

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – PDA23/0031 – 19 Twyford Place, Innaloo – Pre Development Application – Multiple Dwelling	
Chairperson:	Emma Williamson	
Panel members:	Philip Gresley Jackson Liew Lisa Shine	
Local government officers:	James Fletcher Tracey Baglin Simone Palmer	Acting Coordinator Planning Acting Senior Planning Officer DRP Support Officer
Observers	Gareth Glanville	Senior Strategic Planning Officer – City Future
Date:	8 June 2023	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

Daniel Hollingworth	Lateral Planning (Applicant - didn't attend)
Michael Dryka	Dryka & Partners Architects
Rod Del Carlo	Owner
Victor Bilchuris	Dryka & Partners Architects
Owners	Conquset Capital Pty Ltd (future) Ms M Francke (current)

Observer/s

Briefings

Development assessment overview	Tracey Baglin	Acting Senior Planning Officer
Technical issues	Tracey Baglin	Acting Senior Planning Officer

Design Review

Proposed development	Item 1 – PDA23/0031 – 19 Twyford Place, Innaloo – Pre Development Application – Multiple Dwelling	
Property address	19 Twyford Place, Innaloo	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Michael Dryka	Dryka & Partners Architects

Key issues / recommendations	The Panel thank the applicant for coming to the DRP at a pre-lodgement stage noting that there are several areas of the design that should be refined and resolved in advance of DA lodgement. The Panel recognises that the proposal sits between larger commercial buildings and low-density residential development and urges the Applicant to address this in future presentations. Creating a well-planned, sustainable building that provides high levels of functionality and amenity will be key to the success of the project. Landscape needs to be integrated into the design from the outset. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – PDA23/0038 – 19 Twyford Place, Innaloo - Pre Development Application – Multiple Dwelling DRP Meeting – Thursday 8 June 2023	
	<i>Design Principle satisfied</i>
	<i>Design Principle pending further attention</i>
	<i>Design Principle not satisfied</i>
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	1a. The Panel noted that SPP 7.3 has been used in assessing whether or not the current design achieves the definition of “good design” against the 10 principles. 1b. The Panel support the approach to the site as a corner, giving consideration to each street interface. 1c. Comment was made by the Panel the 4 storeys proposed would be supported by the Panel providing the Local Development Plan objectives are met by the Applicant. The Applicant was encouraged to communicate the proposal within the future planning context through diagrams and renders. 1d. The Panel also recommend an explanation of the proposal in relation to the current context to understand the transitional impacts on neighbours. 1e. It was suggested by the Panel further street activation could be achieved by reducing the parking to remove this from the front setback. 1f. The Panel commented on the importance of the streetscape interface, noting that this has not been sufficiently communicated and discussed by the applicant. Having a ground-floor apartment is a good start and further development is required to reduce the impact of the car parking and extent of vehicle cross overs.
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 Applicant was strongly encouraged to engage the services of a landscape architect at an early stage to ensure that landscape is an integrated and meaningful part of the design response. 2b. Comment was made by the Panel it is unlikely the green walls proposed would flourish in many of the locations proposed, noting that some do not receive any natural light. The emphasis for the landscape solution should seek to provide high quality, high amenity landscape spaces for residents. 2c. The Panel commented large trees are important and there is an opportunity to assist with addressing the lack of tree canopy within the City of Stirling through the provision of deep soil areas on the ground. The design currently nominated landscape in the leftover spaces of the design rather than integrated in a meaningful and usable way. 2d. The Panel questioned the planting on structure, particularly on the first floor, and questioned how this will be accessed for enjoyment and maintenance. The Panel is skeptical in regard to this approach and suggest a more robust response to landscape.
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 suggested the Applicant could use diagrams to communicate the scale proposed in relation to the potential future developments in close proximity to the site. 3b. The Panel commented there is a need to incorporate articulation of the long blank wall which can be viewed when driving down Ellen Stirling Boulevard as this will be visible in the medium term. 3c. The Panel mentioned the potential for a stepping down of heights between higher density to lower density areas as a way to manage scale changes.

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 on the benefit that will derive from rationalizing the plan, to improve functionality, reduce costs and improve amenity. Several of the units could be improved through this process. 4b. The Panel stated that it is not acceptable to have bedrooms without windows and access to natural light and ventilation. Consideration must also be given to issues of privacy in the planning of bedrooms. 4c. It was mentioned the Panel supports the semi-circular form of the building but further work is required to ensure this doesn't negatively affect the functionality, and the efficient allocation of spaces. 4d. It was stated by the Panel the lift lobbies are tight and urged the Applicant to think about how residents would move furniture into the apartments, noting that there is a mismatch between the generous size of the lift and the narrow walkways. 4e. Comment was made by the Panel the breakout spaces in each level are small and their functionality is questioned. 4f. It was noted the car bays for the units on the west side are not weather protected. 4g. Comment was made by the Panel there could be opportunities to take advantage of northern orientation through replanning of the units. 4h. The Panel mentioned storage areas would be affected by inward opening doors which would further reduce the storage space being proposed. The size and configuration of these is not supported. Opportunities to integrate storage spaces with the units could be a better outcome.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Applicant was strongly urged to engage the services of a sustainability expert to assist and demonstrate how the proposal will integrate sustainability into the design. 5b. The Applicant was commended on the cross ventilation in the areas that it has been achieved in the proposal. This should be demonstrated via diagrams to demonstrate the extent being achieved.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.</i>
	6a. The Panel stated three out of the five units have a private entry which is positive and there is opportunity to rethink the entries to the remaining units to achieve the same outcome. 6b. The Panel commented there could be an opportunity to provide private garden spaces. 6c. Concern was expressed by the Panel around the true amenity being offered by several of the balconies, these should be assessed with consideration given to their usability. This could be tested by showing furniture layouts. 6d. The Panel stated the bin amenity outcome is poor. A bin enclosure would be recommended with a wash area included. The current approach is not supported and not consistent with the market expectations. In addition the waste collection strategy is not stated, if the intention is to have the collection on the street the verge will be dominated by bins and lessen the amenity of the ground floor apartment and the streetscape interface. A waste management plan should be developed to address these issues alongside the suite of other issues related to this. 6e. The Panel commented that air conditioning condensers have not been nominated on the drawings, noting that locating these on balconies is not supported.

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 commented that the green arch and framing element require further development to create clarity at the pedestrian entry. The sail shade is not considered necessary. The pedestrian and vehicle entry should be seen as distinct from one another. 7b. Comment was made the ground floor interface is not fully resolved and the carpark is dominant. Further development should create a clear hierarchy with the pedestrian entry being prioritized. The vehicle crossover should be reduced to the minimum dimension for the number of carparks. 7c. The Panel do not support the smaller, secondary crossover, this contributes to a streetscape that is dominated by cars and unclear points of entry for pedestrians and vehicles.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. Comment was made by the Panel that the location of the three stores at the end of the carpark driveway, as well as the direction that the doors open is not considered a safe outcome. 8b. It was stated by the Panel the wheel stops in front of the storage access may not be the best outcome and could create a tripping hazard. 8c. The Panel commented on the long, narrow walkway to the lift that has no passive surveillance. This, combined with the poorly planned areas at the rear of the lift (with the bins) are not considered safe.
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. Comment was made by the Panel the absence of a high amenity communal open space is considered a significant downfall of the proposal. Creating a strong sense of community within the development is key. 9b. Additionally, the Panel commented there is a need to demonstrate what is being given back to the broader community through the streetscape interface.
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 boldness and strong geometry of the design is supported, in principle, by the Panel, notwithstanding the need to significantly refine the planning and amenity of some of the spaces that result from this. 10b. Comment was made the materials used and articulation are both important to the success of the overall design. The Panel request a comprehensive colour and materials schedule to accompany the next DRP.

Design Review progress**Item 1 – PDA23/0038 – 19 Twyford Place, Innaloo - Pre Development Application – Multiple Dwelling
DRP Meeting – Thursday 8 June 2023**

	<i>Design Principle satisfied</i>			
	<i>Design Principle pending further attention</i>			
	<i>Design Principle not satisfied</i>			
		DR1 8/6/2023	DR2	DR3
Principle 1 - Context and character				
Principle 2 - Landscape quality				
Principle 3 - Built form and scale				
Principle 4 - Functionality and build quality				
Principle 5 - Sustainability				
Principle 6 - Amenity				
Principle 7 - Legibility				
Principle 8 - Safety				
Principle 9 - Community				
Principle 10 - Aesthetics				

Recommendations Summary
Item 1 – PDA23/0038 – 19 Twyford Place, Innaloo

DR1 – DRP Recommendations DRP Meeting – 8/6/2023	DR2 – Applicant Response DRP Meeting – 8/6/2023	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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9 May 2023

Chief Executive Officer
City of Stirling
25 Cedric Street
STIRLING WA 6021

Via email: adam.stillitano@stirling.wa.gov.au

Attention: Adam Stillitano; A/ Senior Planning Officer

Dear Adam,

**19 Twyford Place, Innaloo
Request for Pre-lodgement Planning Advice**

Lateral Planning acts for the landowner of No. 19 Twyford Place, Innaloo (**Site**). We refer to our meeting with the City of Stirling (**City**) on 24 April 2023 in respect of a proposed apartment development at the Site. In our meeting, it was suggested that the proposed development would likely benefit from pre-lodgement planning advice, particularly concerning building design and town planning considerations.

We appreciate the City's advice and direction in the development of the Site and seek the City's comments on the following:

- Pre-lodgement comments from the City's Design Review Panel in consideration of State Planning Policy 7.0 (SPP 7); and
- General built form concept, particularly in respect of building height, setbacks, overlooking, parking and internal resident amenity.

To assist the City, we enclose draft development plans and set out below our high-level consideration of the applicable planning framework.

Planning Framework and Response

The Site is included within the 'Development' zone of the City's Scheme. The Site is also included within the Stirling City Centre Special Control Area (**SCA**), as shown at cl 6.11 of the Scheme. The Site is within the Station Precinct of the SCA.

The broad objectives of the SCA are to facilitate the coordinated subdivision and development Stirling City Centre. Clause 6.11.4 of the Scheme states that an Activity Centre Plan is to be prepared to guide subdivision and development.

Accordingly, the draft Stirling City Centre Structure Plan (**Structure Plan**) is applicable to land contained within the SCA. As shown on Figure 4, the Site is within the Residential Sector. Similarly, several Local Development Plans have been prepared for land within the Structure Plan. The Station Local Development Plan (**LDP**) is applicable to the Site.

The Structure Plan and LDP generally provide a permissible height of 3 to 5 storeys. The general built form envelope permissible at the Site is shown at Figure 28 of the LDP, reproduced below.



Figure 1: Built Form Envelope

The project architect has paid close consideration to the general built form envelope provided through the LDP. However, it is considered that a higher quality urban design and amenity response can be achieved through orienting and positioning the built form toward the three active frontages.

We have included below an extract of the enclosed architectural plans, which depict the 3-dimensional model of the proposed development.

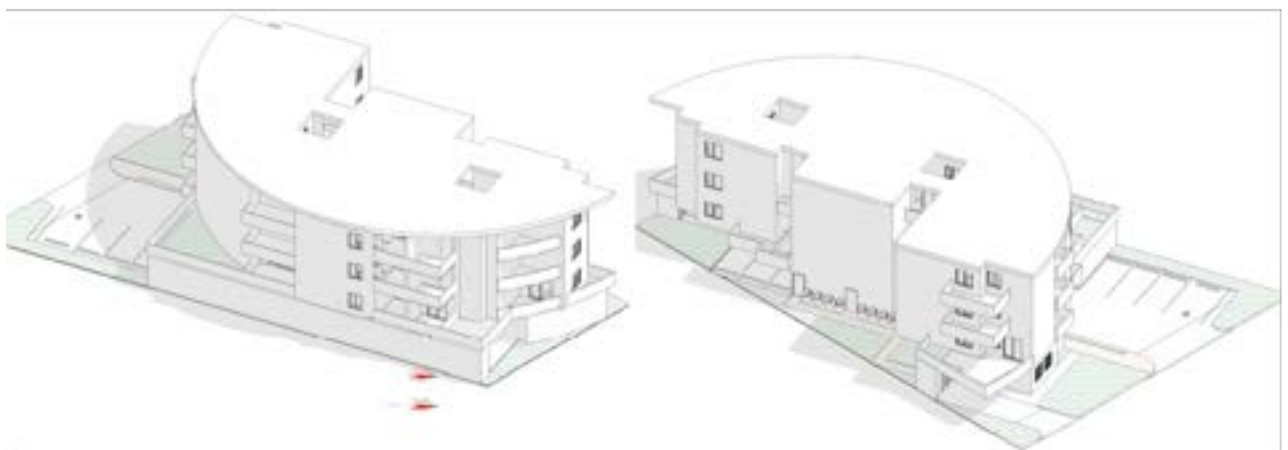


Figure 2: 3-Dimensional Model

The proposed development comprises 16 apartments within a 11.6m total building height. Sixteen resident parking bays are proposed, together with 4 visitor bays.

Having regard to the built form envelope, we note that front setbacks exceed the LDP requirement, providing ample visitor parking and landscaping within the setback area. The active frontages and odour buffer generates the ability for a curved façade element, which works to manage overall building bulk and scale.

The northern, eastern and southern elevations are activated through the positioning of balconies and major openings, providing passive surveillance outcomes and an interactive built form. Built form mass has been positioned away from the western lot boundary to manage scale and privacy, noting no shadow is cast on the adjoining property.

Deep soil and landscaping is proposed along the western lot boundary to manage the transition to the adjoining lot, however, overall development potential of the locality ought to be considered. Vehicle parking and circulation has generally been positioned away from the adjoining lot to ensure amenity outcomes are maintained.

Shared corridors at all levels are provided with natural light and ventilation through western oriented openings. The openings allow low-scale landscaping adjacent dwellings, and the capacity for internal cross ventilation to each dwelling. Similarly, through a curved façade, sunlight penetration can be facilitated in the winter months.

It is anticipated that a Development Application for the proposal will be lodged in the coming months. As a precursor, we are seeking the City's advice and guidance on the proposed built form shown in the enclosed plans. We are confident that the built form response suitable responds to the planning framework, appropriately balances site constraints (i.e. lot configuration and odour buffer), while maximising the urban design outcome.

We seek the City's comments on the general built form response in respect of the planning framework, and comments from the Design Review Panel.

Should you require any further information or clarification in relation to this matter, please contact Daniel Hollingworth on 0434 433 000.

Yours faithfully,

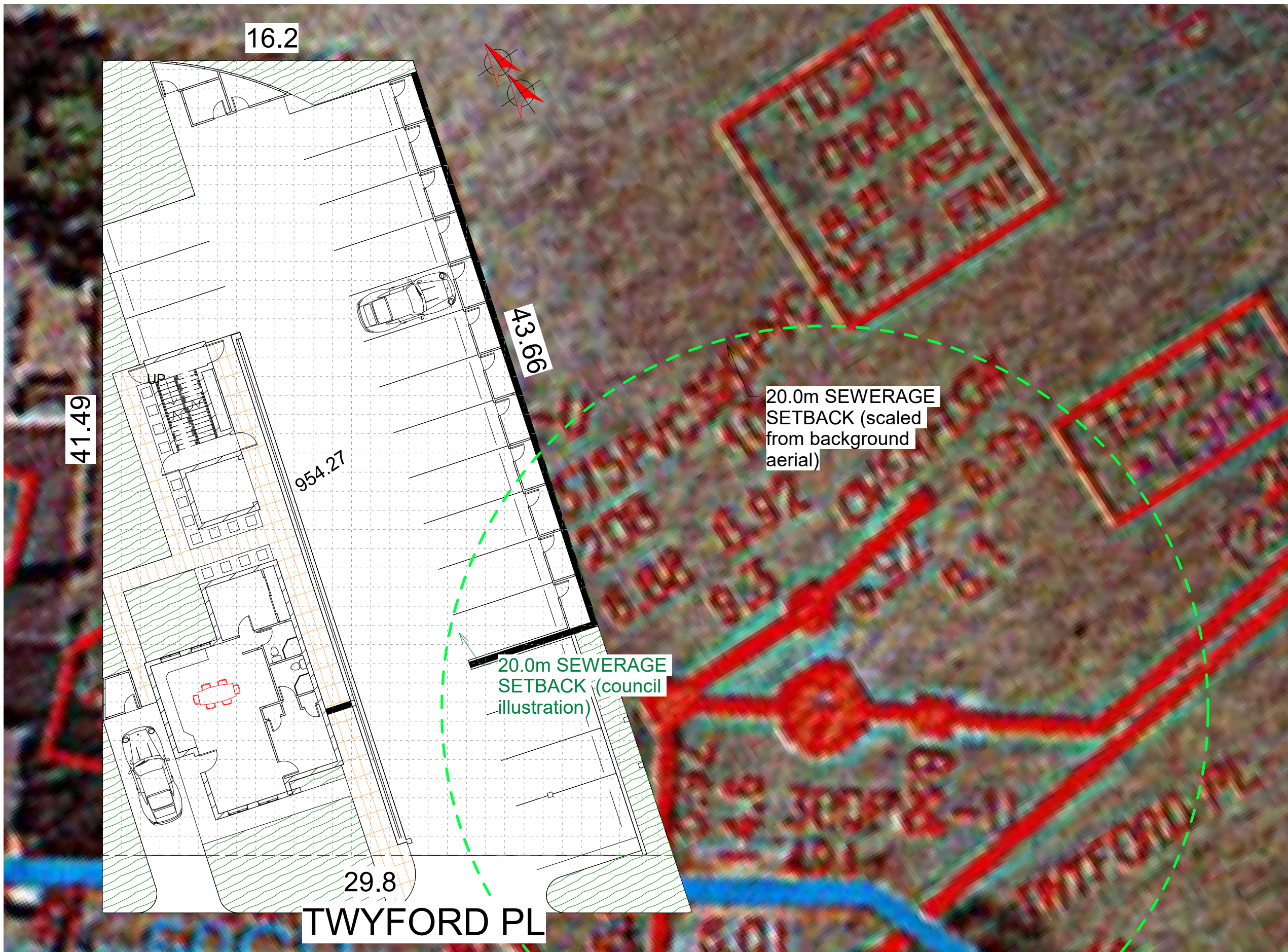


Daniel Hollingworth
Lateral Planning

Encl.



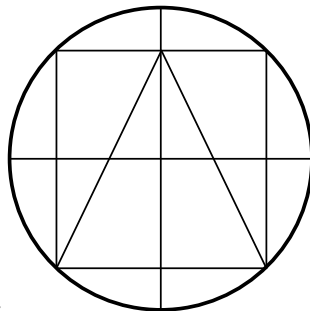
1 Site - Context
1 : 2000



2 Site - Sewerage Restraint
1 : 200

michael dryka architects
architects project managers interior designers

Client	Rod Delcarlo	Project number	2219	Suite 8 / 9 Cleaver Street West Perth W.A 6005 Telephone (08) 9328 6197 Facsimile (08) 9328 4990	A101
Project	Twyford Apartments	Drawn by	JB		
		Reviewed by	MD		
Address	19 Twyford Place, INNALOO, WA, 6018	Scale	As indicated		
		Date	17.05.23		

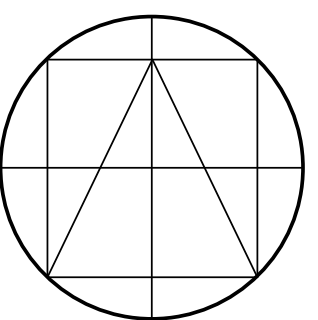




1 Ground Floor
1 : 100

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NOTE: APARTMENT AREAS NOTED ARE INTERNAL FLOOR AREAS

LEVEL	UNIT #	AREA	BALC.
FIRST FLOOR	APARTMENT #2	77.7m ²	19.4m ²
	APARTMENT #3	73.2m ²	9.9m ²
	APARTMENT #4	74.5m ²	14.0m ²
	APARTMENT #5	50.7m ²	9.3m ²
	APARTMENT #6	79.3m ²	8.0m ²

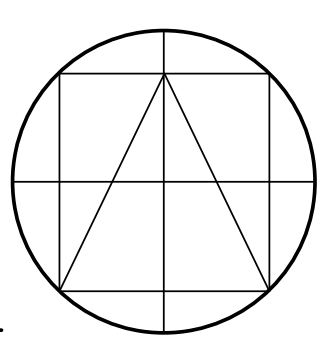
1 Level 1
1 : 100

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A103





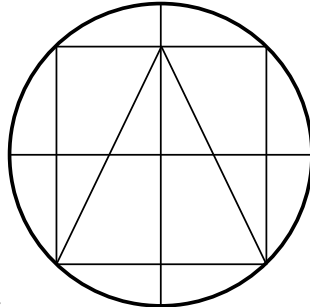
1 Level 2 & 3
1 : 100

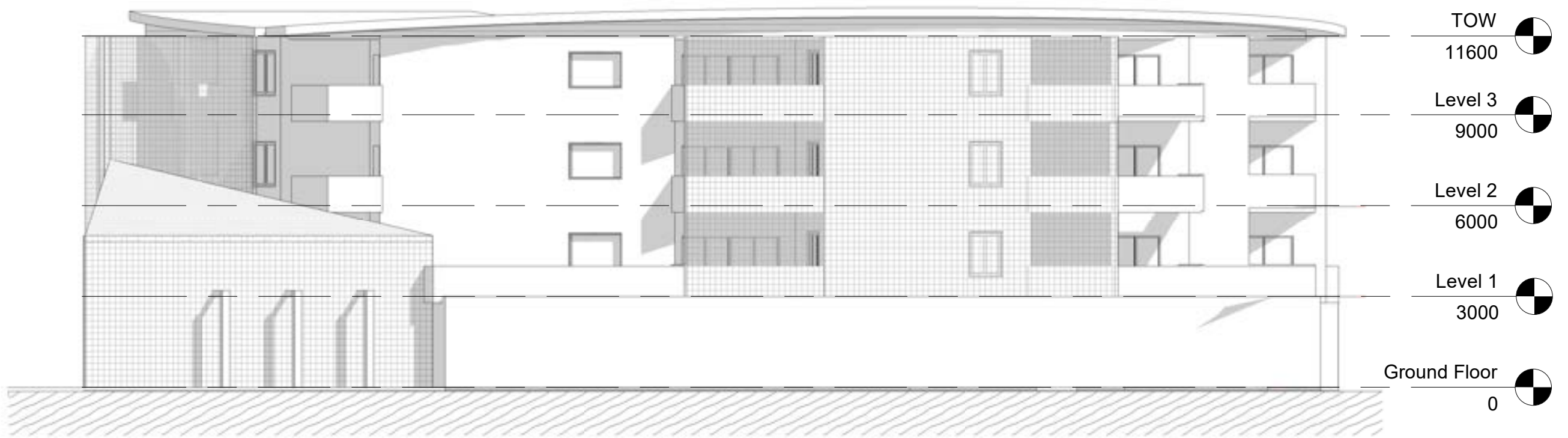
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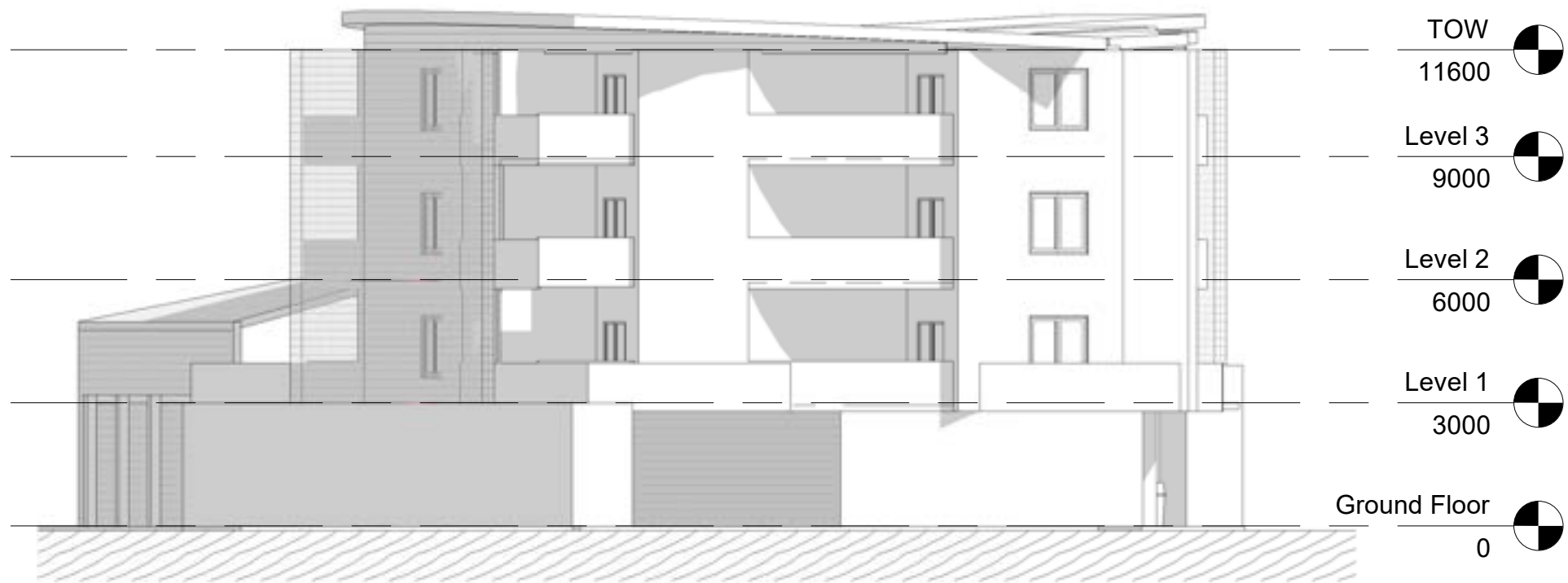
Suite 8 / 9 Cleaver Street
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1 East
1 : 150



2 North
1 : 150



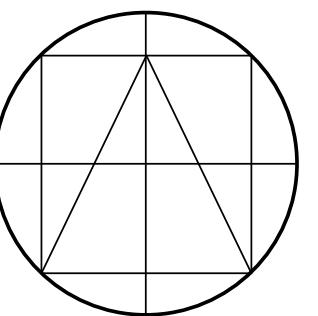
4 West
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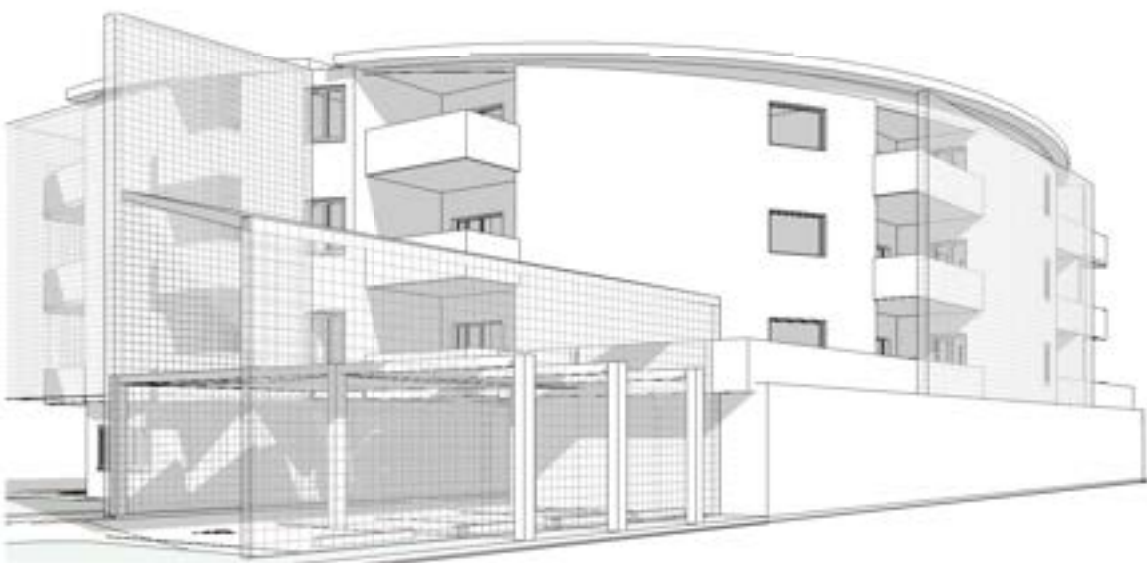
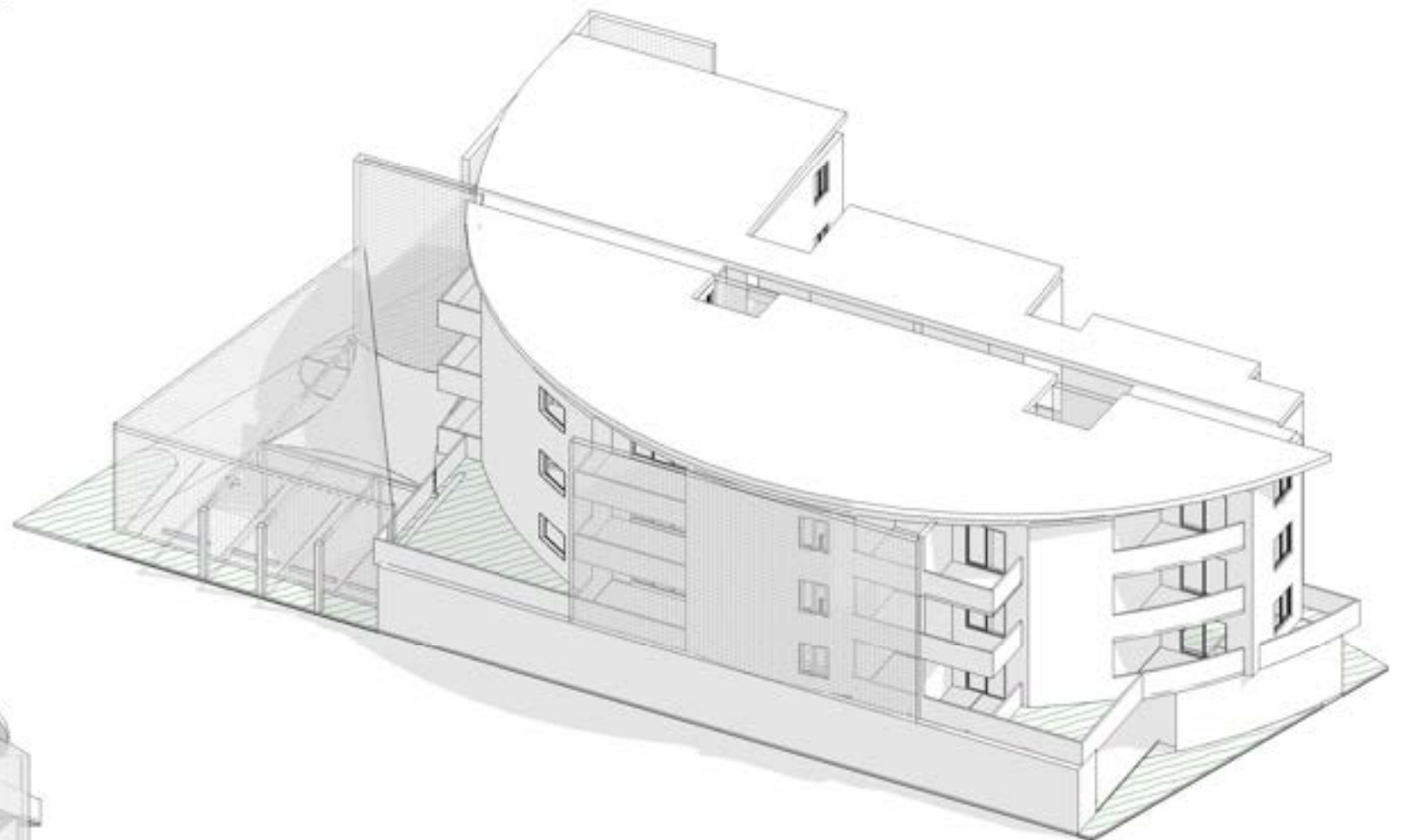
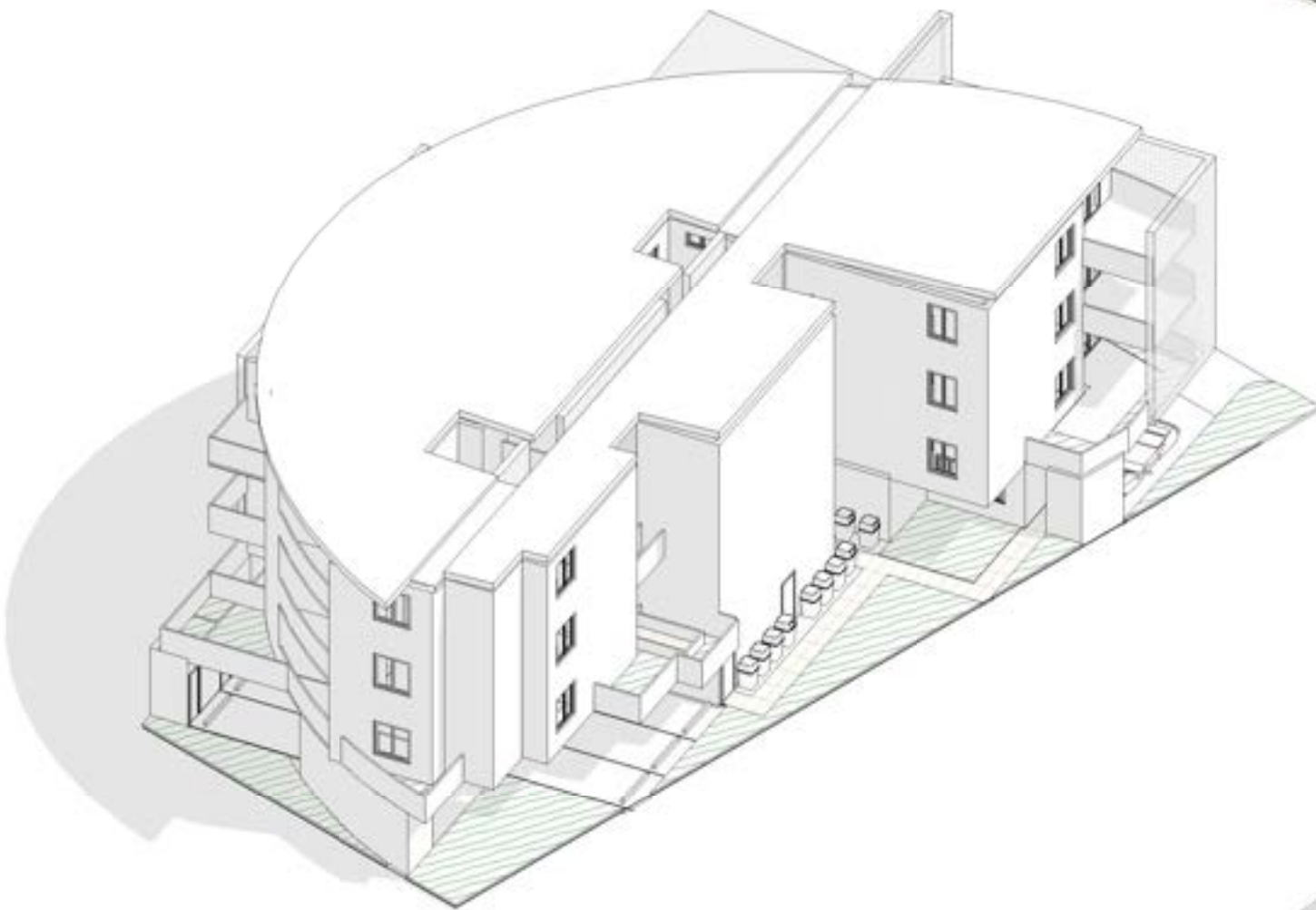
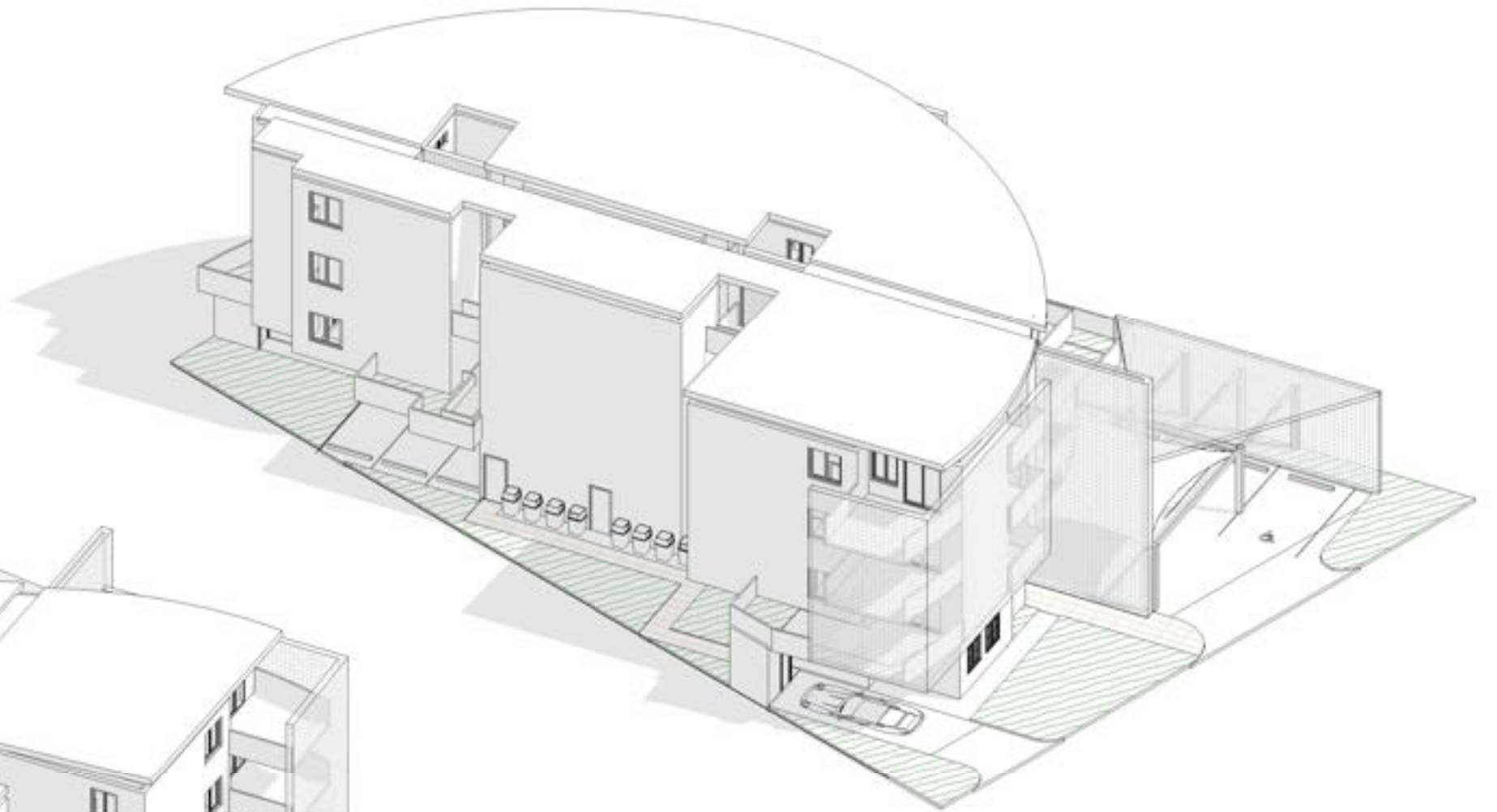
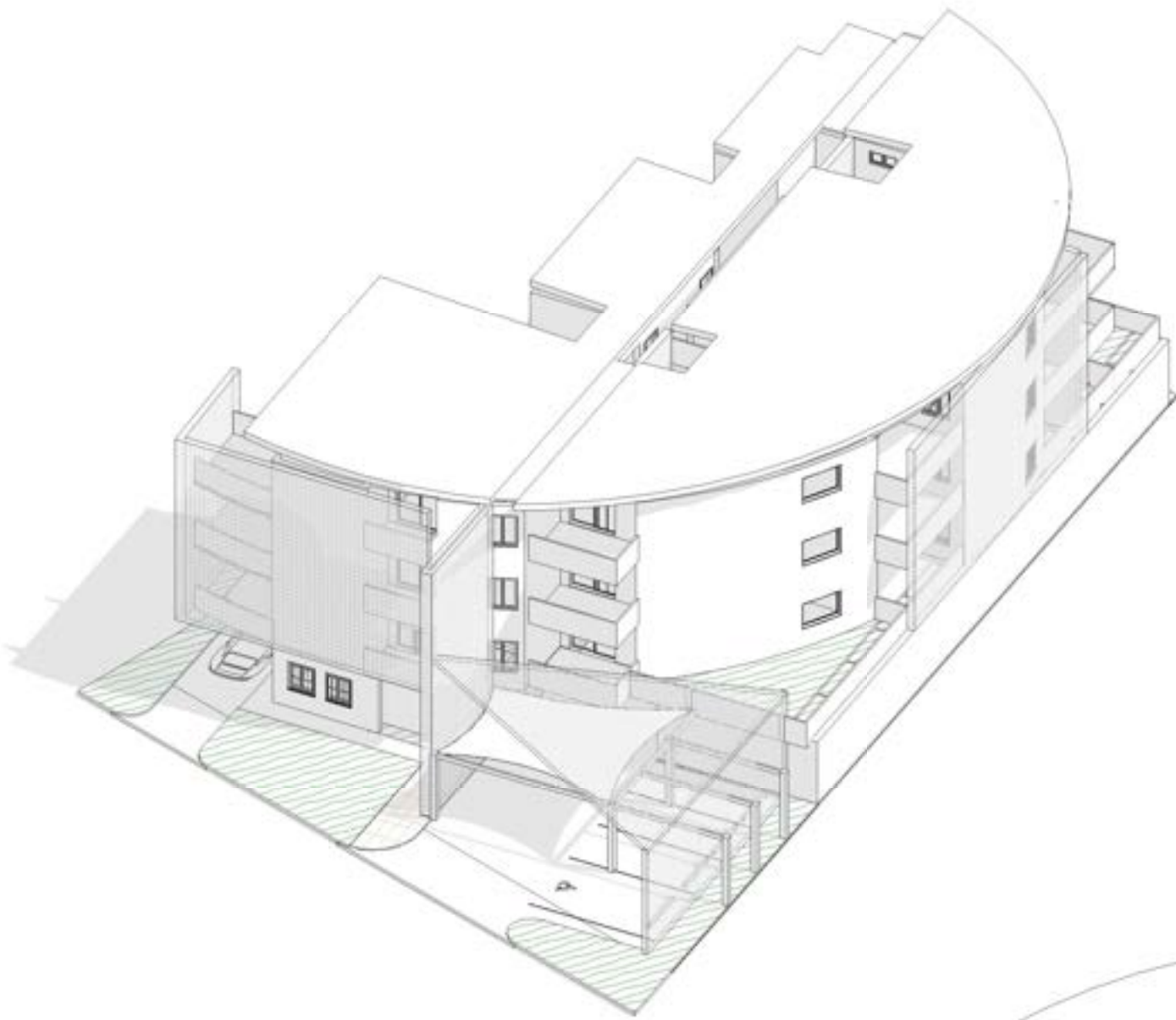


3 South
1 : 150

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A106

