

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 - PDA24/0024 – 118 Flora Terrace, North Beach - Pre Development Application – Multiple Dwelling	
Acting Chairperson:	Philip Gresley	
Panel members:	Munira Mackay Tony Blackwell David Karotkin	
Local government officers:	Peter Prendergast Karina Bowater Cameron Howell Simone Palmer	Service Lead Planning Coordinator Planning Senior Planning Officer DRP Support Officer
Observers	Shaun Wheatland Gareth Glanville Olivia Abbonizio	Senior Planning Officer Coordinator City Future Projects Senior Strategic Planning Officer, City Future
Date:	9 May 2024	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

Felipe Soto	Space Collective Architects (Applicant)
Ben Doyle	Planning Solutions
Annika White	Seed Design Studio
Ryan Henderson	Developer
Mitchell Hender	Space Collective Architects
Graham Agar	Full Circle Design
Owners	Mr Neil D Bowie

Observer/s

Briefings		
Development assessment overview	Shaun Wheatland	Senior Planning Officer
Technical issues	Shaun Wheatland	Senior Planning Officer
Design Review		
Proposed development	Item 1 - PDA24/0024 – 118 Flora Terrace, North Beach - Pre Development Application – Multiple Dwelling	
Property address	118 Flora Terrace, North Beach	
Background		
Proposal		

Applicant or applicant's representative address to the design review panel	Felipe Soto Annika White Graham Agar	Space Collective Architects Seed Design Studio Full Circle Design
Key issues / recommendations	There have been significant improvements to the proposal since DRP1 and the Panel thanks the Applicant for the work undertaken to address Panel concerns, including the impact upon the southern neighbours. The general bulk and scale of the proposal is now supported, and the Panel believes the development will make a positive contribution to its local context. However, the Panel expressed concerns that the number of apartments being included in this envelope is having a negative impact upon various design Principles including (but not limited to) functionality, amenity, and safety. The proponent is encouraged to re-consider how this will be improved noting that any increases to the scale and dimensions of the envelope will not likely be supported. Another review is recommended.	
Chairperson signature		

Design quality evaluation Item 1 – PDA24/0022 – 118 Flora Terrace, North Beach – Pre Development Application – Multiple Dwelling DRP Meeting – Thursday 9 May 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 is pleased with the improvements to the proposal since DRP1 and commented that this Design Principle is satisfied. 1b. The scale of the streetscape frontage, the commercial / retail interface, and the modulation of the façade through articulation and material composition is all commended. 1c. The improvements of the proposal include the creation of a softer transition to the southern neighbours and overshadowing looks to be satisfactorily resolved. 1d. The Panel commended the Applicant on the local character references and stated the symmetrical form reflects the 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>
	P	2a. Comment was made by the Panel this design principle is generally supported although requires some clarification and refinement. 2b. The use of ground level private open spaces is largely successful and there is good opportunity for enhancement of the relationship between external and internal communal spaces on the ground level. 2c. Although there was some concern with the location of trees and deep soil to the southern side of the property, the trees proposed contribute to the experience of the existing southern neighbours with outlook and privacy and is a good outcome. 2d. It was noted by the Panel the addition of the Norfolk Island Pine is positive although it would be favourable to see a mature tree replant. 2e. The Panel commented the landscaping introduced to the balconies is supported and is a positive outcome. 2f. More clarity should be provided with relation to the depth of on structure planters as concern was expressed about suitable depths, and their detailing. 2g. It was suggested by the Panel the on-structure planting should be strata managed rather than leaving this responsibility to the tenants. This will require clarification and resolution as it impacts the successful opportunity of ground level private and landscaped open spaces. 2h. It was mentioned the bus stop would be a good outcome and pursuing this initiative would be beneficial. Some concern was raised about the available space for this element and this needs clarification. 2i. The Panel suggested reconsideration of the species list especially in relation to vulnerability to the Polyphagous shot-hole borer, and the vegetable planters to the south. 2j. The number of trees being proposed, above those that are required, is supported.
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 addressing of this design principle is supported by the Panel. 3b. The Panel expressed support for the three-storey podium with the additional top

	S	two floors being set back. 3c. It was acknowledged by the Panel the Applicant has worked hard on resolving the built form and minimising the bulk and height impact on the surrounding residential properties which is now supportable. 3d. The Panel commented the softer transition to the south is agreeable and supportable. 3e. Whilst the presentation of the general form to the neighbourhood is appropriate and supported, the Panel expressed concerns that the number of apartments being included in this envelope is having a negative impact upon various other principles including (but not limited to) functionality, amenity, and safety. The proponent is encouraged to re-consider how this will be improved noting that any increases to the scale and dimensions of the envelope will not likely be supported.
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 Applicants presentation indicated there was 80% activation to the street. It appears this could be less than presented. However, the activation strategy is supported and seen as a good outcome. Continue to develop. 4b. It was noted by the Panel the distance to the tenancies from the commercial bays seems arduous. 4c. The Panel queried mixing commercial and residential parking bays in the basement and stated this may not be the most functional solution. 4d. There was concern expressed by the Panel around the functionality of the communal entry area. Further information is requested to provide clarity and resolution. 4e. The Panel showed concern around the security to the mail room as there is no airlock. 4f. It was noted by the Panel the bike store is in an awkward location and there could be potential conflict between the bikes and pedestrians. There is opportunity to relocate this and improve functionality. 4g. It was mentioned by the Panel the depth of some apartments (vs ceiling height) may be problematic and requires resolution. 4h. The Panel questioned if the balcony screening (to the north side west facing balcony) is meeting privacy requirements. 4i. The functionality of the very large balconies for the penthouse were queried by the Panel. The question was asked what these would be used for and how might they be furnished? 4j. The Panel stated there are logistic issues associated with waste disposal. The current process of having to go through the lobby is not a good outcome. The moving the bins to the street in the narrow driveway also requires further explanation. 4k. The Panel expressed concern around the width of the driveway access to the ground floor basement. It is currently 4.5m with a blind corner and a steep ramp. Further information is sought including swept path analysis.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	P	5a. Comment was made by the Panel the level of detail is a welcome response. 5b. The Panel commented 30kW inverter for the photo voltaic cells is great and an excellent outcome. 5c. The Applicant was urged to be more ambitious in their response and commitment to sustainability due to the height and plot ratio discretions being sought.

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 proponent is encouraged to re-consider how amenity can be improved generally. There are significant concerns amenity is being compromised due to the number of apartments being “squeezed” into the proposed building envelope, noting any increases to the scale and dimensions of the envelope will not likely be supported. 6b. The Panel commented the north facing lift lobby on the ground floor provides excellent amenity for residents. 6c. The Panel has some concerns around the levels of sunlight, daylight, and cross ventilation to some of the apartments. The Panel believes that improvements should be sought by the design team to bring improvement to the occupants, especially due to the significant discretion being sought in relation to plot ratio. 6d. The Panel recommends further work be carried out to achieve dimensional compliance to apartments including (but not limited to) living space widths for the south facing one bedroom apartments. 6e. The communal space size was questioned, and the Panel suggests that it would benefit from additional design work including the relationship of the internal and external spaces. The Panel encourages ongoing coordination and collaboration between landscape architect and the architect. 6f. The width of the driveway and general dimensions of the carpark seem very tight and create less than ideal amenity for users.
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 supported by the Panel.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	N	8a. The Panel expressed concern around the width of the driveway access to the ground floor basement. It is currently 4.5m (less than a 2-way driveway) with a blind corner and a steep ramp which could pose a safety issue. Further clarification is required as to how this is being managed. 8b. Comment was made the manoeuvrability in the carpark has been impacted by yield and looks very tight. Swept paths should be provided to demonstrate how this will work. 8c. Although seen as a positive aesthetic feature, the Panel showed concern around the breeze blocks used on the ground floor and balconies as these could be climbed and pose a safety issue.
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 design principle is supported by the Panel. 9b. The Panel commended the Applicant on the diversity of the apartments and commented this is a positive outcome for the community. 9c. It was noted by the Panel the dog water station and foot wash on the ground floor is a good addition and supported. 9d. Comment was made by the Panel achieving a 100% silver living apartment rating is a strength of the proposal. 9e. It was noted by the Panel clarification on the size of the communal open space would be beneficial.

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 commended the Applicant on the outcome of this design principle and stated the aesthetics are supported. 10b. It was mentioned the Panel supports the approach taken and the material palette and stated it fits in with the streetscape and character of the location. 10c. Comment was made by the Panel highly durable materials should be deployed in this location which are suitable for the coastal environment. This will minimise maintenance and extend the life cycle of the materials.

Design Review progress**Item 1 – PDA24/0022 and PDA24/0007 – 118 Flora Terrace, North Beach – Pre Development Application - Multiple Dwelling****DRP Meeting – Thursday 9 May 2024 and 29 February 2024**S *Design Principle satisfied*P *Design Principle pending further attention*N *Design Principle not satisfied*

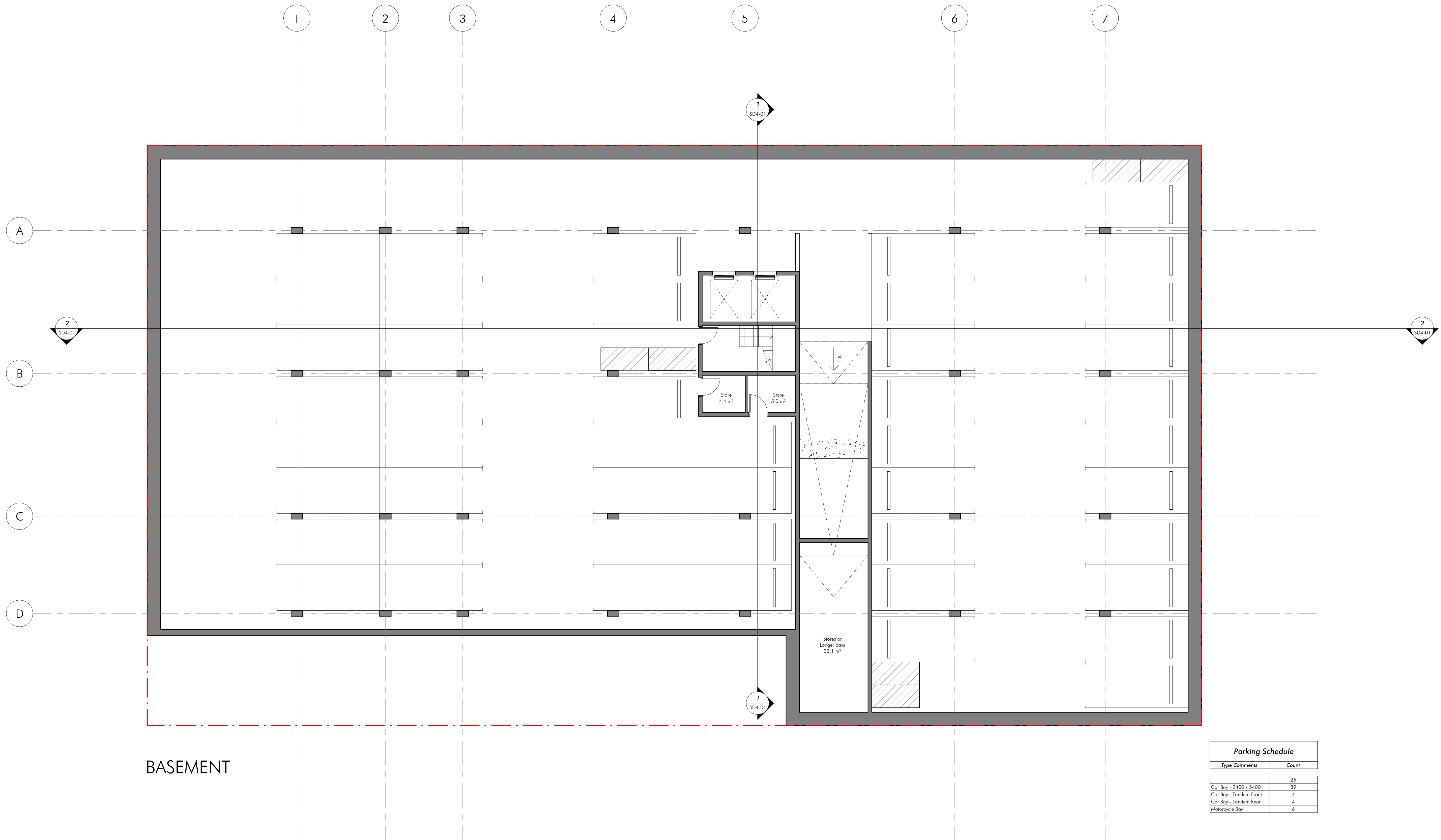
	DR1 29/2/24	DR2 9/5/2024	
Principle 1 - Context and character	N	S	
Principle 2 - Landscape quality	P	P	
Principle 3 - Built form and scale	N	S	
Principle 4 - Functionality and build quality		P	
Principle 5 - Sustainability		P	
Principle 6 - Amenity	N	P	
Principle 7 - Legibility		S	
Principle 8 - Safety		N	
Principle 9 - Community	N	S	
Principle 10 - Aesthetics		S	

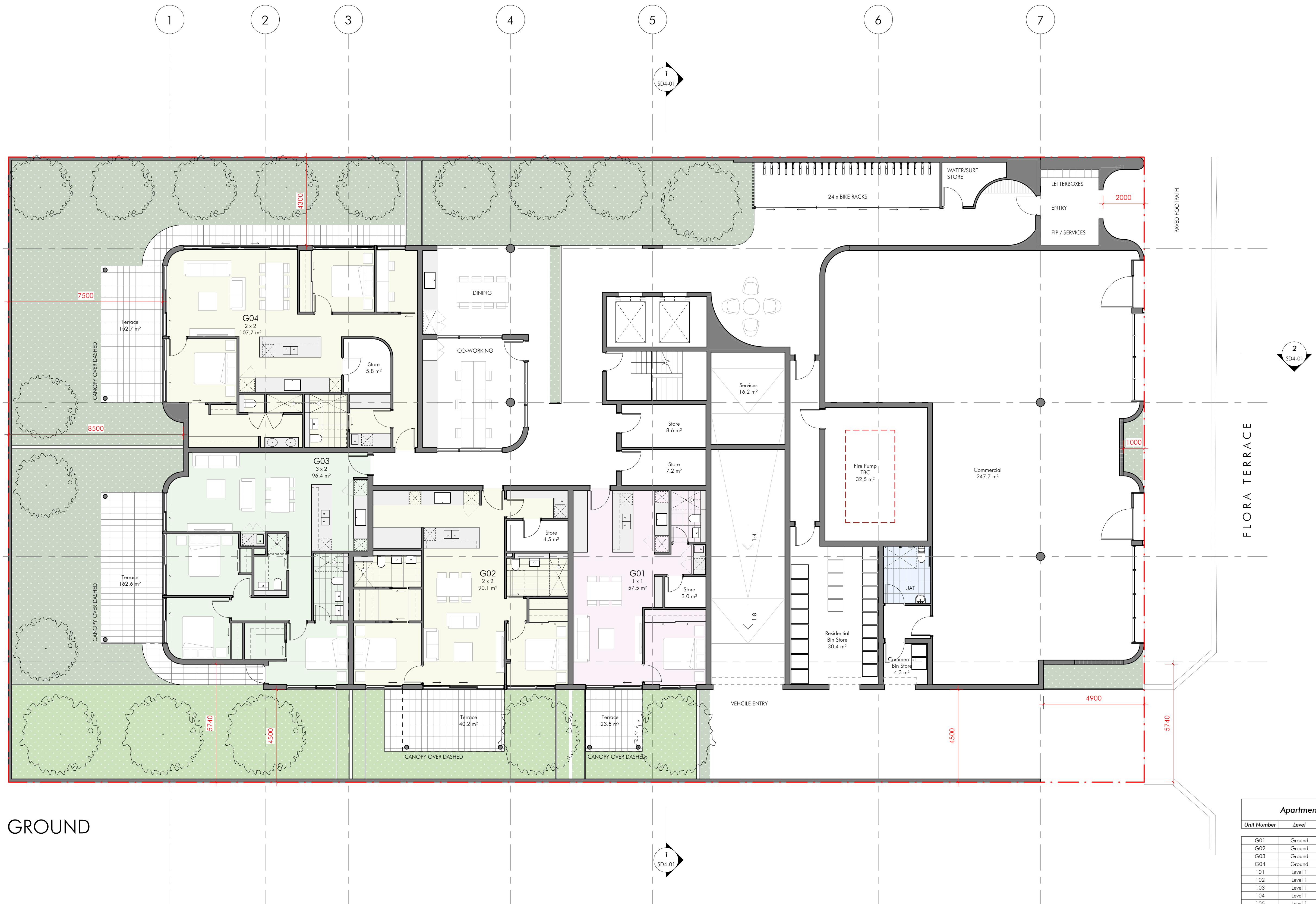
DR1 – DRP Recommendations DRP Meeting – 29/2/2024	DR2 – Applicant Response DRP Meeting – 29/2/2024	DR2 - DRP Recommendations DRP Meeting – 9/5/2024	DR2 – Applicant Response DRP Meeting – 9/5/2024
2b. Comment was made by the Panel it would be beneficial to understand if there are existing trees on the site and what they are and if they bring amenity to the site. 2d. The Panel encourages the design team to optimise the ground level opportunities in the landscape to optimise amenity for these apartments.		2f. More clarity should be provided with relation to the depth of on structure planters as concern was expressed about suitable depths, and their detailing. 2g. It was suggested by the Panel the on-structure planting should be strata managed rather than leaving this responsibility to the tenants. This will require clarification and resolution as it impacts the successful opportunity of ground level private and landscaped open spaces. 2h. It was mentioned the bus stop would be a good outcome and pursuing this initiative would be beneficial. Some concern was raised about the available space for this element and this needs clarification. 2i. The Panel suggested reconsideration of the species list especially in relation to vulnerability to the Polyphagous shot-hole borer, and the vegetable planters to the south.	
3c. Comment was made by the Panel overshadowing especially to the south and south-west is problematic. 3d. The Panel also had concerns around the rationale presented for overshadowing, highlighting that the “Deemed to Comply” scheme used for comparison was in fact the maximum allowable massing envelope, which does not acknowledge other design		3a. The addressing of this design principle is supported by the Panel. 3e. Whilst the presentation of the general form to the neighbourhood is appropriate and supported, the Panel expressed concerns that the number of apartments being included in this envelope is having a negative impact upon various other principles including (but not limited to) functionality,	

requirements such as overshadowing to R20 and passive solar design requirements. The maximum allowable development envelope does not automatically accommodate good design or satisfy the 10 design principles of SPP7.0.		amenity, and safety. The proponent is encouraged to re-consider how this will be improved noting that any increases to the scale and dimensions of the envelope will not likely be supported.	
4b. The Panel queried the ground floor, floor to ceiling height to accommodate the intended use.		4d. There was concern expressed by the Panel around the functionality of the communal entry area. Further information is requested to provide clarity and resolution. 4f. It was noted by the Panel the bike store is in an awkward location and there could be potential conflict between the bikes and pedestrians. There is opportunity to relocate this and improve functionality. 4g. It was mentioned by the Panel the depth of some apartments (vs ceiling height) may be problematic and requires resolution. 4j. The Panel stated there are logistic issues associated with waste disposal. The current process of having to go through the lobby is not a good outcome. The moving of the bins to the street in the narrow driveway also requires further explanation. 4k. The Panel expressed concern around the width of the driveway access to the ground floor basement. It is currently 4.5m with a blind corner and a steep ramp. Further information is sought including swept path analysis.	
5a. Although there are encouraging aspects to the current ambitions,		5c. The Applicant was urged to be more ambitious in their response	

more information is needed and this design principle is not yet assessable. 5b. The Panel commended the commitment to a life cycle assessment but seek more information on benchmarks and comparison targets.		and commitment to sustainability due to the height and plot ratio discretions being sought.	
6a. It was stated by the Panel there is a lack of communal open space. The question was asked why this was not considered? There is an expectation for this to be addressed prior to the next DRP review. 6b. It was noted by the Panel there are no resident storerooms. Escape into the lobby area and stores are important for the residential component of this design.		6a. The proponent is encouraged to re-consider how amenity can be improved generally. There are significant concerns amenity is being compromised due to the number of apartments being “squeezed” into the proposed building envelope, noting any increases to the scale and dimensions of the envelope will not likely be supported. 6c. The Panel has some concerns around the levels of sunlight, daylight, and cross ventilation to some of the apartments. The Panel believes that improvements should be sought by the design team to bring improvement to the occupants, especially due to the significant discretion being sought in relation to plot ratio. 6d. The Panel recommends further work be carried out to achieve dimensional compliance to apartments including (but not limited to) living space widths for the south facing one bedroom apartments. 6e. The communal space size was questioned, and the Panel suggests that it would benefit from additional design work including the relationship of the internal and external spaces. The	

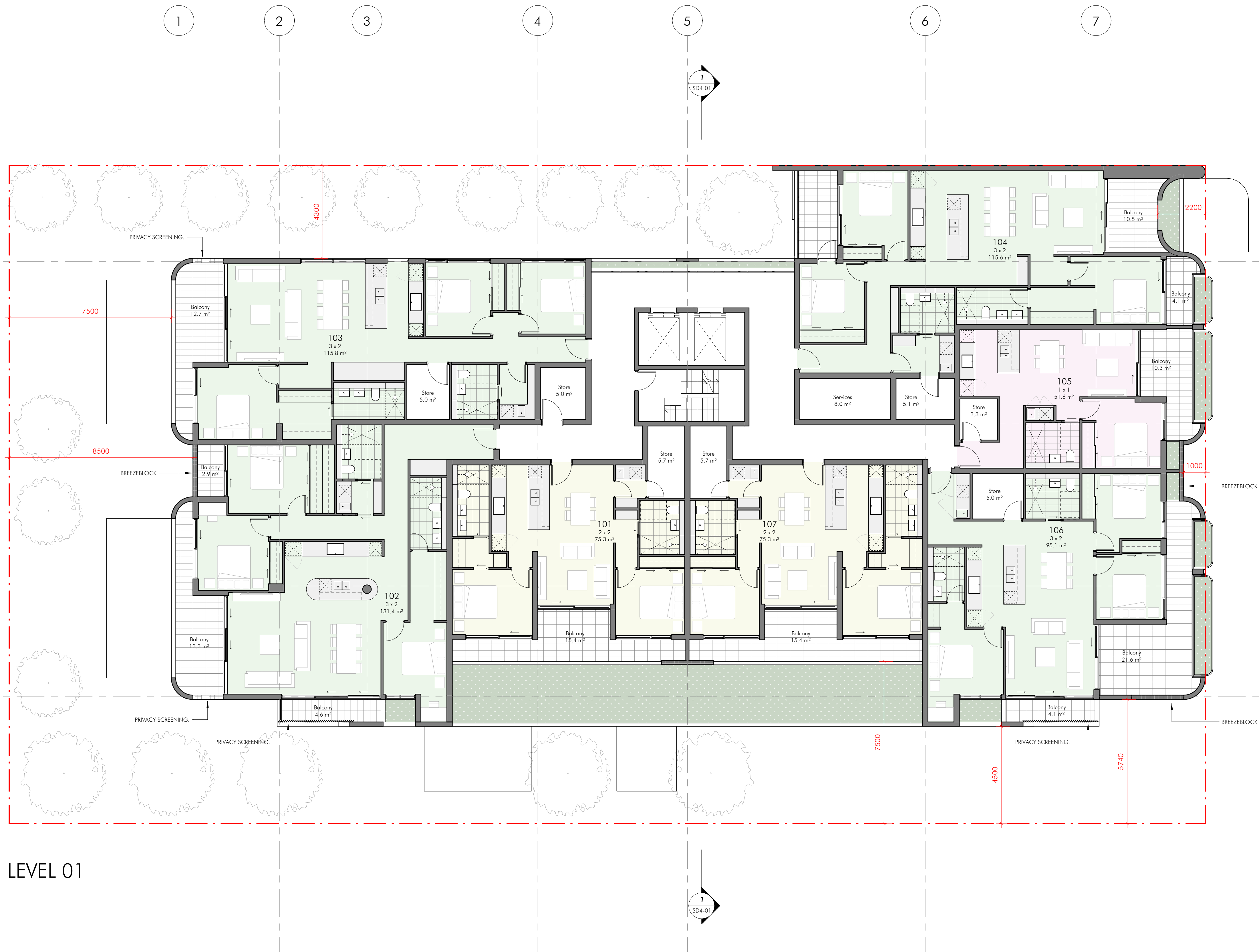
		Panel encourages ongoing coordination and collaboration between landscape architect and the architect.	
		8a. The Panel expressed concern around the width of the driveway access to the ground floor basement. It is currently 4.5m (less than a 2-way driveway) with a blind corner and a steep ramp which could pose a safety issue. Further clarification is required as to how this is being managed. 8b. Comment was made the manoeuvrability in the carpark has been impacted by yield and looks very tight. Swept paths should be provided to demonstrate how this will work.	
9a. It was stated by the Panel the community benefit for this proposal is important if the Applicant is seeking discretions for the height of the building. 9b. The community benefit for the height discretions should be communicated and dialogue and justification around what is being given back to the Community is imperative to gain support for additional height.		9a. This design principle is supported by the Panel. 9e. It was noted by the Panel clarification on the size of the communal open space would be beneficial.	
		10c. Comment was made by the Panel highly durable materials should be deployed in this location which are suitable for the coastal environment. This will minimise maintenance and extend the life cycle of the materials.	





GROUND

Apartment Area Schedule				
Unit Number	Level	Layout	Internal Area	
G01	Ground	1 x 1	57.5 m ²	
G02	Ground	2 x 2	90.1 m ²	
G03	Ground	3 x 2	96.4 m ²	
G04	Ground	2 x 2	107.7 m ²	
101	Level 1	2 x 2	75.3 m ²	
102	Level 1	3 x 2	131.4 m ²	
103	Level 1	3 x 2	115.8 m ²	
104	Level 1	3 x 2	115.6 m ²	
105	Level 1	1 x 1	51.6 m ²	
106	Level 1	3 x 2	95.1 m ²	
107	Level 1	2 x 2	75.3 m ²	
201	Level 2	2 x 2	75.3 m ²	
202	Level 2	3 x 2	129.8 m ²	
203	Level 2	3 x 2	115.8 m ²	
204	Level 2	3 x 2	115.6 m ²	
205	Level 2	1 x 1	51.6 m ²	
206	Level 2	3 x 2	93.5 m ²	
207	Level 2	2 x 2	75.3 m ²	
301	Level 3	3 x 2	116.2 m ²	
302	Level 3	3 x 2	111.9 m ²	
303	Level 3	2 x 2	94.3 m ²	
304	Level 3	3 x 2	111.9 m ²	
401	Level 4	3 x 3.5	217.2 m ²	
Total Units: 23			2,320.3 m ²	



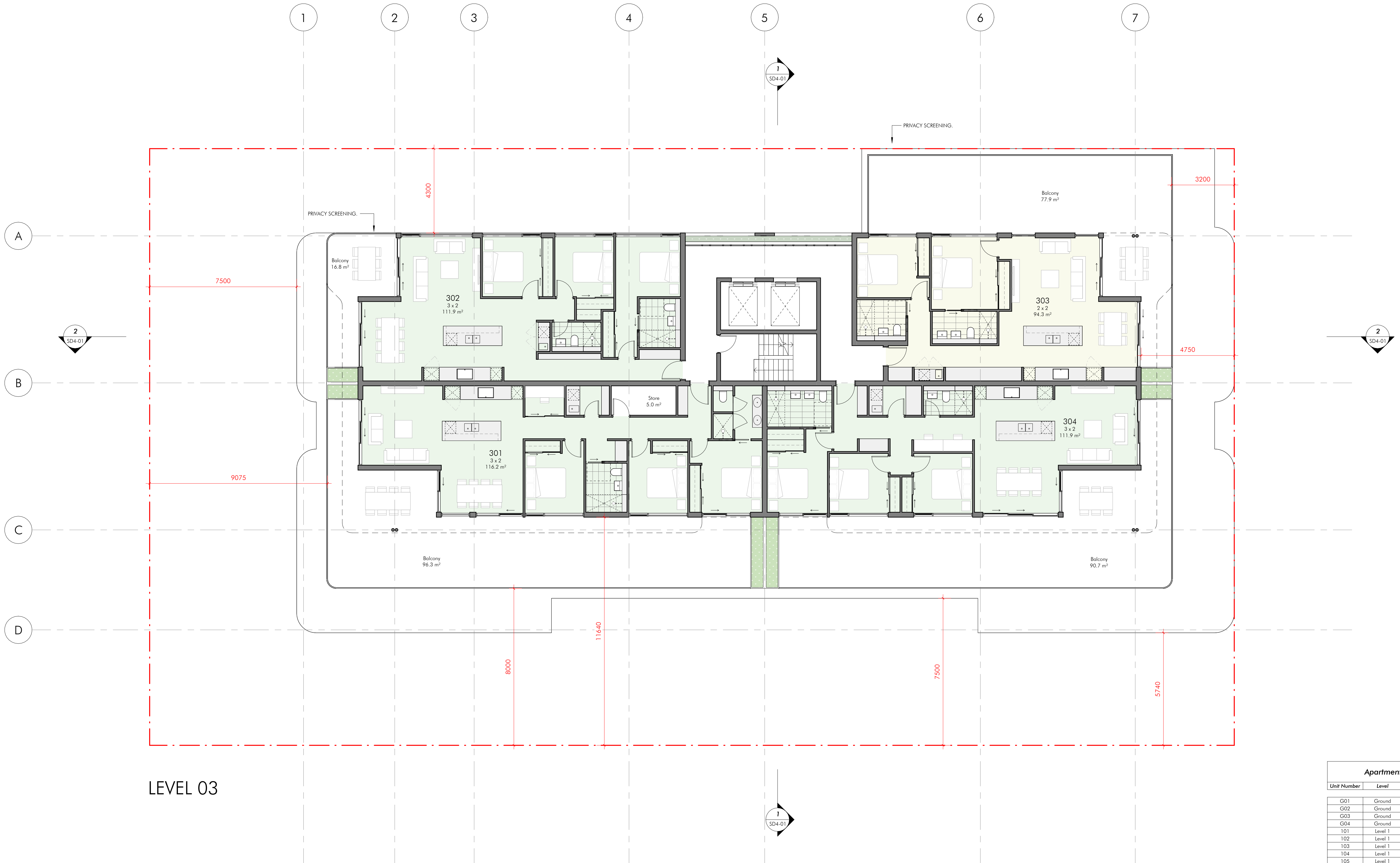
LEVEL 01

Apartment Area Schedule			
Unit Number	Level	Layout	Internal Area
G01	Ground	1 x 1	57.5 m²
G02	Ground	2 x 2	90.1 m²
G03	Ground	3 x 2	96.4 m²
G04	Ground	2 x 2	107.7 m²
101	Level 1	2 x 2	75.3 m²
102	Level 1	3 x 2	131.4 m²
103	Level 1	3 x 2	115.8 m²
104	Level 1	3 x 2	115.6 m²
105	Level 1	1 x 1	51.6 m²
106	Level 1	3 x 2	95.1 m²
107	Level 1	2 x 2	75.3 m²
201	Level 2	2 x 2	75.3 m²
202	Level 2	3 x 2	129.8 m²
203	Level 2	3 x 2	115.8 m²
204	Level 2	3 x 2	115.6 m²
205	Level 2	1 x 1	51.6 m²
206	Level 2	3 x 2	93.5 m²
207	Level 2	2 x 2	75.3 m²
301	Level 3	3 x 2	116.2 m²
302	Level 3	3 x 2	111.9 m²
303	Level 3	2 x 2	94.3 m²
304	Level 3	3 x 2	111.9 m²
401	Level 4	3 x 3.5	217.2 m²
Total Units: 23			2,320.3 m²



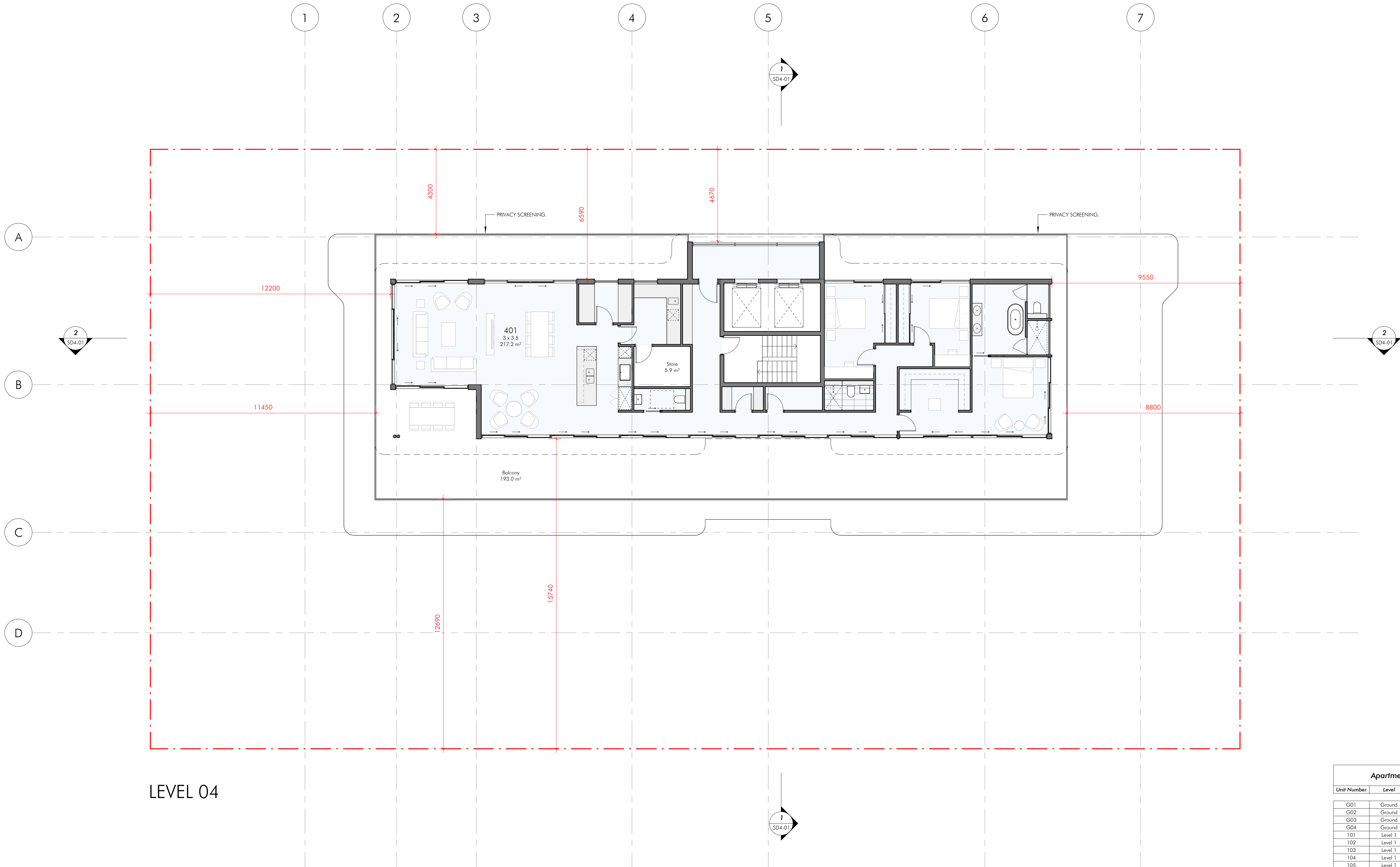
LEVEL 02

Apartment Area Schedule			
Unit Number	Level	Layout	Internal Area
G01	Ground	1 x 1	57.5 m ²
G02	Ground	2 x 2	90.1 m ²
G03	Ground	3 x 2	96.4 m ²
G04	Ground	2 x 2	107.7 m ²
101	Level 1	2 x 2	75.3 m ²
102	Level 1	3 x 2	131.4 m ²
103	Level 1	3 x 2	115.8 m ²
104	Level 1	3 x 2	115.6 m ²
105	Level 1	1 x 1	51.6 m ²
106	Level 1	3 x 2	95.1 m ²
107	Level 1	2 x 2	75.3 m ²
201	Level 2	2 x 2	75.3 m ²
202	Level 2	3 x 2	129.8 m ²
203	Level 2	3 x 2	115.8 m ²
204	Level 2	3 x 2	115.6 m ²
205	Level 2	1 x 1	51.6 m ²
206	Level 2	3 x 2	93.5 m ²
207	Level 2	2 x 2	75.3 m ²
301	Level 3	3 x 2	116.2 m ²
302	Level 3	3 x 2	111.9 m ²
303	Level 3	2 x 2	94.3 m ²
304	Level 3	3 x 2	111.9 m ²
401	Level 4	3 x 3.5	217.2 m ²
Total Units: 23			2,320.3 m ²



LEVEL 03

Apartment Area Schedule			
Unit Number	Level	Layout	Internal Area
G01	Ground	1 x 1	57.5 m ²
G02	Ground	2 x 2	90.1 m ²
G03	Ground	3 x 2	96.4 m ²
G04	Ground	2 x 2	107.7 m ²
101	Level 1	2 x 2	75.3 m ²
102	Level 1	3 x 2	131.4 m ²
103	Level 1	3 x 2	115.8 m ²
104	Level 1	3 x 2	115.6 m ²
105	Level 1	1 x 1	51.6 m ²
106	Level 1	3 x 2	95.1 m ²
107	Level 1	2 x 2	75.3 m ²
201	Level 2	2 x 2	75.3 m ²
202	Level 2	3 x 2	129.8 m ²
203	Level 2	3 x 2	115.8 m ²
204	Level 2	3 x 2	115.6 m ²
205	Level 2	1 x 1	51.6 m ²
206	Level 2	3 x 2	93.5 m ²
207	Level 2	2 x 2	75.3 m ²
301	Level 3	3 x 2	116.2 m ²
302	Level 3	3 x 2	111.9 m ²
303	Level 3	2 x 2	94.3 m ²
401	Level 4	3 x 2	111.9 m ²
401	Level 4	3 x 3.5	217.2 m ²
Total Units: 23			2,320.3 m ²



LEVEL 04

Apartment Area Schedule			
Unit Number	Level	Layout	Internal Area
G01	Ground	1 x 1	57.5 m²
G02	Ground	2 x 2	90.1 m²
G03	Ground	3 x 2	96.4 m²
G04	Ground	2 x 2	107.7 m²
101	Level 1	2 x 2	75.3 m²
102	Level 1	3 x 2	131.4 m²
103	Level 1	3 x 2	115.8 m²
104	Level 1	3 x 2	115.6 m²
105	Level 1	1 x 1	51.6 m²
106	Level 1	3 x 2	95.1 m²
107	Level 1	2 x 2	75.3 m²
201	Level 2	2 x 2	75.3 m²
202	Level 2	3 x 2	129.8 m²
203	Level 2	3 x 2	115.8 m²
204	Level 2	3 x 2	115.6 m²
205	Level 2	1 x 1	51.6 m²
206	Level 2	3 x 2	93.5 m²
207	Level 2	2 x 2	75.3 m²
301	Level 3	3 x 2	116.2 m²
302	Level 3	3 x 2	111.9 m²
303	Level 3	2 x 2	94.3 m²
304	Level 3	3 x 2	111.9 m²
401	Level 4	3 x 3.5	217.2 m²
Total Units: 23			2,320.3 m²



Flora Residences
118 Flora Terrace, North Beach

SCALE 1 : 100 @A1
1:200 (A3)
0 1 2 3 4 5 m

NP

DATE ISSUED

DRAWING NAME
SECTIONS
PROJECT PHASE
SCHEMATIC DESIGN

PROJECT No.
2401

DRAWING No.
SD4-01

REV