Elevation 1:100



East Elevation 1:100



Section A-A 1:100



Section B-B 1:100

Lotus on Osborne
3 Level Residential Development
27 Osborne Place Stirling

ANTHONY RECHICHI ARCHITECT

Rev	Date	Description
01	24.03.2022	DA Check Issue
A03.01		
13.03.2022		
Project Name Lotus on Osborne		
Project Address 27 Osborne Place Stirling		
Project Name Development Application		
Elevations & Sections		

City of Stirling
13 Apr 2022
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1:100 _ A1
1:200 _ A3



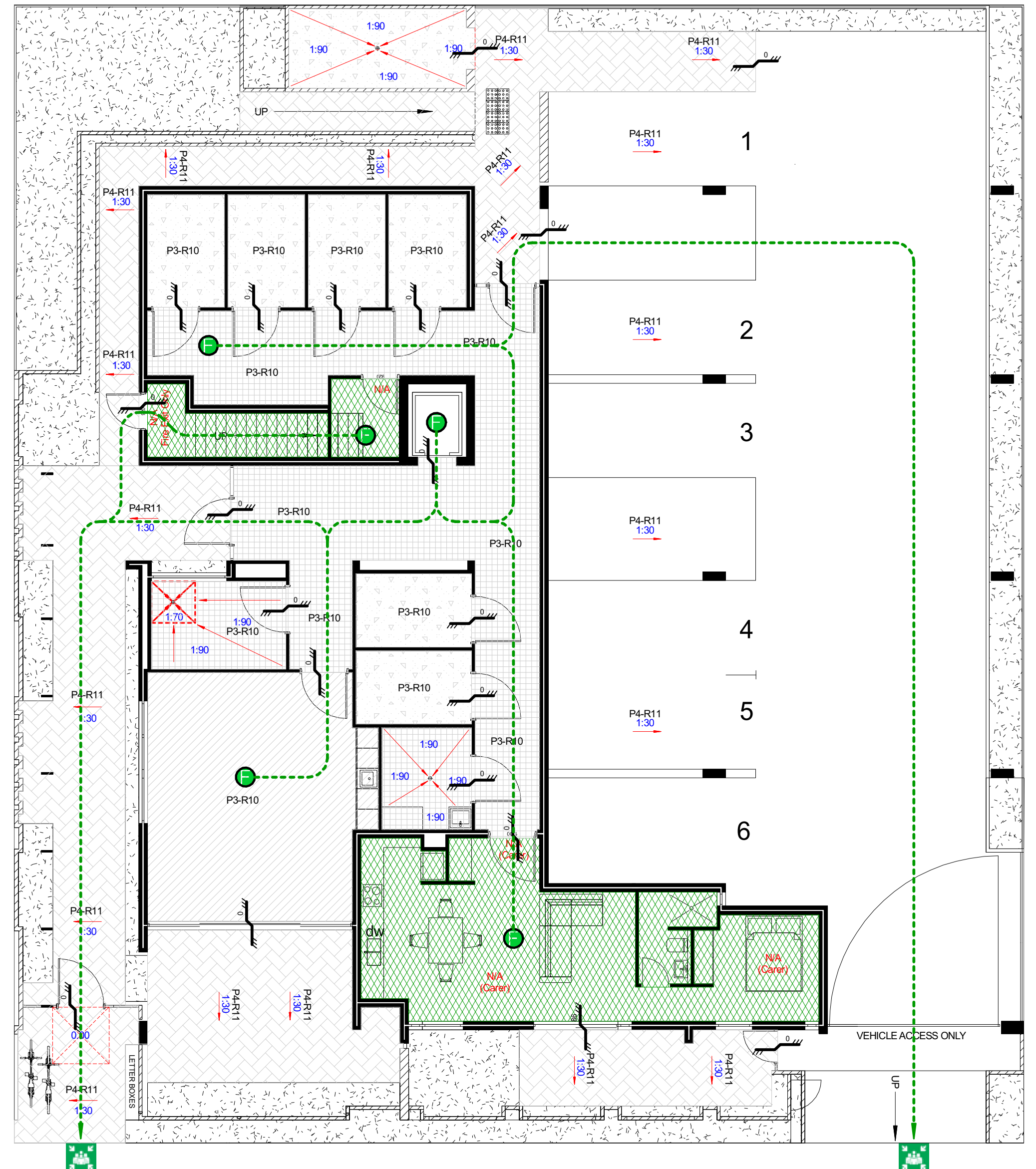
Fully Accessible - High Physical Support SDA / NDIS Design Compliance

Job No. 210420: Lotus on Osborne

LEGEND

	SELECTED TILE		MUSTER POINT		DIRECTION OF APPROACH	(L) LENGTH
	SELECTED VINYL PLANK		FALL DIRECTION		FACIAL RECOGNITION CARD / RFID READER	(D) CLEAR OPENING
	SELECTED CONCRETE		FALL GRADE REQUIRED		PUSH TO EXIT BUTTON	(WL) WIDTH LATCH SIDE
	SELECTED BRICK PAVING		SLIP RESISTANCE REQUIRED		PUSH TO OPEN BUTTON	(WH) WIDTH HINGE SIDE
	INACCESSIBLE LANDSCAPE		TRANSITION STEP HEIGHT		FIRE EVACUATION PATH	
	LETTER BOX		CIRCULATION SPACE			

GROUND FLOOR



BUILDER NOTE:

All dimensions and levels to be checked on site before work commences. Ensure all materials, products, fixtures fit neatly into place and fixed according to manufacturers instructions and recommendations. Figured dimensions will take preference to scale. All work must conform with local Council regulations, Building code of Australia, current Australian Standards and good trade practice.

DRAWN BY:

TOMARIA
CONSTRUCTION

Level 1 / 28 Walters Drive
OSBORNE PARK, WA 6107
www.tomaria.com.au

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PROPOSED FOR:

WATCH OVER ME
Pty Ltd
AT

27 Osborne Pl
Stirling, WA 6021

PLAN
SDA / NDIS COMPLIANCE

SHEET
1 OF 2

SCALE:
1:100 @A2

JOB NUMBER:
210420

DRAFTSMAN:
D.J.A

ISSUE TYPE:
PRELIMINARY ASSESSMENT

REVISION:
A

DATE
17/03/22

HISTORY



Fully Accessible - High Physical Support
SDA / NDIS Design Compliance

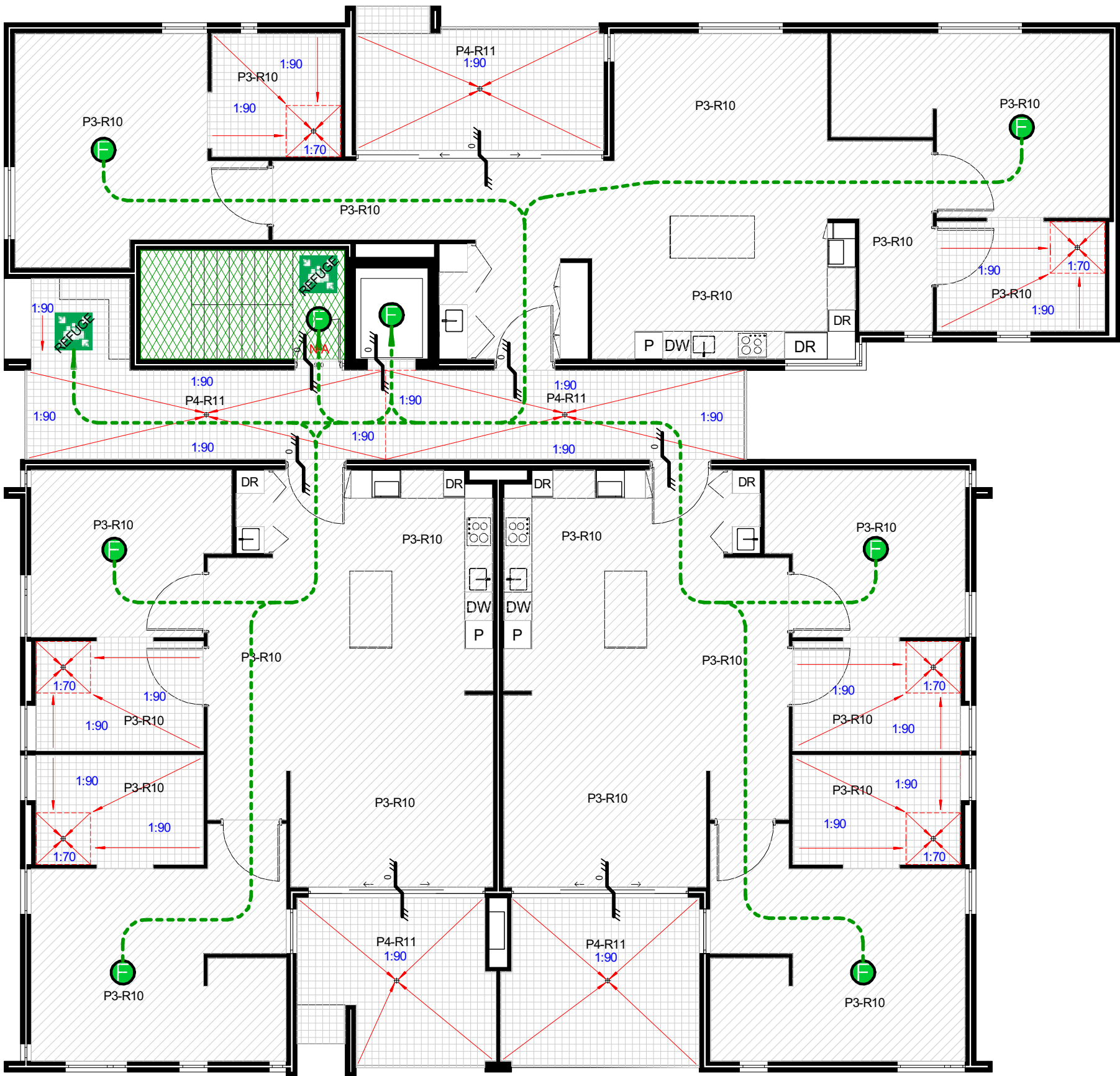
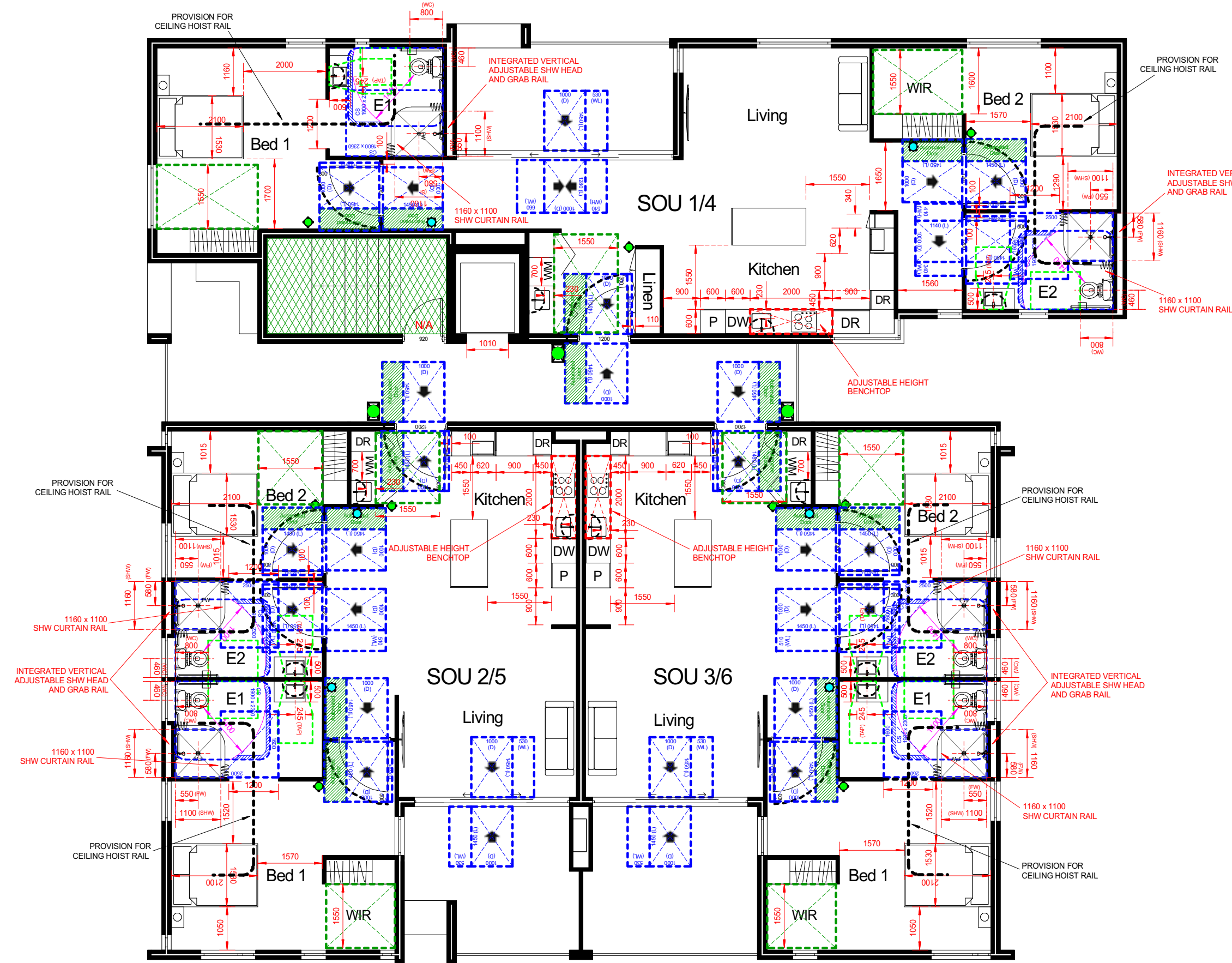
Job No. 210420: Lotus on Osborne

LEGEND

- SELECTED TILE
- SELECTED VINYL PLANK
- SELECTED CONCRETE
- SELECTED BRICK PAVING
- INACCESSIBLE LANDSCAPE
- LETTER BOX

MUSTER POINTFALL DIRECTION1:20 FALL GRADE REQUIREDP3-R10 SLIP RESISTANCE REQUIREDTRANSITION STEP HEIGHTCIRCULATION SPACEDIRECTION OF APPROACHFACIAL RECOGNITION CARD / RFID READERPUSH TO EXIT BUTTONPUSH TO OPEN BUTTONFIRE EVACUATION PATH(L) LENGTH(D) CLEAR OPENING(WL) WIDTH LATCH SIDE(WH) WIDTH HINGE SIDE

1st and 2nd FLOOR



BUILDER NOTE:

All dimensions and levels to be checked on site before commencing any work. Ensure all materials, products, fixtures fit neatly into place and fixed according to manufacturers instructions and recommendations. Figured dimensions will take preference to scale. All work must conform with local Council regulations, Building code of Australia, current Australian Standards and good trade practice.

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PROPOSED FOR:

WATCH OVER ME
Pty Ltd

AT

27 Osborne Pl
Stirling, WA 6021

PLAN
SDA / NDIS COMPLIANCE

SHEET
2 OF 2

SCALE:
1:100 @ A2

DRAFTSMAN:
D.J.A

JOB NUMBER:
210420

ISSUE TYPE:
PRELIMINARY ASSESSMENT

REVISION:
A

DATE
17/03/22

HISTORY