

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 - PDA24/0035 – 118 Flora Terrace, North Beach - Pre Development Application – Multiple Dwelling	
Chairperson:	Philip Gresley	
Panel members:	Brett Wood-Gush Tony Blackwell David Karotkin	
Local government officers:	Joseph Rowe-Martin Karina Bowater Michael Italiano Simone Palmer	Acting Manager Development Services Acting Coordinator Planning Senior Planning Officer DRP Support Officer
Observers	Gareth Glanville Olivia Abbonizio David Jack	Coordinator City Future Projects Senior Strategic Planning Officer • City Future Specialist Strategic Planner – City Future
Date:	20 June 2024	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Felipe Soto Ben Doyle Ryan Henderson Graham Agar Mitchell Hender	Space Collective Architects (Applicant) Planning Solutions Developer Full Circle Design Space Collective Architects
	Owners	Mr Neil D Bowie
Observer/s		

Briefings		
Development assessment overview	Michael Italiano	Senior Planning Officer
Technical issues	Michael Italiano	Senior Planning Officer
Design Review		
Proposed development	Item 1 - PDA24/0035 – 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 Graham Agar	Space Collective Architects Full Circle Design

Key issues / recommendations	The Panel commends the applicant for the high-quality proposal which will set a positive benchmark for development in this North Beach precinct. The project carefully balances bulk, scale and amenity of its neighbours to create a considered medium density outcome for this site which sits comfortably within its planning context. The proposal has continued to improve since DRP1 and aside some minor, but important considerations, the Panel supports the proposal. Another full Panel review meeting is not required. The Chair will make himself available to the City's to review any updates if required. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – PDA24/0035 – 118 Flora Terrace, North Beach – Pre Development Application – Multiple Dwelling DRP Meeting – Thursday 20 June 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. This Design Principle is satisfied and the Panel believes this is a high quality architectural solution and an excellent outcome for the community. 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 Panel commended the Applicant on the projects integration into the local character and context, existing and future.
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 minor refinements. 2b. It was noted by the Panel the addition of the Norfolk Island Pine is a positive outcome and is preferential over a bus stop. 2c. The Panel commented the landscaping introduced to the balconies is supported and is a positive outcome. 2d. The number of trees being proposed, above those that are required, is supported. 2e. The 300mm depth of the planters on the large terraces above level 2 were questioned. It was suggested by the Panel these would only work if the planters had succulents and/or cacti planted in this depth of soil. 2f. It was suggested dark grout could be used for consistency on the planter boxes. 2g. The Panel suggested reconsideration of the species list especially in relation to the three trees which are noted as either Polyphagous shot-hole borer hosts or reproductive shot-hole borer hosts. It is noted two other species are temperate rainforest trees and may not be suited to climate adaption.
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. The addressing of this design principle is supported by the Panel. 3b. The presentation of the general form to the neighbourhood is appropriate and supported. 3c. The Panel was supportive of the reduction of the number of apartments being offered which has had a positive impact on various other principles. 3d. The Panel expressed support for the three-storey podium with the additional top two floors being set back. 3e. 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.
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>

	S	4a. This design principle is satisfied. 4b. The Panel advised best practice would be to separate the commercial and residential parking bays in the basement. 4c. The Panel stated the communal open space has improved significantly and is a good result. 4d. The Panel thank the Applicant for the swept path diagrams although there was still some concern around manoeuvring of larger cars in the basement.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	S	5a. The Panel expressed appreciation for the additional interrogation of the sustainability principle which is a great outcome and is now supported by the Panel. 5b. Comment was made by the Panel the level of detail is a welcome response.
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>
	S	6a. Amenity of the proposal has been improved and this design principle is now supported by the Panel. 6b. It was mentioned by the Panel the increase of three bedroom apartments on the ground floor is a better outcome to accommodate families. 6c. The amenity of the proposal has been improved due to the number of apartments being reduced within the proposed building envelope. 6d. The Panel commented the north facing lift lobby on the ground floor provides excellent amenity for residents. 6e. The dimensional compliance to apartments including (but not limited to) living space widths for the south facing one bedroom apartments has been resolved. 6f. The communal open space amenity has been improved and is a good result. 6g. The width of the driveway still seems very tight and creates 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>
	P	8a. The Panel stated there remains concern around traffic management on the ramp as it is not fully resolved. It was stated a more sophisticated traffic management solution is required and there is a need to elevate the system of access for exiting and entering to mitigate the risk. It was suggested a traffic light system could be introduced. 8b. Comment was made the manoeuvrability in the carpark still looks very tight, especially for large vehicles. 8c. The Panel appreciate the solution implemented around the climb ability of the breeze blocks on the ground floor and stated this is a good outcome. Comment was made there is still some balconies which don't have a planter box behind them to alleviate this risk of this on the balconies.
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.
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 20 June 2024, 9 May 2024 and 29 February 2024				
S	Design Principle satisfied			
P	Design Principle pending further attention			
N	Design Principle not satisfied			
	DR1 29/2/2024	DR2 9/5/2024	DR3 20/6/2024	
Principle 1 - Context and character	N	S	S	
Principle 2 - Landscape quality	P	P	P	
Principle 3 - Built form and scale	N	S	S	
Principle 4 - Functionality and build quality		P	S	
Principle 5 - Sustainability		P	S	
Principle 6 - Amenity	N	P	S	
Principle 7 - Legibility		S	S	
Principle 8 - Safety		N	P	
Principle 9 - Community	N	S	S	
Principle 10 - Aesthetics		S	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	DR3 – DRP Recommendations DRP Meeting – 20/6/2024
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.	2f. Typical detail for podium deep planter has been added. 2g. Noted. 2h. Noted. We are still investigating the feasibility of this initiative. 2i. Noted.	2e. The 300mm depth of the planters on the large terraces above level 2 were questioned. It was suggested by the Panel these would only work if the planters had succulents and/or cacti planted in this depth of soil. 2f. It was suggested dark grout could be used for consistency on the planter boxes. 2g. The Panel suggested reconsideration of the species list especially in relation to the three trees which are noted as either Polyphagous shot-hole borer hosts or reproductive shot-hole borer hosts. It is noted two other species are temperate rainforest trees and may not be suited to climate adaption.
3c. Comment was made by the Panel overshadowing especially to the south and south-west is		3a. The addressing of this design principle is supported by the Panel. 3e. Whilst the presentation of the general form to the	3a. No action required. 3e. The number of apartments has been reduced from 23 to 20, with an average area increase of 10% per	3a. The addressing of this design principle is supported by the Panel.

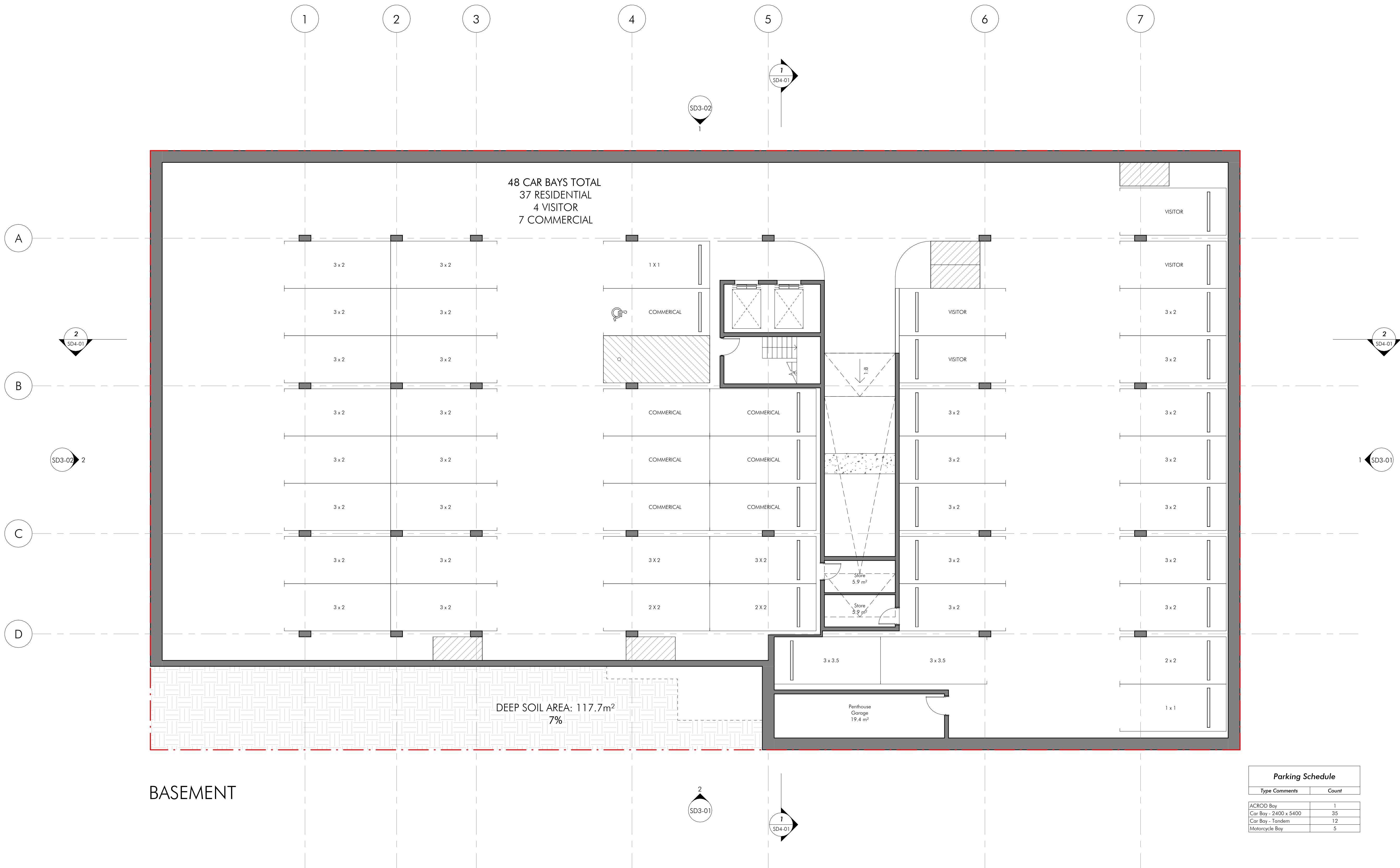
3d. problematic. The Panel also had concerns around the rationale presented for overshadowing, highlighting that the “Deemed to Comply” scheme used for comparison was in fact the maximum allowable massing envelope, which does not acknowledge other design requirements such as overshadowing to R20 and passive solar design requirements. The maximum allowable development envelope does not automatically accommodate good design or satisfy the 10 design principles of SPP7.0.		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.	unit.	
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	4a. The communal entry area has been further developed and offers clearer connections. 4f. The bike store has been refined to better accommodate pedestrian flow. 4g. Apartment sizes have increased throughout the building with improvements to living & dining layouts. 4j. A visually denoted area has been allocated along the driveway following discussions with traffic engineer.	4a. This design principle is satisfied. 4b. The Panel advised best practice would be to separate the commercial and residential parking bays in the basement. 4c. The Panel stated the communal open space has improved significantly and is a good result.

		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.	4k. Noted – reviewed with traffic engineer. Please refer to ground floor swept paths.	
5a. Although there are encouraging aspects to the current ambitions, 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.		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.	5c. The sustainability target has been revised upwards with increases in NatHERS rating, PV generation, EV charging and battery capacity.	5a. The Panel expressed appreciation for the additional interrogation of the sustainability principle which is a great outcome and is now supported by the Panel. 5b. Comment was made by the Panel the level of detail is a welcome response.
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		6a. The proponent is encouraged to re-consider how amenity can be improved generally. There are	6a. The number of apartments has been reduced from 23 to 20, with an average increase of 18% per unit. 6c. With a reduced number of	6a. Amenity of the proposal has been improved and this design principle is now supported by the Panel.

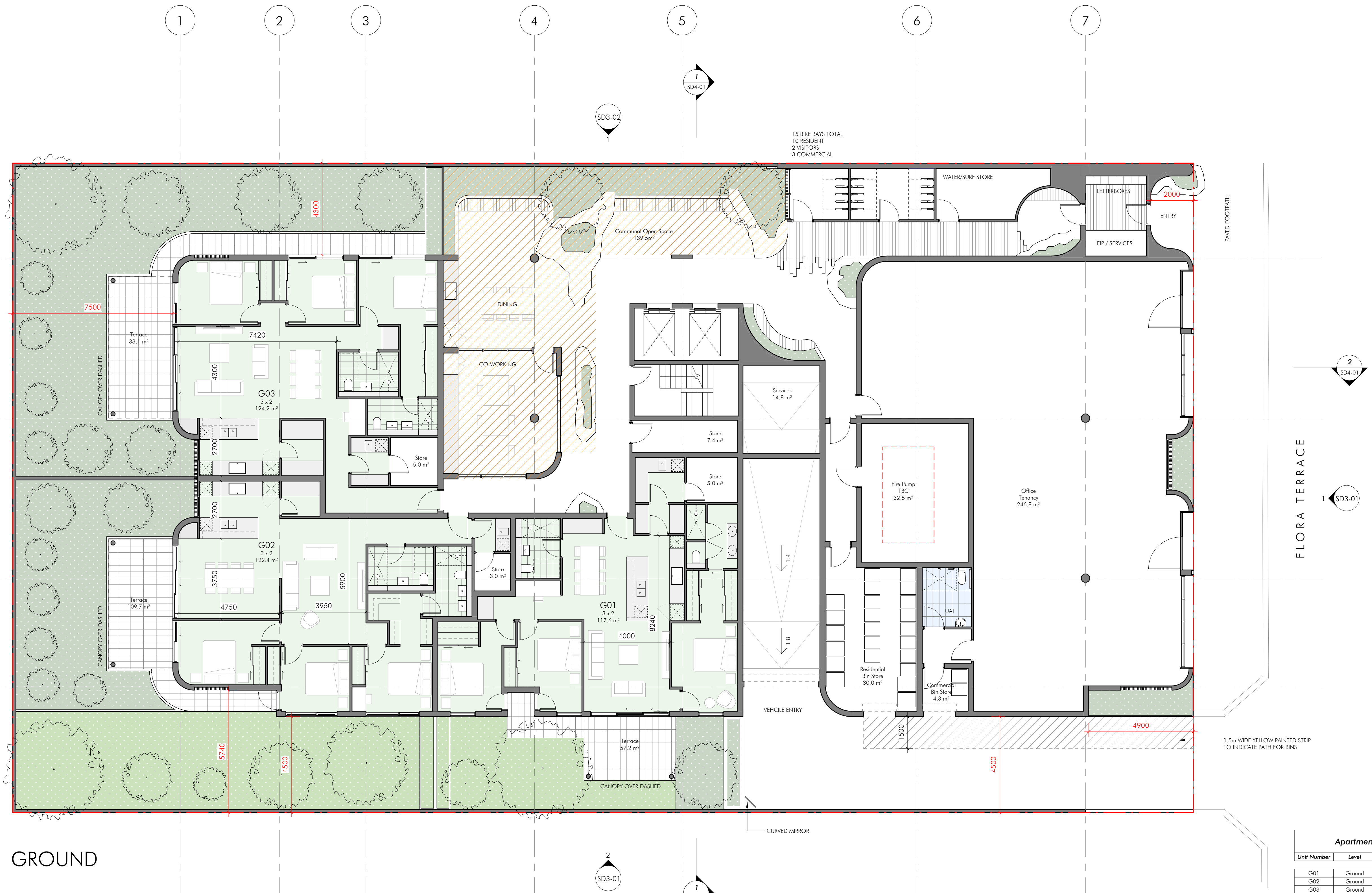
expectation for this to be addressed prior to the next DRP review. 6b. It was noted by the Panel there are no resident storerooms. Escape into the lobby area and stores are important for the residential component of this design.		significant concerns amenity is being compromised due to the number of 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	apartments and revised layouts, more units have access to daylight and cross ventilation. 6d. With a reduced number of apartments and revised layouts, all units now achieve dimensional compliance. 6e. With fewer ground level apartments and revised layouts, the communal open spaces have been expanded.	
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		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.	8a. The corner geometry has been revised and a reflector mirror added to aid safe passage. 8b. Noted – reviewed with traffic engineer. Please refer to basement swept paths.	8a. The Panel stated there remains concern around traffic management on the ramp as it is not fully resolved. It was stated a more sophisticated traffic management solution is required and there is a need to elevate the system of access for exiting and entering to mitigate the risk. It was suggested a traffic light system could be introduced. 8b. Comment was made the manoeuvrability in the carpark still looks very tight, especially for large vehicles. 8c. The Panel appreciate the solution implemented around the climb ability of the breeze blocks on the ground floor and stated this is a good outcome. Comment was made there is still some balconies which don't have a planter box behind them to alleviate this risk of this on the balconies.
9a. It was stated by the Panel the community benefit for this proposal is important if the Applicant is seeking discretions for the 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	9a. No action required.	9. This design principle is supported by the Panel.

9b.	of the building. 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.		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.	10. No action required.	10a. The Panel commended the Applicant on the outcome of this design principle and stated the aesthetics are supported.

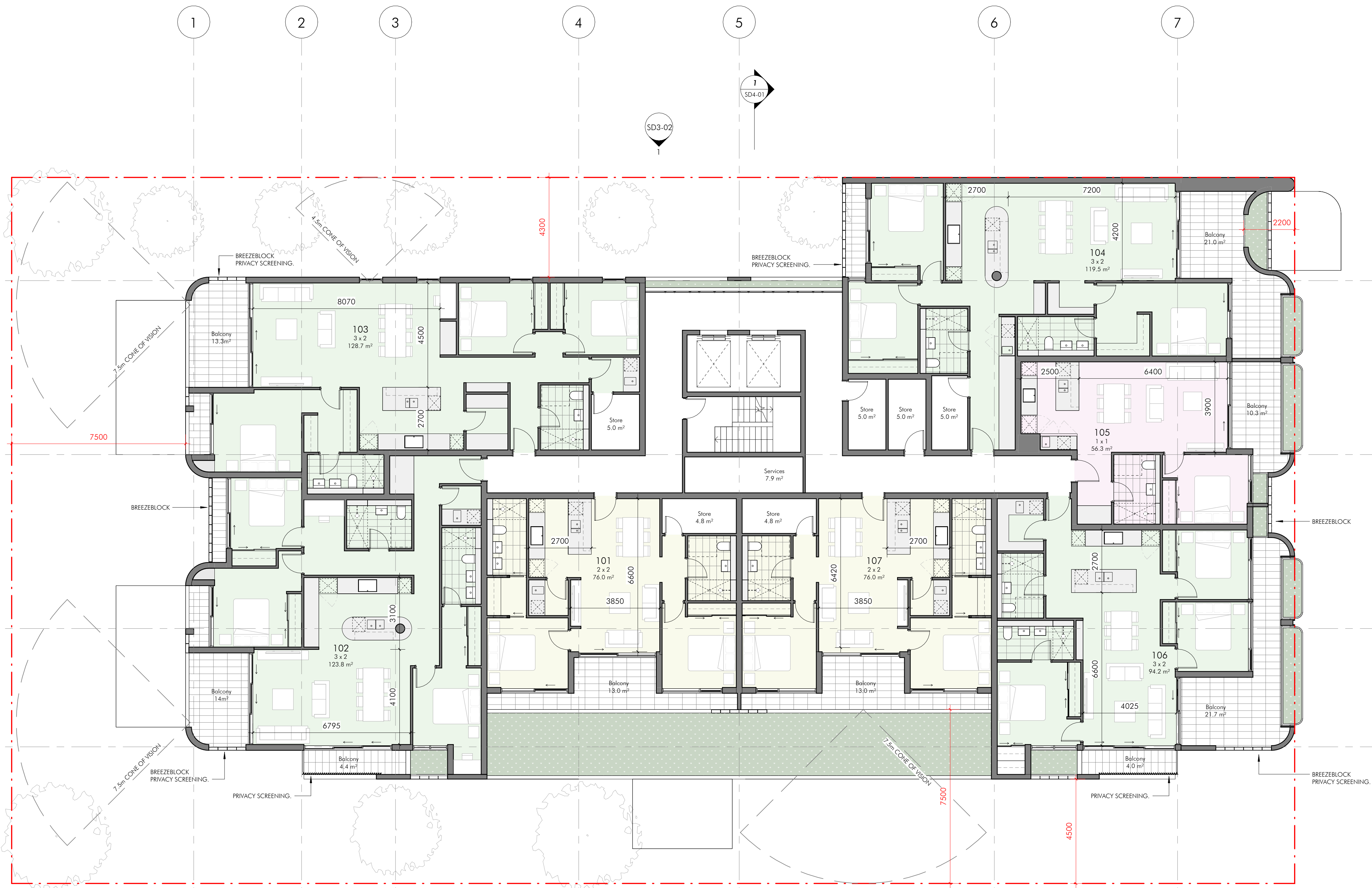


Parking Schedule	
Type	Comments
Count	
ACROD Bay	1
Car Bay - 2400 x 5400	35
Car Bay - Tandem	12
Motorcycle Bay	5



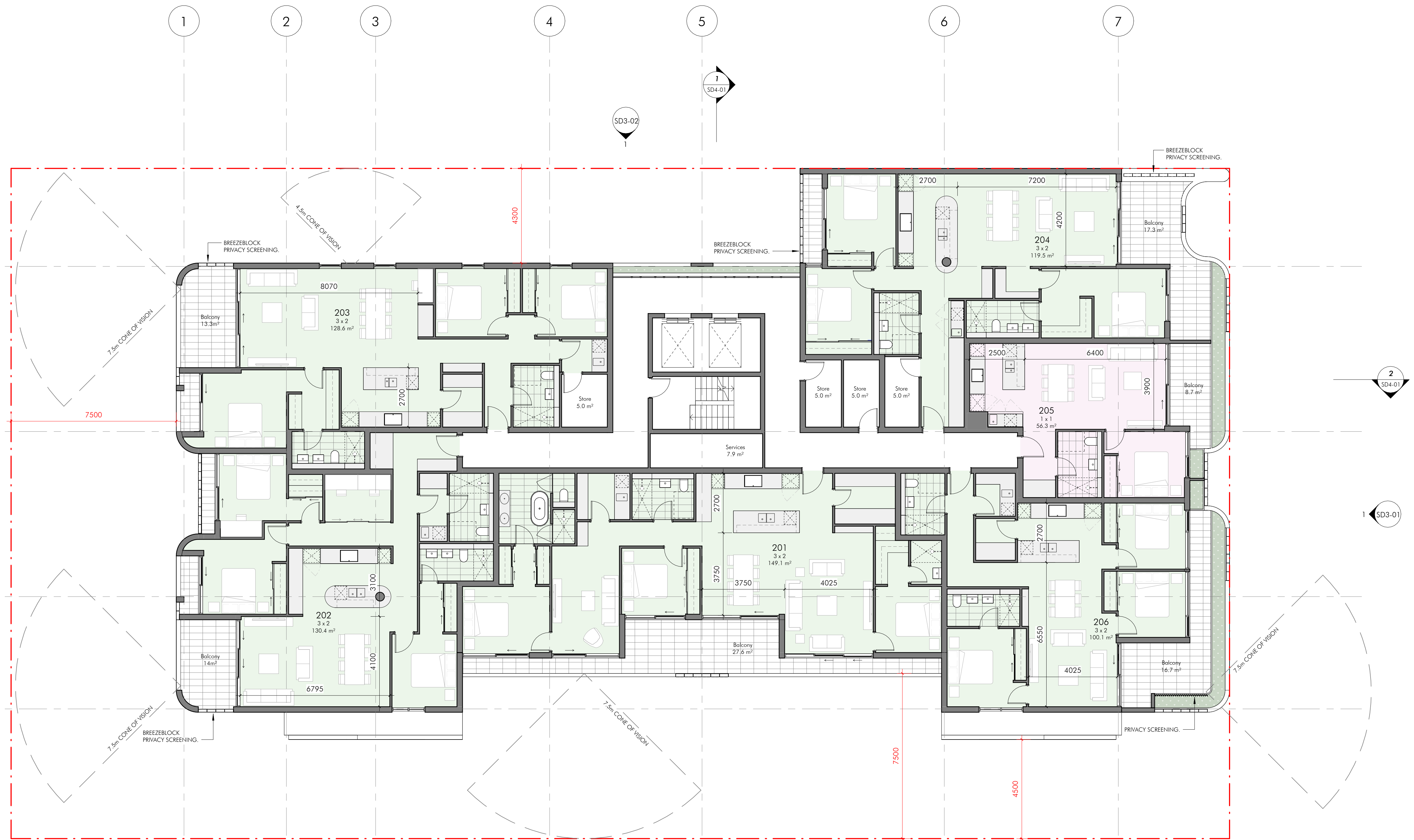
GROUND

Apartment Area Schedule				
Unit Number	Level	Layout	Internal Area	
G01	Ground	3 x 2	117.6 m²	
G02	Ground	3 x 2	122.4 m²	
G03	Ground	3 x 2	124.2 m²	
101	Level 1	2 x 2	76.0 m²	
102	Level 1	3 x 2	123.8 m²	
103	Level 1	3 x 2	128.7 m²	
104	Level 1	3 x 2	119.5 m²	
105	Level 1	1 x 1	56.3 m²	
106	Level 1	3 x 2	94.2 m²	
107	Level 1	2 x 2	76.0 m²	
201	Level 2	3 x 2	149.1 m²	
202	Level 2	3 x 2	130.4 m²	
203	Level 2	3 x 2	128.6 m²	
204	Level 2	3 x 2	119.5 m²	
205	Level 2	1 x 1	56.3 m²	
206	Level 2	3 x 2	100.1 m²	
301	Level 3	3 x 2	130.5 m²	
302	Level 3	3 x 2	153.7 m²	
303	Level 3	3 x 2	142.3 m²	
401	Level 4	3 x 3.5	217.2 m²	
Total Units: 20			2,366.5 m²	



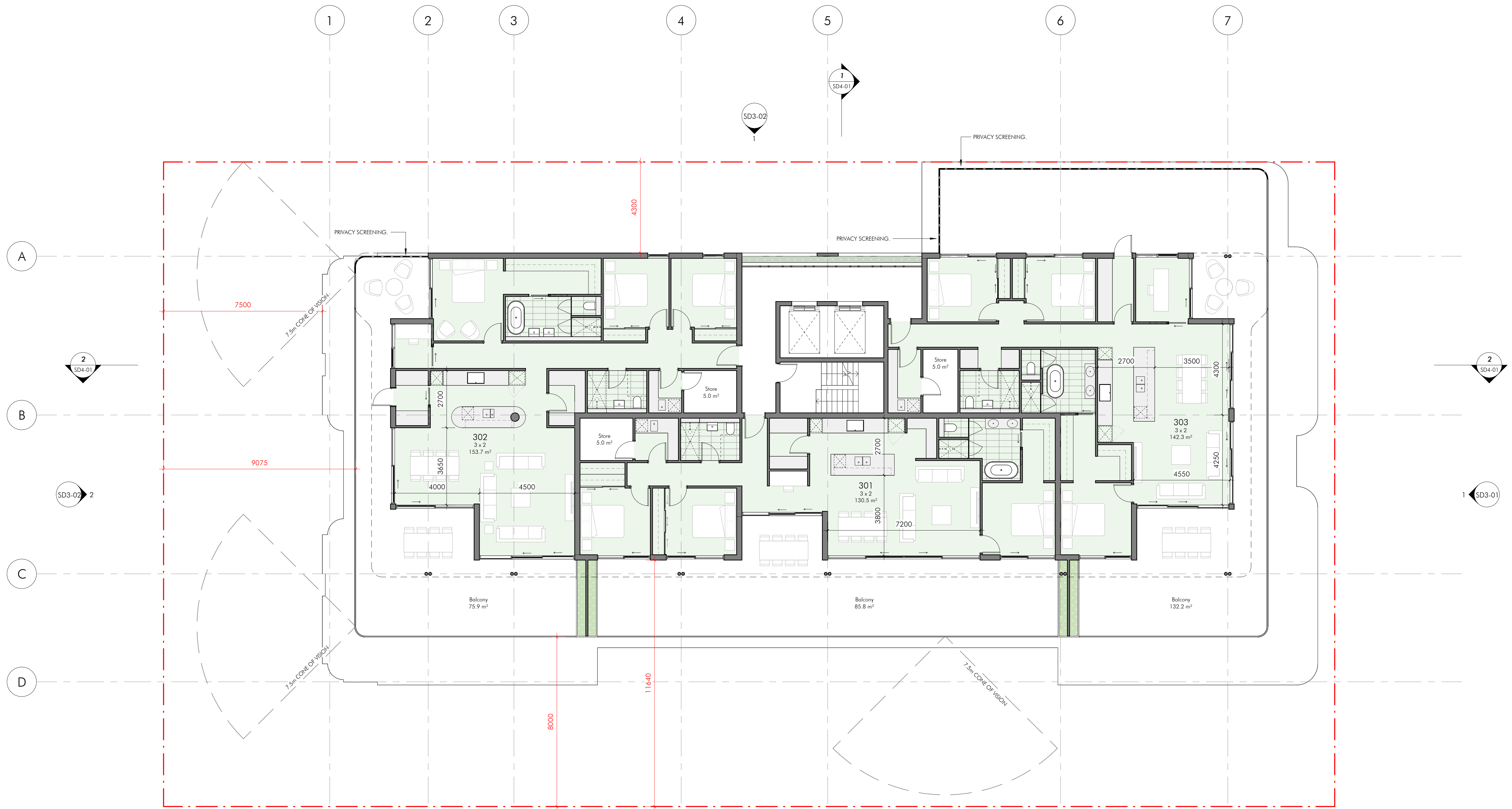
LEVEL 01

Apartment Area Schedule			
Unit Number	Level	Layout	Internal Area
G01	Ground	3 x 2	117.6 m ²
G02	Ground	3 x 2	122.4 m ²
G03	Ground	3 x 2	124.2 m ²
101	Level 1	2 x 2	76.0 m ²
102	Level 1	3 x 2	123.8 m ²
103	Level 1	3 x 2	128.7 m ²
104	Level 1	3 x 2	119.5 m ²
105	Level 1	1 x 1	56.3 m ²
106	Level 1	3 x 2	94.2 m ²
107	Level 1	2 x 2	76.0 m ²
201	Level 2	3 x 2	149.1 m ²
202	Level 2	3 x 2	130.4 m ²
203	Level 2	3 x 2	128.6 m ²
204	Level 2	3 x 2	119.5 m ²
205	Level 2	1 x 1	56.3 m ²
206	Level 2	3 x 2	100.1 m ²
301	Level 3	3 x 2	130.5 m ²
302	Level 3	3 x 2	153.7 m ²
303	Level 3	3 x 2	142.3 m ²
401	Level 4	3 x 3.5	217.2 m ²
Total Units: 20			2,366.5 m ²



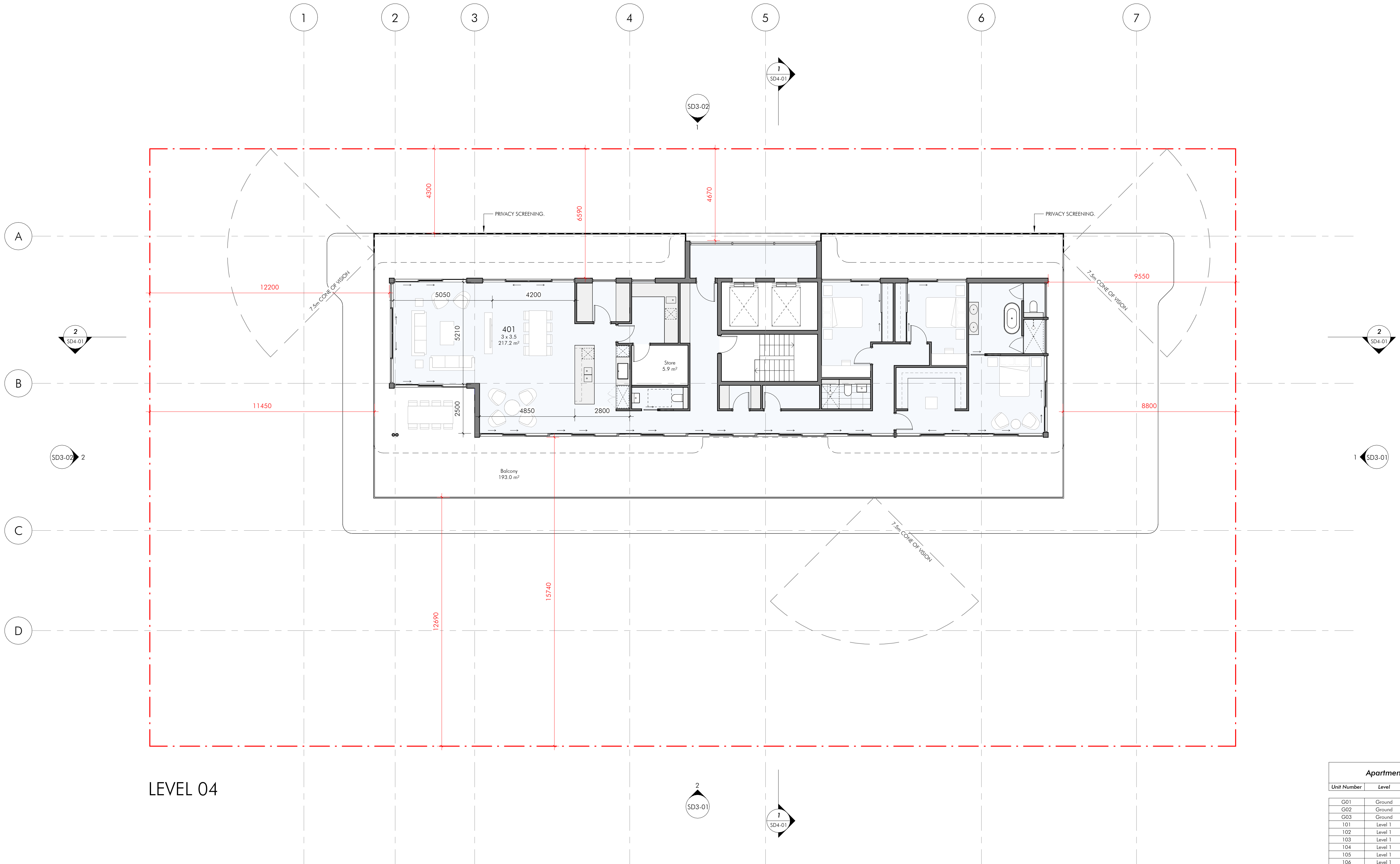
LEVEL 02

Apartment Area Schedule			
Unit Number	Level	Layout	Internal Area
G01	Ground	3 x 2	117.6 m ²
G02	Ground	3 x 2	122.4 m ²
G03	Ground	3 x 2	124.2 m ²
101	Level 1	2 x 2	76.0 m ²
102	Level 1	3 x 2	123.8 m ²
103	Level 1	3 x 2	128.7 m ²
104	Level 1	3 x 2	119.5 m ²
105	Level 1	1 x 1	56.3 m ²
106	Level 1	3 x 2	94.2 m ²
107	Level 1	2 x 2	76.0 m ²
201	Level 2	3 x 2	149.1 m ²
202	Level 2	3 x 2	130.4 m ²
203	Level 2	3 x 2	128.6 m ²
204	Level 2	3 x 2	119.5 m ²
205	Level 2	1 x 1	56.3 m ²
206	Level 2	3 x 2	100.1 m ²
301	Level 3	3 x 2	130.5 m ²
302	Level 3	3 x 2	153.7 m ²
303	Level 3	3 x 2	142.3 m ²
401	Level 4	3 x 3.5	217.2 m ²
Total Units: 20			2,366.5 m ²



LEVEL 03

Apartment Area Schedule			
Unit Number	Level	Layout	Internal Area
G01	Ground	3 x 2	117.6 m ²
G02	Ground	3 x 2	122.4 m ²
G03	Ground	3 x 2	124.2 m ²
101	Level 1	2 x 2	76.0 m ²
102	Level 1	3 x 2	123.8 m ²
103	Level 1	3 x 2	128.7 m ²
104	Level 1	3 x 2	119.5 m ²
105	Level 1	1 x 1	56.3 m ²
106	Level 1	3 x 2	94.2 m ²
107	Level 1	2 x 2	76.0 m ²
201	Level 2	3 x 2	149.1 m ²
202	Level 2	3 x 2	130.4 m ²
203	Level 2	3 x 2	128.6 m ²
204	Level 2	3 x 2	119.5 m ²
205	Level 2	1 x 1	56.3 m ²
206	Level 2	3 x 2	100.1 m ²
301	Level 3	3 x 2	130.5 m ²
302	Level 3	3 x 2	153.7 m ²
303	Level 3	3 x 2	142.3 m ²
401	Level 4	3 x 3.5	217.2 m ²
Total Units: 20			2,366.5 m ²



LEVEL 04

Apartment Area Schedule			
Unit Number	Level	Layout	Internal Area
G01	Ground	3 x 2	117.6 m²
G02	Ground	3 x 2	122.4 m²
G03	Ground	3 x 2	124.2 m²
101	Level 1	2 x 2	76.0 m²
102	Level 1	3 x 2	123.8 m²
103	Level 1	3 x 2	128.7 m²
104	Level 1	3 x 2	119.5 m²
105	Level 1	1 x 1	56.3 m²
106	Level 1	3 x 2	94.2 m²
107	Level 1	2 x 2	76.0 m²
201	Level 2	3 x 2	149.1 m²
202	Level 2	3 x 2	130.4 m²
203	Level 2	3 x 2	128.6 m²
204	Level 2	3 x 2	119.5 m²
205	Level 2	1 x 1	56.3 m²
206	Level 2	3 x 2	100.1 m²
301	Level 3	3 x 2	130.5 m²
302	Level 3	3 x 2	153.7 m²
303	Level 3	3 x 2	142.3 m²
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Total Units: 20			2,366.5 m²



