

Design Review Report – Item 2

Local government:	City of Stirling	
Item no.:	Item 2 – PDA21/0183 – 200 Karrynyup Road Karrynyup – Pre Development Application Mixed Use	
Chairperson:	Emma Williamson	
Panel members:	David Karotkin Tony Blackwell Michael Murphy John Taylor	
Local government officers:	Amanda Sheers Cameron Howell Dean Williams Simone Palmer	Manager Development Services Senior Planning Officer Senior Planning Officer DRP Support Officer
Observers		
Date:	9 December 2021	Time: 3pm
Venue:	City of Stirling, 25 Cedric Street Stirling, Parmelia Room	

Proponent/s

Alan White	MJA Studio (<i>Applicant</i>)
Paul Blackburne	Blackburne
Rhys Johnson	Blackburne
Ben Pearce	Blackburne
Ben Doyle	Planning Solutions
Wes Barrett	MJA Studio
Joel Barker	Seed Design Studio
Owners	AMP Capital Funds Management 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 – PDA21/0183 – 200 Karrynyup Road Karrynyup – Pre Development Application Mixed Use
Property address	200 Karrynyup Road Karrynyup
Background	
Proposal	

Applicant or applicant's representative address to the design review panel	Alan White Joel Barker Wes Barrett	MJA Studio Seed Design Studio MJA Studio
Key issues / recommendations	Refer to attached Design Quality Evaluation Report.	
Chairperson signature		

Design quality evaluation	
Item 2 - PDA21/0183 – 200 Karrinyup Road Karrinyup – Pre Development Advice – Multiple Use	
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>
	<p>1a. The Panel expressed broad support for the project in response to context and character. The design has taken cues from the local context and further contributes to its context through generous landscape amenity. The towers will be a significant landmark in Karrinyup and their continued refinement is encouraged.</p> <p>1b. The Panel commented the resolution of the Burroughs Road interface is the primary area of concern. Whilst there has been development of landscape to attempt to address this it cannot mitigate the blunt transition from tower to single residential homes across the road. This is not supported.</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. The Panel requested further detail and development of the parklet on the corner of Karrinyup Road and Burroughs Road and stated it is unresolved.</p> <p>2b. Comment was made the generosity of the landscaping is beneficial to the design and the amount given for communal use is a positive.</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 stated the northern tower is bulky and requires further thought and development in relation to the bulk of the façade on Burroughs Road.</p> <p>3b. The Panel does not support the northern tower and stated it is challenging in relation to its' proximity to Burroughs Road.</p> <p>3c. The Panel suggested there could be an opportunity to reduce the extent of the parking to add an additional floor at the lower level, activating the street and creating a transition in scale.</p> <p>3d. Comment was made the challenge of addressing the slope is exacerbated by attempting to fit the current number of car bays into the proposal.</p> <p>3e. A request was made by the Panel for straight architectural elevations of the interface with Karrinyup Road and Burroughs Road. Elevations should include context.</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. The Panel commented the development is well planned.</p> <p>4b. The Panel requested further clarity in relation to the functionality of the car park.</p>
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	<p>5a. The Panel commend the applicant on the ambition for sustainability and look forward to receiving further detail.</p> <p>5b. Comment was made the EVO will be a huge drawcard in the future.</p>
Principle 6	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>

Amenity	
	<p>6a. The Panel commented on the need to continue to address the challenges of the steeply sloping site and disability access.</p> <p>6b. The Panel commented that the planning of the southeast apartments could be tweaked to take advantage of the corners.</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 supports the legibility of 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 design principle has been satisfied.
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 reiterated their support and thanked the Applicant for their generosity in relation to public.
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 expressed general support for the aesthetics of the development and its continuing refinement.</p> <p>10b. Comment was made by the Panel that the northern tower requires further refinement in ensure a sympathetic response to the ground condition in addition to the need to refine the appearance of the building mass through articulation.</p>

Conclusion:

The Panel thank the Applicant for their presentation. Whilst there is general support for the project the Panel remain concerned about the relationship of the development to Burroughs Road. Landscape plays an important role in grounding this development to the site and context, with generous landscape areas accessible to the public. Landscape plays an important role on Burroughs Road but cannot be used as the primary response to the challenges of bulk and scale, a built form response is required.

Design Review progress
Item 2 - PDA21/0183 – 200 Karrinyup Road Karrinyup
DRP Meeting – Thursday 9 December 2021

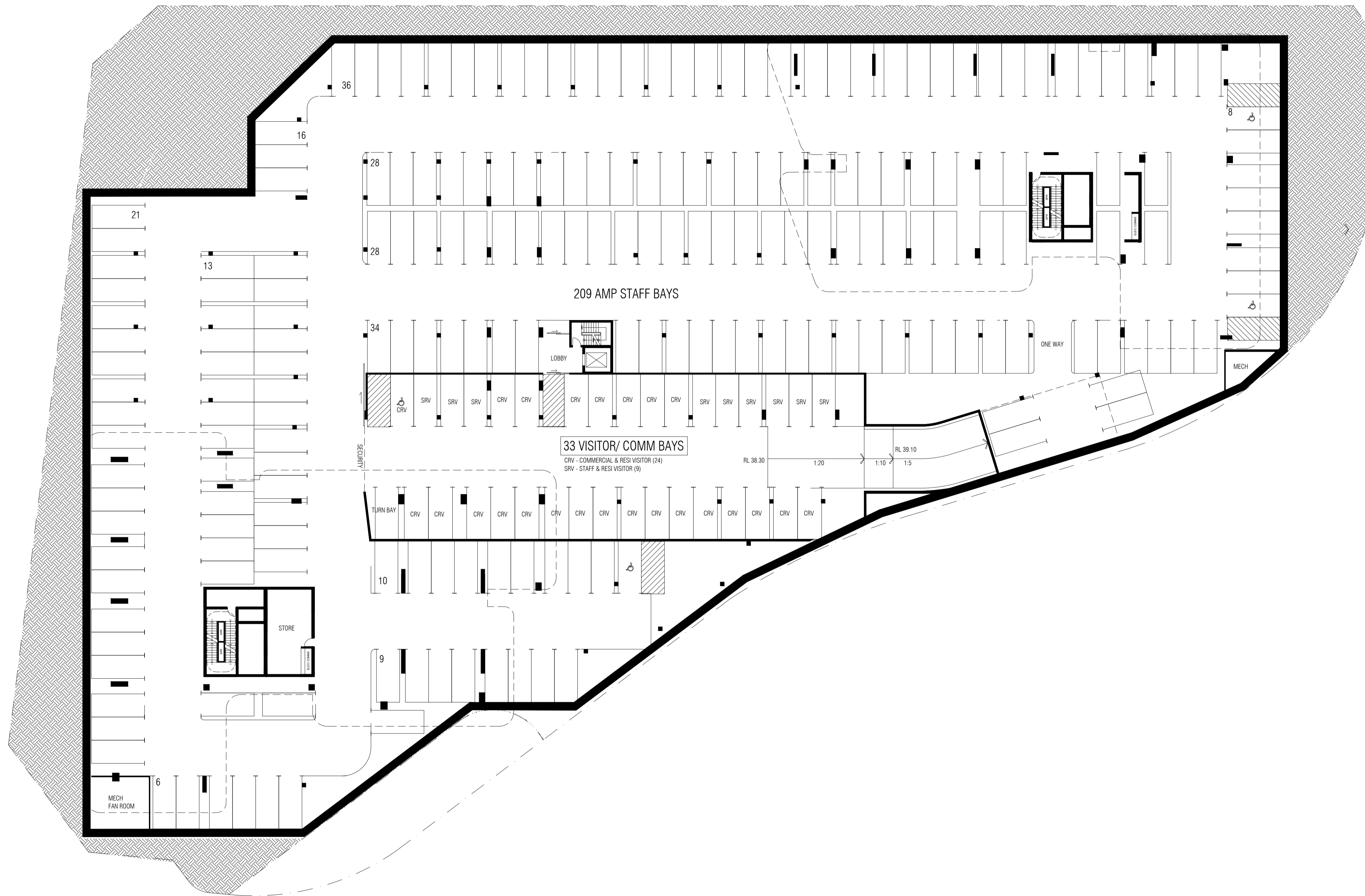
	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 11/11/2021	DR2 9/12/2021	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality 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 – PDA21/0183– 200 Karrinyup Road Karrinyup			
DR1 – DRP Recommendations DRP Meeting – 11/11/2021	DR1 – Applicant Response DRP Meeting – 11/11/2021	DR2 DRP Recommendations DRP Meeting – 9/12/2021	DR2 – Applicant Response DRP Meeting – 9/12/2021
<p>1a. The Panel would like to see further information regarding the height of the proposal in relation to the surrounding development context. The Panel noted that this application will be viewed on its own merits and not based on the previous approval for the site.</p> <p>1b. Comment was made by the Panel that the current relationship between the tower and houses on Burroughs Road is blunt. This is considered problematic and requires further thought and development around the transition with regard to context.</p>	<p>1a. A summary of current and future height planning considerations has been provided, including sections for context.</p>	<p>1a. The Panel expressed broad support for the project in response to context and character. The design has taken cues from the local context and further contributes to its context through generous landscape amenity. The towers will be a significant landmark in Karrinyup and their continued refinement is encouraged.</p> <p>1b. The Panel commented the resolution of the Burroughs Road interface is the primary area of concern. Whilst there has been development of landscape to attempt to address this it cannot mitigate the blunt transition from tower to single residential homes across the road. This is not supported.</p>	
<p>2a. The Panel questioned the landscape interface of the development to the surrounding streetscape in addition to questions around the landscape functionality on these edges. The Panel request cross sections to assist in understanding these relationships.</p> <p>2c. A request was made by the Panel for further information</p>	<p>2a. A series of sections have been provided at site boundaries and additional 3D renders have been provided demonstrating detail of how the building and landscaping elements interact with the street.</p> <p>2b. An Arborist report has been submitted with this report.</p>	<p>2a. The Panel requested further detail and development of the parklet on the corner of Karrinyup Road and Burroughs Road and stated it is unresolved.</p>	

<p>on the methods implemented to protect the roots of the retained trees.</p>			
<p>3a. The Panel queried the consistency of floor plates for the towers suggesting that a more elegant approach to the upper levels could assist in reducing the perceived bulk and scale.</p> <p>3b. The Panel requested site sections to further understand the relationship between the towers and the streetscape.</p> <p>3d. The Panel requested more information to better understand the proposal interface with each street edge. This is considered vital to a comprehensive understanding and support of the scheme.</p>	<p>3a. A series of sections have been provided at site boundaries and additional 3D renders have been provided demonstrating detail of how the building and landscaping elements interact with the street.</p> <p>The tower floor plates are designed to break up lengths of individual faces by utilizing both significant facade articulation (stepping back facades at balconies, lobbies and ends of common corridors) and overall approach to plate shape (rotating apartment orientations and providing triple aspect apartments to break plates up into separated building volumes).</p> <p>This planning approach allows for individual towers to present as a series of slender, separated building forms rather than a consolidated mass and is effective at limiting the appearance of bulk, particularly when viewed from street level. The result being that perspective allows for these separated building elements to be perceived as different in height.</p>	<p>3a. The Panel stated the northern tower is bulky and requires further thought and development in relation to the bulk of the façade on Burroughs Road.</p> <p>3c. The Panel suggested there could be an opportunity to reduce the extent of the parking to add an additional floor at the lower level, activating the street and creating a transition in scale.</p> <p>3d. Comment was made the challenge of addressing the slope is exacerbated by attempting to fit the current number of car bays into the proposal.</p> <p>3e. A request was made by the Panel for straight architectural elevations of the interface with Karrinyup Road and Burroughs Road. Elevations should include context.</p>	

		4b. The Panel requested further clarity in relation to the functionality of the car park.	
5b. The Panel recommended engaging the services of a sustainability consultant. 5c. The Panel encourages the Applicant to explore options and provide a detailed sustainability strategy and make a commitment to sustainability.	5b. An ESD consultant has been engaged. 5c. A summary of proposed sustainability initiatives is included within this report.	5. The sustainability principle is now satisfied.	
8a. The Panel requested further information at the next DRP meeting in relation to safety. 8b. Comment was made by the Panel that the height of the retaining wall along Burroughs Road could be a safety issue and more information is requested in the form of sections to better understand the implications of this.	8a. A summary on approach to safety has been included in this report. 8b. Additional detail and design resolution including sections and renders have been provided to Burroughs Rd and Main st to the North demonstrating passive surveillance to footpaths from apartment terraces at ground floor in addition to apartment above. Landscaped terracing and visually permeable balustrading has been provided to limit perceived wall heights to these boundaries whilst still maintaining a minimum of 1800mm height from top of balustrading to planter beds to afford security to apartment terraces.	6a. The Panel commented on the need to continue to address the challenges of the steeply sloping site and disability access. 6b. The Panel commented that the planning of the southeast apartments could be tweaked to take advantage of the corners.	
10c. The Panel requested further information in relation to the aesthetics of this proposal at the next meeting and the	10c. Additional aesthetic detail had been provided including a number of additional renders and sections	10b. Comment was made by the Panel that the northern tower requires further refinement in ensure a sympathetic	

<p>connection to context and character.</p>	<p>demonstrating design progression and consideration of DRP commentary.</p>	<p>response to the ground condition in addition to the need to refine the appearance of the building mass through articulation.</p>	
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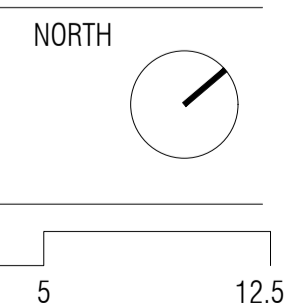
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G	21.10.2021	DRP 01 ISSUE
H	09.11.2021	ISSUED TO CONSULTANTS
I	23.11.2021	ISSUED TO CONSULTANTS
J	29.11.2021	DRP 02 ISSUE

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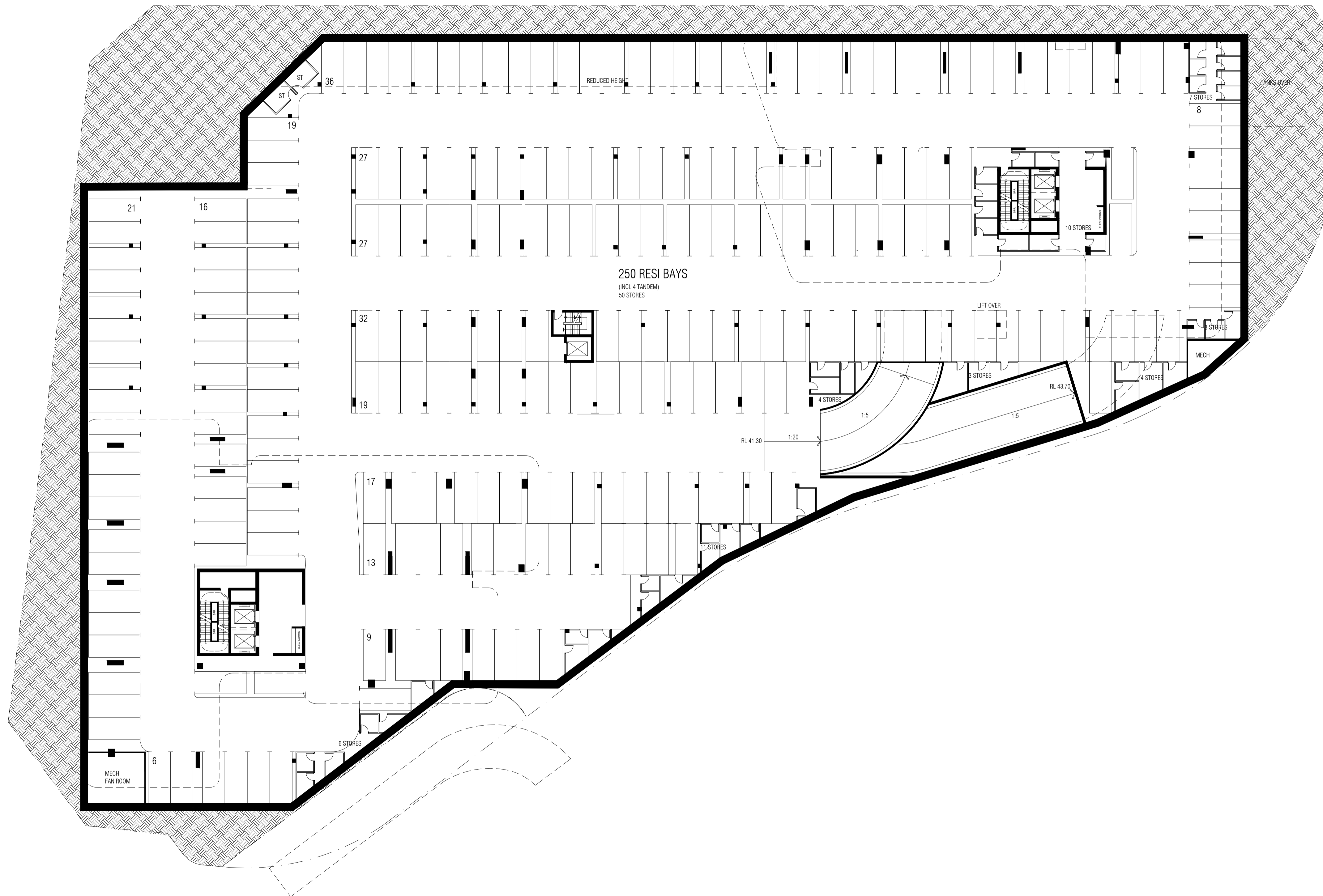
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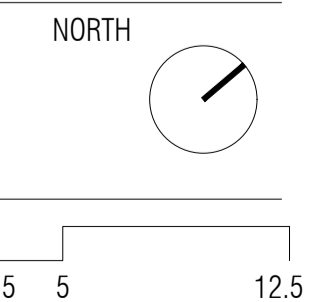
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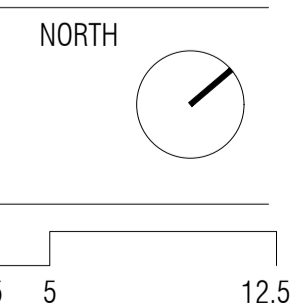
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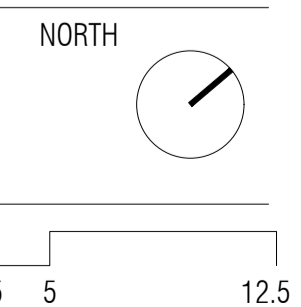
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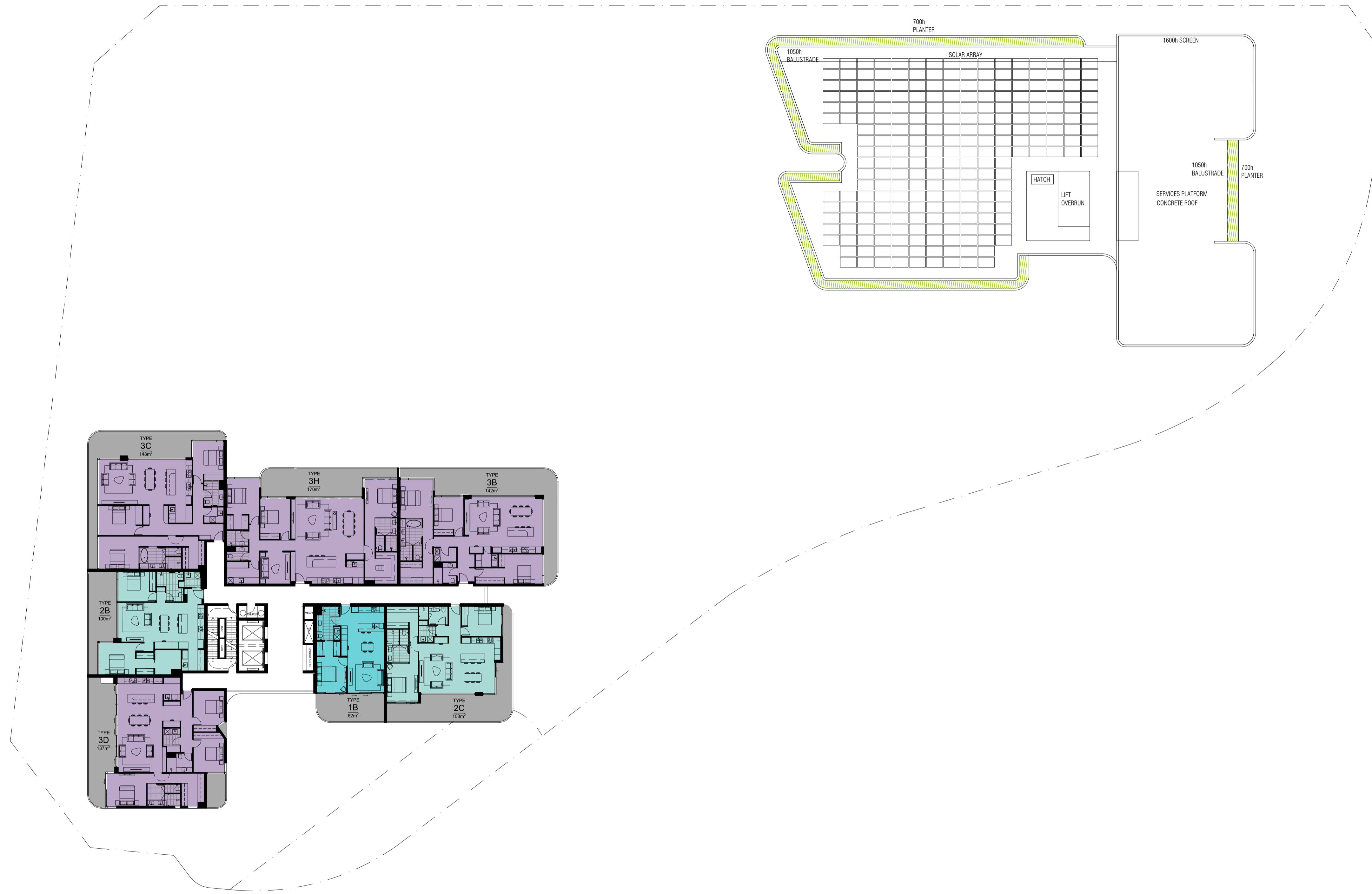
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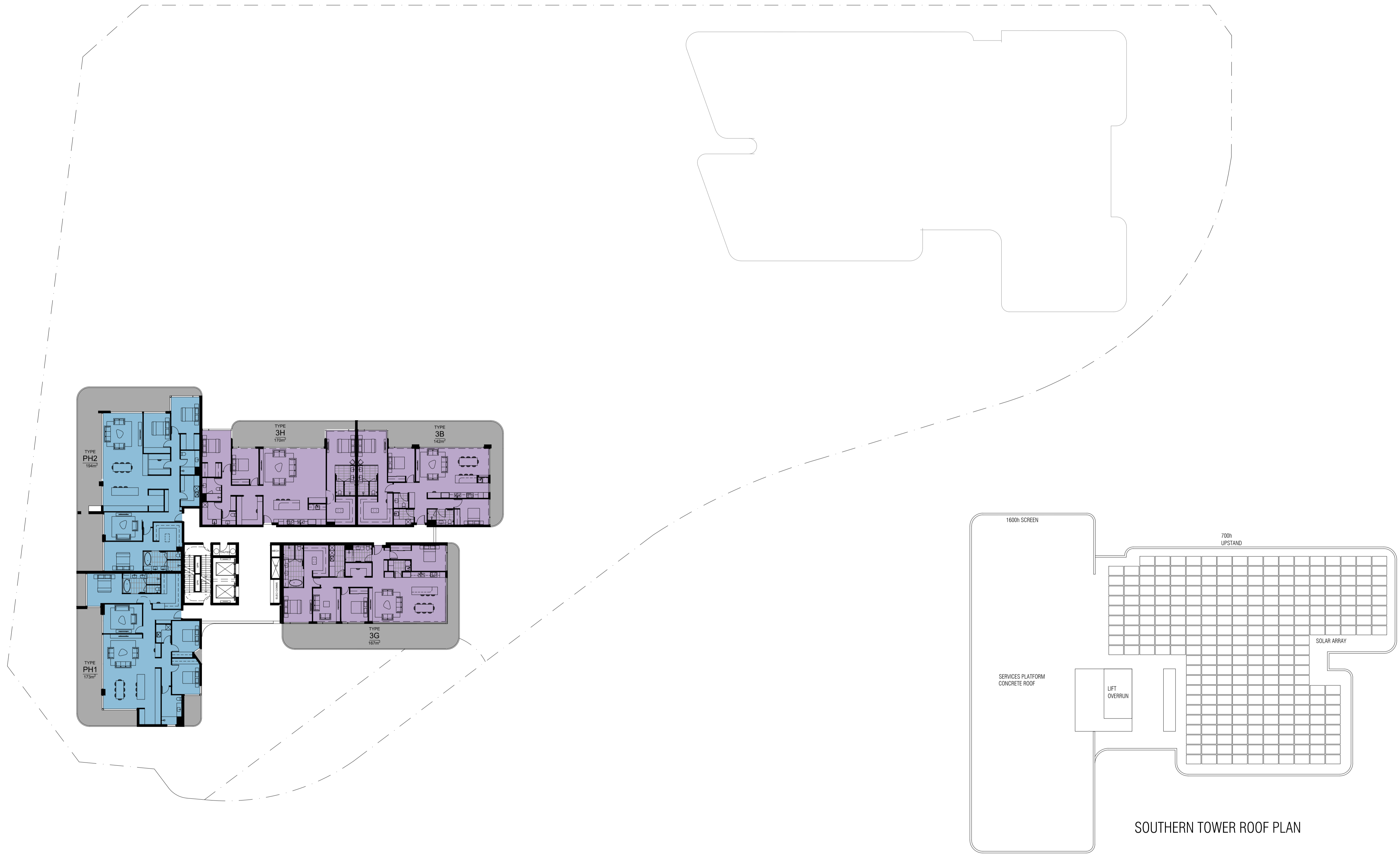
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LEVEL 13 - LEVEL 17

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SOUTHERN TOWER ROOF PLAN



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 LEVEL 18 - LEVEL 22

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253 APTS (ALL AREAS ARE STRATA - NOT ARCHITECTURAL AREAS)

	1A	1B	1C	1D	2A	2B	2C	2D	2E	2F					3A	3B	3C	3D	3E	3F	3G	3H	PH				
	1X1	1X1	1X1		2X2	2X2	2X2	2X2	2X2	2X2					3X2	3X2	3X2	3X2	3X2	3X2	3X2	3X2	3X2	3X2	COMMERCIAL	TOTAL	
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L00	2	7	1		1		1		1	1																	13
L01		2			5	1	1	1	2						1	1		1									16
L02		3			4		1	1	2						1	1	1	1									16
L03		3			4	1	1	1	2						1	1	1	1									16
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MIX	APTS	MIX %																									
1x1	44	17%																									
2x2	99	39%																									
3x2	100	40%																									
PH	10	4%																									
TOTAL	253	100%																									
CAR PARKING																											
BASEMENT 1	RESIDENTIAL																									197	
BASEMENT 2	RESIDENTIAL																									250	
BASEMENT 3	STAFF, COMM & VISITOR																									209 STAFF + 33 VIS/ COMM. = 242	
TOTAL RESIDENTIAL BAYS																										447 (INCL 7 TANDEM)	
VISITOR/COMM BAYS																										33	
AMP STAFF BAYS																										209	
TOTAL BAYS																										689	



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 DEVELOPMENT SUMMARY
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DRAWING
SECTION A-A
DRAWING NO. DA 3.01
DRAFTER JL
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