

## Design Review Report – Item 1

Local

government: City of Stirling

Item no.: Item 1 – PDA25/0058 – 22 Muriel Avenue, Innaloo – Pre Development Application – Mixed Use

Acting

Chairperson: Jackson Liew

Panel members:	Brett Wood-Gush	Urban Design
	Tony Blackwell	Landscape Architecture
	Flavia Kiperman	Conservation / Heritage Specialist

Local

government officers:	Shaun Wheatland	Coordinator Planning
	Sam Michie	Senior Planning Officer
	Nayan Khairnar	Planning Officer
	Simone Palmer	DRP Support Officer

Observers

Ronni Howe	Senior Planning Officer Heritage
Amelie White	Undergraduate Planning Officer
Hannah McFeggan	Strategic Planning Officer – City Future

Date: 20 November 2025 Time: 2pm

Venue: City of Stirling – Challenger Room

### Proponent/s

Carlo Famiano	CF Town Planning & Development ( <i>Applicant</i> )
Joe Germano	Germano Designs

**Owners** Ms N Stavretis and Mr V and Mrs H Christou

Observer/s

### Briefings

Development assessment overview	Sam Michie	Senior Planning Officer
Technical issues	Sam Michie	Senior Planning Officer

### Design Review

Proposed development	Item 1 – PDA25/0058 – 22 Muriel Avenue, Innaloo – Pre Development Application – Mixed Use	
Property address	22 Muriel Avenue, Innaloo	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Carlo Famiano	CF Town Planning
Key issues / recommendations	The proposal presents a well-proportioned three-storey form with a positive street presence and a laneway elevation, which could be further strengthened through a deeper consideration of context, character, and the public realm. Several key areas require further attention. Landscape	

	<p>quality is limited, with deep-soil targets not met and some landscape zones inaccessible or poorly located. The development may exceed the permissible plot ratio, requiring justification and clarity around potential overshadowing impacts. Amenity particularly communal open space is lacking and would benefit from further provision and consideration.</p> <p>Internal functionality could be improved by reconsidering the long corridor arrangement, separating commercial and residential uses, and providing clearer detail on rooftop plant screening and opportunities to introduce daylight to the lobby. Sustainability initiatives should be consolidated with a clear commitment to implementation. Privacy concerns remain due to boundary setbacks, and window orientations may require adjustment.</p> <p>Safety and legibility are generally supported, though a permeable vehicular gate and a dedicated pedestrian gate are recommended. While the mixed-use offering has strong community potential, a more integrated approach to signage, lighting, and Percent for Art would help strengthen the development's identity and enhance the public realm.</p>
<p>Acting Chairperson's signature</p>	

<b>Design quality evaluation</b> <b>Item 1 – PDA25/0058 – 22 Muriel Avenue, Innaloo – Pre Development Application – Mixed Use</b> <b>DRP Meeting – Thursday 20 November 2025</b>		
	S	<i>Design Principle satisfied</i>
	P	<i>Design Principle pending further attention</i>
	N	<i>Design Principle not satisfied</i>
<b>Principle 1</b> <b>Context and character</b>		<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	P	<p>1a. It was stated the real single course brick is supported and there are no major issues with the elevation.</p> <p>1b. The Applicant was encouraged to think about how they are going to engage with pedestrians and what types of tenancies will be included in the development.</p> <p>1c. Comment was made by the Panel the shop fronts are interesting and look original. The Applicant was urged to think about the original materials of the existing building and how they can be re-used which will benefit sustainability of the project also.</p> <p>1d. It was mentioned by the Panel to apply further thought around giving something back to the community and making the context of this development unique to the area rather than creating a building which can be placed anywhere.</p> <p>1e. The Applicant was encouraged to provide more contextual information including a detailed analysis of adjoining properties and streetscape circumstances. There is currently a lack of information around levels.</p> <p>1f. The Panel encouraged the Applicant to provide justification to support the outcome and the increased plot ratio.</p>
<b>Principle 2</b> <b>Landscape quality</b>		<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	N	<p>2a. It was stated by the Panel there is currently limited information around the shared pavement areas and no separately defined pedestrian route. It was suggested clearly defined paving for pedestrians would be beneficial in the shared spaces.</p> <p>2b. The Panel requested swept path movements to ensure turning circles are sufficient.</p> <p>2c. It was recommended by the Panel additional trees could be planted on the north and west side of the development.</p> <p>2d. It was stated the curb upstands in the carpark area don't seem to connect to the medium that separates the carpark. It was noted there is opportunity to utilise this area and create a parklet in this location.</p> <p>2e. Comment was made by the Panel some of the landscaped areas are heavily shaded and the shrub and ground cover species chosen are not well adapted to heavy shade and have insufficient space.</p> <p>2f. It was mentioned the <i>Corymbia Ficifolia</i> tree is high on the Polyphagous shot hole borer list and should not be used.</p> <p>2g. Comment was made by the Panel the concrete awning is not supported by the Panel and this should be replaced with a steel frame awning under the City's policy</p> <p>2h. It was mentioned the Fig tree creates excessive shade which will affect light penetration to the balconies. It was suggested reconsidering the additional planters in this location as they will contribute to the lack of sunlight.</p> <p>2i. The Panel noted there are no metrics on the landscape plan and these will be required.</p> <p>2j. It was suggested additional landscaping could be included on the balconies towards the laneway.</p> <p>2k. It was suggested there is potential to introduce additional on structure landscaping.</p>

		<p>2l. Comment was made the planter boxes are not accessible and maintenance will be difficult. It was recommended it should be determined who is maintaining these.</p> <p>2m. It was noted by the Panel the pavement north of the UAT is not providing any benefit and the Applicant should consider reorientating this paving.</p> <p>2n. The proposal does not appear to achieve the target of 10% deep soil. Additionally, the proposed landscape areas are either inaccessible, of limited use, or located in less prominent or poorly visible locations—for example, the garden area between the commercial unit, stairs, and bike store is tucked away, inaccessible, and not visible from the commercial unit.</p> <p>2o. While the suspended planting at the upper level contributes to greenery at the frontage, its maintenance will rely on strata to ensure it is properly cared throughout the seasons. Consideration should also be given to access, safe and fall protection.</p> <p>2p. To increase deep soil target and communal amenity, a roof terrace may be an option to be considered.</p>
<p>Principle 3 <b>Built form and scale</b></p>		<p><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>
	<p>P</p>	<p>3a. Comment was made the on the commercial tenancies should be adaptable for future use and the ceiling height should be more than 3 metres high. Refer to the city’s policy.</p> <p>3b. The Applicant was encouraged to be more considerate of overshadowing to the neighbouring properties. On face value, the three-storey massing appears acceptable; however, it would be useful to understand its potential overshadowing impacts on adjoining properties. It should also be noted that the property to the south is currently under commercial use but may be developed for residential purposes in the future.</p> <p>3c. Comment was made by the Panel the residential corridor and commercial UAT requires tweaking. The Applicant was urged to consider separating the residential and commercial corridor. It was suggested the expectations of the residents should be managed.</p> <p>3d. The site has a plot ratio of 1 and an area of 770 m<sup>2</sup>; however, the proposed development appears to total over 1,000 m<sup>2</sup>, excluding car parks, common areas, balconies, and similar spaces under the standard plot ratio definition. This suggests the site may be overdeveloped, and further justification is required.</p>
<p>Principle 4 <b>Functionality and build quality</b></p>		<p><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>
	<p>P</p>	<p>4a. The Panel stated the balconies look generous and are supported.</p> <p>4b. The Panel stated the heating and cooling elements located on the roof are not to be visible to the public eye. Demonstrate this and if visible screening would be required.</p> <p>4c. It was suggested by the Panel a window or open stairs could be introduced to the enclosed lobby and lift area. Another suggestion was to push the lift further north to create more space here as it feels tight.</p> <p>4d. It is also likely that the lift will require an overrun so would be good to show it on the plans.</p> <p>4e. The gun-barrel design of the long corridor leading to the lift requires further consideration, particularly regarding the placement of mailboxes and opportunities to encourage incidental encounters between residents. From the current design, having a shared corridor and lobby between the commercial and residential areas may not be necessary. Separating these spaces could improve privacy, reduce potential conflicts, and provide residents with a greater sense of security.</p>

<p>Principle 5 <b>Sustainability</b></p>		<p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>
		<p>5a. Comment was made by the Panel further detailed information is required around sustainability and this principle was only briefly indicated.</p> <p>5b. The Applicant was encouraged to explore sustainability initiatives and make a strong commitment at Development Application stage via a consolidated sustainability statement to demonstrate the adopted initiatives including potential future provisions for EV as practical</p> <p>5c. It is recommended a solar study is provided to ensure solar access can be established.</p>
<p>Principle 6 <b>Amenity</b></p>		<p><i>Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.</i></p>
	<p>P</p>	<p>6a. The Panel noted that the south apartments are long and deep, resulting in limited natural light penetration. It is suggested that skylights could be introduced on the top floor.</p> <p>6b. It was stated the proposal is not meeting the communal open space metrics which compromises the amenity of the proposal and requires resolution.</p> <p>6c. Comment was made the footpath islands/medians along the street could be smartened up as there is wasted land here.</p> <p>6d. The lift lobbies on the upper floors are fully enclosed, with no windows or external views, making orientation difficult, which is undesirable. It is recommended to explore whether light at the end of the lobby can be introduced. In addition, the stairwell could incorporate some level of permeability or openings to the south (being 3m from the boundary and subject to the NCC certifier's input) for natural daylight and visual connection.</p> <p>6e. Side setbacks based on R80 require a 3m setback from the boundary for major openings to bedrooms, studies, and 4.5 m for living and dining areas. There are some privacy concerns with the secondary bedrooms. Locating windows at a higher level or using opaque/tinted glazing may not provide the most desirable outcome. Considering a window oriented towards the east or west, rather than directly overlooking the adjoining property, may help to alleviate these issues. This would require some modification to the layout.</p>
<p>Principle 7 <b>Legibility</b></p>		<p><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></p>
	<p>S</p>	<p>7a. Comment was made way finding could be improved from the carpark to the main access.</p> <p>7b. Pedestrian legibility from the carpark could be improved by providing pedestrian defined paving in the shared areas and a pedestrian gate could be introduced to reinforce the sense of address/arrival for the pedestrian.</p> <p>7c. The brick portals at the tenancy entries and residential lobby entry are a positive treatment to assist with legibility and wayfinding.</p>
<p>Principle 8 <b>Safety</b></p>		<p><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>
	<p>S</p>	<p>8a. Safety and security are supported by the shopfronts and apartments above, which provide natural surveillance ("eyes on the street") along both the main street and the laneway.</p> <p>8b. Comment was made there is a lack of security in the carpark and bike storage area. This could be improved with FOBs and could be an added benefit.</p>
<p>Principle 9 <b>Community</b></p>		<p><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>
	<p>S</p>	<p>9a. Comment was made by the Panel the Applicant has a good typology approach for the site and is positive to the area.</p>

		<p>9b. The commercial offering is a good outcome and supported by the Panel and gives back to the community.</p> <p>9c. There is potential for this development to be a successful mixed-use development that, if well executed, responds effectively to both commercial needs and housing demand, providing a positive outcome for the community.</p>
<b>Principle 10 Aesthetics</b>		<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	<p>10a. The ground-floor shopfronts have been given greater definition through brick portal elements around entry doors which is positive. Accessibility in terms of latch side clearance to be considered for compliance.</p> <p>10b. Some shopfront signage zoning has been indicated. Lighting, signage, and wayfinding should be carefully considered and integrated into the design when possible. Signage treatment on shopfront glazing remains a common issue to navigate therefore the applicant is to consider a consistent signage strategy.</p> <p>10c. Early consideration of Percent for Art into the design could be used to enhance public realm and contribute to the overall quality and identity of the development.</p>

<b>Design Review progress</b>			
<b>Item 1 – PDA25/0058 – 22 Muriel Avenue, Innaloo – Pre Development Application – Mixed Use</b>			
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	<b>DR1 20/11/2025</b>	<b>DR2</b>	<b>DR3</b>
Principle 1 - <b>Context and character</b>	P		
Principle 2 - <b>Landscape quality</b>	N		
Principle 3 - <b>Built form and scale</b>	P		
Principle 4 - <b>Functionality and build quality</b>	P		
Principle 5 - <b>Sustainability</b>			
Principle 6 - <b>Amenity</b>	P		
Principle 7 - <b>Legibility</b>	S		
Principle 8 - <b>Safety</b>	S		
Principle 9 - <b>Community</b>	S		
Principle 10 - <b>Aesthetics</b>	P		

<b>Recommendations Summary</b> <b>Item 1 – PDA25/0058 – 22 Muriel Avenue, Innaloo</b> <b>DRP Meeting – Thursday 20 November 2025</b>			
<b>DR1 – DRP</b> <b>Recommendations DRP</b> <b>Meeting – 20/11/2025</b>	<b>DR1 – Applicant</b> <b>Response DRP Meeting</b> <b>– 20/11/2025</b>	<b>DR2 DRP</b> <b>Recommendations DRP</b> <b>Meeting –</b>	<b>DR2 – Applicant</b> <b>Response DRP Meeting –</b>
<p>1b. The Applicant was encouraged to think about how they are going to engage with pedestrians and what types of tenancies will be included in the development.</p> <p>1c. Comment was made by the Panel the shop fronts are interesting and look original. The Applicant was urged to think about the original materials of the existing building and how they can be re-used which will benefit sustainability of the project also.</p> <p>1d. It was mentioned by the Panel to apply further thought around giving something back to the community and making the context of this development unique to the area rather than creating a building which can be placed anywhere.</p> <p>1e. The Applicant was encouraged to provide more contextual information including a detailed analysis of adjoining properties and streetscape circumstances. There is currently a lack of information around levels.</p> <p>1f. The Panel encouraged the Applicant to provide justification to support the outcome and the increased plot ratio.</p>			
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<p>10b. Some shopfront signage zoning has been indicated. Lighting, signage, and wayfinding should be carefully considered and integrated into the design when possible. Signage treatment on shopfront glazing remains a common issue to navigate therefore the applicant is to consider a consistent signage strategy.</p> <p>10c. Early consideration of Percent for Art into the design could be used to enhance public realm and contribute to the overall quality and identity of the development.</p>			

# Stavertis

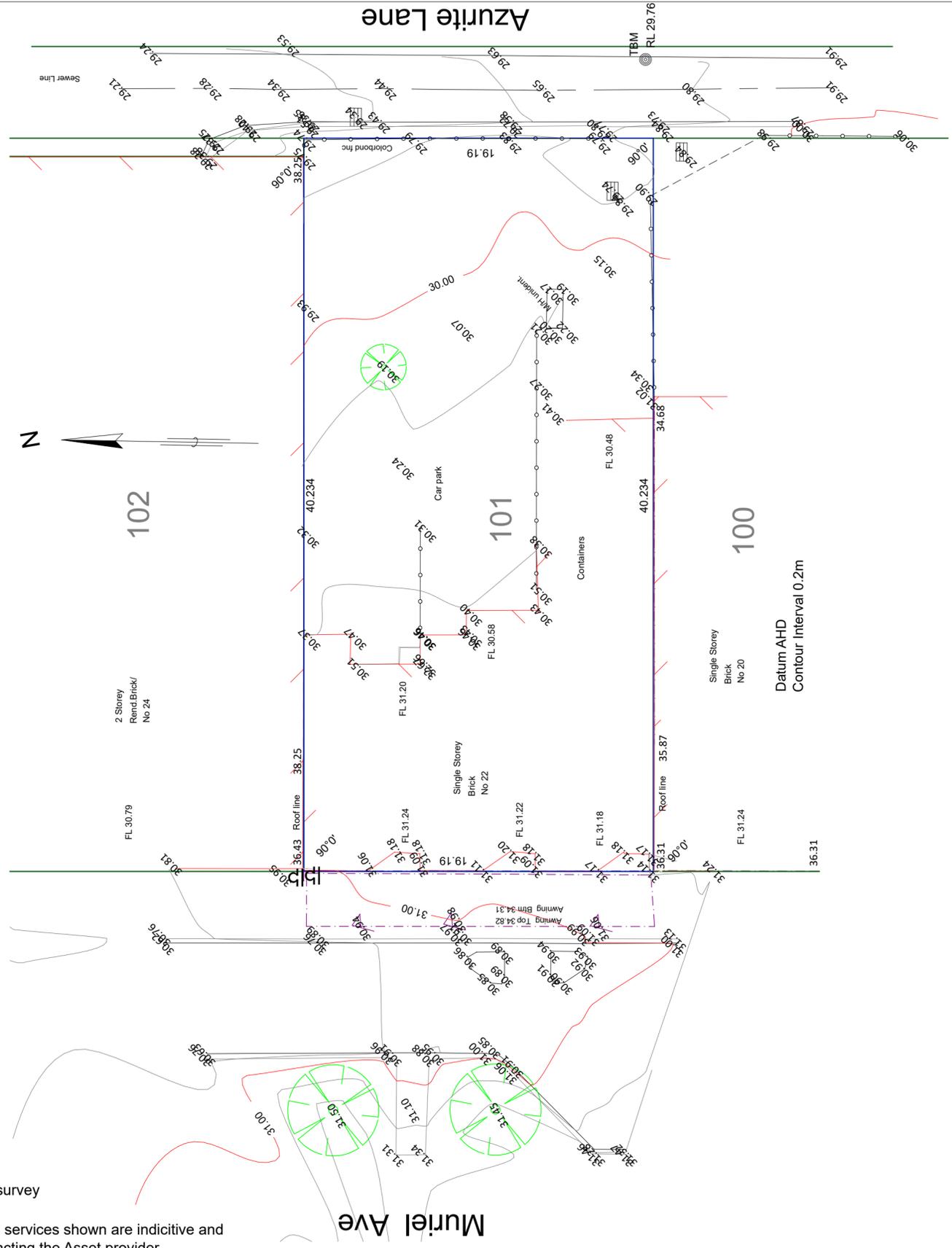
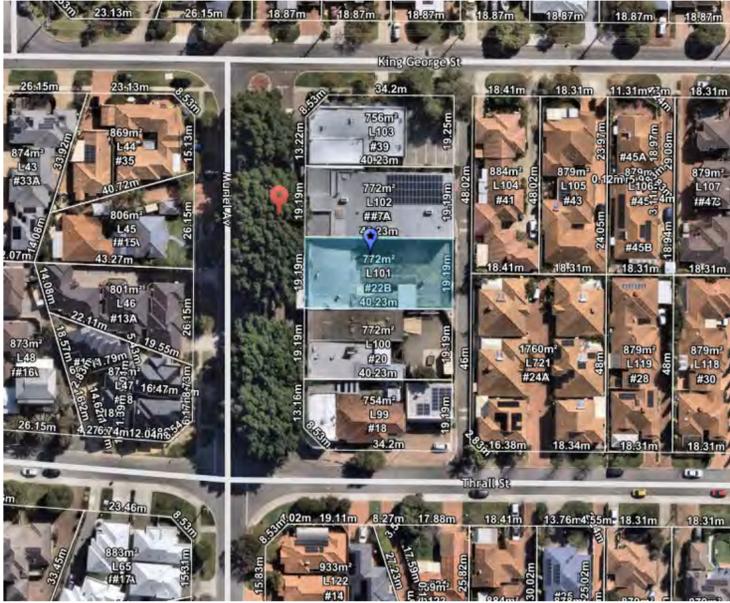
Address: 22 Muriel Ave INNALOO

Apartment Complex

Job Number: 23011

Drawing No	Description
01	Cover Page
02	Existing Site Survey
03	Site Plan
04	Context Plan
05	Ground Floor Plan
06	First Floor Plan
07	Second Floor Plan
08	Roof Plan
09	Elevations
10	Elevations
11	FF Solar Study
12	SF Solar Study
13	Section





Note: Boundary location and dimensions subject to survey

Disclaimer :All underground services shown are indicative and need to be verified by contacting the Asset provider  
Only visible surface services have been located  
All other services need to be verified



Feature Survey  
Lot 101 on Plan 6290  
22 Muriel Avenue Innaloo

**db Surveys**  
55 Chrysostom Street Trigg Perth 6029  
Ph/Fax 61 8 94481033  
LICENSED LAND and ENGINEERING SURVEYORS

Scale 1:200 @ A3

Key Features

- Telecom 
- Water meter 
- Power Pole 
- Power Dome 
- Sewer M/H 

Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.08.25



Client  
Stavertis

Project Name  
Apartment Complex

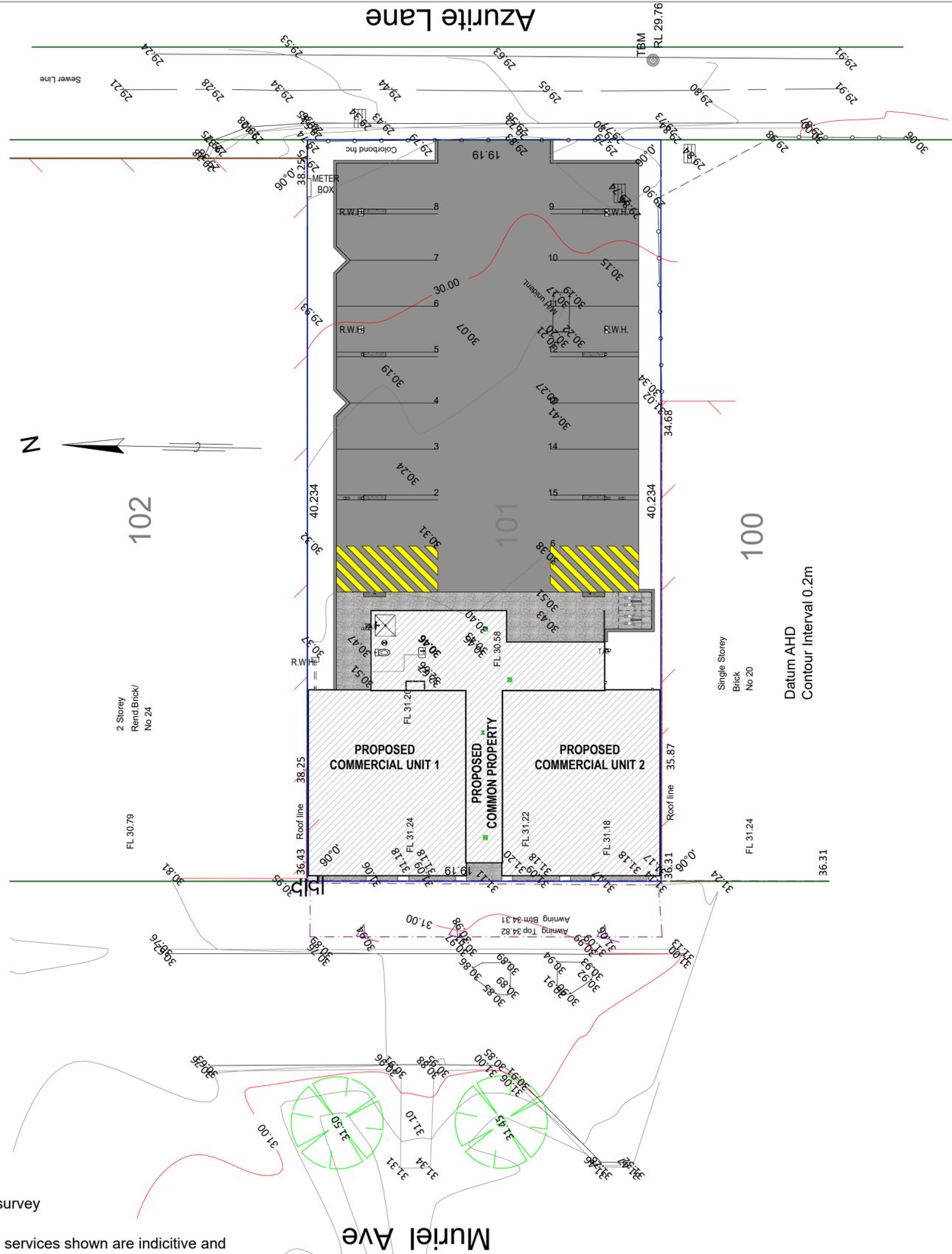
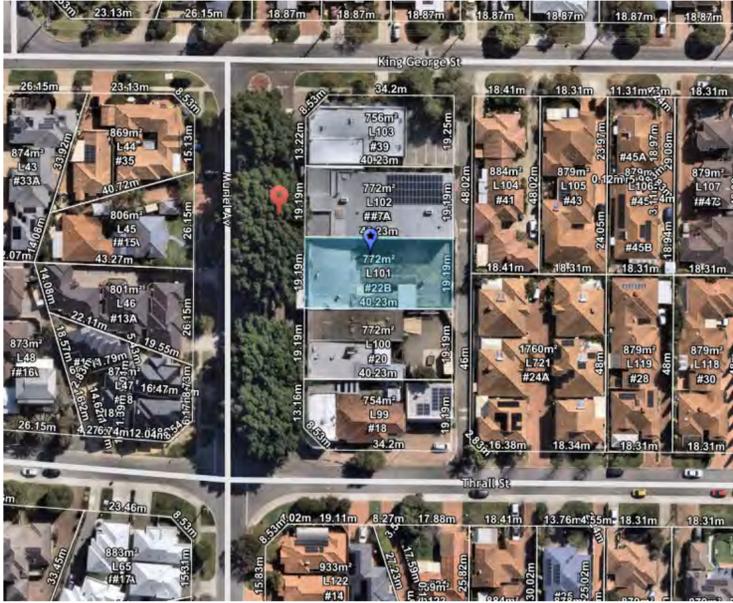
Project Address  
22 Muriel Ave INNALOO

Drawing Title:  
Existing Site Survey

Scale:	Sheet Size:	A2
Project No:	Revision Number:	5.00
23011		

Drawing No.:  
**02 of 13**





Zone	Area	Perim	Vol
First Floor Common	34.61	38,480	93.46
Second Floor Common	34.61	38,480	97.92
	69.22 m²	76,960 mm	191.38 m³
<b>Apartment 1</b>			
Balcony	22.94	20,400	72.21
Residence	134.20	59,300	379.66
	157.14 m²	79,700 mm	451.87 m³
<b>Apartment 2</b>			
Balcony	22.54	20,790	70.18
Residence	139.30	59,350	394.09
	161.84 m²	80,140 mm	464.27 m³
<b>Apartment 3</b>			
Balcony	22.54	20,790	70.18
Residence	139.30	59,350	394.09
	161.84 m²	80,140 mm	464.27 m³
<b>Apartment 4</b>			
Balcony	22.94	20,400	72.21
Residence	134.20	59,300	379.66
	157.14 m²	79,700 mm	451.87 m³
<b>Apartment 5</b>			
Balcony	22.54	20,790	70.18
Residence	139.30	59,350	394.09
	161.84 m²	80,140 mm	464.27 m³
<b>Apartment 6</b>			
Balcony	22.54	20,790	70.18
Residence	139.30	59,350	394.09
	161.84 m²	80,140 mm	464.27 m³
<b>Ground Floor</b>			
Bin Store	9.04	14,040	24.81
Commercial Unit 1	86.09	37,360	236.15
Commercial Unit 2	86.08	37,360	236.11
Common Property	64.64	52,760	177.30
	245.85 m²	141,520 mm	674.37 m³
	1,276.71 m²	698,440 mm	3,626.57 m³

Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.08.25



Client  
Stavertis

Project Name  
Apartment Complex

Project Address  
22 Muriel Ave INNALOO

Drawing Title:  
Site Plan

Scale: <b>1:200</b>	Sheet Size: <b>A2</b>
Project No: <b>23011</b>	Revision Number: <b>5.00</b>

Drawing No.:  
**03 of 13**

**GERMANO DESIGNS**

Unit: 3/1 Mulgool Road, Malaga WA 6090  
(08) 9248 8392 germanodesigns.com.au

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Note: Boundary location and dimensions subject to survey

Disclaimer :All underground services shown are indicative and need to be verified by contacting the Asset provider  
Only visible surface services have been located  
All other services need to be verified

<p>Dwg:FS386-01</p> <p>db surveys LICENSED LAND SURVEYORS</p>	<p>Feature Survey</p> <p>Lot 101 on Plan 6290 22 Muriel Avenue Innaloo</p>	<p><b>db Surveys</b></p> <p>55 Chrysostom Street Trigg Perth 6029 Ph/Fax 61 8 94481033 LICENSED LAND and ENGINEERING SURVEYORS</p>	<p>Scale 1:200 @ A3</p> <p><b>Key Features</b></p> <ul style="list-style-type: none"> <li>Telecom </li> <li>Water meter </li> <li>Power Pole </li> <li>Power Dome </li> <li>Sewer M/H </li> </ul>
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**COMMERCIAL DEVELOPMENTS  
MURIEL ROAD**



**RESIDENTIAL  
DEVELOPMENTS  
THRALL STREET**



**COMMERCIAL SHOPPING  
COMPLEX SCARBOROUGH  
BEACH RD**

Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25

Project North:



Client  
Stavertis

Project Name  
Apartment Complex

Project Address  
22 Muriel Ave INNALOO

Drawing Title:  
Context Plan

Scale: Sheet Size: A2

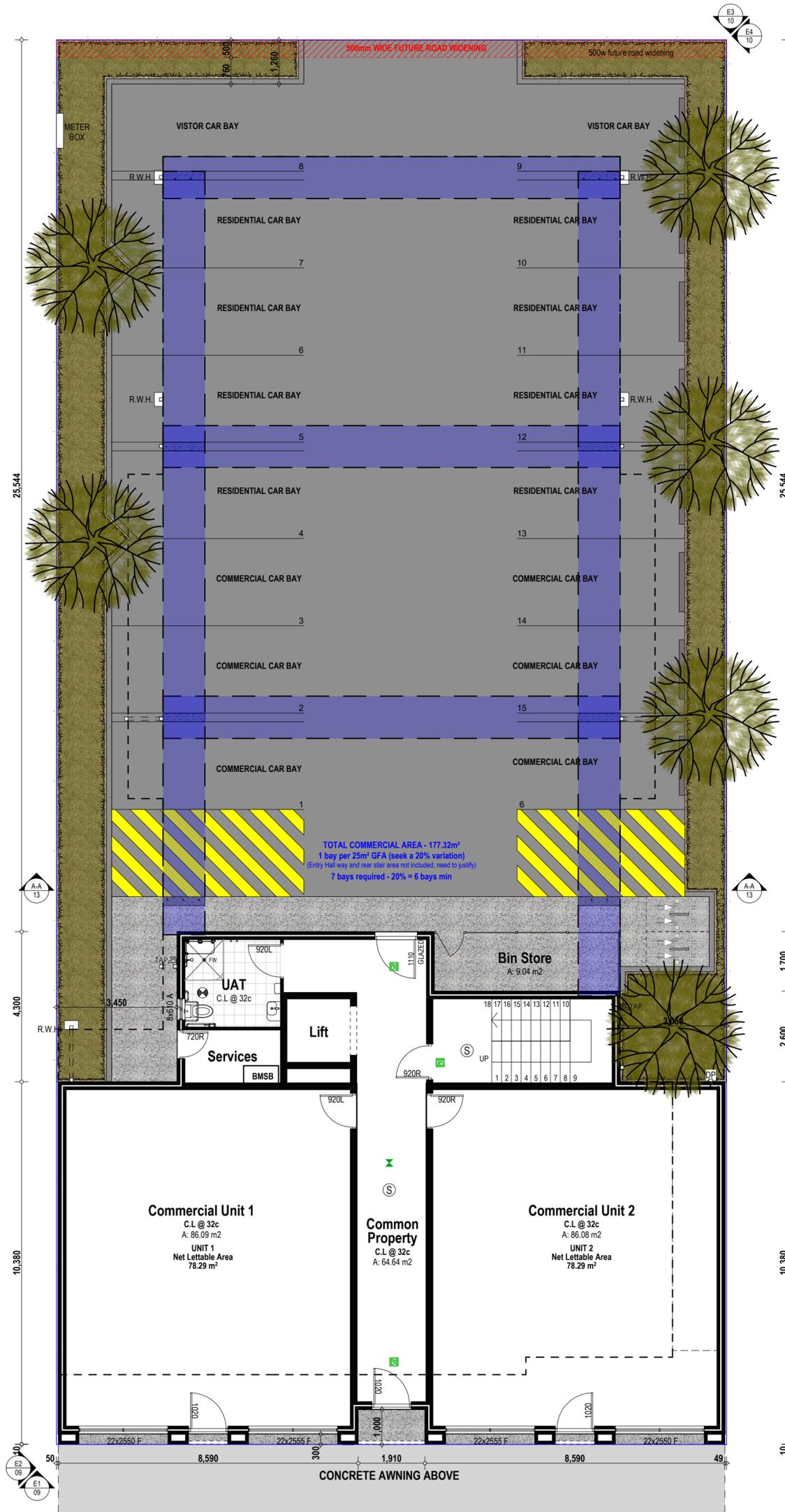
Project No.: 23011  
Revision Number: 5.00

Drawing No.:  
04 of 13



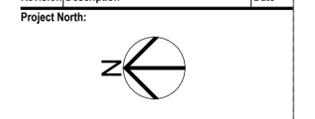
Unit: 3/1 Mulgill Road, Malaga WA 6090  
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Zone	Area	Perim	Vol
First Floor Common	34.61	38,480	93.46
Second Floor Common	34.61	38,480	97.92
	69.22 m <sup>2</sup>	76,960 mm	191.38 m <sup>3</sup>
<b>Apartment 1</b>			
Balcony	22.94	20,400	72.21
Residence	134.20	59,300	379.66
	157.14 m <sup>2</sup>	79,700 mm	451.87 m <sup>3</sup>
<b>Apartment 2</b>			
Balcony	22.54	20,790	70.18
Residence	139.30	59,350	394.09
	161.84 m <sup>2</sup>	80,140 mm	464.27 m <sup>3</sup>
<b>Apartment 3</b>			
Balcony	22.54	20,790	70.18
Residence	139.30	59,350	394.09
	161.84 m <sup>2</sup>	80,140 mm	464.27 m <sup>3</sup>
<b>Apartment 4</b>			
Balcony	22.94	20,400	72.21
Residence	134.20	59,300	379.66
	157.14 m <sup>2</sup>	79,700 mm	451.87 m <sup>3</sup>
<b>Apartment 5</b>			
Balcony	22.54	20,790	70.18
Residence	139.30	59,350	394.09
	161.84 m <sup>2</sup>	80,140 mm	464.27 m <sup>3</sup>
<b>Apartment 6</b>			
Balcony	22.54	20,790	70.18
Residence	139.30	59,350	394.09
	161.84 m <sup>2</sup>	80,140 mm	464.27 m <sup>3</sup>
<b>Ground Floor</b>			
Bin Store	9.04	14,040	24.81
Commercial Unit 1	86.09	37,360	236.15
Commercial Unit 2	86.08	37,360	236.11
Common Property	64.64	52,760	177.30
	245.85 m <sup>2</sup>	141,520 mm	674.37 m <sup>3</sup>
	1,276.71 m <sup>2</sup>	698,440 mm	3,626.57 m <sup>3</sup>

Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25



**Client**  
Stavertis

**Project Name**  
Apartment Complex

**Project Address**  
22 Muriel Ave INNALOO

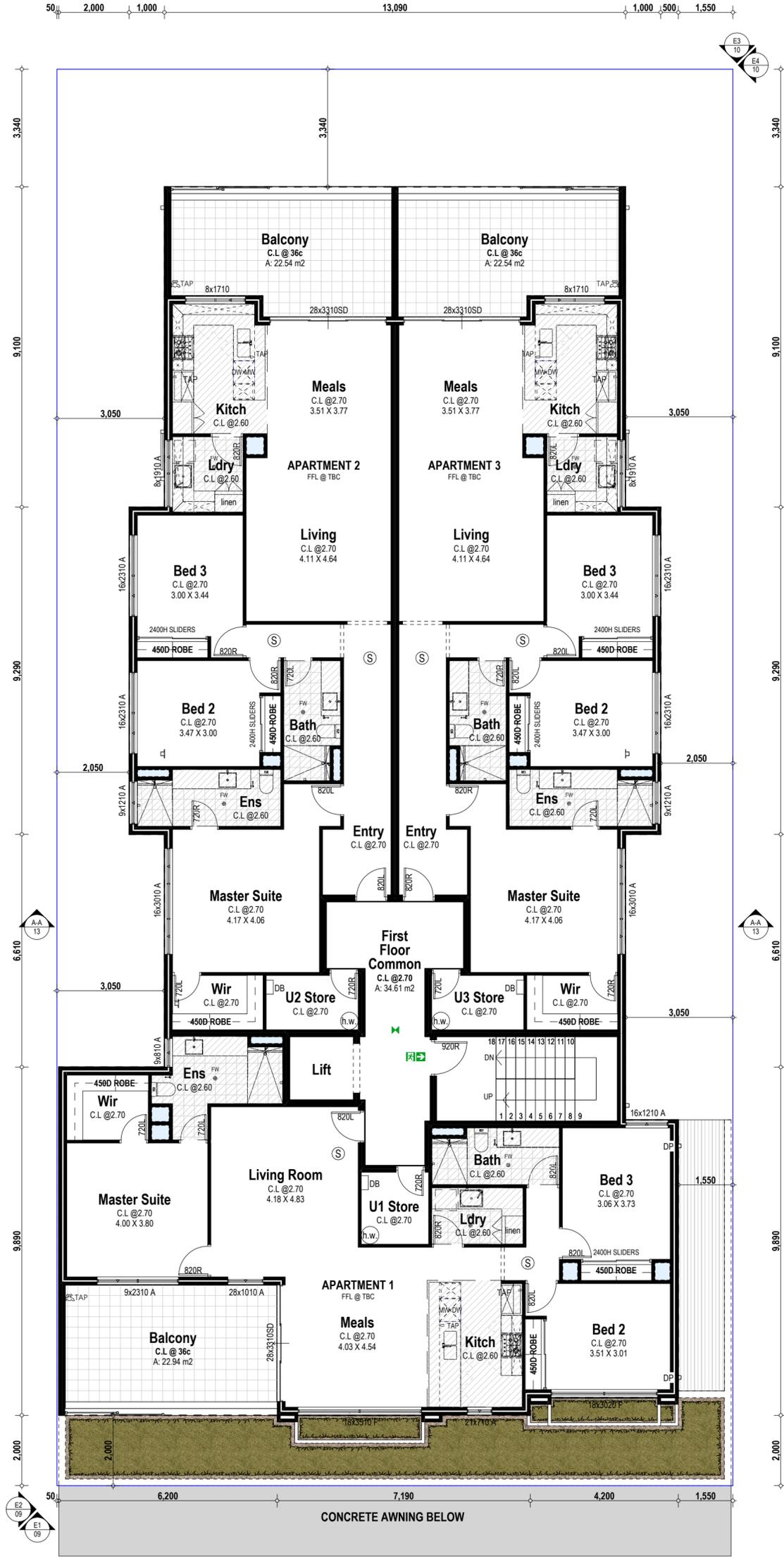
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Ground Floor Plan

<b>Scale:</b> 1:100	<b>Sheet Size:</b> A2
<b>Project No.:</b> 23011	<b>Revision Number:</b> 5.00

**Drawing No.:**  
05 of 13



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Zone	Area	Perim
First Floor Common	34.61	38.480
Second Floor Common	34.61	38.480
Common	69.22 m <sup>2</sup>	76.960 mm
<b>Apartment 1</b>		
Balcony	22.94	20.400
Residence	134.20	59.300
	157.14 m <sup>2</sup>	79.700 mm
<b>Apartment 2</b>		
Balcony	22.54	20.790
Residence	139.30	59.350
	161.84 m <sup>2</sup>	80.140 mm
<b>Apartment 3</b>		
Balcony	22.54	20.790
Residence	139.30	59.350
	161.84 m <sup>2</sup>	80.140 mm
<b>Apartment 4</b>		
Balcony	22.94	20.400
Residence	134.20	59.300
	157.14 m <sup>2</sup>	79.700 mm
<b>Apartment 5</b>		
Balcony	22.54	20.790
Residence	139.30	59.350
	161.84 m <sup>2</sup>	80.140 mm
<b>Apartment 6</b>		
Balcony	22.54	20.790
Residence	139.30	59.350
	161.84 m <sup>2</sup>	80.140 mm
<b>Ground Floor</b>		
Bin Store	9.04	14.040
Commercial Unit 1	86.09	37.360
Commercial Unit 2	86.08	37.360
Common Property	64.64	52.760
	245.85 m <sup>2</sup>	141.520 mm

Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25

Project North:

Client  
Stavertis

Project Name  
Apartment Complex

Project Address  
22 Muriel Ave INNALOO

Drawing Title:  
First Floor Plan

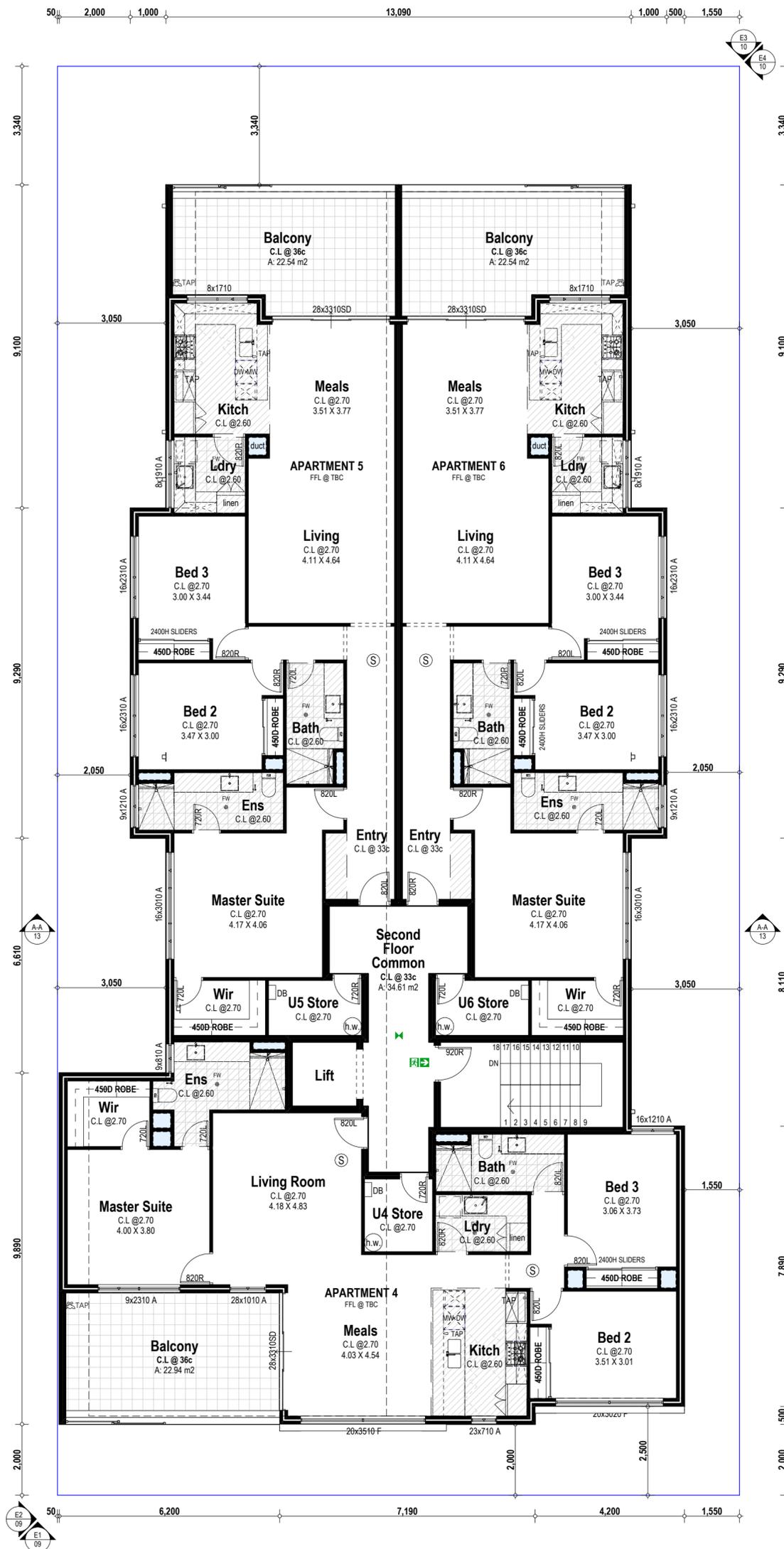
Scale: 1:100	Sheet Size: A2
Project No: 23011	Revision Number: 5.00

Drawing No.:  
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Zone	Area	Perim
First Floor Common	34.61	38,480
Second Floor Common	34.61	38,480
Common	69.22 m <sup>2</sup>	76,960 mm
<b>Apartment 1</b>		
Balcony	22.94	20,400
Residence	134.20	59,300
	157.14 m <sup>2</sup>	79,700 mm
<b>Apartment 2</b>		
Balcony	22.54	20,790
Residence	139.30	59,350
	161.84 m <sup>2</sup>	80,140 mm
<b>Apartment 3</b>		
Balcony	22.54	20,790
Residence	139.30	59,350
	161.84 m <sup>2</sup>	80,140 mm
<b>Apartment 4</b>		
Balcony	22.94	20,400
Residence	134.20	59,300
	157.14 m <sup>2</sup>	79,700 mm
<b>Apartment 5</b>		
Balcony	22.54	20,790
Residence	139.30	59,350
	161.84 m <sup>2</sup>	80,140 mm
<b>Apartment 6</b>		
Balcony	22.54	20,790
Residence	139.30	59,350
	161.84 m <sup>2</sup>	80,140 mm
<b>Ground Floor</b>		
Bin Store	9.04	14,040
Commercial Unit 1	86.09	37,360
Commercial Unit 2	86.08	37,360
Common Property	64.64	52,760
	245.85 m <sup>2</sup>	141,520 mm

Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25



Client  
Stavertis

Project Name  
Apartment Complex

Project Address  
22 Muriel Ave INNALOO

Drawing Title  
Second Floor Plan

Scale: <b>1:100</b>	Sheet Size: <b>A2</b>
Project No: <b>23011</b>	Revision Number: <b>5.00</b>

Drawing No.:  
**07 of 13**

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Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25

Project North:



Client  
Stavertis

Project Name  
Apartment Complex

Project Address  
22 Muriel Ave INNALOO

Drawing Title:  
Roof Plan

Scale: 1:100 Sheet Size: A2

Project No.: 23011 Revision Number: 5.00

Drawing No.: 08 of 13



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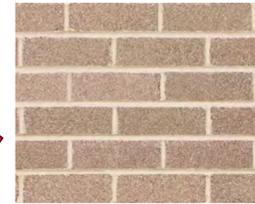
**KNOTWOOD  
ALUMIN  
SCREENING**



**DULUX  
RENDER  
MONUMENT**



**BOWRAL 76  
SIMMENTAL  
SILVER**



**DULUX  
RENDER VIVID  
WHITE**



**West Elevation**  
1:100



**North Elevation**  
1:100

Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25



Client  
Stavertis  
Project Name  
Apartment Complex  
Project Address  
22 Muriel Ave INNALOO

Drawing Title:  
**Elevations**

Scale: <b>1:100</b>	Sheet Size: <b>A2</b>
Project No.: <b>23011</b>	Revision Number: <b>5.00</b>

Drawing No.:  
**09 of 13**



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E3 East Elevation  
1:100



E4 South Elevation  
1:100

Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25



Client  
Stavertis

Project Name  
Apartment Complex

Project Address  
22 Muriel Ave INNALOO

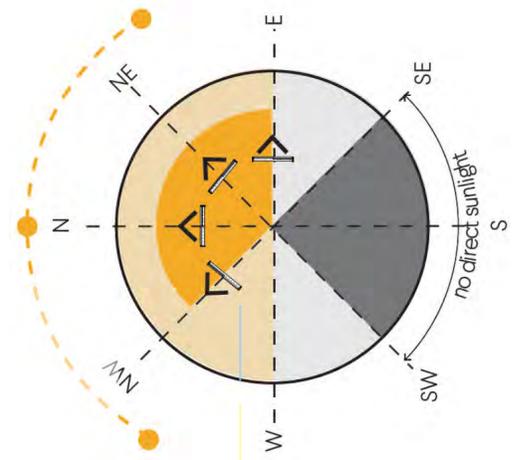
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Elevations

Scale: 1:100	Sheet Size: A2
Project No.: 23011	Revision Number: 5.00

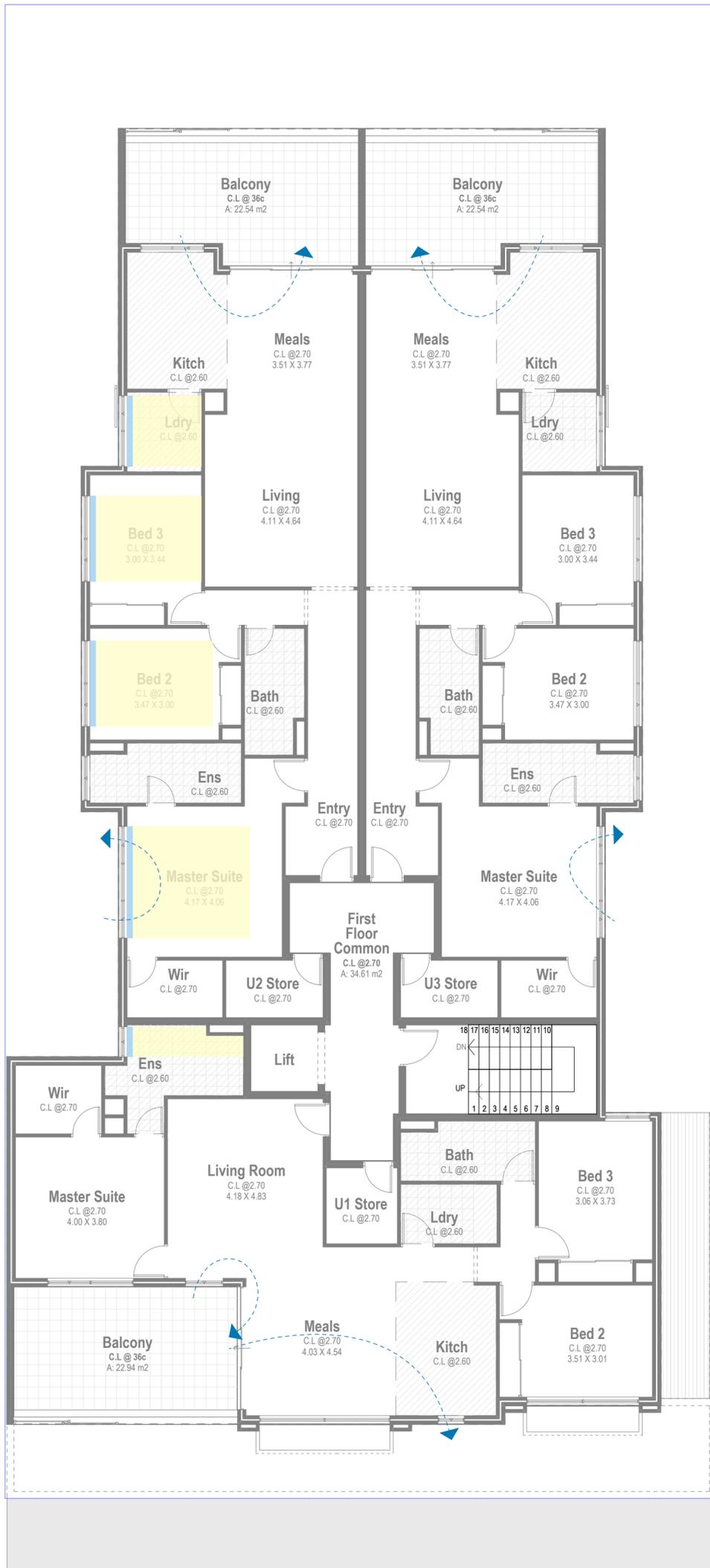
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## SUN DIAL



Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25



Client  
Stavertis

Project Name  
Apartment Complex

Project Address  
22 Muriel Ave INNALOO

Drawing Title:  
FF Solar Study

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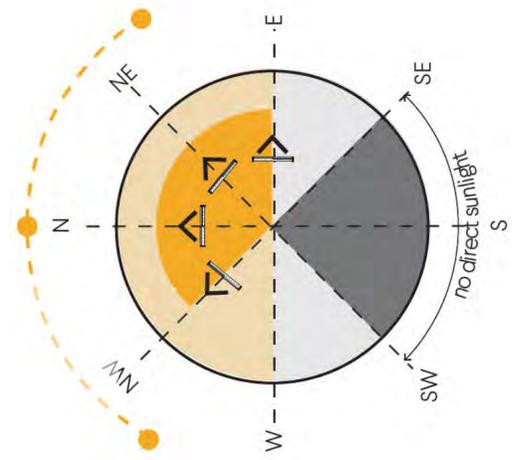
Project No: 23011 Revision Number: 5.00

Drawing No.: 11 of 13

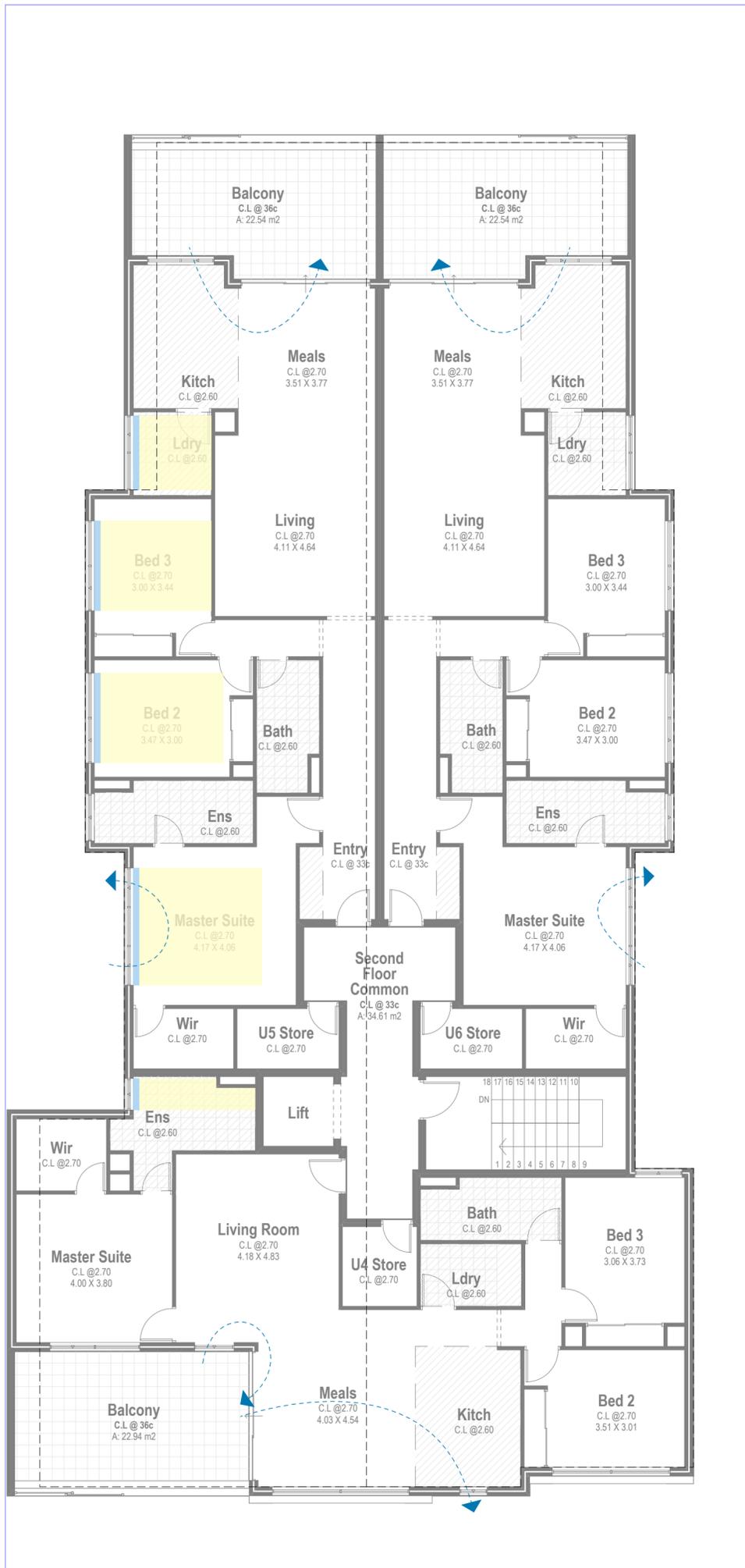


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## SUN DIAL



Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25

Project North:



Client  
Stavertis

Project Name  
Apartment Complex

Project Address  
22 Muriel Ave INNALOO

Drawing Title:  
SF Solar Study

Scale: 1:100 Sheet Size: A2

Project No: 23011 Revision Number: 5.00

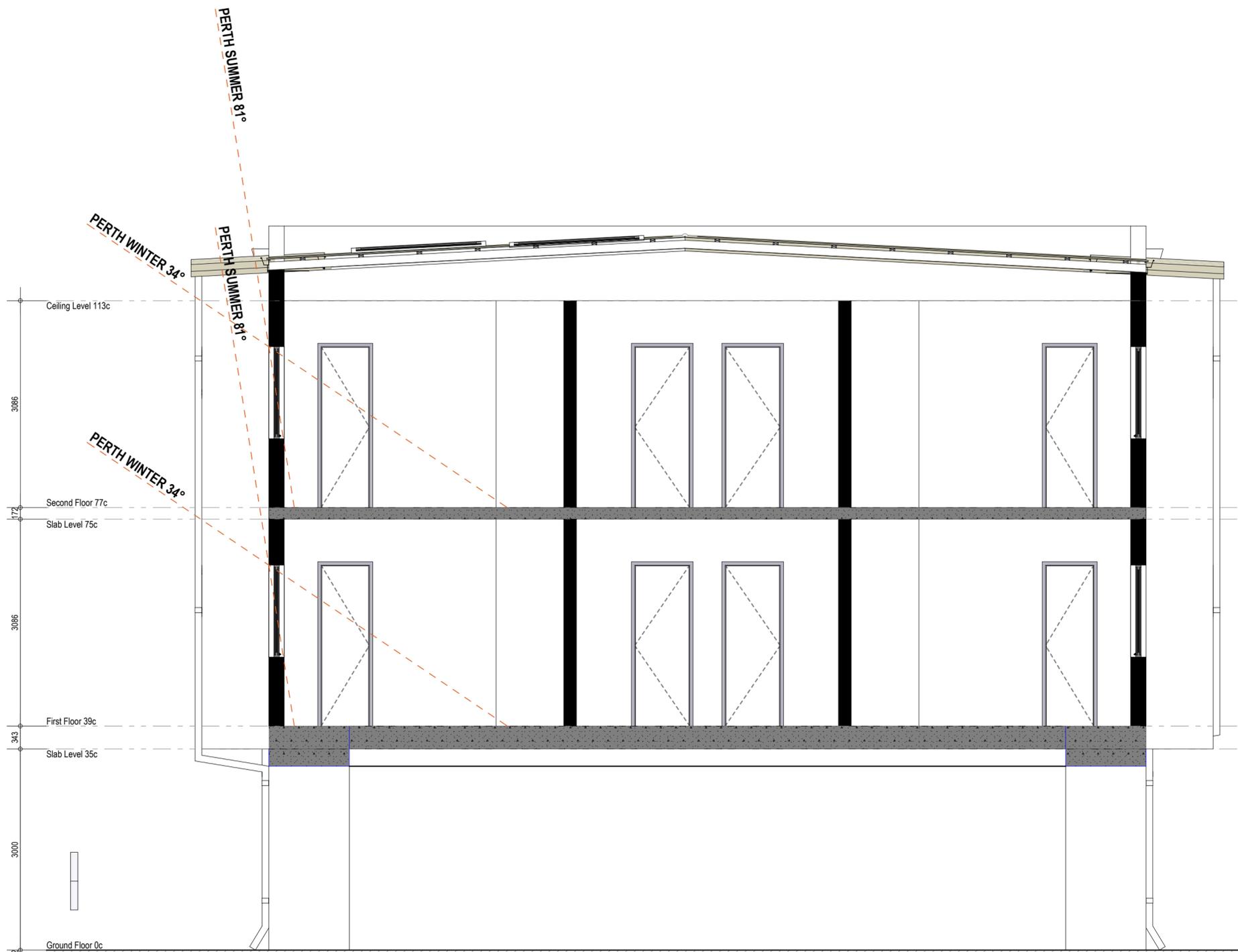
Drawing No.:

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*Our proposed Apartment Complex has been thoughtfully designed with sustainability in mind. The building will include solar panels to support renewable energy use and reduce our carbon footprint. Roof structures will provide shading for windows, helping to naturally regulate indoor temperatures and reduce reliance on air conditioning. To further conserve energy, we are installing high-quality insulation and LED lighting throughout the facility. Water conservation measures will be implemented, alongside a dedicated recycling program to minimize waste. Additionally, bike bays will be provided to encourage environmentally friendly transport and promote a healthy lifestyle. Landscaping will feature native planting within the carpark, supporting local biodiversity and reducing water usage.*

Revision	Description	Date
5.00	DRP	23.10.25
4.00	Concept	02.10.25
3.00	Concept	10.09.25



Client  
Stavertis

Project Name  
Apartment Complex

Project Address  
22 Muriel Ave INNALOO

Drawing Title:  
Section

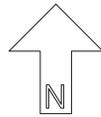
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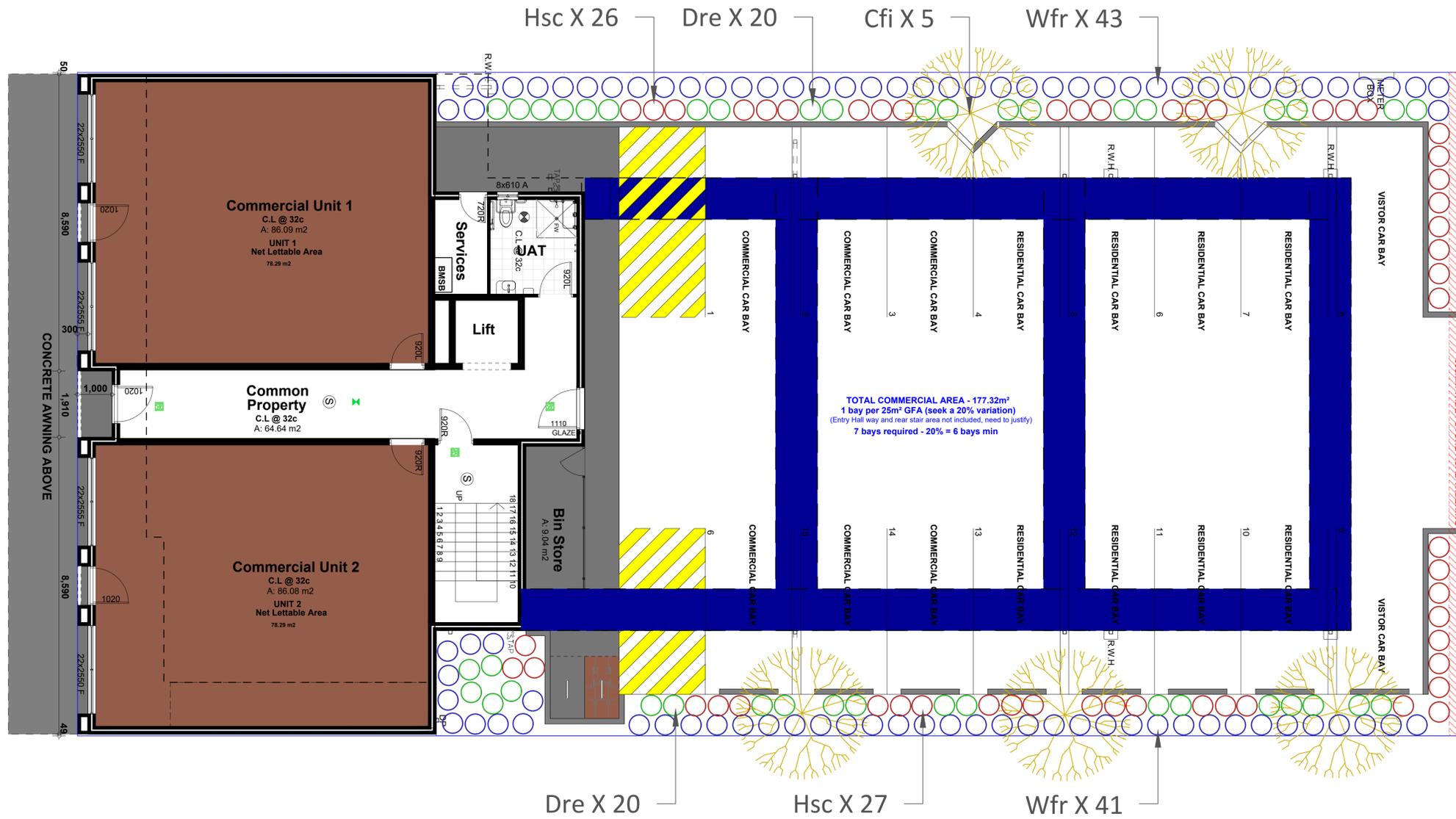
Drawing No.: 13 of 13



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Muriel Ave



TREE:



CORYMBIA FICIFOLIA

SHRUBS:



DIANELLA REVOLUTA



WESTRINGIA FRUTICOSA



HIBBERTIA SCANDENS

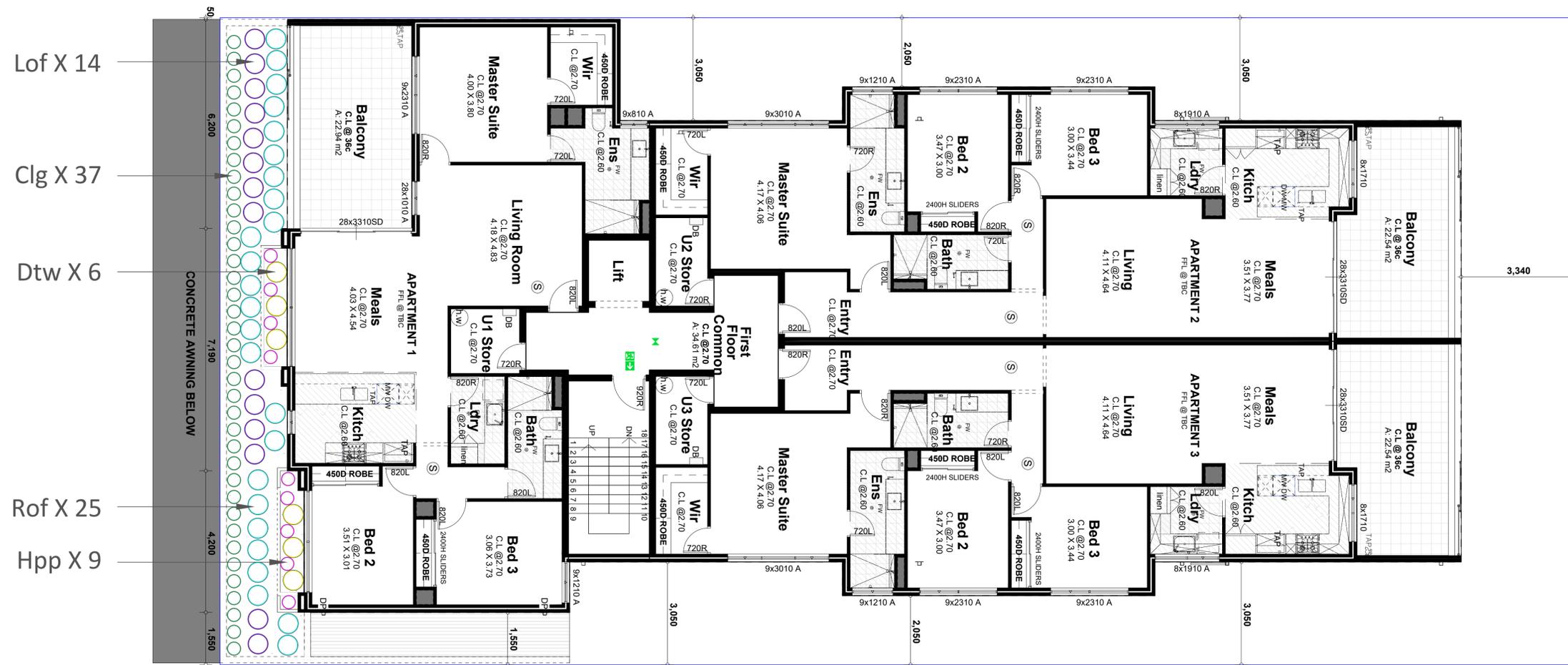
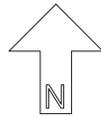
PLANT SCHEDULE

	SPECIES	SPACINGS	SIZE	MATURE SIZE	QTS
TREE					
Cfi	CORYMBIA FICIFOLIA	AS SHOWN	AS SHOWN	10 M	5
SHRUBS					
Hsc	HIBBERTIA SCANDENS	600 MM	140 MM	1 M	53
Dre	DIANELLA REVOLUTA	600 MM	140 MM	1 M	40
Wfr	WESTRINGIA FRUTICOSA	600 MM	140 MM	1.5 M	84



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 e-mail: admin@childscapes.com.au  
 web: childscapes.com.au

PROJECT		DRAWING				ISSUE		REVISIONS			
22 MURIEL AVE		CAR PARK PLANITNG PLAN				ISSUED FOR FEEDBACK		No	DATE	DRAWN	DETAILS
CLIENT		DRAWING NO	SCALE	SHEET	REVISION	DRAWN	DATE	0	24/10/25	NK	CAR PARK PLANTING- ISSUED FOR FEEDBACK
		L-01	1:75	A1	0	NK	24/10/25				



LAVANDULA OFFICINALIS



ROSEMARY OFFICINALIS

SHRUBS:

PLANT SCHEDULE					
	SPECIES	SPACINGS	SIZE	MATURE SIZE	QTS
SHRUBS					
Hpp	HEMIANDRA PUNGENS PURPUREA	600 MM	140 MM	1 M	9
Dtw	DIANELLA TASMANICA 'Wyeena'	600 MM	140 MM	0.8 M	6
Cgl	CASUARINA GLAUCA 'Prostrate'	600 MM	140 MM	0.6 M	37
Lof	LAVANDULA OFFICINALIS	600 MM	140 MM	1 M	14
Rof	ROSEMARY OFFICINALIS	600 MM	140 MM	1.5 M	25



HEMIANDRA PUNGENS PURPUREA



CASUARINA GLAUCA



DIANELLA TASMANICA



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 e-mail: admin@childscapes.com.au  
 web: childscapes.com.au

PROJECT	22 MURIEL AVE
CLIENT	-

DRAWING	PLANITNG PLAN (first floor)			
DRAWING NO	SCALE	SHEET	REVISION	
L-02	1:75	A1	0	

ISSUE	ISSUED FOR FEEDBACK	
DRAWN	DATE	
NK	24/10/25	

REVISIONS			
No	DATE	DRAWN	DETAILS
0	24/10/25	NK	PLANTING- ISSUED FOR FEEDBACK