

Design Review Report – Item 2

Local government:	City of Stirling	
Item no.:	Item 2 – PDA22/0034 – 2 and 8 Adair Parade, Coolbinia – Pre Development Application – Mixed Use Development	
Chairperson:	Emma Williamson	
Panel members:	Tony Blackwell Stephen Carrick Jackson Liew	
Local government officers:	Giovanna Lumbaca Dean Williams Cameron Howell Simone Palmer	Coordinator Planning Senior Planning Officer Senior Planning Officer DRP Support Officer
Observers		
Date:	26 May 2022	Time: 3.15pm
Venue:	City of Stirling via Zoom	

Proponent/s		
	Robert Walker	Planning Solutions (<i>Applicant</i>) – Didn't attend
	James Thompson	MJA Studio
	Jess Beaver	MJA Studio
	Tim Willing	Willing Property
	Alan Francis	Willing Property
	Steven Postmus	Carrier and Postmus
	Ben Doyle	Planning Solutions
	Owners	Philip V Smith Pty Ltd
Observer/s		

Briefings		
Development assessment overview	Dean Williams	Senior Planning Officer
Technical issues	Dean Williams	Senior Planning Officer
Design Review		
Proposed development	Item 2 – PDA22/0034 – 2 and 8 Adair Parade, Coolbinia – Pre Development Application – Mixed Use Development	
Property address	2 and 8 Adair Parade, Coolbinia	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	James Thompson Tim Willing Steven Postmus	MJA Studio Willing Property Carrier and Postmus

Key issues / recommendations	The Panel thank the Applicant for their presentation and the significant changes and improvements to the design in response to the first DRP. Further development of the design should address the need for an integrated sustainability strategy, confirmation of the capacity to retain and protect existing vegetation and consideration of the amenity issues associated with the south facing courtyards for the laneway townhouses. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 2 – PDA22/0034 – 2 and 8 Adair Parade, Coolbinia – Pre Development Advice – Mixed Use Development DRP Meeting – Thursday 26 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. This design principle is supported by the Panel.
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. There was concern shown by the Panel in relation to the three Jacaranda trees close to the basement footing. Further clarification is requested on how the root balls are protected. 2b. Concern was expressed around the heavy reliance on low light level planting at the entry. 2c. The Panel strongly support the retention of trees and protection of verge trees.
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 showed support for this design principle.
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 commended the Applicant on the addition of the end of trip facilities. 4b. This design principle is supported by the Panel.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Panel encouraged the Applicant to demonstrate sustainability strategies and make a commitment to these which should be captured in the form of a sustainability report. 5b. The Panel strongly urged the Applicant to engage the services of a sustainability consultant to adequately address and commit to sustainability measures in this proposal. This is particularly important when considering the case for increased plot ration and height.
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 expressed concern in relation to the amenity of the south facing courtyards. 6b. The Panel encouraged the Applicant to apply further thought around ways to increase amenity to the second bedroom for several of the bedrooms on the upper level. 6c. Further interrogation and information is requested by the Panel in relation to waste management and truck access.
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 supports this design principle.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. There was concern expressed by the Panel around the safety of the driveway ramp. In particular, exiting the driveway with your car on an angle will interfere with sight lines and the ability to see obstacles on the footpath. Diagrams are recommended to demonstrate full consideration of this risk.
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 commented there is opportunity for the corner on the ground floor to be more transparent and connect with the community. 9b. Comment was made the single use of the communal space could limit the use of this area. The applicant is encouraged to explore ways in which informal amenity can be achieved around the open stairs outside the pool area.
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 they are comfortable with the direction of the project and look forward to seeing it develop in future DRP's.

Design Review progress Item 2 – PDA22/0034 – 2 and 8 Adair Parade, Coolbinia – Pre Development Advice – Mixed Use Development DRP Meeting – Thursday 14 April and 26 May 2022			
	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 14/4/2022	DR2 26/5/2022	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 2 – PDA22/0034 – 2 and 8 Adair Parade, Coolbinia			
DR1 – DRP Recommendations DRP Meeting – 14/4/2022	DR1 – Applicant Response DRP Meeting – 14/4/2022	DR2 DRP Recommendations DRP Meeting – 26/5/2022	DR2 – Applicant Response DRP Meeting – 26/5/2022
1a. The Panel complimented the applicant on their contextual analysis of form and materials and requested further information in relation to the bulk and scale of the context. 1b. The Panel expressed reservations in relation to the proposed height and the interface with the existing context. More detail, including street elevations and sections would assist in understanding this. 1c. Comment was made by the Panel that support for the proposal would benefit from community consultation.		1. This design principle is supported by the Panel.	
2b. The Panel expressed concern in relation to the practicality, amenity and diversity of the communal space and suggest this is an area of landscape that needs considerable development.		2a. There was concern shown by the Panel in relation to the three Jacaranda trees close to the basement footing. Further clarification is requested on how the root balls are protected.	
3a. The Panel does not support the proposed height without more information in relation to the interface and impacts of neighbouring R10 properties. 3b. The suggestion was made by the Panel the townhouses		3a. The Panel showed support for this design principle.	

may benefit from being reorientated north facing.			
4a. The Panel commented the southern courtyards could be problematic and could be improved by reorientation. 4b. It was recommended by the Panel end of trip facilities could be improved and would benefit the amenity of the proposal.	.	4a. The Panel commended the Applicant on the addition of the end of trip facilities. 4b. This design principle is supported by the Panel.	
5b. The Panel recommended engaging the services of a sustainability consultant. 5c. The Panel requested further information in the form of a sustainability strategy emphasizing the Applicant needs to make a commitment to sustainability.		5a. The Panel encouraged the Applicant to demonstrate sustainability strategies and make a commitment to these which should be captured in the form of a sustainability report. 5b. The Panel strongly urged the Applicant to engage the services of a sustainability consultant to adequately address and commit to sustainability measures in this proposal. This is particularly important when considering the case for increased plot ration and height.	
6d. Further information and clarification is requested by the Panel in relation to waste management and truck access.		6b. The Panel encouraged the Applicant to apply further thought around ways to increase amenity to the second bedroom for several of the bedrooms on the upper level. 6c. Further interrogation and information is requested by the Panel in relation to waste management and truck access.	
7a. The Panel commented that the main entry off Walcott Street would benefit from increased legibility.		7. The Panel supports this design principle.	

		8a. There was concern expressed by the Panel around the safety of the driveway ramp. In particular, exiting the driveway with your car on an angle will interfere with sight lines and the ability to see obstacles on the footpath. Diagrams are recommended to demonstrate full consideration of this risk.	
9b. The Panel commented that the communal open space should be further developed to ensure a diversity of offering and truly usable space for the community of residents.		9a. The Panel commented there is opportunity for the corner on the ground floor to be more transparent and connect with the community. 9b. Comment was made the single use of the communal space could limit the use of this area. The applicant is encouraged to explore ways in which informal amenity can be achieved around the open stairs outside the pool area.	



ADAIR PARADE

ARCHITECTURAL DRAWING SET

DRAWING REGISTER	
DRAWING NUMBER	DRAWING NAME
A0.01	COVER SHEET + YIELD TABLE
A1.00	SITE PLAN
A1.01	SURVEY
A2.01	FLOOR PLAN - BASEMENT
A2.02	FLOOR PLAN - GROUND
A2.03	FLOOR PLAN - FIRST FLOOR
A2.04	FLOOR PLAN - SECOND FLOOR
A2.05	FLOOR PLAN - THIRD FLOOR
A2.06	FLOOR PLAN - FOURTH FLOOR
A2.07	-
A3.01	SECTIONS
A3.02	SECTIONS
A3.03	SECTIONS

2 - 8 ADAIR PARADE DEVELOPMENT SUMMARY 8 TOWNHOUSES, 25 APARTMENTS 5 STOREYS

	COMMERCIAL	2X2	2X2	2X2	2X2	3X2	3X2	3X2	4X3	4X3	3X2 (TOWNHOUSE)	3X2 (TOWNHOUSE)	CARBAYS	STORES	TOTAL APARTMENTS
	386	90	100	106	110	140	141	132	192	196	132	120		65	8
BASEMENT														65	8
GROUND	1													12	
L01		1	1	1	1	1	1				4	4		6	14
L02			1	1	1	2	2							7	7
L03			1	1	1	2	2							7	7
L04						2	1	1	1					5	5
TOTAL		1	3	3	3	5	7	1	1	1	4	4			33
TOTAL AREA (m ²)	386	90	300	318	330	700	987	132	192	196	528	480			4639
APT MIX	No	%	BAYS												
1x1	0	%	-												
2x2	10	30%	20 *												
3x2	13	38%	26 *												
4x3	2	6%	4 *												
3x2 (TH)	4	13%	8 *												
3x2 (TH)	4	13%	8 *												
TOTAL	33	100%	66												

*2 BAYS ASSIGNED PER APARTMENT

PLOT RATIO TOTAL	
1,01	
1001	
1373	
1031	
1031	
927	
5363	
2697m ²	
2723	
5363m ²	
1.99	

SITE AREA:
ALLOWED AREA:
PROPOSED AREA:
PLOT RATIO:

COMM. OPEN SPACE REQ:	198m ² (33 APT)
PROVIDED:	300m ² APPROX.
BICYCLE:	-REQ. RESI BIKES 17
	-PROVIDED RESI BIKES 12
	(+STORES) 5
	-REQ. VIS BIKES 4
	-PROVIDED VIS BIKES 8
MOTORCYCLE:	- REQ. BAYS ($\frac{1}{10}$ car bays) 8
	-PROVIDED BAYS 8
CARBAYS (PROVIDED)	-BASEMENT 65
	-COMM/VISITOR GF 12
	(INCL. 1 ACROD)

REV.	DATE	AMENDMENT
H	12.05.22	DRP2 ISSUE
J	24.05.22	DRP 2 - REV. DSA

PLANNING:
LANDSCAPE:
BCA COMPLIANCE:
STRUCTURAL:
TRAFFIC:
WASTE:
ACOUSTIC:

PLANNING SOLUTIONS
CAPA

CLIENT

WILLING PROPERTY

PROJECT

ADAIR PARADE

PROJECT ADDRESS

2 - 8 ADAIR PARADE
COOLBINIA

PROJECT STATUS

DESIGN REVIEW PANEL

PROJECT NUMBER

21069

SCALE

NORTH



DRAWING

YIELD_TABLE

DRAWING NO. DRAFTER CHECKED REV.

A0.00

J



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REV.	DATE	AMENDMENT
H	12.05.22	DRP2 ISSUE
J	24.05.22	DRP 2 - REV. DSA

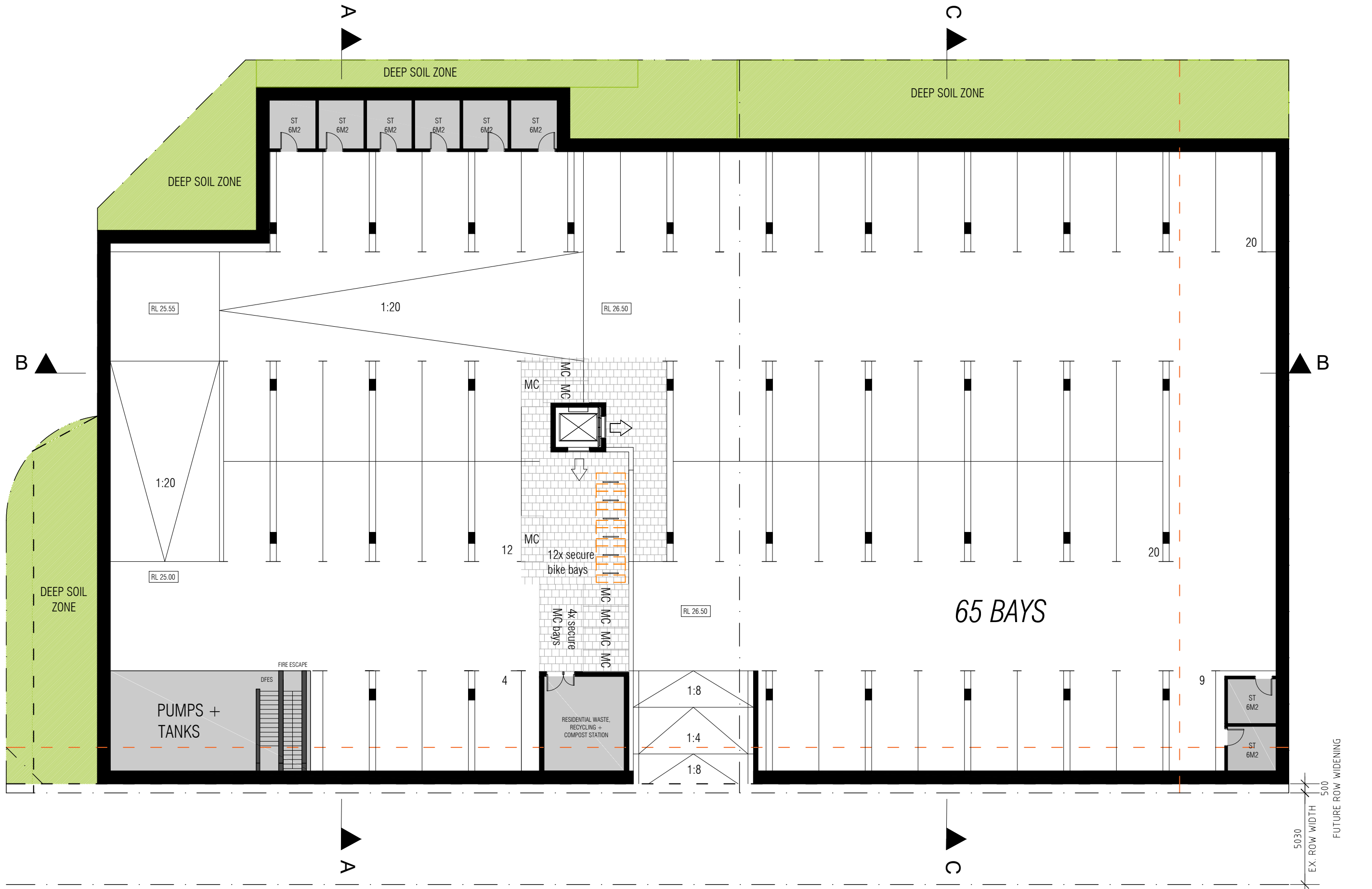
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CLIENT
WILLING PROPERTY
PROJECT
ADAIR PARADE

PROJECT ADDRESS
2 - 8 ADAIR PARADE
COOLBINIA
PROJECT STATUS
DESIGN REVIEW PANEL

PROJECT NUMBER	NORTH
21069	
SCALE	
1:500 @A1 / 1:1000 @A3	

DRAWING			
SITE PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
A1.00			J



REV.	DATE	AMENDMENT
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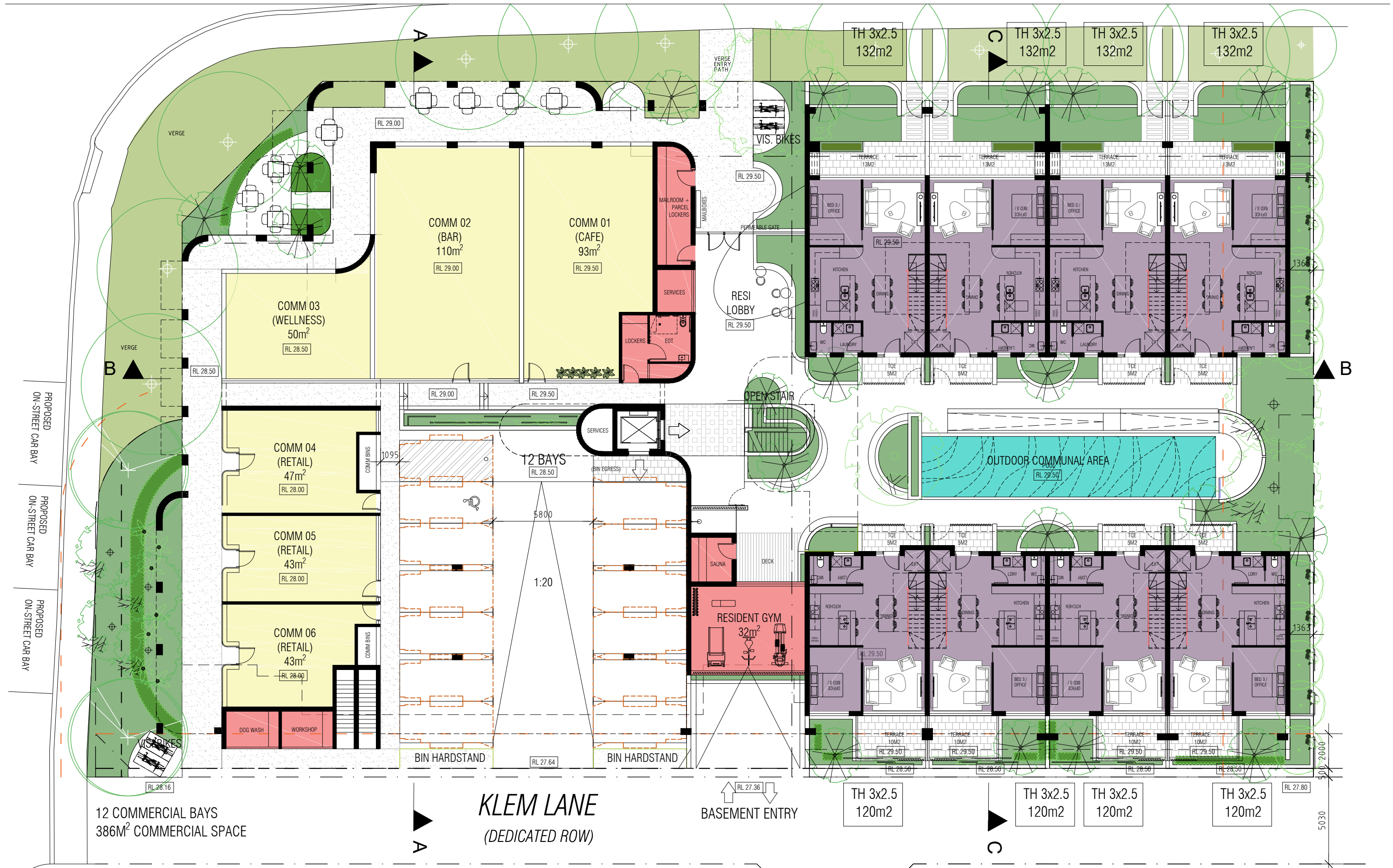
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WILLING PROPERTY
PROJECT
ADAIR PARADE

PROJECT ADDRESS
2 - 8 ADAIR PARADE
COOLBINIA
PROJECT STATUS
DESIGN REVIEW PANEL

PROJECT NUMBER
21069
SCALE
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DRAWING
BASEMENT
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A2.01
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REV.	DATE	AMENDMENT
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J	24.05.22	DRP 2 - REV. DSA

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CAPA

CLIENT

WILLING PROPERTY

PROJECT

ADAIR PARADE

PROJECT ADDRESS

2 - 8 ADAIR PARADE

COOLBINIA

PROJECT STATUS

DESIGN REVIEW PANEL

PROJECT NUMBER

21069

SCALE

NORTH

1:100 @ A1 / 1:200 @A3

0 1 2 5

DRAWING

GROUND_FLOOR

DRAWING NO.

A2.02

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REV.

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6 APARTMENTS
8 TOWNHOUSES



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WILLING PROPERTY
PROJECT
ADAIR PARADE

PROJECT ADDRESS
**2 - 8 ADAIR PARADE
COOLBINIA**
PROJECT STATUS
DESIGN REVIEW PANEL

PROJECT NUMBER
21069
SCALE
1:100 @ A1 / 1:200 @A3

NORTH

DRAWING
FIRST_FLOOR
DRAWING NO. **A2.03**
DRAFTER
J
CHECKED
J
REV.



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J	24.05.22	DRP 2 - REV. DSA

COMPLIANCE:	PLANNING SOLUTIONS
ENVIRONMENTAL:	CAPA
ENVIRONMENTAL:	
MECHANICAL:	
ELECTRICAL:	
ACOUSTIC:	

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PROJECT ADDRESS	
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REV.	DATE	AMENDMENT
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J	24.05.22	DRP 2 - REV. DSA

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WASTE:
ACOUSTIC:

PLANNING SOLUTIONS
CAPA

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WILLING PROPERTY
PROJECT
ADAIR PARADE

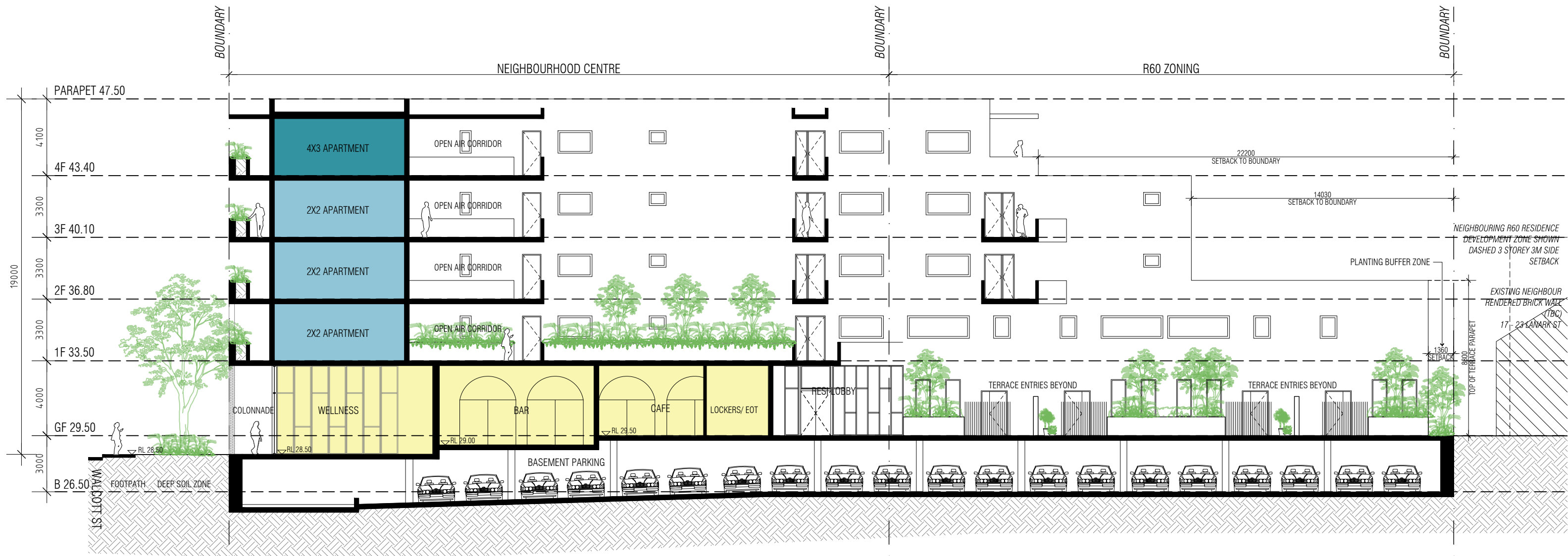
PROJECT ADDRESS
**2 - 8 ADAIR PARADE
COOLBINIA**
PROJECT STATUS
DESIGN REVIEW PANEL

PROJECT NUMBER
21069
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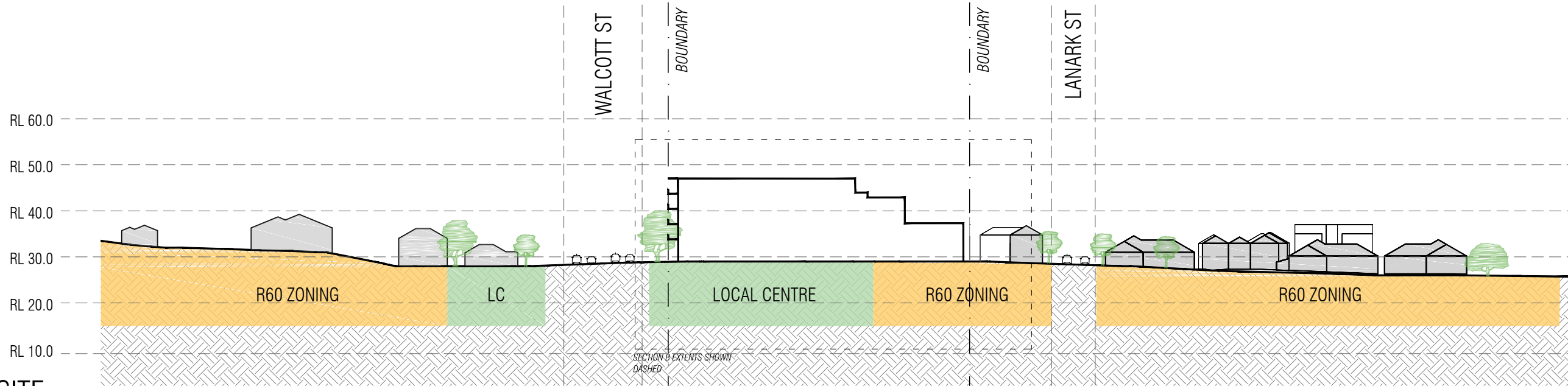
NORTH

0 1 2 5

DRAWING
FOURTH_FLOOR
DRAWING NO. DRAFTER CHECKED REV.
SK02.06 J



SECTION B
SCALE 1:100 @ A1



SECTION B - SITE
SCALE 1:2000 @ A1



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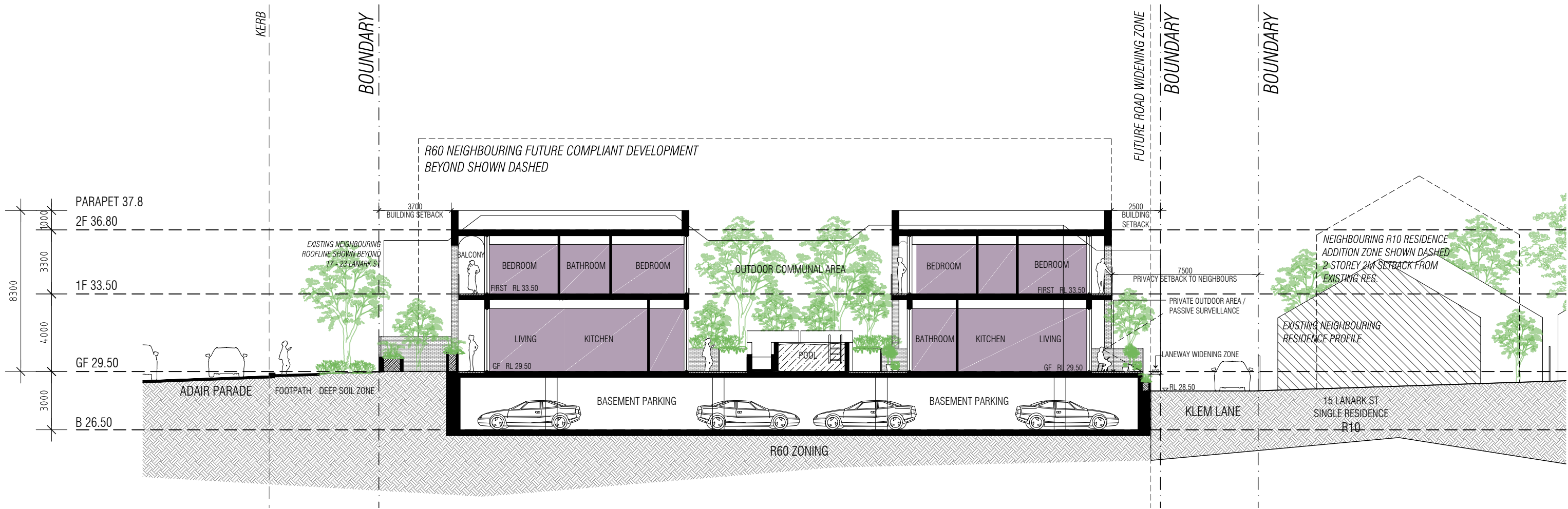
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CLIENT
WILLING PROPERTY
PROJECT
ADAIR PARADE

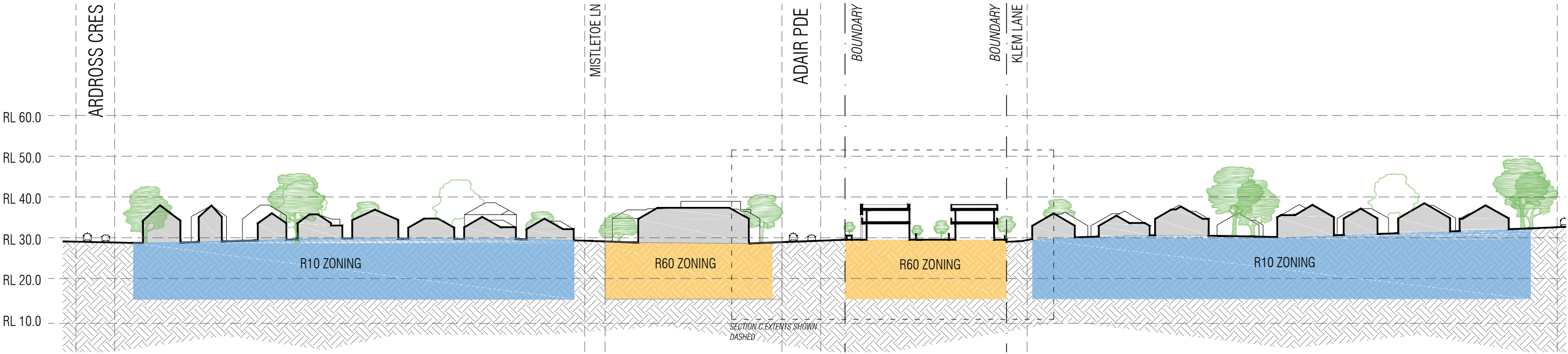
PROJECT ADDRESS
2 - 8 ADAIR PARADE
COOLBINIA
PROJECT STATUS
DESIGN REVIEW PANEL

PROJECT NUMBER
21069
SCALE
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1:100 @ A1 / 1:200 @A3

DRAWING
SECTION_B
DRAWING NO.
A03.02
DRAFTER
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REV.
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SECTION C
SCALE 1:100 @ A1



SECTION C - SITE
SCALE 1:2000 @ A1



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PROJECT	
ADAIR PARADE	

PROJECT ADDRESS	
2 - 8 ADAIR PARADE	
COOLBINIA	
PROJECT STATUS	
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PROJECT NUMBER	NORTH
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DRAWING	
SECTION_C	
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	REV.
	H

MIXED USE DEVELOPMENT

2-8 Adair Parade,
Coolbinia, Western Australia

LANDSCAPE - DRP Submission

220524



Architects

CAPA

CARRIER AND POSTMUS ARCHITECTS
Landscape Design Consultancy





TREES TO BE REMOVED:
WHITE CEDAR TREE (POISONOUS)



TREES TO BE REMOVED:
CALLISTEMON (INSIGNIFICANT)



TREES TO BE RETAINED:
JACARANDA TREES (VERGE)



UNSIGHTLY WALL





**KLEM LN (R.O.W.)
ACCESS -**

JOINING SUBURB TO
WALCOTT ST

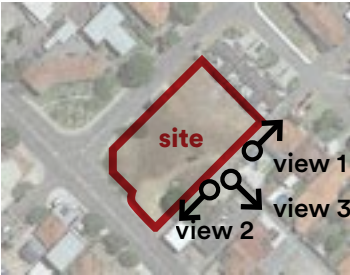


QUIET & PRIVATE

HIGH BOUNDARY FENCES
ALONG ADJACENT
PROPERTIES



**CANWICK LN
INTERSECTS KLEM LN**





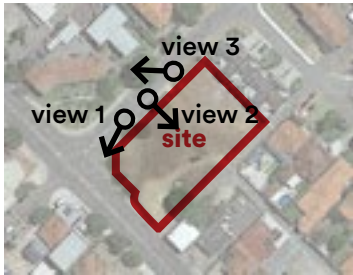
VERGE SURROUNDS
GROUPING OF JACARANDA TREES



**ELEVATED NATURAL
GROUND LEVEL**
VIEW OF CANWICK LN AND LOWER
SINGLE STOREY NEIGHBOURS



**LEAFY & GREEN
NEIGHBOURS**





STREET TREES

BOX TREES LINE WALCOTT STREET



NOT ACTIVATED

RETAIL FRONTING WALCOTT
STREET NOT INVITING OR
ACTIVATED



BUSY STREET

BUSY MAIN STREET LENDS OPPORTUNITIES
FOR ACTIVATION IN PROJECT



‘The landscape design proposes a consolidated green streetscape of trees and ground cover, blending into the private terraces to its periphery.

Once inside, the residents and visitors will be immersed in a surprise garden of water, trees and elevated landscape arbors.

Generous planters line the upper levels , providing a landscape character to the spaces and entries of the units

A mix of endemic and low water exotics, featuring in the area can provide a lush, sustainable planting palette. ‘



Private Terraces

Feature
Eucalyptus
victrix Tree

Entry

New Jacaranda
Verge Trees

Verge lawn



1. Existing Footpath
2. Retail Terrace
3. Outdoor Deck

4. Existing Verge Trees
5. F&B Terrace
6. Proposed New Verge Trees (Jacaranda) + Planting

7. Entry
8. Private Entrances - Gatehouse/arbor
9. Foyer

10. Amenity Entry
11. Pool (17m x 3.5m)
12. Landscape Arbor
13. Feature Decorative Screen



Nyssa 'Tupelo'



Jacaranda



Hymenosporum flavum



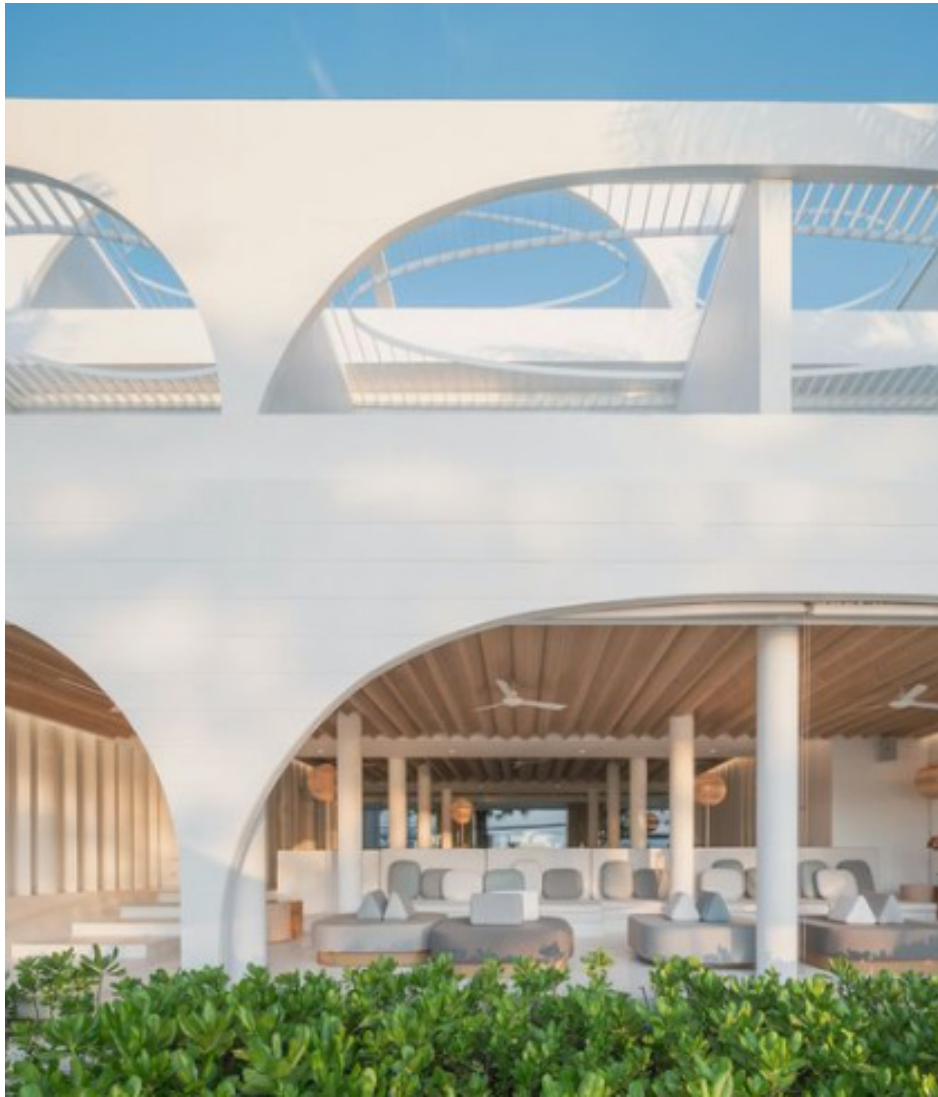
Acer sp. 'Japanese Maple'



Eucalyptus victrix



Lagerstroemia sp.



RELATIONSHIP BETWEEN
INTERIOR + EXTERNAL
TERRACE SPACES

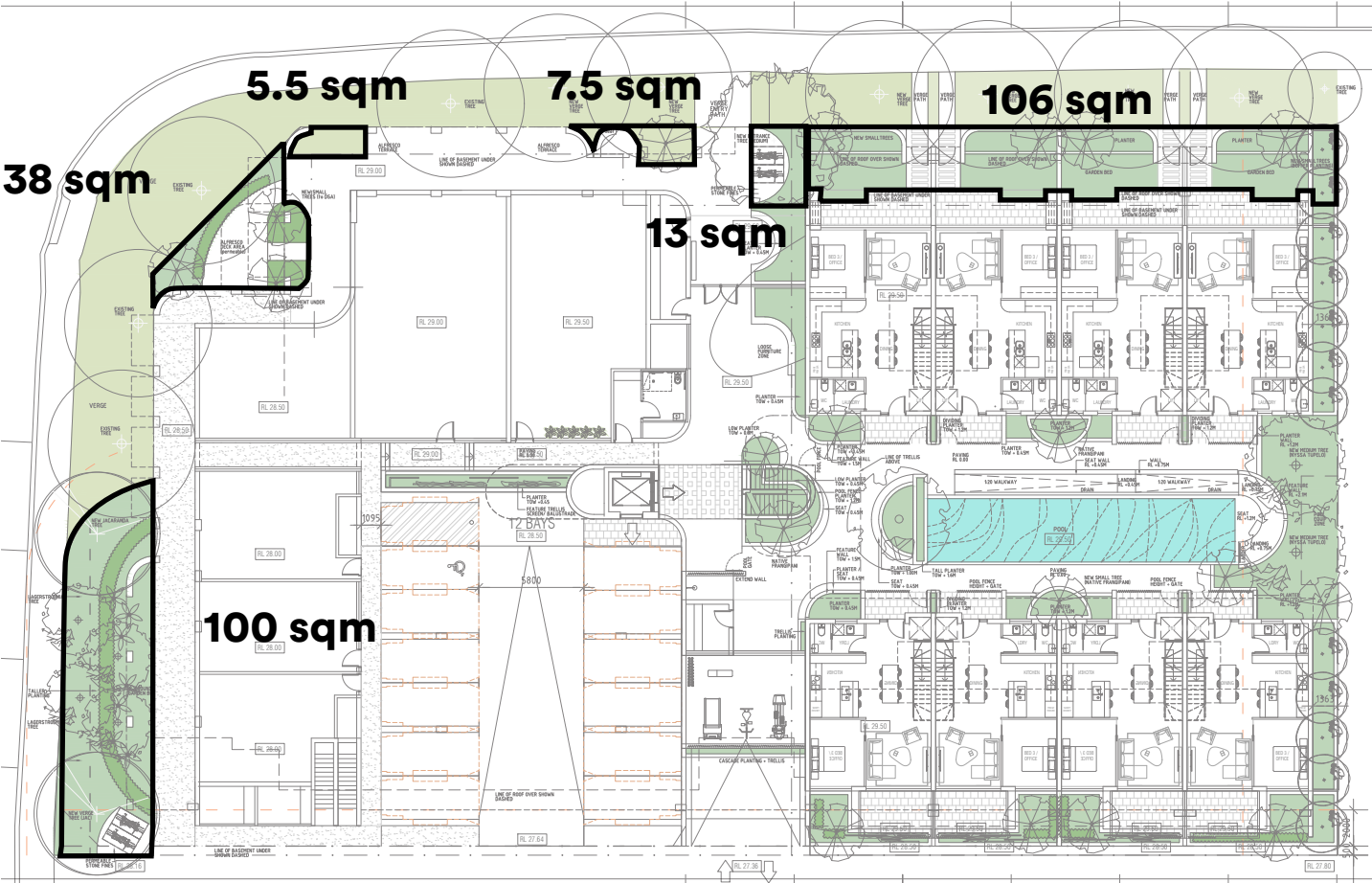


INTEGRATED SEATING + LANDSCAPE



FEATURE DECORATIVE SCREEN +
LAYERING

LANDSCAPE CONCEPT
Calculations



‘ As the deep soil provisions are for trees to prosper, the deep soil areas in the design have been located to provide a green infrastructure zone for both the trees to site and to the existing mature trees located adjacent to the verge, creating a consolidated landscape to the street and the interface of the project.’

Site Area	2696 sqm
Required Deep Soil Area	269 sqm
Current Deep Soil Area	270 sqm
Current Deep Soil Area Shortfall	None
Current Planting on Slab	Ground: 187.5 sqm Level 1: 106 sqm Level 2: 27.5sqm Level 3: 13 sqm Level 4: 13 sqm Total: 357 sqm
Summary:	Deep Soil Minimum Requirements provided with additional planting on slab.

Site Area	2696 sqm
Existing Trees	1 x Medium Tree (7m canopy) 1 x large tree (13m canopy)
Required Number of Trees	1 large tree + 4 medium trees
New Trees - Verge	Large Trees: 6no
New Trees - Ground	Small Trees: 30 + no Medium Trees: 4 no. Large Trees: 2
Summary:	We have met the element objective of improving tree canopy long term with the sheer increase of tree selections for the project

LEGEND

- Small Tree
- Medium Tree
- Large Tree (Verge)
- Large Tree



LANDSCAPE CONCEPT

Landscape Technical Plan

