

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – PDA21/0151 – 666 Beaufort Street Mount Lawley – Pre Development Application Mixed Use Development	
Chairperson:	Emma Williamson	
Panel members:	David Karotkin Tony Blackwell Nerida Moredoundt Stephen Carrick	
Local government officers:	Amanda Sheers Cameron Howell Dean Williams Simone Palmer	Manager Development Services Senior Planning Officer Senior Planning Officer DRP Support Officer
Observers	Giovanna Lumbaca Taylor Wilson	Coordinator Planning Administration Officer
Date:	9 December 2021	Time: 2pm
Venue:	City of Stirling, 25 Cedric Street Stirling, Parmelia Room	

Proponent/s

Nathan Maas	Planning Solutions (<i>Applicant</i>)
Justin Carrier	CAPA
Steven Postmus	CAPA
Fred Chan	CAPA
Sue Willner	Glanmire Pty Ltd
Owners	Glanmire Pty Ltd

Observer/s

Briefings

Development assessment overview	Cameron Howell	Senior Planning Officer
Technical issues	Cameron Howell	Senior Planning Officer

Design Review

Proposed development	Item 1 – PDA21/0151 – 666 Beaufort Street Mount Lawley – Pre Development Application Mixed Use Development	
Property address	666 Beaufort Street Mount Lawley	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Nathan Maas Steven Postmus Justin Carrier	Planning Solutions CAPA CAPA

Key issues / recommendations	Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – PDA21/0151 – 666 Beaufort Street Mount Lawley – Pre Development Application - Mixed Use Development DRP Meeting – Thursday 9 December 2021	
	<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 requested further information in relation to the decision not to retain the existing building in the new proposal, noting that this has impacts to the subsequent building setbacks when responding to the design guidelines. 1b. The Panel noted that the language of the building façade is developing well with reference to neighboring properties. This should continue to develop, ensuring that mass is incorporated more fully into the façade. A string narrative should connect the design outcome with the context and character of the heritage precinct.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	2a. The Panel expressed support for the roof deck and stated it would improve amenity for residents. The Panel questioned whether it is appropriate for a tree to be visible over the top of the building. 2b. The Panel commended the Applicant on the positive approach of retaining the existing trees on site.
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 commended the Applicant on the pediment and proportioning of the development. 3b. The Panel commented the retail and ground floor experience interpretation could be developed further with a focus on the location of retail entry doors, and the detailing of glazing systems.
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 stated the functionality and build quality of this development is generally very good and is supported. 4b. Comment was made by the Panel the proposal is generous and well organised.
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 engage the services of a sustainability consultant to assist with this project. 5b. The Panel requested the applicant provide a more detailed sustainability strategy. 5c. Comment was made by the Panel the EV charging points should be demonstrated on the drawings.
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 the roof deck would be a valuable addition to the amenity of the proposal. The impacts of this need to be demonstrated in cross section. 6b. There was concern expressed by the Panel in relation to the internal bedrooms and the lack of privacy. This requires further thought and development.

	6c. The ventilation of the proposal was queried by the Panel as it appears to rely on the front doors being open. The suggestion was made a window could be added above the doors.
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 Applicant was commended on the legibility of the development. 7b. It was stated by the Panel the entrance from the street works well.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. The Panel are satisfied that safety has been adequately addressed.
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 support the contribution to community that the proposal makes and request additional information in relation to achieving the Platinum level Livability Standard.
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 commended the applicant on the elegant design response and encourage further refinement of the proposal to add weight and mass to the elements of the façade. 10b. It was stated by the Panel the retail canopy could benefit from further thought and development. 10c. The Panel requested further detail in relation to the shop front and the entry into the two commercial units. 10d. The Panel queried the appropriateness of the screen to the first floor and recommend an exploration of the façade design with and without this. 10e. The Panel queried the use of the dark colour of the steelwork and recommended further refinement of the colour palette in response to the neighboring heritage buildings.

Conclusion:

The Panel thank the applicant for their presentation and support the direction that the design is taking, its response to the specifics of its location, close to an important intersection in Mt Lawley, and with consideration to the heritage design guidelines. There is support for the roof terrace as this is considered to contribute significantly to the amenity of the apartments. More information is required to assist in understanding the potential impacts of this to view lines, ensuring that it is not seen from the street. Further development of the façade is encouraged with consideration given to the weight and mass of the heritage buildings that are being referenced in the design.

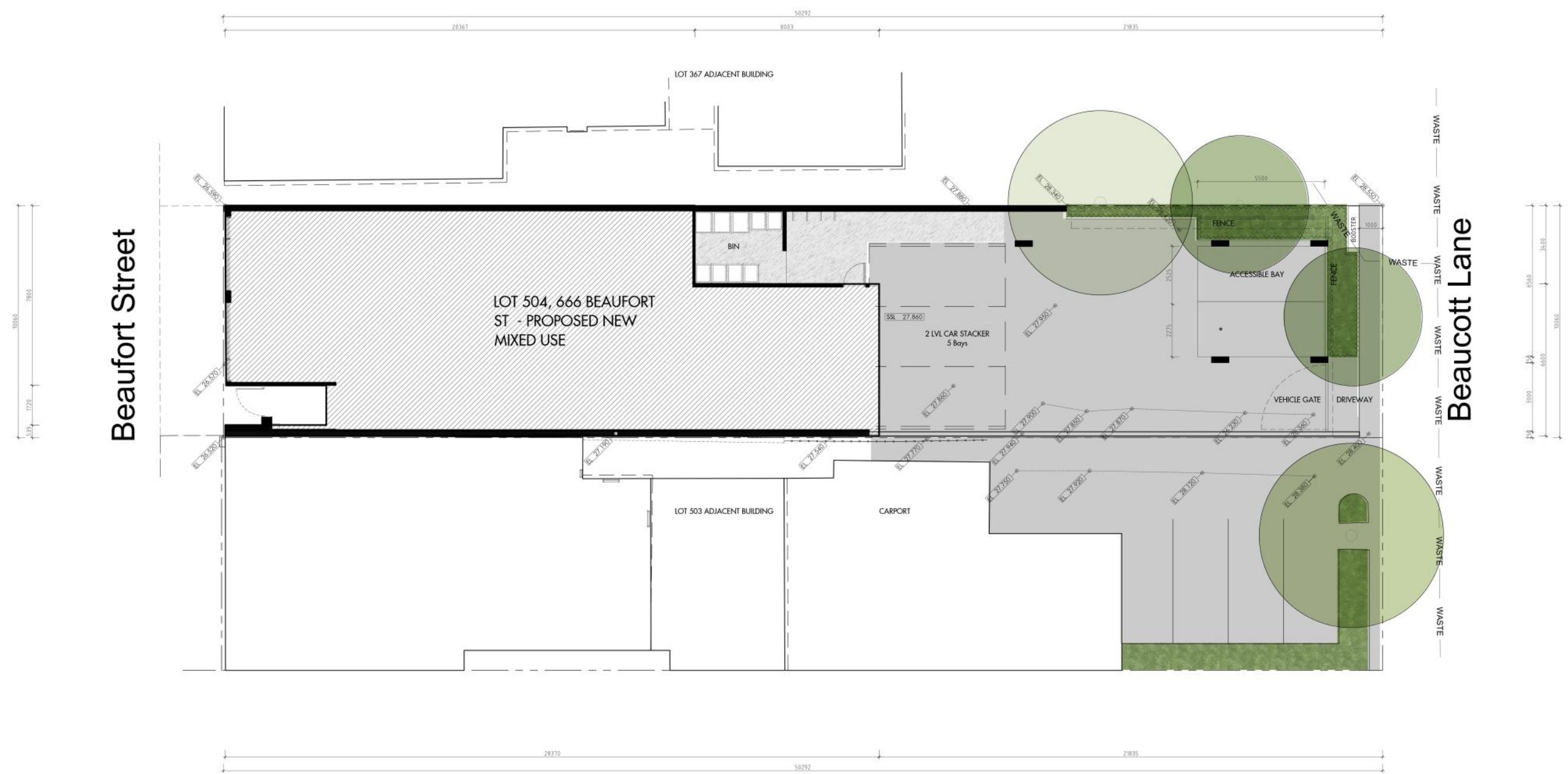
Design Review progress
PDA21/0151 – 666 Beaufort Street Mount Lawley
Thursday 9 December 2021

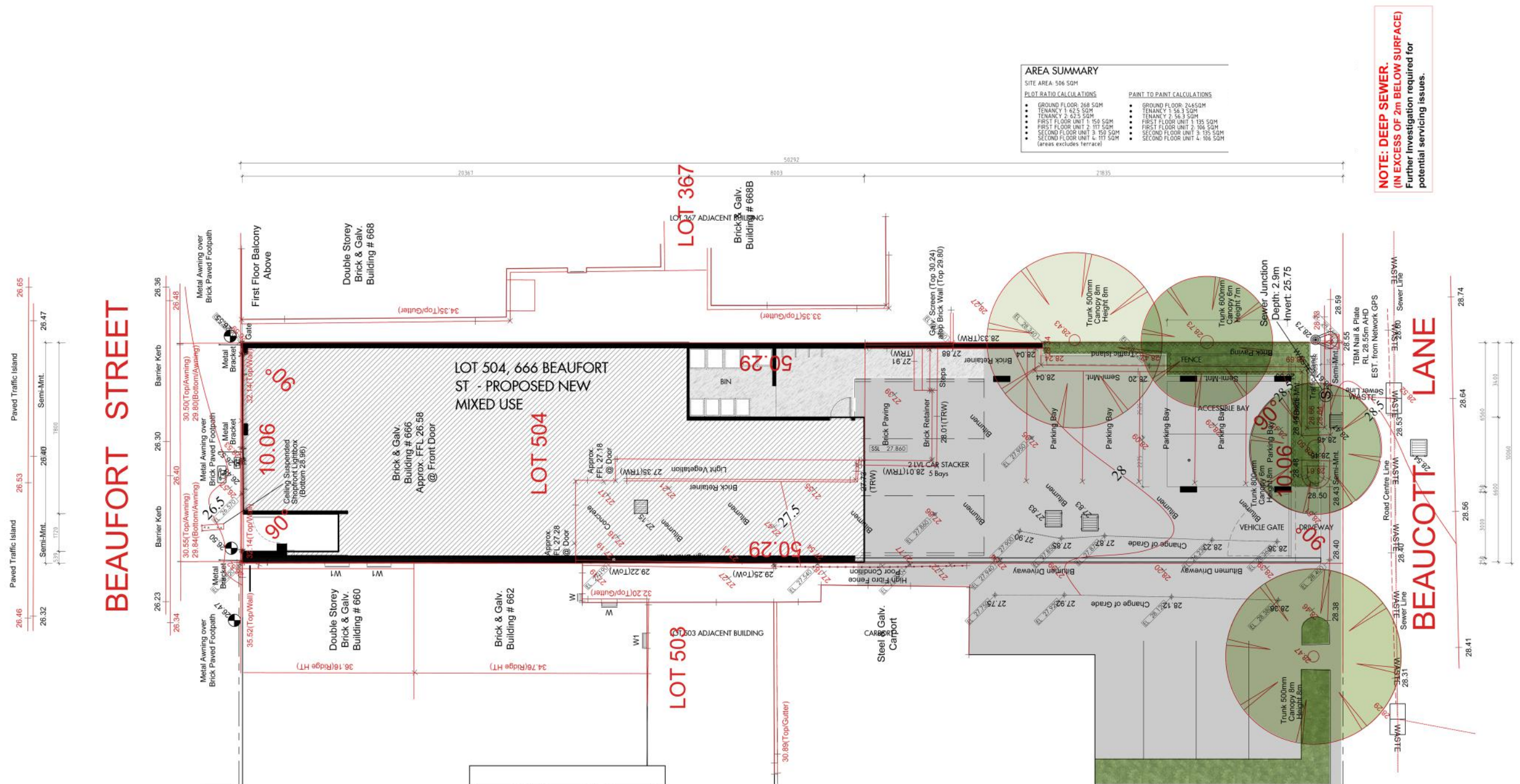
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	DR1 9/12/2021	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Recommendations Summary**Item 1 – PDA21/0151 – 666 Beaufort Street Mount Lawley**

DR1 – DRP Recommendations DRP Meeting – 9/12/2021	DR2 – Applicant Response DRP Meeting – 9/12/2021	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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GROUND FLOOR PLAN

