

Design Review Report – Item 3


Local government:	City of Stirling	
Item no.:	Item 3 – PDA22/0113 – 39 Chester Avenue, Dianella – Pre Development Application – Multiple Dwelling	
Chairperson:	Emma Williamson	
Panel members:	Wayne Dufty Peter Ciemitis Anthony Duckworth	
Local government officers:	Karina Bowater Andrew Karagoglou Simone Palmer	Senior Planning Officer Planning Officer DRP Support Officer
Observers	Michael Italiano	Acting Senior Planning Officer
Date:	24 November 2022	Time: 4pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

Felipe Soto	Space Collective Architects (<i>Applicant</i>)
Caine Holdsworth	UDLA
Petar Mrdja	Urbanista Planning
Mandy Leung	Space Collective Architects
Owners	Snow Oak Pty Ltd and Affluent Property Investments Pty Ltd

Observer/s

Briefings		
Development assessment overview	Karina Bowater	Senior Planning Officer
Technical issues	Karina Bowater	Senior Planning Officer
Design Review		
Proposed development	Item 3 – PDA22/0113 – 39 Chester Avenue, Dianella – Pre Development Application – Multiple Dwelling	
Property address	39 Chester Avenue, Dianella	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Felipe Soto Caine Holdsworth	Space Collective Architects UDLA
Key issues / recommendations	The Panel thank the Applicant for their preliminary presentation and commend the appointment of a skilled landscape architect at this early stage of the design.	

	<p>The Panel support an increase in density in the location and urge the Applicant to explain more fully both the benefits and impacts to the future character of the area in the immediate vicinity as well as taking into consideration distant views.</p> <p>In seeking design excellent the team is encouraged to explore more fully the potent potentials of an architecture that references Iwanoff in more detail, embraces the opportunity of sustainable initiatives and seeks to use landscape as a key component of the design.</p> <p>Refer to attached Design Quality Evaluation Report.</p>
Chairperson signature	

Design quality evaluation Item 3 – PDA22/0113 – 39 Chester Avenue, Dianella - Pre Development Application – Multiple Dwelling DRP Meeting – Thursday 24 November 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>
	<p>1a. The Panel support an increase in density in this location and urge the applicant to thoroughly communicate the applicability and benefit of this proposal to the area.</p> <p>1b. The Panel noted there are no side elevations included in the drawing package and request these at any future reviews as the broader context will be affected.</p> <p>1c. The Panel questioned whether the Applicant has described enough of the future context.</p>
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. It was commented by the Panel landscaping is key to the success of this proposal and a robust and convincing strategy needs to be employed from the outset.</p> <p>2b. The Panel noted an increase in front setbacks may be required to permit planting of advanced trees in the front setback and verge area and to obtain the required deep soil.</p> <p>2c. The Applicant was advised by the Panel to substantiate the landscape proposed throughout the development and expressed reservations in relation to the allocation of deep soil areas, overshadowing and planting on structure.</p> <p>2d. The Panel commend the Applicant for engaging a qualified landscape architect from at the early stages of the project development</p>
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>
	<p>3a. The Panel acknowledges the Applicants' case for the increased height of the development and request they demonstrate why this should be supported and what is being given back.</p> <p>3b. The Panel commented that understanding the development in section will be key to understanding the logic of the height increase.</p> <p>3c. The Panel queried whether a subterranean carpark had been explored.</p> <p>3d. The Panel emphasized the importance of the side elevations of the building.</p> <p>3e. The Panel requested more information in relation to the interface of the school and the apartment building.</p>
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. It was suggested by the Panel the lifts could be split and it was questioned whether it is necessary for both lifts to go to the roof top.</p> <p>4b. Comment was made by the Panel it was beneficial to understand the functionality of apartment layouts and identify at early stages if communal corridors have light and ventilation.</p> <p>4c. The Panel questioned the functionality of the letterboxes.</p> <p>4d. The Panel expressed some concern in relation to car park circulation and queried</p>

	whether or not the carpark was ventilated, noting this would have impacts on the quality of other spaces.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	<p>5a. This principle was not discussed.</p> <p>5b. The Applicant is strongly encouraged to address this in the early stages of project development, to make commitments to impactful sustainability initiatives and to engage a sustainability consultant as part of the project team.</p>
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 Panel do not support the current interface of the proposal with the street, noting that greater street activation is needed.</p> <p>6b. The Panel stated increasing the setback could improve street activation, along with direct street access for ground floor apartments.</p> <p>6c. Comment was made the amenity of the neighbourhood requires further thought. The Panel encouraged the Applicant to think about what it takes to be a good neighbour, to seek design excellent to justify the increased heights.</p> <p>6d. The Panel noted a positive of the building was surveillance over the school at night.</p> <p>6e. It was mentioned by the Panel the southern boundary is more problematic in overshadowing the existing neighbouring houses.</p> <p>6f. The Panel suggested community consultation could be of benefit in the Applicant understanding community expectations.</p> <p>6g. Comment was made around the opportunity for hardscape to create visual amenity on the first floor.</p>
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 encouraged the Applicant to consider the sense of entry and arrival early in the proposal.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. This principle was not discussed at this early stage.
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>
	<p>9a. The Community design principle was not discussed.</p> <p>9b. A Panel member shared an anecdote regarding the social nature of communal stairs to lower levels of the apartment building.</p>
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>
	<p>10a. The Panel noted the windows on the side elevations are good.</p> <p>10b. The Panel encouraged the Applicant to look at the architectural expression and finer grain of the development, noting the excellent precedents that have been identified as part of the context and character study.</p>

Design Review progress
Item 3 – PDA22/0113 – 39 Chester Avenue, Dianella – Pre Development Application – Multiple Dwelling
DRP Meeting – Thursday 24 November 2022

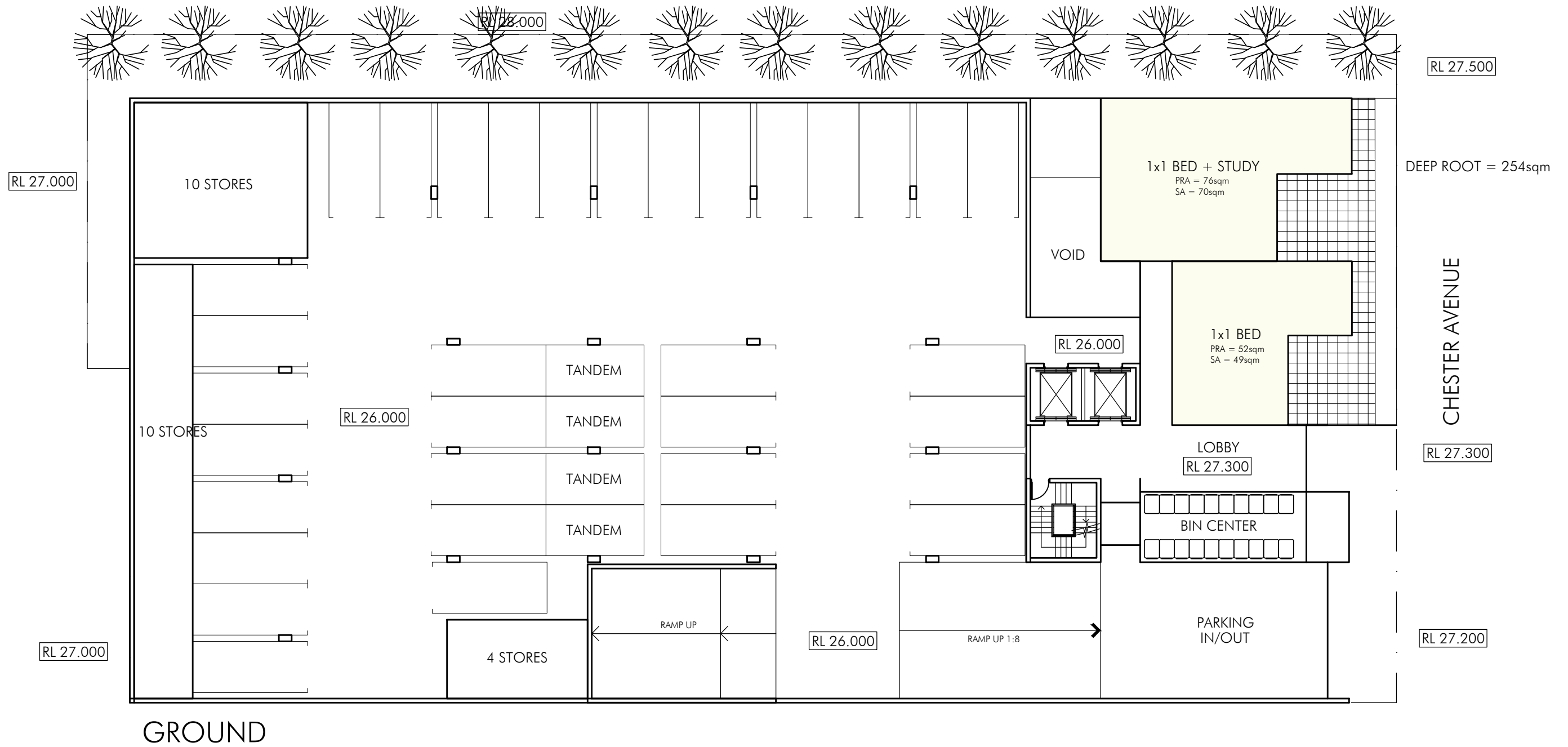
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	DR1 24/11/2022	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

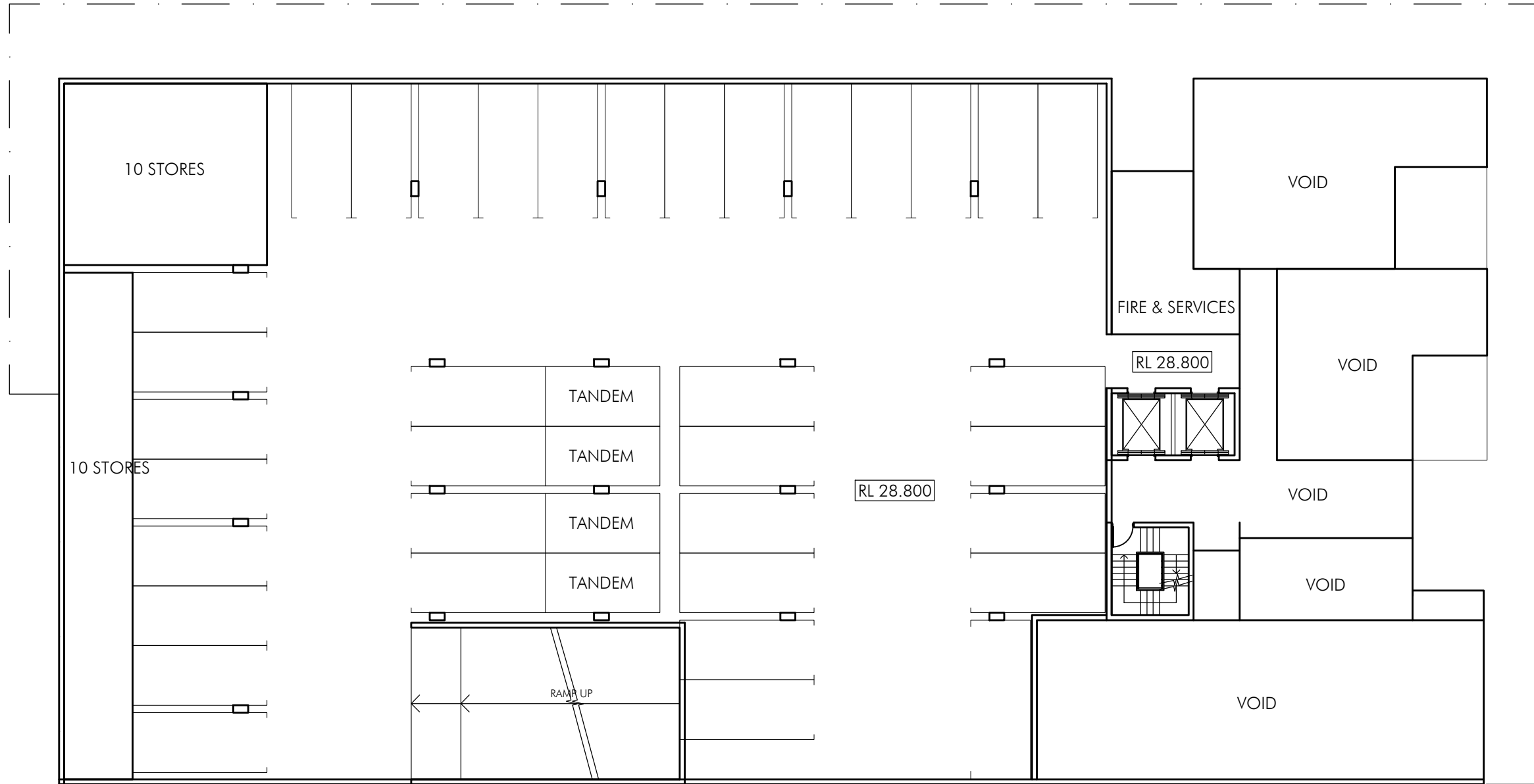
Recommendations Summary
Item 3 – PDA22/0113 – 39 Chester Avenue, Dianella

DR1 – DRP Recommendations DRP Meeting – 24/11/2022	DR2 – Applicant Response DRP Meeting – 24/11/2022	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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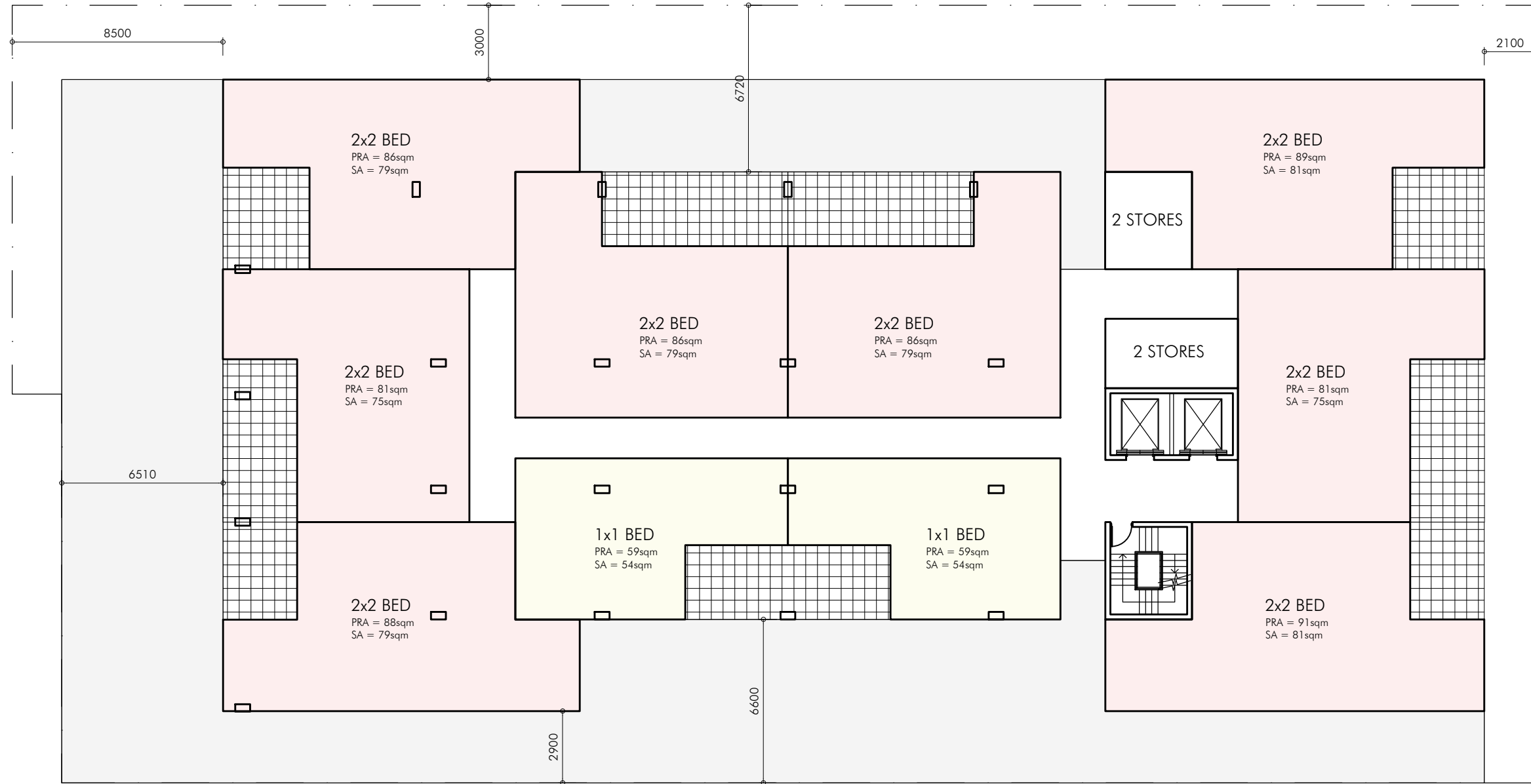
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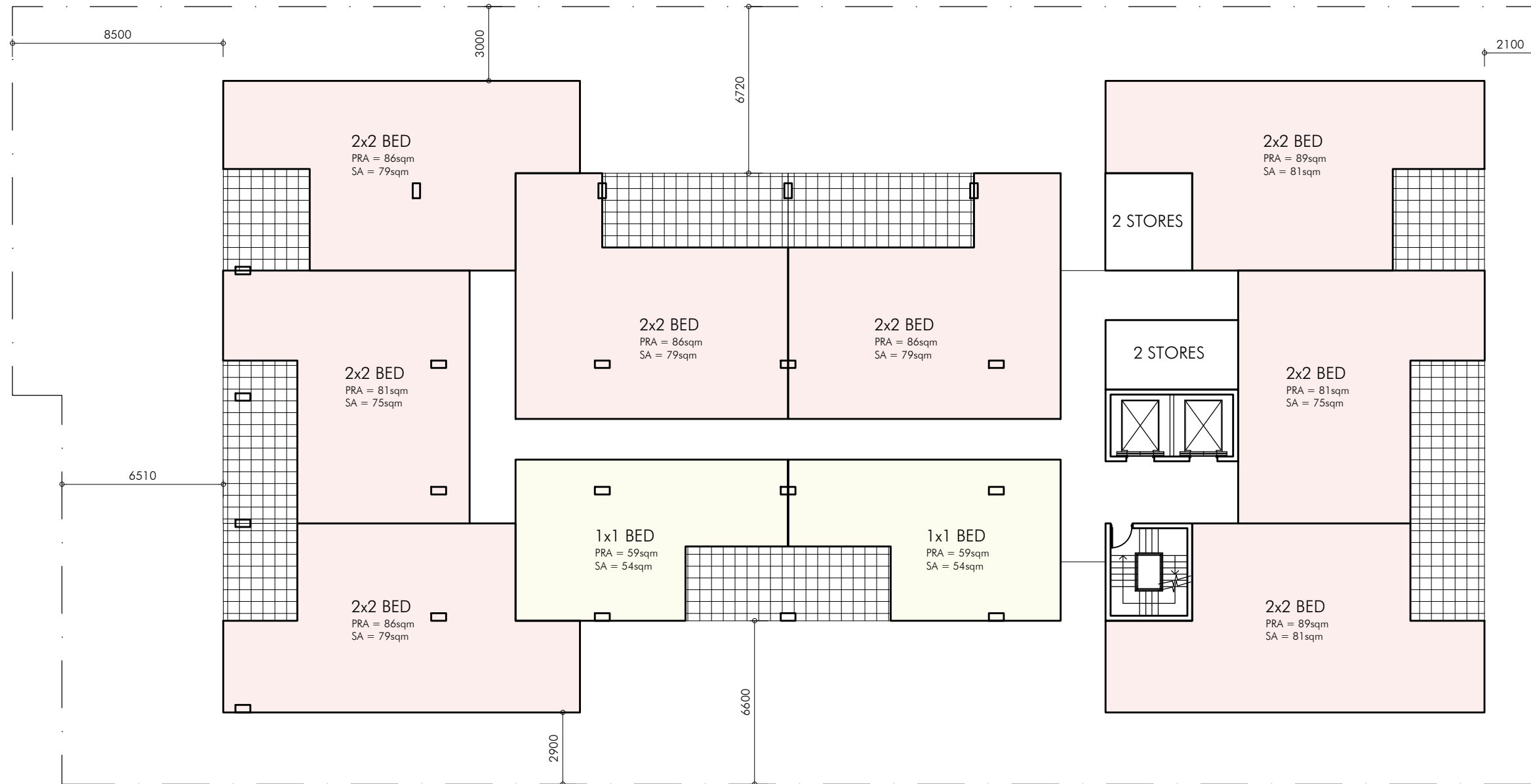




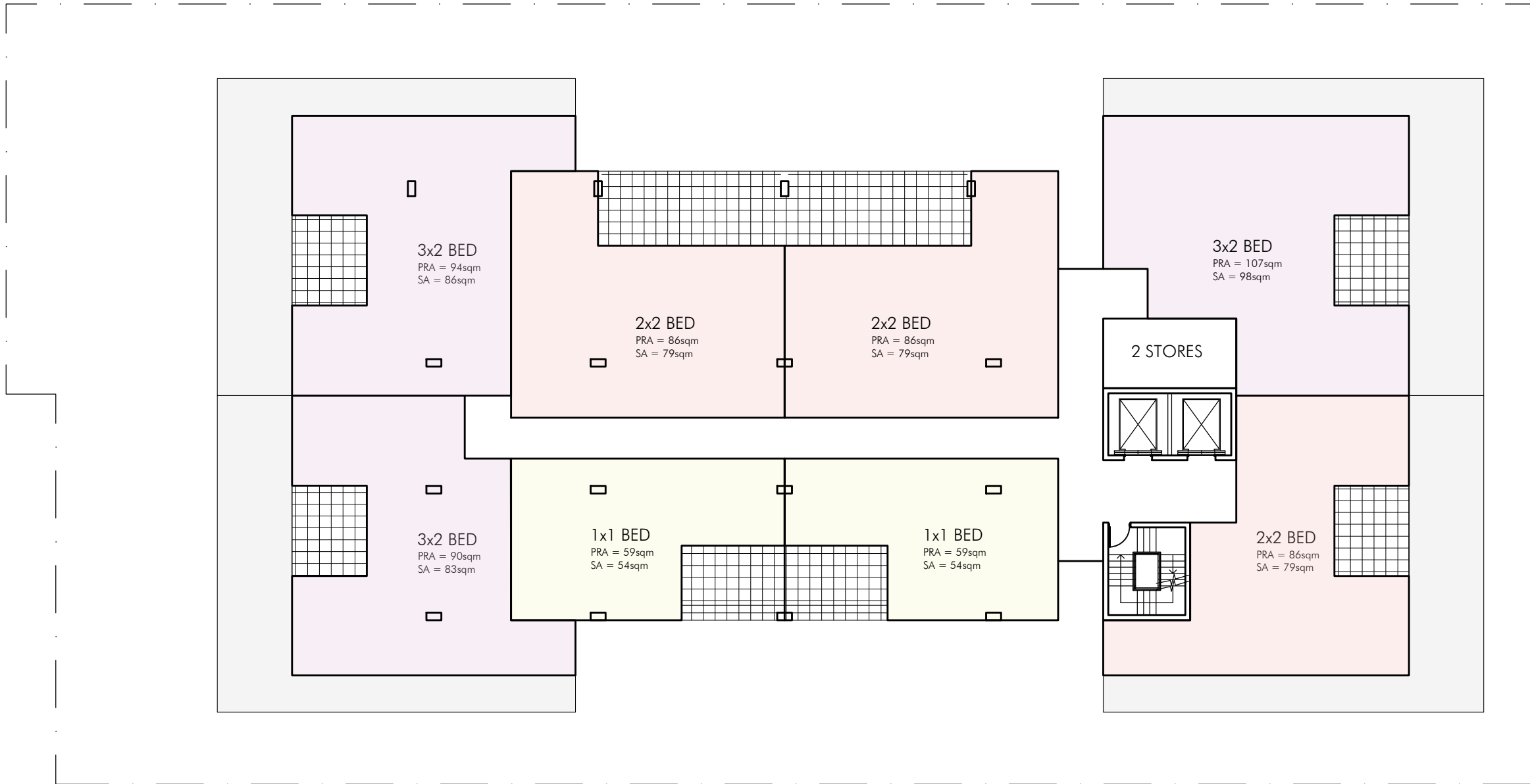
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LEVEL 1



LEVEL 2 - 3

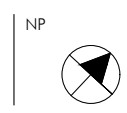
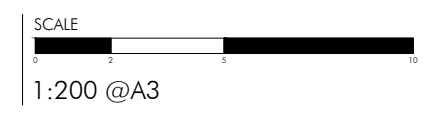


CHESTER AVENUE

LEVEL 4

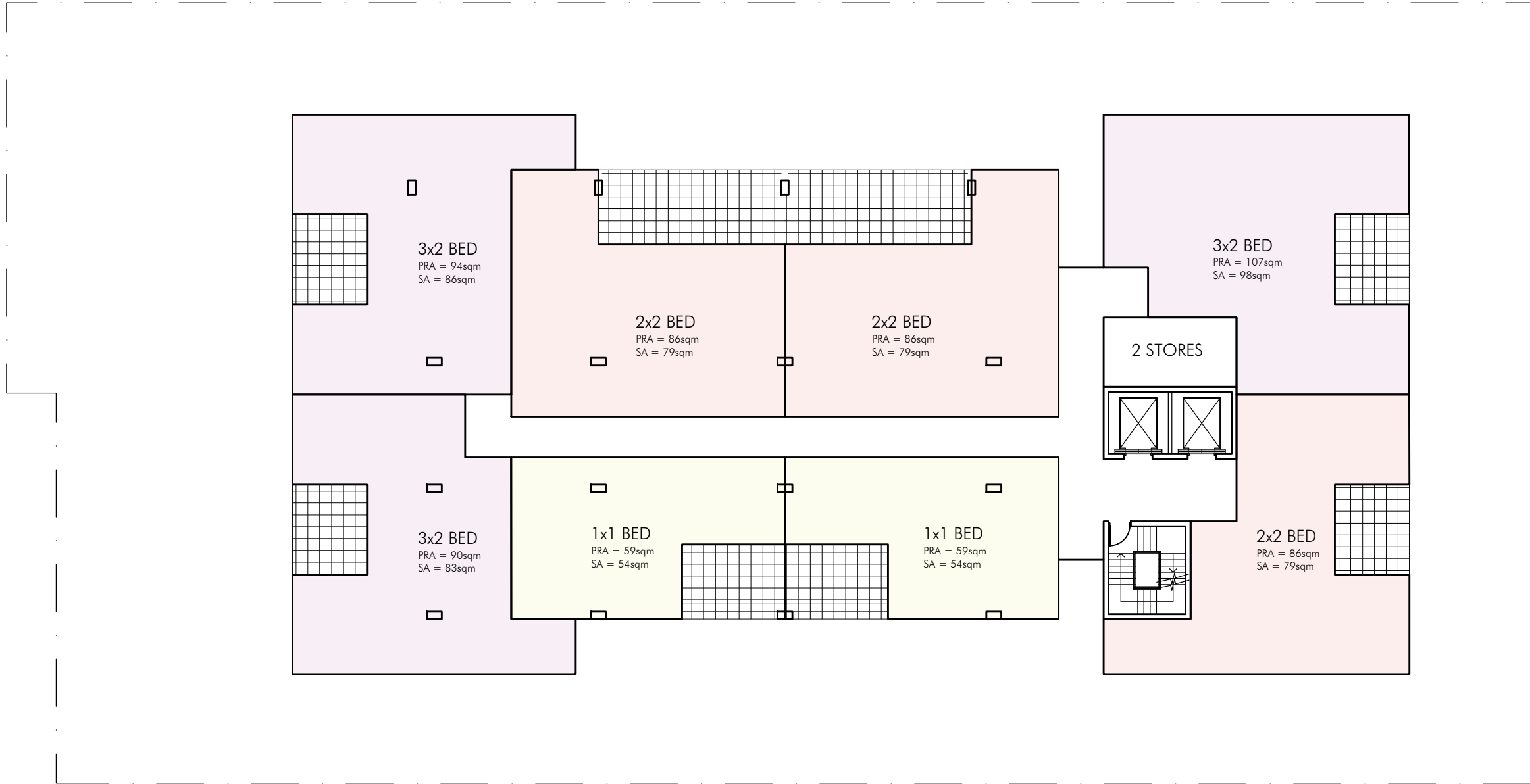


MULTI-RESIDENTIAL DEVELOPMENT
39 CHESTER AVENUE DIANELLA



DATE ISSUED	DWG. NAME
11.11.2022	LEVEL 4 PLAN

DWG No.	REV
FS04	A

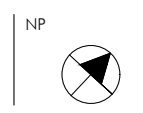
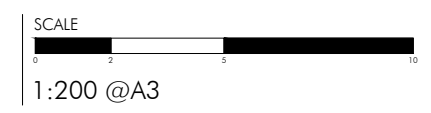


CHESTER AVENUE

LEVEL 5

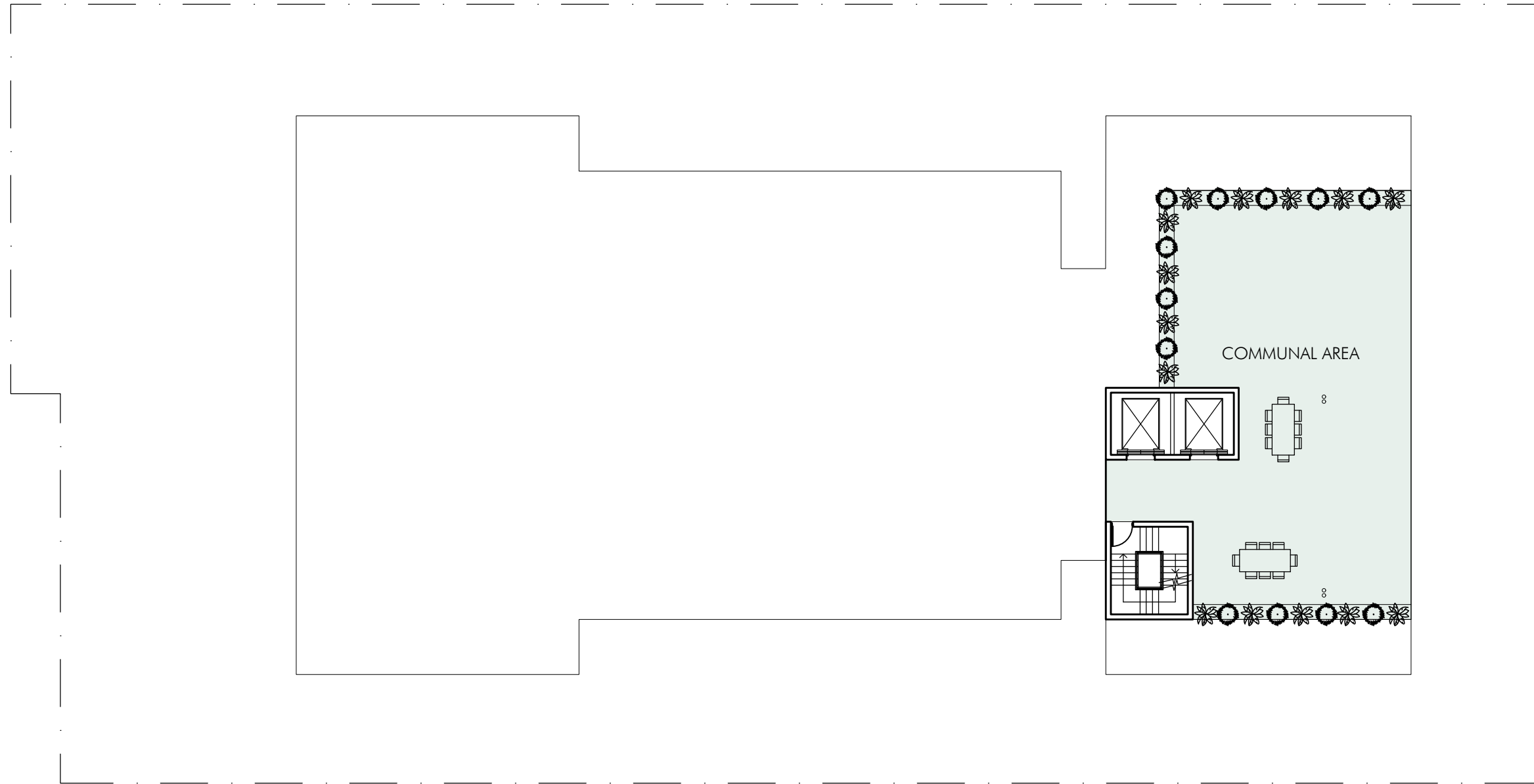


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39 CHESTER AVENUE DIANELLA



DATE ISSUED	DWG. NAME
11.11.2022	LEVEL 5 PLAN

DWG No.	REV
FS04	A



CHESTER AVENUE

ROOFTOP