

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA21/1701 – 21 Hugo Street Stirling – Residential – Ten Multiple Dwellings	
Chairperson:	Emma Williamson	
Panel members:	David Karotkin Stephen Carrick Michael Murphy Tony Blackwell	
Local government officers:	Giovanna Lumbaca Hillary Grulke Taylor Wilson	Coordinator Planning Acting Coordinator Planning Approvals Acting DRP Support Officer
Observers	June Liew Michael Italiano	Planning Officer Planning Officer
Date:	20 January 2022	Time: 2pm
Venue:	City of Stirling, 25 Cedric Street Stirling, Parmelia Room	

Proponent/s		
	Mr Pablo Segnini Mitch Whalan	Segnini Architects (<i>Applicant</i>) Whalan Consulting
	Owners	Mainstreet Properties Pty Ltd
Observer/s		

Briefings		
Development assessment overview	Hillary Grulke	Acting Coordinator Planning Approvals
Technical issues	Hillary Grulke	Acting Coordinator Planning Approvals
Design Review		
Proposed development	Item 1 – DA21/1701 – 21 Hugo Street Stirling - Residential – Ten Multiple Dwellings	
Property address	21 Hugo Street Stirling	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Pablo Segnini Mitch Whalan	Segnini Architects Whalan Consulting
Key issues / recommendations	The Panel thank the Applicant for their presentation and trust that the feedback from the DRP will assist in addressing the key issues of the proposal.	

	The Panel is concerned with the lack of amenity afforded to the proposal through the highly constrained ground floor. Externally no meaningful communal open space has been provided. Internally amenity has been compromised through planning and a decision not to provide wet area amenities on the ground floor. This raises several additional amenity concerns and highlights the absence of the required Silver Liveable standard units for the development. Whilst the developing aesthetics of the proposal are considered to be sound the fundamental planning issues of the proposal mean that it is not supported by the Panel. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – DA21/1701 – 21 Hugo Street Stirling – Ten Multiple Dwellings DRP Meeting – Thursday 20 January 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 recommended the applicants to think about the way the Sub-Principle B will develop compared to the property across the road. 1b. The Panel advised that the current plans do not meet the intent of the planning framework, this is considered to be a significant flaw of the design.
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 advised that they are supportive of the private outdoor space however units 1 and 2 have undersized areas. 2b. The Panel commented on the absence of usable communal open space is considered a weakness in the scheme. 2c. The Panel recommended looking at opportunities for shading.
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 advised that the setback variations are not supported with the current design as improved amenity has not been provided to the units. Consideration should be given to the applicability of the building type to the orientation and size of the block. 3b. The Panel commented on the orientation of the building. With only 4 of the units north facing. 3c. The Panel recommended relocating the stores to a more suitable location.
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	4a. The Panel commented that the absence of a bathroom on the ground floor is not supported and creates several amenity issues. 4b. The Panel advised that the relationship between the bathroom should be reconsidered in some units to ensure ease of access and proximity. 4c. The Panel commented that ground floor storage spaces are considered more practical. 4d. The Panel commented on the need to consider the underside of the slab as this will be the predominant experience of the entry. 4e. The Panel commented on the narrow car bays These will make access to parked cars difficult, creating challenges for those needing to move between cars, get children in and out of car seats etc.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Panel noted that the cross-ventilation diagrams are necessary to demonstrated how this is achieved. 5b. The Panel commented on the extent of unprotected glazing, particularly on the west facing elevation. Implementation of adequate shading to these openings should be considered with regard to the impact on the aesthetics of the building. 5c. The Panel question the impact of the black roof and the contribution to the Urban Heat Island Effect. 5d. The Panel commented that in many instances units will experience glare into

	rooms as a result of reflection from the roofs below.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.</i>
	6a. The Panel commented that the proposal falls short of providing true amenity as there is currently no communal space. 6b. The Panel advised that not having a bathroom downstairs is a short fall. 6c. The Panel do not support the functionality or amenity of the narrow store rooms being only 1200mm. 6d. The Panel request clarification of the location of the air-conditioning condensers. 6e. The Panel question the privacy issues that result from the overlapping of units, resulting in bedrooms of units overlooking the private open space of other units below. 6f. The Panel commented that the entry experience needs to be enhanced.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</i>
	7a. The Panel recommended investigating further opportunities to clarify the address for the units. The legibility of Unit 7 is considered particularly poor. 7b. The Panel commented that the street facing entries of units is considered positive. 7c. The Panel commented on the somewhat confusing logic of expressing the units as a composition of townhouses along northern elevations. 7d. The Panel commented on the location of the only bathroom being upstairs being difficult to locate.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. The Panel advised the main issue being the proposal for the play area being in a car parking area. 8b. The Panel commented that there is a lack of passive surveillance to the proposed play area. 8c. The Panel commented that there is a possible CEPTED issue in relation to the lack of visibility of the Unit 7 entry.
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 advised there is no communal open space this is considered to be a significant flaw of the proposal. 9b. The Panel commented on the bike store being positive but further clarity is required for the number of bikes and space available especially if this is being used to offset visitor parking. 9c. The Panel do not support visitor parking being in front of the building. 9d. The Panel commented that at least two apartments need to reach a Silver Level standard. 9e. The Panel commented on the apartments lack of diversity and how this could be an opportunity for review.
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. Support was expressed by the Panel for the materials and encourage the applicant to further develop this as the outstanding issues with the proposal are addressed.

Design Review progress
DA21/1701 – 21 Hugo Street Stirling
Thursday 20 January 2022

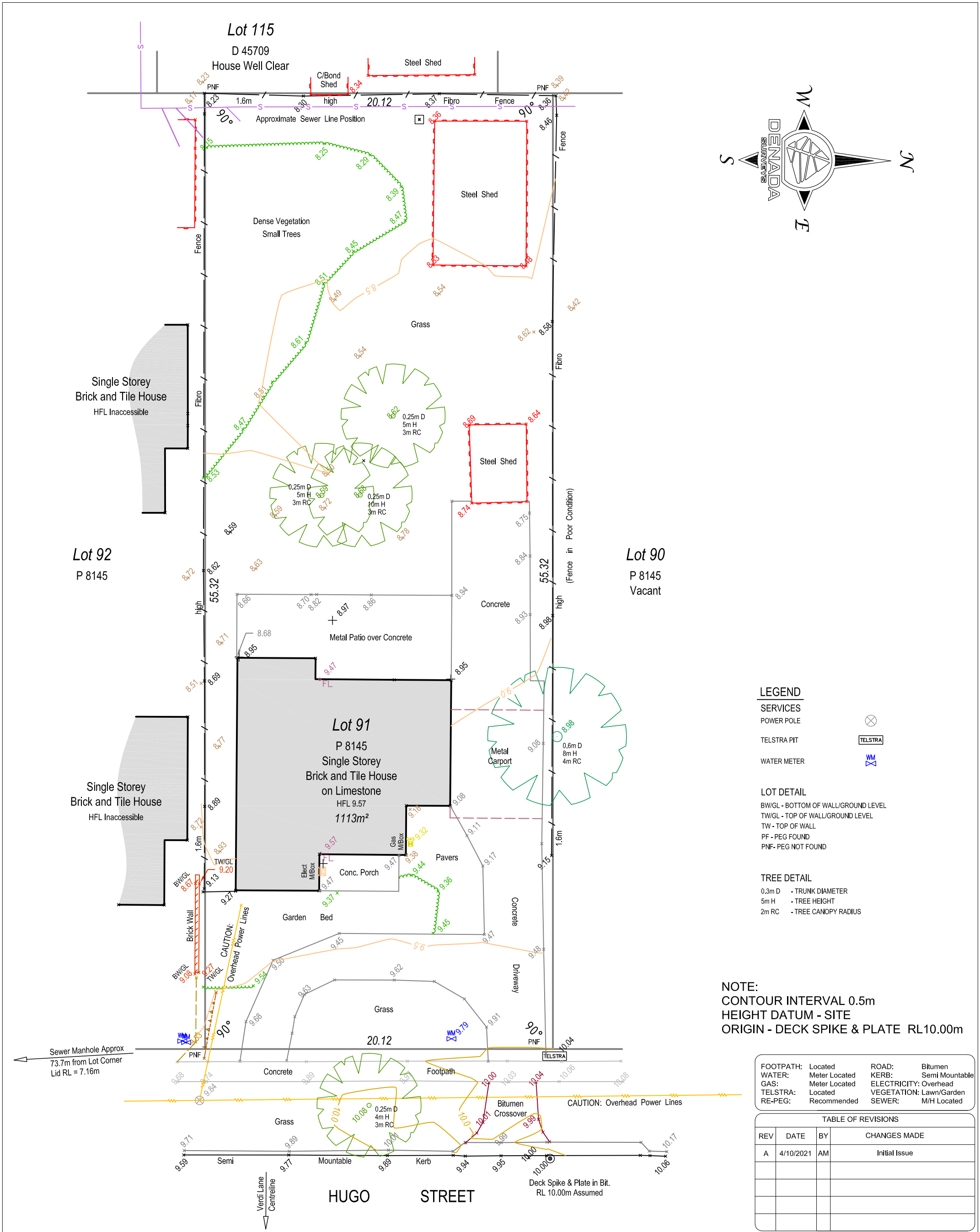
	<i>Design Principle satisfied</i>		
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	<i>Design Principle not satisfied</i>		
	DR1 20/1/2022	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

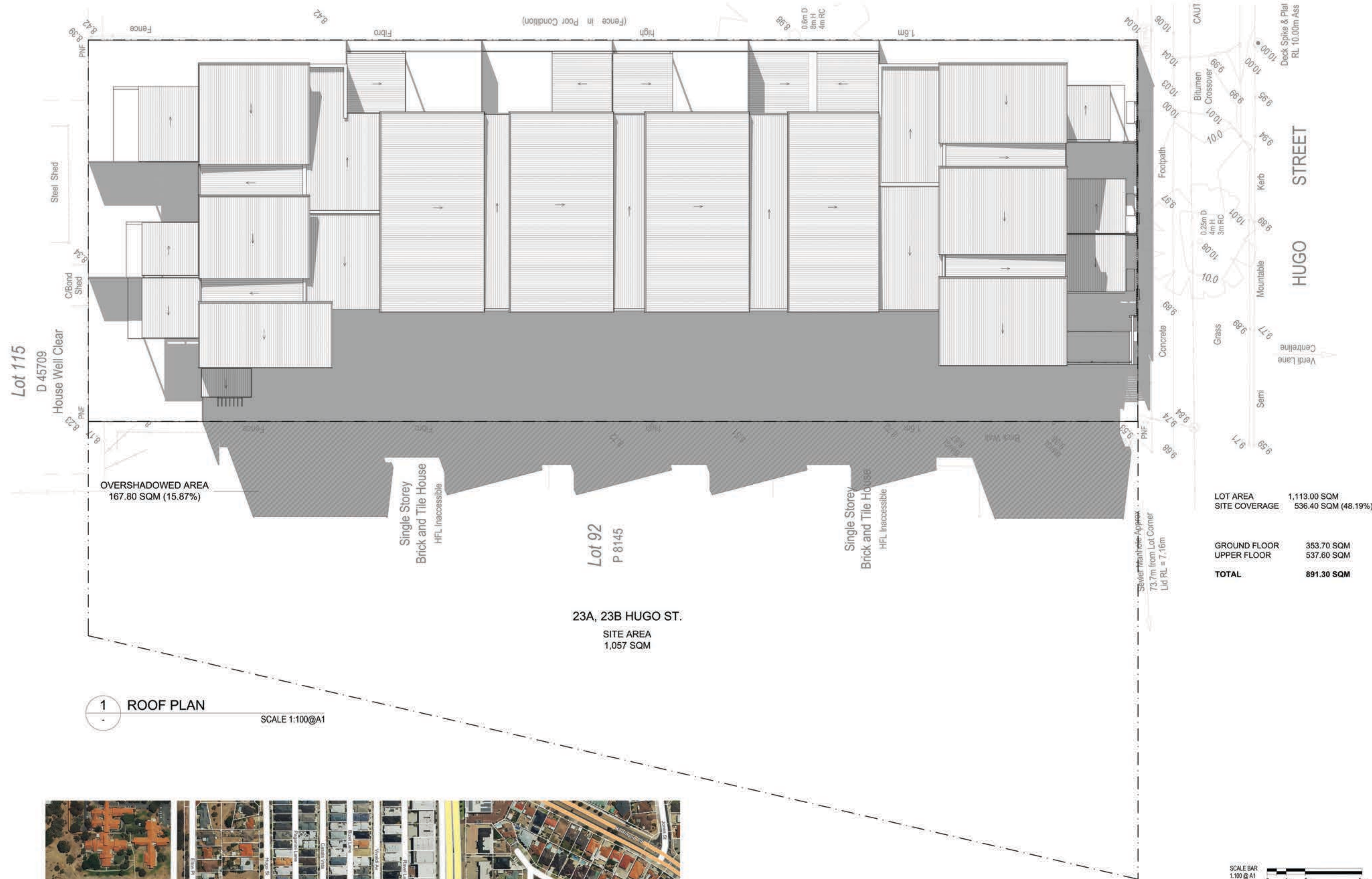
Recommendations Summary**Item 1 – DA21/1701 – 21 Hugo Street Stirling**

DR1 – DRP Recommendations DRP Meeting – 20/1/2022	DR2 – Applicant Response DRP Meeting – 20/1/2022	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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1 ROOF PLAN
SCALE 1:100@A1



2 LOCATION PLAN
N/S



LOT AREA	1,113.00 SQM
SITE COVERAGE	536.40 SQM (48.19%)
GROUND FLOOR	353.70 SQM
UPPER FLOOR	537.60 SQM
TOTAL	891.30 SQM

DATE	08/10/21	PURPOSE	DA SUBMISSION	ISSUE	A
DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.					
LEGEND:					
pablosegnini ARCHITECT Reg. NSW 8024 WA 2588 BC 101032 209 RAVENSCAR ST DOUBLEVIEW WA 6018 P (08) 61658877 M 0425 277508 E psegnini@segniniarchitects.com					
CONSULTANTS SURVEYOR DE NADA SURVEYS					
CLIENT NORTH COAST PROPERTY DEVELOPMENTS Pty Ltd					
PROJECT NAME 21 HUGO ST.					
PROJECT ADDRESS 21 HUGO STREET, STIRLING WA					
DRAWING ROOF PLAN LOCATION PLAN					
STATUS DEVELOPMENT APPLICATION ☐ REVISED DOCUMENT REPLACES EARLIER ISSUE					
BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NUMBER					
SCALE 1:100 @ A1 DATE OCTOBER 2021					
JOB AU-161					
DRAWING NUMBER P-03A					

[illegible]

AMENDED PLAN



TOTAL 891.30 SQM

UNIT NO.	UNIT TYPE	INTERNAL AREAS (M2)	OUTDOOR LIVING AREA (M2)	STORAGE AREA (M2)
1	2B+2BR	87.85	20.00	5.20
2	2B+2BR	91.45	20.00	4.40
3	2B+2BR	102.90	37.70	9.70
4	2B+2BR	84.75	27.70	4.00
5	2B+2BR	90.60	26.80	5.40
6	2B+2BR	89.70	27.40	5.70
7	2B+2BR	85.40	28.60	4.00
8	2B+2BR	95.95	50.10	4.00
9	2B+2BR	86.80	36.20	4.50
10	2B+1BR	77.80	45.70	4.00

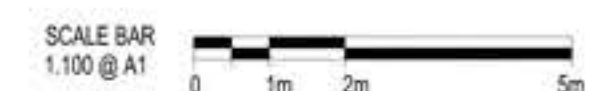
SCALE BAR
1:100 @ A1



0 1m 2m 5m

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AMENDED PLAN

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SCALE BAR
1:100



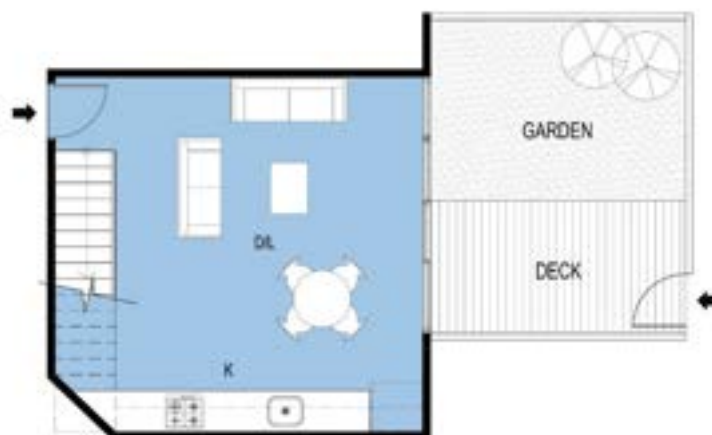
A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '1m' at the first segment boundary, '2m' at the second segment boundary, and '5m' at the right end.

[illegible]

21 HUGO ST. STIRLING



UPPER LEVEL



GROUND LEVEL

TERRACE HOUSE 1

2 BED x 2 BATH + 1 CAR BAY
INTERNAL AREA 87.85 SQM
OUTDOOR AREA 20.00 SQM

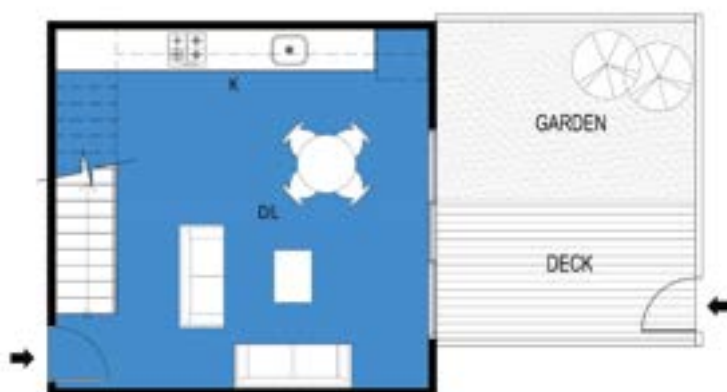
SCALE BAR
1:100 @ A4



21 HUGO ST. STIRLING



UPPER LEVEL



GROUND LEVEL

TERRACE HOUSE 2

2 BED x 2 BATH + 1 CAR BAY
INTERNAL AREA 91.45 SQM
OUTDOOR AREA 20.00 SQM

SCALE BAR
1:100 @ A4



21 HUGO ST. STIRLING



UPPER LEVEL



GROUND LEVEL



TERRACE HOUSE 3

2 BED x 2 BATH + 2 CAR BAYS
INTERNAL AREA 102.90 SQM
OUTDOOR AREA 38.70 SQM

SCALE BAR
1:100 @ A4



21 HUGO ST. STIRLING



GROUND LEVEL



UPPER LEVEL

TERRACE HOUSE 4

2 BED x 2 BATH + MEDIA + 1 CAR BAYS
INTERNAL AREA 84.75 SQM
OUTDOOR AREA 27.70 SQM

SCALE BAR
1:100 @ A4



21 HUGO ST. STIRLING



GROUND LEVEL



UPPER LEVEL

TERRACE HOUSE 5

2 BED x 2 BATH + MEDIA + 1 CAR BAYS
INTERNAL AREA 90.60 SQM
OUTDOOR AREA 26.80 SQM

SCALE BAR
1:100 @ A4



21 HUGO ST. STIRLING



GROUND LEVEL



UPPER LEVEL

TERRACE HOUSE 6

2 BED x 2 BATH + MEDIA + 1 CAR BAYS
INTERNAL AREA 89.70 SQM
OUTDOOR AREA 27.40 SQM

SCALE BAR
1:100 @ A4



segnini+partners
DEVELOPMENTS
ARCHITECTS + BUILDERS

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ABN 47890079544
209 Ravenhill St, Doubleview WA 6017
M 0425277508
E psegnini@segniniarchitects.com
W segninipartners.com.au

21 HUGO ST. STIRLING



GROUND LEVEL



UPPER LEVEL



TERRACE HOUSE 7

2 BED x 2 BATH + MEDIA + 1 CAR BAYS
INTERNAL AREA 85.40 SQM
OUTDOOR AREA 28.60 SQM

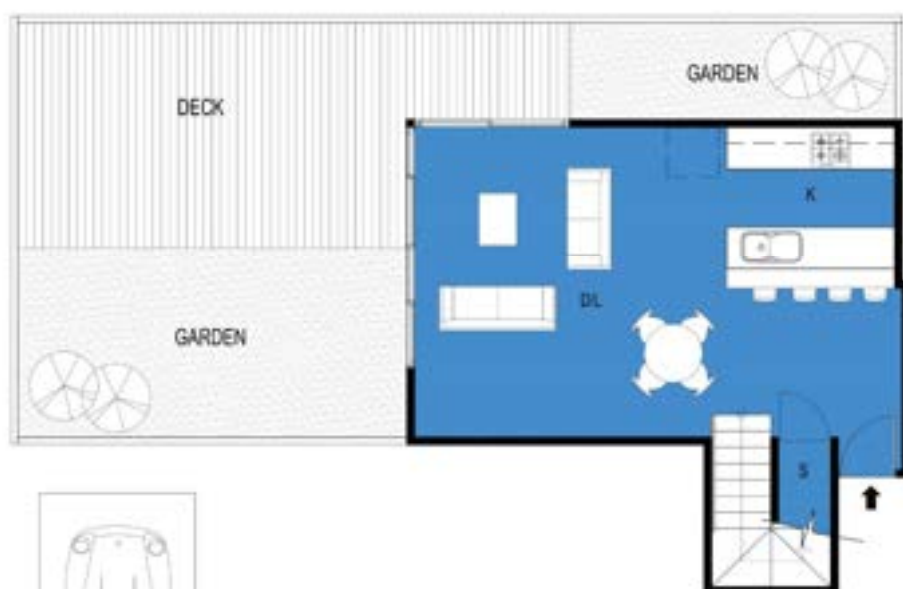
SCALE BAR
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21 HUGO ST. STIRLING



UPPER LEVEL



GROUND LEVEL



TERRACE HOUSE 8

2 BED x 2 BATH + 1 CAR BAYS
INTERNAL AREA 95.95 SQM
OUTDOOR AREA 50.10 SQM

SCALE BAR
1:100 @ A4



21 HUGO ST. STIRLING



UPPER LEVEL



GROUND LEVEL



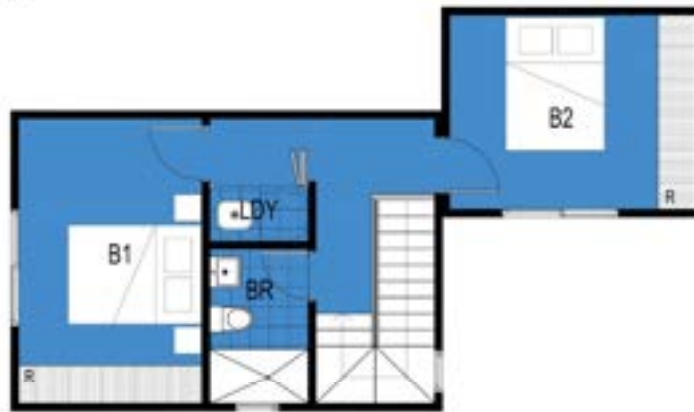
TERRACE HOUSE 9

2 BED x 2 BATH + 1 CAR BAYS
INTERNAL AREA 86.80 SQM
OUTDOOR AREA 36.20 SQM

SCALE BAR
1:100 @ A4



21 HUGO ST. STIRLING



UPPER LEVEL



GROUND LEVEL



TERRACE HOUSE 10

2 BED x 1 BATH + 1 CAR BAYS
INTERNAL AREA 77.80 SQM
OUTDOOR AREA 45.70 SQM

SCALE BAR
1:100 @ A4

