

Design Review Report – Item 2

Local

government: City of Stirling

Item no.: Item 2 – DA25/1357 – 24 & 26 Brighton Road, Scarborough - Development Assessment Panel – Form 1 – 67 Multiple Dwellings

Acting

Chairperson: Brett Wood-Gush

Panel	Tony Blackwell	Landscape Architecture
members:	Simon Venturi	Architecture
	Jackson Liew	Architecture (Comments only)

Local	James Fletcher	Service Lead Planning
government	Dean Williams	Coordinator Planning
officers:	Shaun Wheatland	Coordinator Planning
	Sam Michie	Senior Planning Officer
	Simone Palmer	DRP Support Officer

Observers	Renae Henry	Strategic Community Engagement Officer
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Date:	9 October 2025	Time: 3pm
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Venue:	City of Stirling – Challenger Room
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Proponent/s

Petar Mrdja	Urbanista Town Planning (<i>Applicant</i>)
Laurie Scanlan	Scanlan Architects
Alice Ardit	Scanlan Architects
Andra Biondi	Urbanista Town Planning

Owners	Equity Land Management Pty Ltd
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Observer/s

Briefings

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

Design Review

Proposed development	Item 2 – DA25/1357 – 24 & 26 Brighton Road, Scarborough - Development Assessment Panel – Form 1 – 67 Multiple Dwellings	
Property address	24 & 26 Brighton Road, Scarborough	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Laurie Scanlan	Scanlan Architects
Key issues / recommendations	- Material and finishes palette requires further detail and certainty, given the building's coastal exposure and prominence. - Existing vegetation not retained, with limited space for	

	replacement trees and minimal deep soil planting opportunities. • Hard landscape areas are extensive and may compromise plant survival and overall amenity in exposed conditions. • Building height and encroachments need to be justified through clear demonstration of design excellence and compliance with minimums. • Extent and placement of glass block walls, particularly to the street front, should be reconsidered to ensure activation and visual permeability. • Internal courtyards and podium spaces have limited solar access, raising concerns about comfort, usability, and visual quality. • Long pedestrian entry route from the street to the lobby is open and visually disconnected, reducing legibility and passive surveillance. • Lift access is sometimes indirect and confusing, with a need to simplify and clarify movement paths. • Safety and CPTED outcomes in the long entry passageway require improvement, potentially through gates, improved visibility, or repositioning of entry points. • Sustainability commitments are underdeveloped; EV charging, PV capacity, and shading strategies need strengthening to align with height justification. • Gym tenancy and public interface could be better activated, for example, through Alfresco use or an integrated awning and seating. • Landscape planting species include those affected by the Polyphagous Shot-hole Borer and should be replaced with alternatives. • Service boxes and exposed car entry areas at street level detract from design quality and should be better integrated or screened. • Lighting, signage and wayfinding require early coordination to ensure functional and visually coherent integration with the architecture. • Refer to attached Design Quality Evaluation Report.
Acting Chairperson's signature	

Design quality evaluation
Item 2 – DA25/1357 – 24 & 26 Brighton Road, Scarborough - Development Assessment Panel –
Form 1 – 67 Multiple Dwellings
DRP Meeting – Thursday 9 October 2025

	S	<i>Design Principle satisfied</i>
	P	<i>Design Principle pending further attention</i>
	N	<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>
	S	1a. The Panel generally support the proposal in terms of delivering context and character. 1b. The Panel noted the building has the potential to set a positive benchmark for future developments. It has separated the building into two towers, which reduces bulk and provides some retention of outlook for the neighbouring building. 1c. The character of the area is acknowledged, and the design interprets the Art Deco era in a contemporary coastal aesthetic. 1d. Comment was made the setbacks of the podium along the sides, when viewed from the street, work effectively to break up the building's mass and provide visual interest. 1e. The Panel expressed the importance around the choice of materials and finishes and stated these are crucial given the coastal location. A more detailed material and finishes palette should be presented, with certainty that these materials will be used in the final development.
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 mentioned the engagement of a landscape professional is supported and the softening by planting approach contributes to the overall outcome. 2b. The Panel noted the existing trees have not been protected and the opportunity for larger trees is minimal. The design should consider existing vegetation and its potential for significant replacement. 2c. It was suggested by the Panel the proposal would benefit from an increase on deck tree planting where possible. 2d. The Panel expressed concern around how the landscape will work in exposed areas with significant hard areas and the survival rate of the landscape. Landscape is critical to obtain a successful design outcome. 2e. It was noted by the Panel there are multiple plant species including the Tahitian Lime which are on the Polyphagous Shot-hole borer list. It is suggested an alternative should be provided for these species.
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>
	S	3a. The Panel generally support the proposal in terms of delivering the appropriate built form and scale. 3b. It was noted the additional height will be required to be justified by design excellence across all areas. In terms of built form, the project responds well and has not overdeveloped the building envelop. However, there are encroachments, and some minimums have not been achieved. Address these where possible. 3c. Comment was made by the Panel the overall height limit should be driven by achieving good ceiling heights, given that a slight increase of a meter or two would not be seen to impact on views or bulk. 3d. The panel debated the extent of glass block, especially up to the street front. It was suggested by the Panel the Applicant should review the approach.

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. Comment was made by the Panel the street frontage is largely activated from the ground to the top floor, with the car park fully screened or located in the basement. This is commendable, demonstrating a thoughtful approach to both functionality and urban design. 4b. The Panel stated the technical reports are extensive and appear to address functionality. 4c. It was noted the crossover is wider than the permitted 4m maximum; however, this is justifiable and understood to accommodate bin truck manoeuvring and swept paths. 4d. It was noted by the Panel the bin collection and servicing are provided on-site, which supports operational efficiency and minimising disruption to the street and surrounding properties. This requires confirmation with the City this is acceptable. 4e. The Panel made comment the tower condensers are located in a dedicated plant alcove. It is important to verify access and ensure proper airflow, maintaining effective separation of hot and cold air to optimise performance. 4f. It was stated by the Panel it should be confirmed the spa/pool is well located for exposure to sunlight and appropriately sized to avoid excessive maintenance costs. 4g. The Panel suggested where stores are in courtyards, consider double doors or roller doors from the terrace to maximise access. 4h. The courtyards rely on landscape for cooling and softening. The DRP has some concerns that they may become hot and desolate. 4i. It was suggested by the Panel where possible to locate the columns in the atrium in planters rather than walkways 4j. It was noted by the Panel there are no toilet facilities noted on the plans in the gym. It was recommended to look at the fit-out early in the process.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	P	5a. The Applicant was commended on the extensive provision of bike parking, which is a positive outcome. 5b. It is recommended by the Panel to pursue sustainability alongside Green Star certification to help justify the additional building height. 5c. An extensive sustainability strategy has been provided. It was recommended by the Panel to enhance sustainability commitments where possible. It was mentioned conduit-only for future EV charging and some of the other commitments seem underwhelming. 5d. It was suggested the size of photovoltaic cells should be reconsidered to accommodate the demand of the proposal. 5e. Comment was made it is essential to shade walls and windows from harsh east and west sunlight.
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. It was stated the 30 m pedestrian path from the street to the lobby is open to the sky. The adjoining wall is blank, while the commercial tenancy features a full-length glass block frontage to the footpath, offering some visual interest but limited passive surveillance. 6b. Comment was made by the Panel the ground-floor commercial tenancy is expected to accommodate gym facilities; however, an alfresco area could also be appropriate and could assist with activating both the street and the pedestrian laneway leading to the lobby. 6c. The Panel recommended including an awning over the footpath. While the recessed tenancy offers some weather protection, the space is primarily occupied by planters and landscaping. Additional design articulation is recommended to optimise both streetscape quality and functional use. Also,

		consider further integrating bench seating into the street edge. 6d. It was stated by the Panel the minimum solar access of 2 hours between 9 am and 3 pm on 21st June should be demonstrated (if not already), ideally through modelling, to show that the southern tower is not adversely affected by overshadowing from the northern tower. 6e. The podium roof top space currently experiences limited solar access during winter, which may affect usability and amenity. Design strategies to enhance winter sunlight penetration could be explored to improve the quality of these spaces. 6f. Concern was expressed by the Panel around the central podium internal courtyard as it currently experiences limited solar access. Most sunlight reaches the voids between the two towers, while the north and south ends are largely enclosed and shaded. It is recommended to explore design opportunities to open up both ends. 6g. The limited outlook from some balconies is not supported (Type 4). It is essential to provide a good outlook while managing privacy.
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>
	P	7a. Generally, the design appears to support wayfinding, with building entries, circulation routes, and public interfaces easily identifiable, was a comment made by the Panel. 7b. There is a serious issue with the legibility and directness in relation to access to the lifts of both towers. It is circuitous and indirect and needs to be addressed and resolved. 7c. The dog wash is a good addition to the proposal and is supported although in its current location it reduces sightlines and requires relocation. 7d. The Panel expressed concern around the arrangement of the stores and store access passageways. They appear confusing and require refinement to be successful. 7e. The Panel mentioned in the current entry arrangement that the glass blocks protrude too close to the streetscape. 7f. The Panel stated that the location of the bus stop is not ideal.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	P	8a. The Panel made comment that safety considerations, including passive surveillance, visibility, and access control, appear to be generally adequately addressed. 8b. The long open entry passage with a hidden building entry needs further consideration. The Panel suggested a gate closer to the street may need to be planned in, and bringing the entry into view may be an option. 8c. It was recommended by the Panel access to lifts and apartments around the lift well, on the podium level, should be more open with better sightlines.
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>
	S	9a. The Panel generally supports the proposal in terms of delivering on Community outcomes. Comment was made the proposal assists in meeting infill targets and providing housing variety, as well as providing a lifestyle opportunity close to the coast. 9b. The Panel were supportive of the shared gym and breakout spaces which add to the community. 9c. It was suggested the consideration of e-deliveries should be resolved in the detail design.

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>
	S	10a. The Panel generally support the proposal in terms of delivering on good aesthetics. The Panel mentioned they are comfortable with the aesthetics of this proposal, and it is moving in the right direction. 10b. Comment was made by the Panel the overall aesthetic outcome is closely linked to the choice of materials and finishes. Selecting durable and robust materials not only enhances the visual quality of the building but also contributes to longevity and reduced maintenance requirements, particularly in exposed or high-traffic areas. Provide materials and finishes selection to support design excellence. 10c. It was noted by the Panel lighting, signage and wayfinding should be carefully considered and integrated into the design from an early stage. Poorly integrated lighting and signage can become visually distracting and detract from the overall architectural composition. Thoughtful design of these elements will support both functionality and the building's aesthetic coherence. 10d. Comment was made about the service boxes on the street front, and the very exposed car entry area undermines the visual quality of the street front. Both undermine design excellence.

Design Review progress Item 2 – DA25/1357 – 24 & 26 Brighton Road, Scarborough - Development Assessment Panel – Form 1 – 67 Multiple Dwellings DRP Meeting – Thursday 9 October 2025			
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P	<i>Design Principle pending further attention</i>		
N	<i>Design Principle not satisfied</i>		
	DR1 9/10/2025	DR2	DR3
Principle 1 - Context and character	S		
Principle 2 - Landscape quality	P		
Principle 3 - Built form and scale	S		
Principle 4 - Functionality and build quality	P		
Principle 5 - Sustainability	P		
Principle 6 - Amenity	P		
Principle 7 - Legibility	P		
Principle 8 - Safety	P		
Principle 9 - Community	S		
Principle 10 - Aesthetics	S		

Recommendations Summary**Item 2 – DA25/1357 – 24 & 26 Brighton Road, Scarborough****DRP Meeting – Thursday 9 October 2025**

DR1 – DRP Recommendations DRP Meeting – 9/10/2025	DR1 – Applicant Response DRP Meeting – 9/10/2025	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
1e. The Panel expressed the importance around the choice of materials and finishes and stated these are crucial given the coastal location. A more detailed material and finishes palette should be presented, with certainty that these materials will be used in the final development.			
2b. The Panel noted the existing trees have not been protected and the opportunity for larger trees is minimal. The design should consider existing vegetation and its potential for significant replacement. 2c. It was suggested by the Panel the proposal would benefit from an increase on deck tree planting where possible. 2d. The Panel expressed concern around how the landscape will work in exposed areas with significant hard areas and the survival rate of the landscape. Landscape is critical to obtain a successful design outcome. 2e. It was noted by the Panel there are multiple plant species including the Tahitian Lime which are on the Polyphagous Shot-hole borer list. It is suggested an alternative should be provided for these species.			
3b. It was noted the additional height will be required to be justified by design excellence across all areas. In terms of built form, the project responds			

well and has not overdeveloped the building envelop. However, there are encroachments, and some minimums have not been achieved. Address these where possible. 3d. The panel debated the extent of glass block, especially up to the street front. It was suggested by the Panel the Applicant should review the approach.			
4e. The Panel made comment the tower condensers are located in a dedicated plant alcove. It is important to verify access and ensure proper airflow, maintaining effective separation of hot and cold air to optimise performance. 4f. It was stated by the Panel it should be confirmed the spa/pool is well located for exposure to sunlight and appropriately sized to avoid excessive maintenance costs. 4g. The Panel suggested where stores are in courtyards, consider double doors or roller doors from the terrace to maximise access. 4i. It was suggested by the Panel where possible to locate the columns in the atrium in planters rather than walkways 4j It was noted by the Panel there are no toilet facilities noted on the plans in the gym. It was recommended to look at the fit-out early in the process.			
5b. It is recommended by the Panel to pursue sustainability alongside Green Star certification to help justify the additional building height. 5c. An extensive sustainability strategy has been provided. It was recommended by the Panel to			

enhance sustainability commitments where possible. It was mentioned conduit-only for future EV charging and some of the other commitments seem underwhelming. 5d. It was suggested the size of photovoltaic cells should be reconsidered to accommodate the demand of the proposal. 5e. Comment was made it is essential to shade walls and windows from harsh east and west sunlight.			
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6e. The podium roof top space currently experiences limited solar access during winter, which may affect usability and amenity. Design strategies to enhance winter sunlight penetration could be explored to improve the quality of these spaces. 6f. Concern was expressed by the Panel around the central podium internal courtyard as it currently experiences limited solar access. Most sunlight reaches the voids between the two towers, while the north and south ends are largely enclosed and shaded. It is recommended to explore design opportunities to open up both ends. 6g. The limited outlook from some balconies is not supported (Type 4). It is essential to provide a good outlook while managing privacy.			
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PROPOSED NEW RESIDENCES DEVELOPMENT APPLICATION

SHEET NUMBER	DRAWING SERIES	SHEET NAME	REVISION
A0000	GENERAL	TITLE SHEET	DA2
A1100	SITE	SITE SURVEY	DA2
A1101	SITE	LOCATION PLAN	DA2
A1102	SITE	SITE PLAN	DA3
A1103	SITE	DEMOLITION PLAN	DA2
A1104	SITE	PLOT RATIO	DA1
A2100	GA PLANS	LEVEL B2	DA2
A2101	GA PLANS	LEVEL B1	DA2
A2102	GA PLANS	LEVEL GROUND	DA3
A2103	GA PLANS	LEVEL 1	DA2
A2104	GA PLANS	LEVEL 2	DA2
A2105	GA PLANS	LEVEL 3	DA3
A2106	GA PLANS	LEVEL 4	DA2
A2107	GA PLANS	LEVEL 5	DA2
A2108	GA PLANS	LEVEL 6	DA2
A2109	GA PLANS	LEVEL 7	DA2
A2110	GA PLANS	LEVEL 8	DA2
A2111	GA PLANS	LEVEL ROOF	DA2
A3100	GA ELEVATIONS	NORTH	DA2
A3101	GA ELEVATIONS	SOUTH	DA2
A3102	GA ELEVATIONS	EAST	DA2
A3103	GA ELEVATIONS	WEST	DA2
A4100	GA SECTIONS	SECTION A	DA2
A4101	GA SECTIONS	SECTION B	DA2
A4102	GA SECTIONS	SECTION C	DA2
A4103	GA SECTIONS	SECTIONS D	DA2
A4104	GA SECTIONS	SECTION E	DA2
A4105	GA SECTIONS	BOUNDARY WALLS	DA2
A4106	GA SECTIONS	SECTIONS	DA2
A6801	SITE	SHADOW DIAGRAMS	DA1
A6802	SITE	SHADOW DIAGRAMS	DA1
A6821	DIAGRAMS	CONE OF VISION	DA2
A6822	DIAGRAMS	CONE OF VISION	DA2
A6823	DIAGRAMS	CONE OF VISION	DA2



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	5/9/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

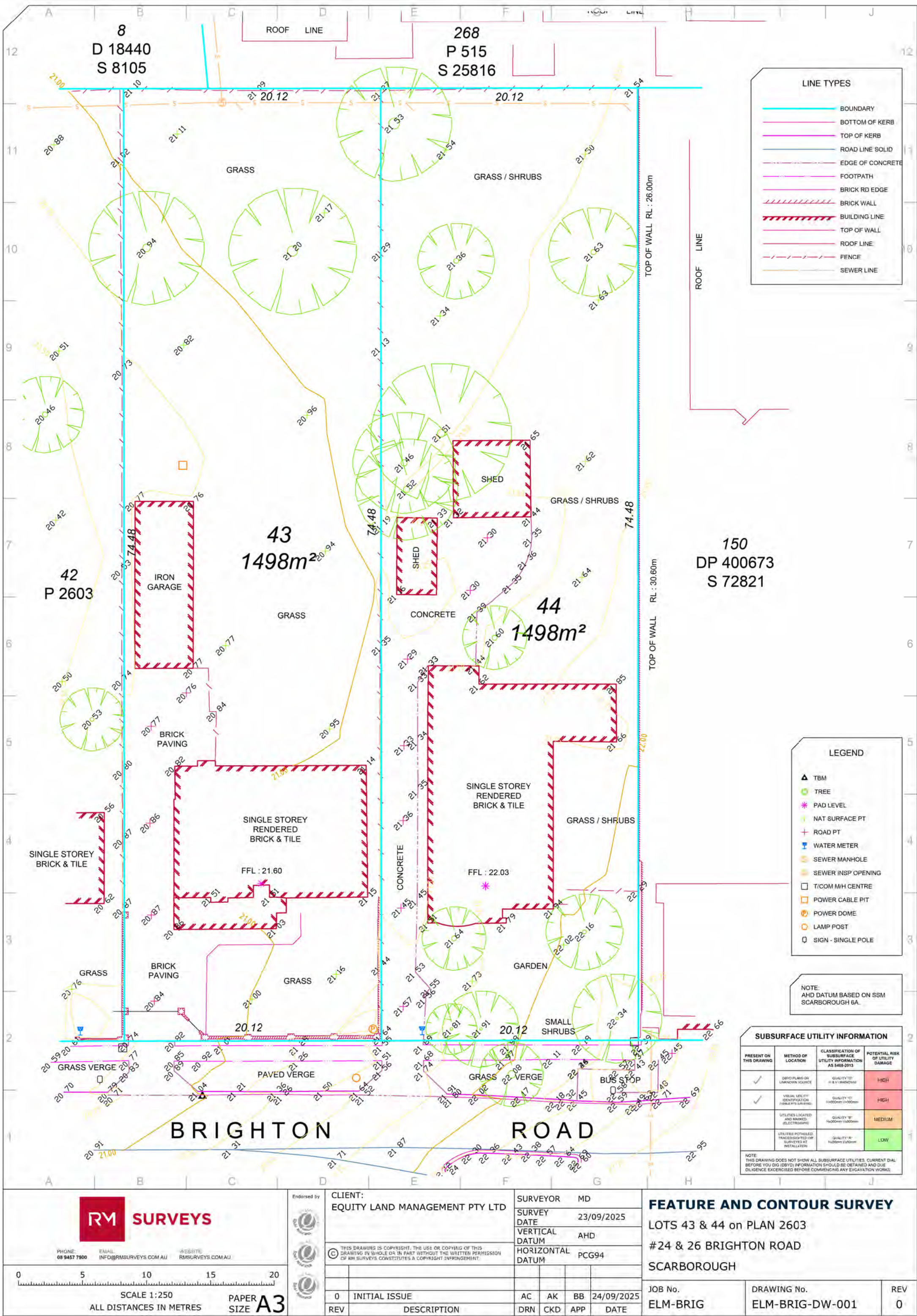
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GENERAL

TITLE SHEET

NORTH

JOB No.	2508	DRAWING NO	A0000
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	MA	ISSUE	DA2
DRAWN BY	MA		
REVIEWED BY	RS		



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

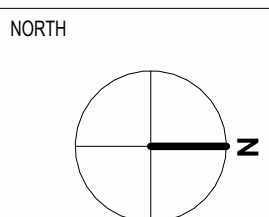
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

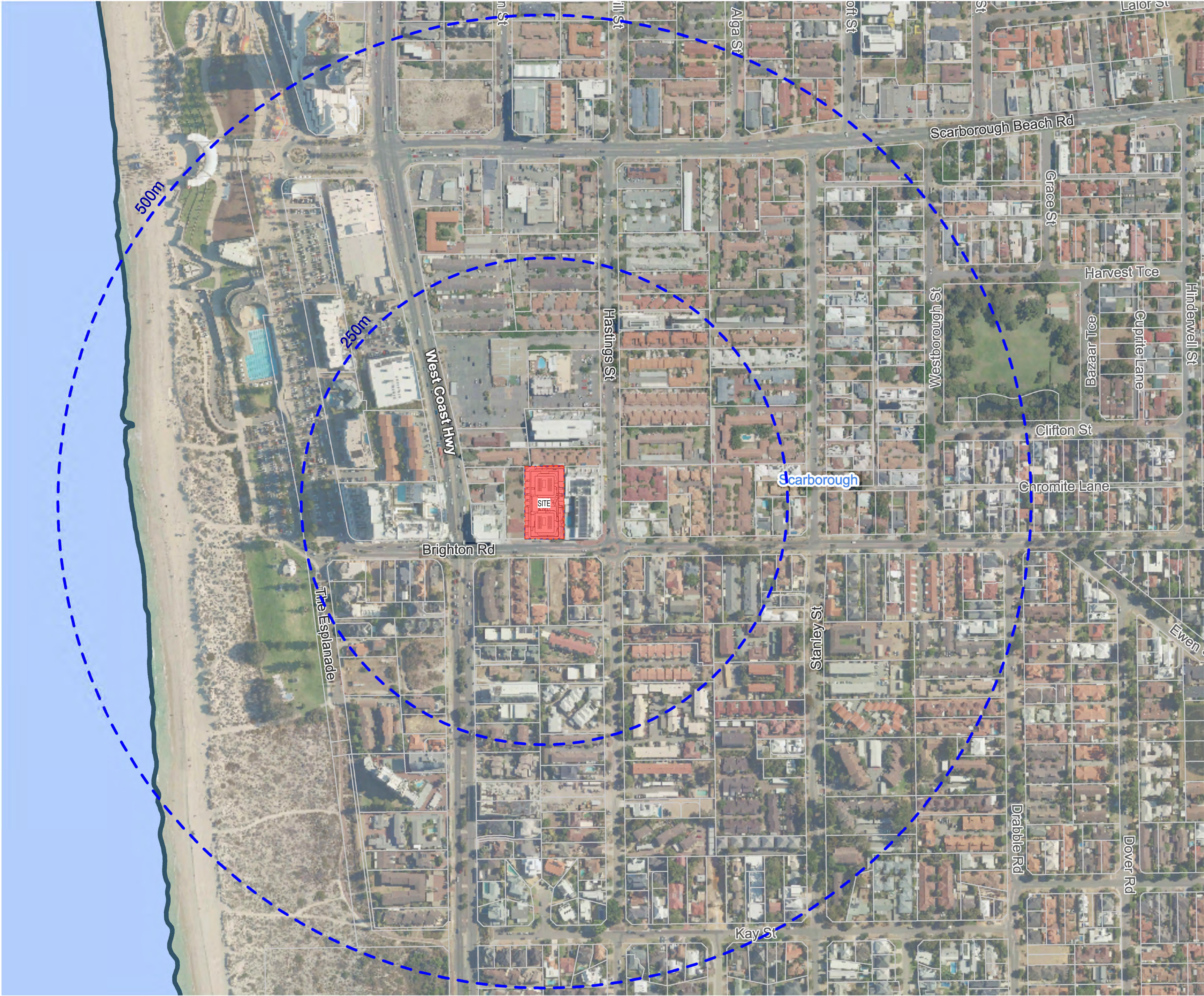
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
SITE

SITE SURVEY



JOB No.	2508	DRAWING NO	A1100
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	DRAWN BY	MA
REVIEWED BY	RS	ISSUE	DA2



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

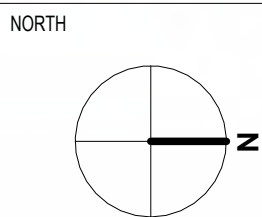
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

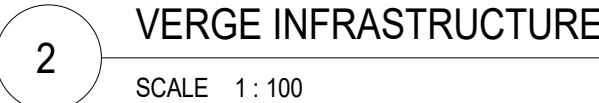
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
SITE

LOCATION PLAN



JOB No.	2508	DRAWING NO	A1101
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 2000	ISSUE	DA2
DRAWN BY	MA		
REVIEWED BY	RS		





EXISTING STRUCTURES TO BE DEMOLISHED

EXISTING BUILDINGS ON LOTS 43 & 44, INCLUSIVE OF FOOTINGS, ARE TO BE COMPLETELY REMOVED. SOAKWELLS, LEACH DRAINS, SEPTIC TANKS AND WASTE WATER DISPOSAL SYSTEMS, SHALL BE REMOVED AND THE LANDS LEVELED .

LOT 43 BUILDING & SHED FACING ONTO BRIGHTON RD

EXISTING BUILDING STRUCTURE TO BE DEMOLISHED . ALL DEMOLITION DEBRIS AND THE LIKE TO BE REMOVED FROM SITE. THESE STRUCTURES, INCLUSIVE OF FOOTING, ARE TO BE COMPLETELY REMOVED . DEMOLITION TO BE DONE WITH CAUTION. ALL DUE CARE & ATTENTION TO BE PAID TO THE EXISTING BRIGHTON ROAD STREET FOOTPATH IN FRONT OF THE SITE. CONTRACTOR IS RESPONSIBLE TO MAKE GOOD ANY DAMAGE AT THEIR EXPENSE. ALL PRECAUTIONS TO BE TAKEN TO PROTECT MEMBERS OF THE PUBLIC.

LOT 44 EXISTING STRUCTURES TO BE DEMOLISHED

EXISTING BUILDINGS ON LOTS 43 & 44, INCLUSIVE OF FOOTINGS, ARE TO BE COMPLETELY REMOVED. SOAKWELLS, LEACH DRAINS, SEPTIC TANKS AND WASTE WATER DISPOSAL SYSTEMS, SHALL BE REMOVED AND THE LANDS LEVELED . LOT 44 BUILDING & SHEDS FACING ONTO BRIGHTON RD EXISTING BUILDING & SHED TO BE DEMOLISHED . ALL DEMOLITION DEBRIS AND THE LIKE TO BE REMOVED FROM SITE. THESE STRUCTURES, INCLUSIVE OF FOOTINGS , ARE TO BE COMPLETELY REMOVED . DEMOLITION TO BE DONE WITH CAUTION TO AVOID CAUSING ANY POTENTIAL DAMAGE TO EXISTING NEIGHBOURING BUILDINGS. ALL DUE CARE & ATTENTION TO BE PAID TO THE EXISTING BRIGHTON ROAD STREET FOOTPATH IN FRONT OF THE SITE. CONTRACTOR IS RESPONSIBLE TO MAKE GOOD ANY DAMAGE AT THEIR EXPENSE. ALL PRECAUTIONS TO BE TAKEN TO PROTECT MEMBERS OF THE PUBLIC.

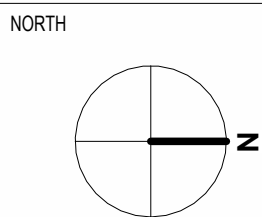
LOT 43,44 EXISTING CROSSOVERS

EXTENT OF EXISTING CROSSOVER TO BE REMOVED TO SUIT PROPOSED DESIGN. REFER DRAWING A-1102. REINSTATE DEMOLITION AREAS TO SUIT EXISTING FOOTPATH AND VERGE IN LIAISON WITH AUTHORITIES REQUIREMENTS.

EXISTING BUSTOP

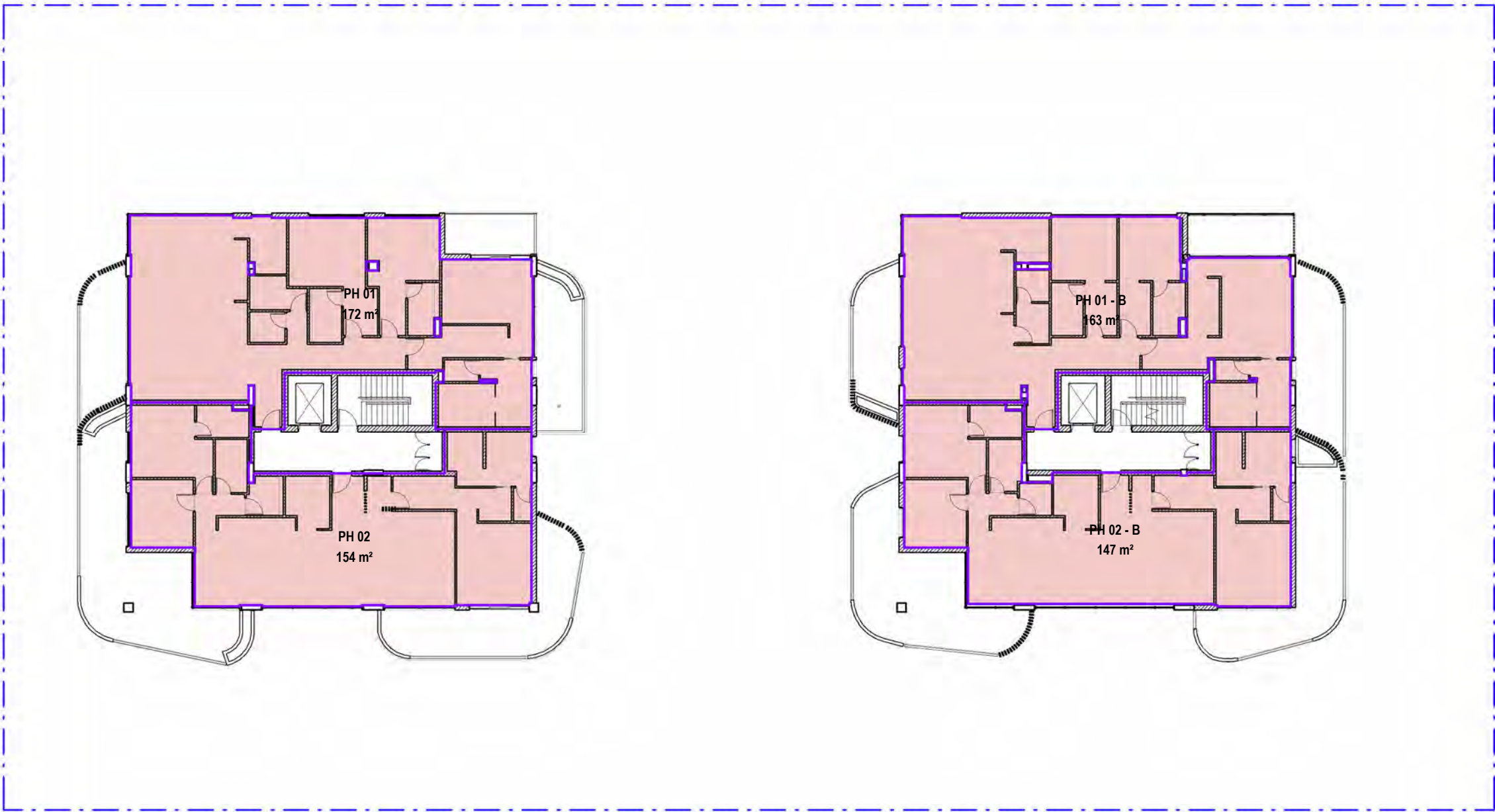
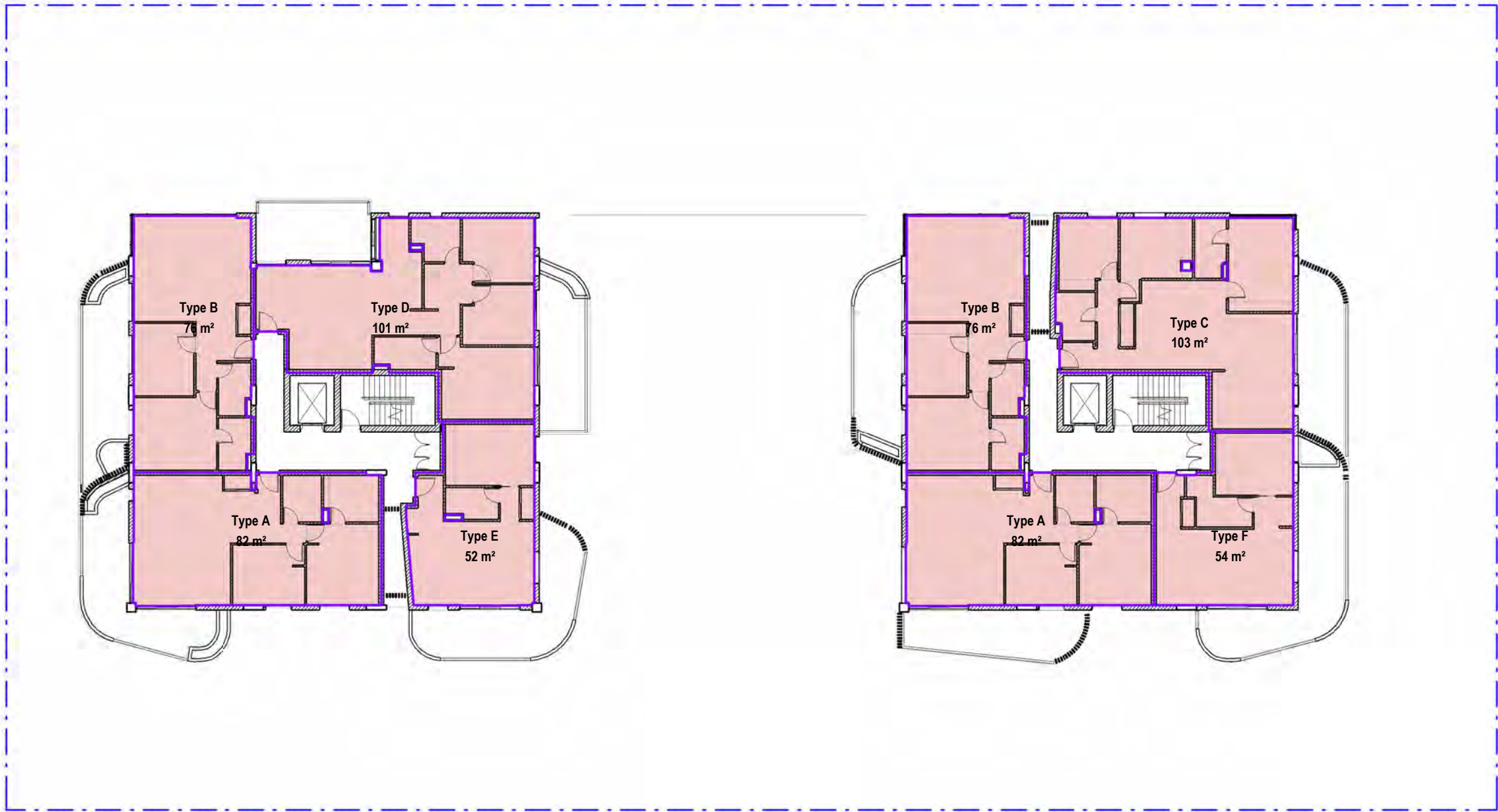
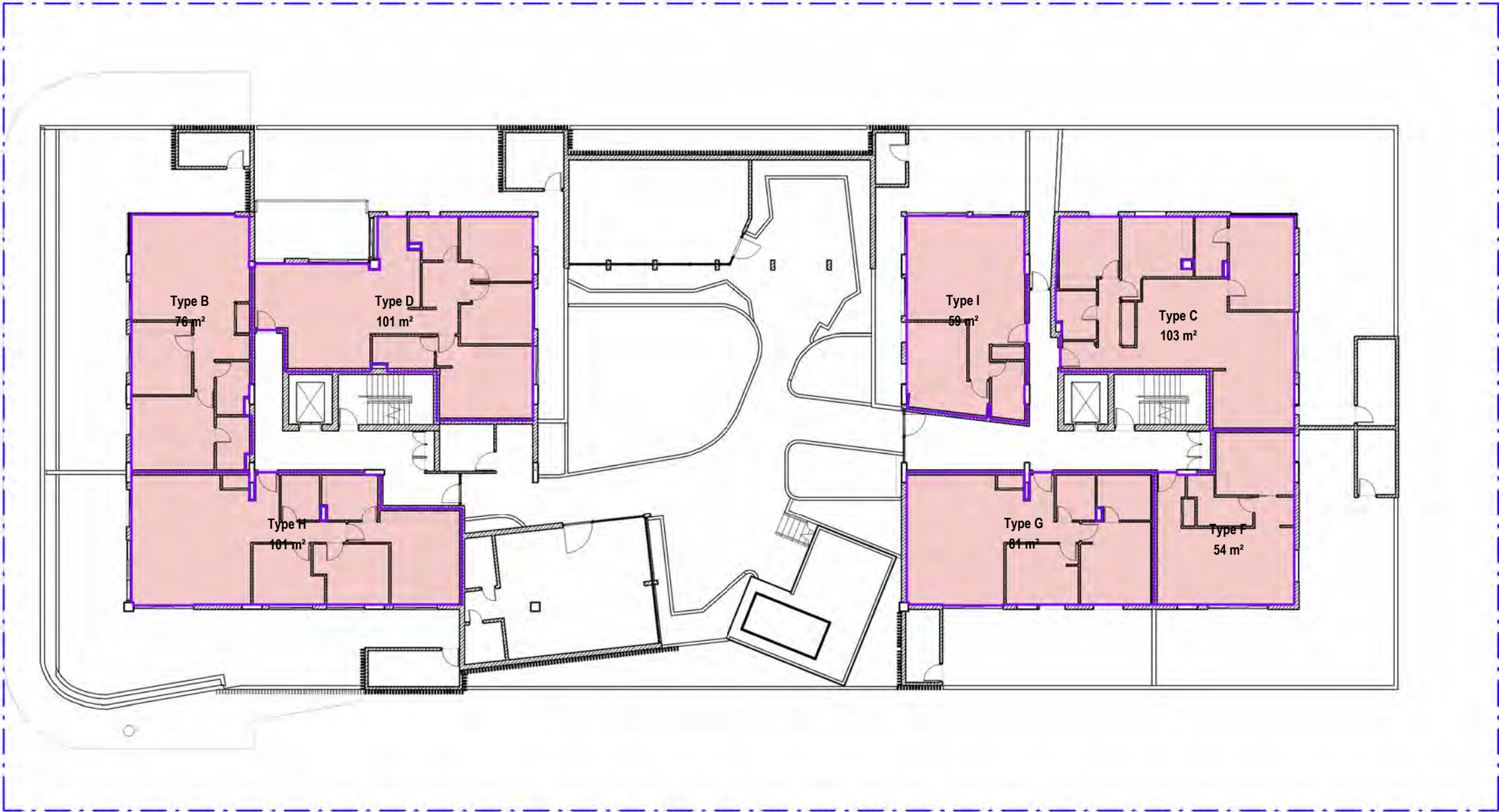
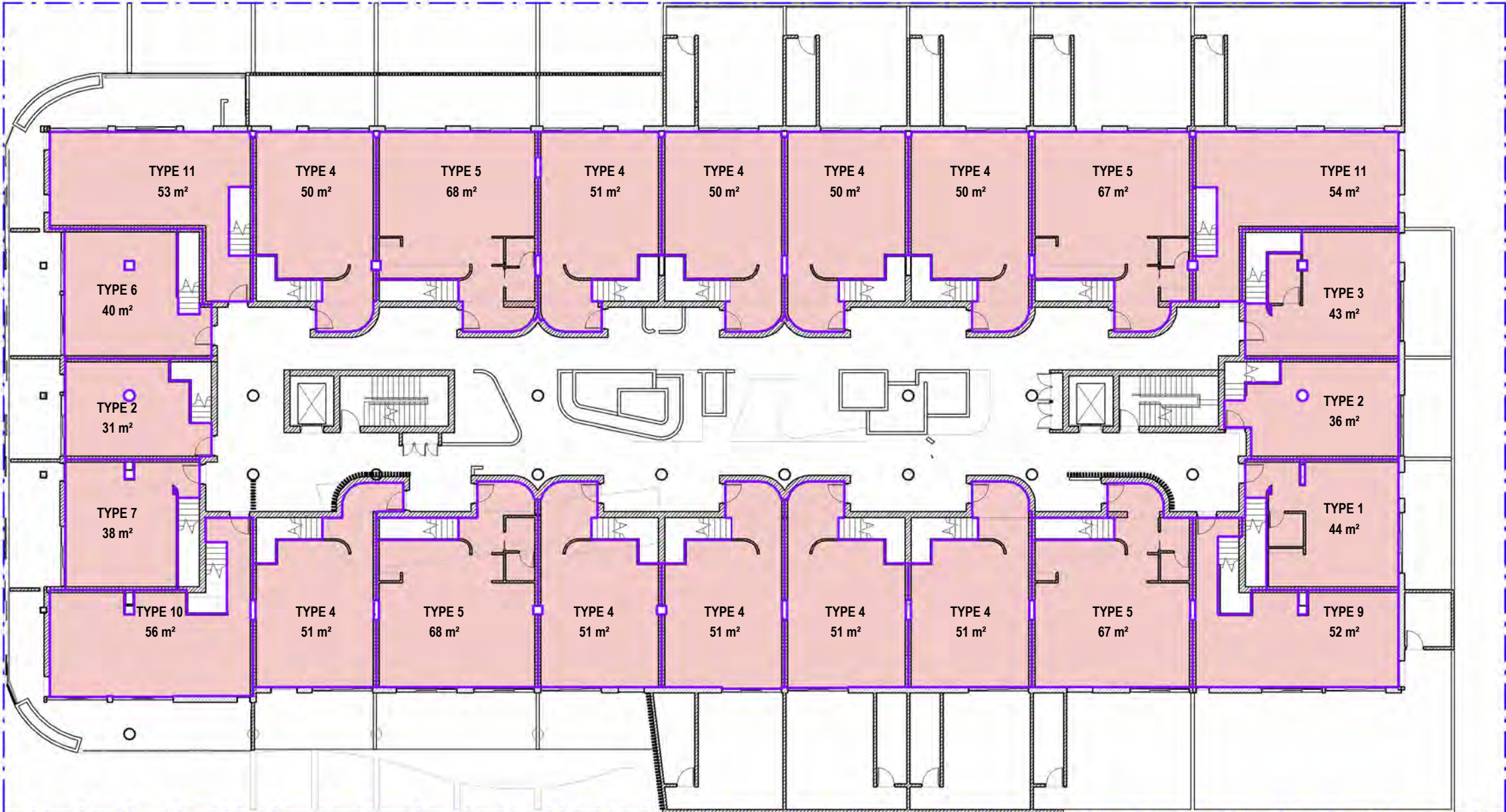
EXISTING BUSTOP TO BE RETAINED.

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	5/9/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION



JOB No.	2508	DRAWING NO	A1103
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	As indicated	ISSUE	DA2
DRAWN BY	MA		
REVIEWED BY	RS		

GROUND LEVEL PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
GROUND			
	Area	1	431.86 m ²
TOTAL ROOM TYPES: 1			431.86 m ²
LEVEL 1 - 2 PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
LEVEL 1			
	TYPE 1	1	44.06 m ²
	TYPE 2	2	67.39 m ²
	TYPE 3	1	42.55 m ²
	TYPE 4	10	507.70 m ²
	TYPE 5	4	269.33 m ²
	TYPE 6	1	40.11 m ²
	TYPE 7	1	37.60 m ²
	TYPE 9	1	52.24 m ²
	TYPE 10	1	56.37 m ²
	TYPE 11	2	107.03 m ²
LEVEL 2			
	TYPE 1	1	42.89 m ²
	TYPE 2	2	68.54 m ²
	TYPE 3	1	41.72 m ²
	TYPE 4	10	450.45 m ²
	TYPE 5	4	237.75 m ²
	TYPE 6	1	43.43 m ²
	TYPE 7	1	41.88 m ²
	TYPE 9	1	50.85 m ²
	TYPE 10	1	55.41 m ²
	TYPE 11	2	104.06 m ²
TOTAL ROOM TYPES: 48			2361.36 m ²
3 LEVEL PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
LEVEL 3			
	Type B	1	75.80 m ²
	Type C	1	102.55 m ²
	Type D	1	100.69 m ²
	Type F	1	54.26 m ²
	Type G	1	81.43 m ²
	Type H	1	101.15 m ²
	Type I	1	59.06 m ²
TOTAL ROOM TYPES: 7			574.93 m ²
4-7 TYPICAL LEVEL PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
LEVEL 4			
	Type A	2	163.29 m ²
	Type B	2	151.61 m ²
	Type C	1	102.55 m ²
	Type D	1	100.69 m ²
	Type E	1	52.30 m ²
	Type F	1	54.26 m ²
TOTAL ROOM TYPES: 8			624.70 m ²
LEVEL 8 PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
LEVEL 8			
	PH 01	1	172.04 m ²
	PH 01 - B	1	162.89 m ²
	PH 02	1	153.59 m ²
	PH 02 - B	1	146.76 m ²
TOTAL ROOM TYPES: 4			635.28 m ²
TOTAL PLOT RATIO			
LEVELS		PLOT RATIO	
GROUND		431.86 m ²	
LEVEL 1 - 2		2361.36 m ²	
LEVEL 3		574.93 m ²	
LEVEL 4-7		2497.89 m ²	
LEVEL 8		635.28 m ²	
TOTAL: 92		6501.31 m ²	



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DAT	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

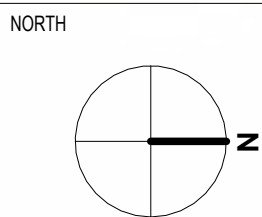
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

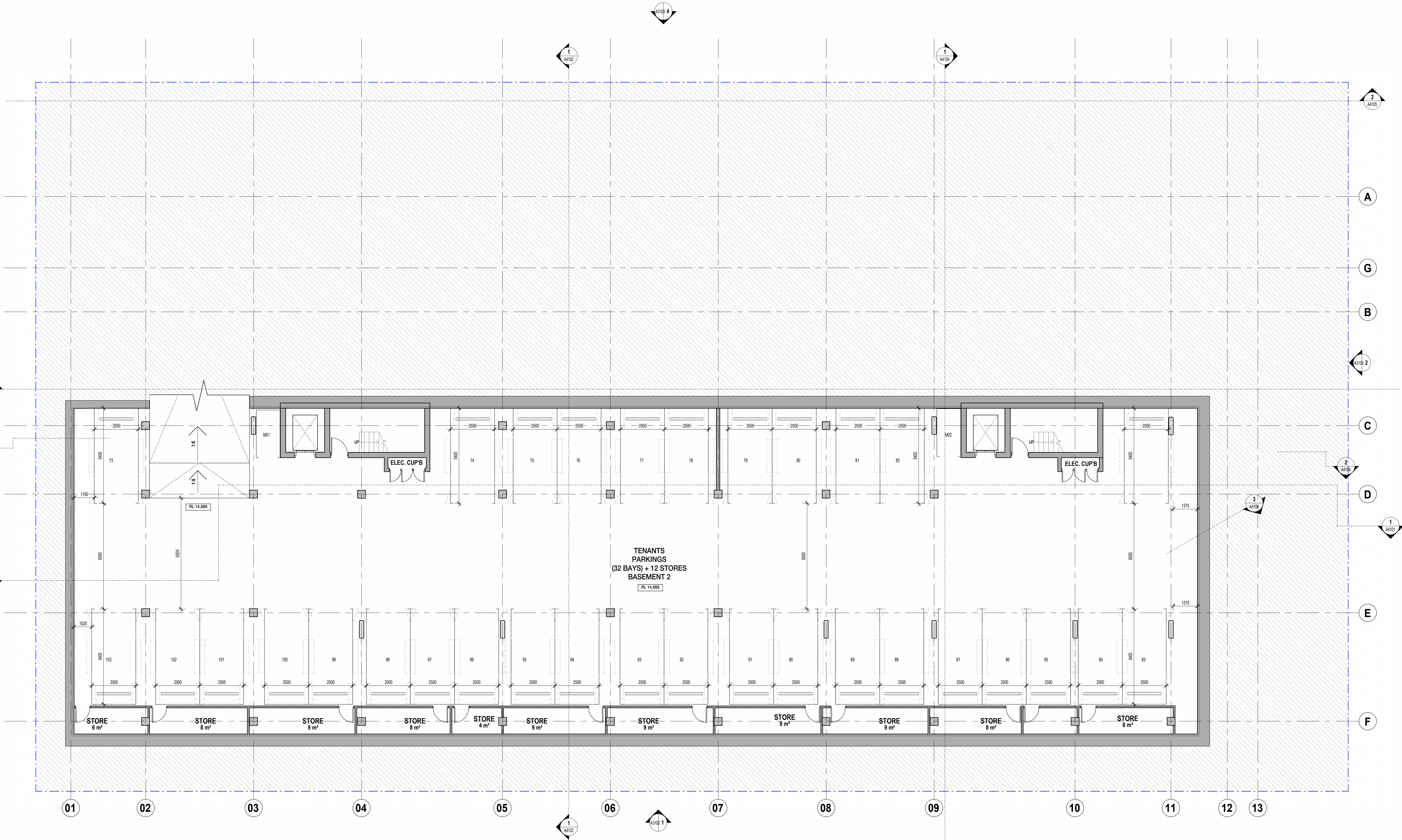
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
SITE

PLOT RATIO



JOB No.	2508	DRAWING NO	A1104
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 250	ISSUE	DA1
DRAWN BY	MA		
REVIEWED BY	RS		



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

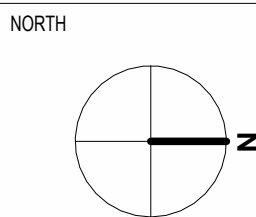
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

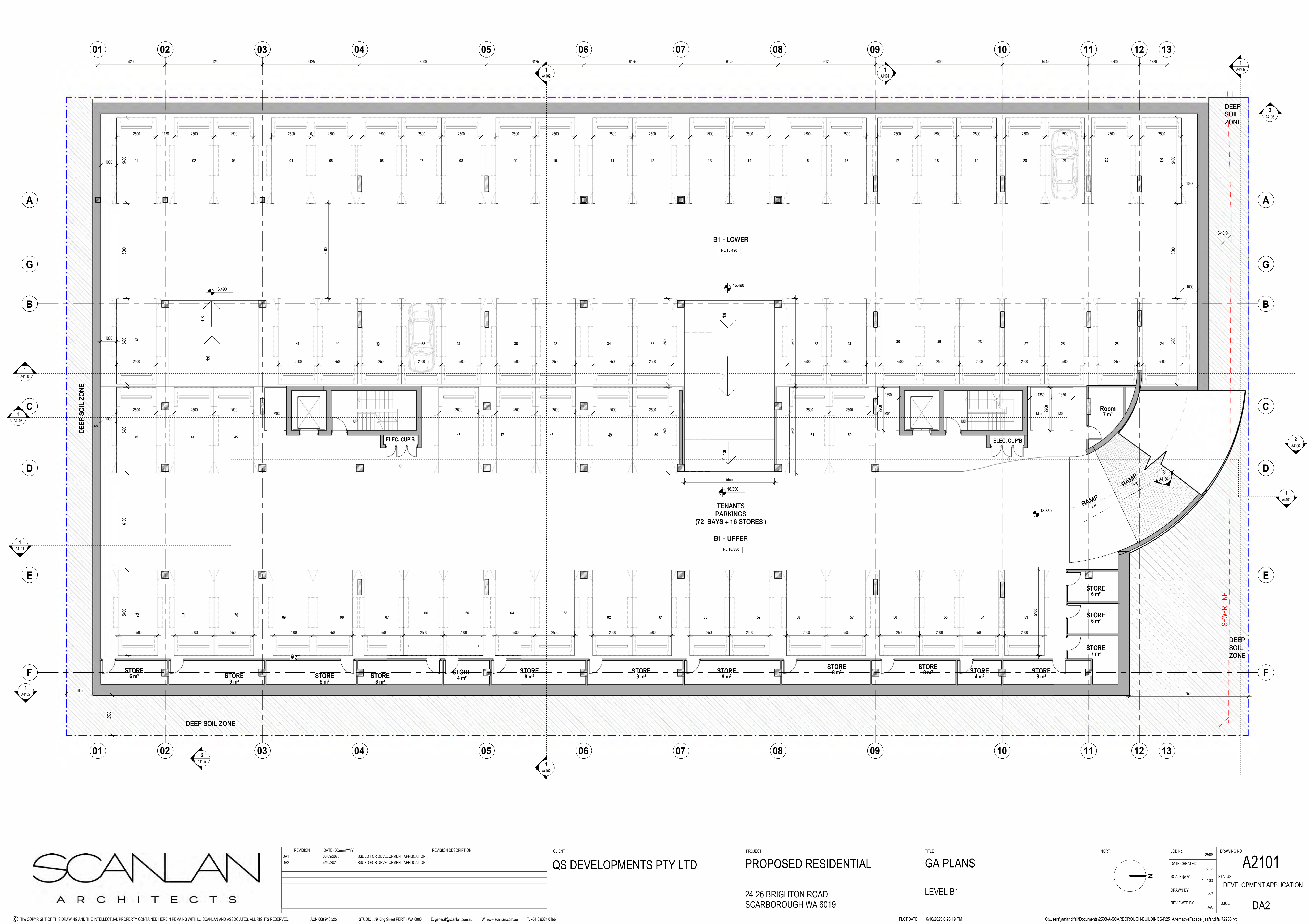
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL B2



JOB No.	2508	DRAWING NO	A2100
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	DRAWN BY	SP
REVIEWED BY	AA	ISSUE	DA2



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REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

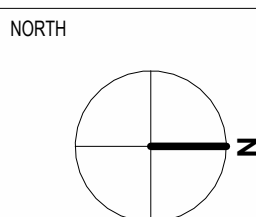
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

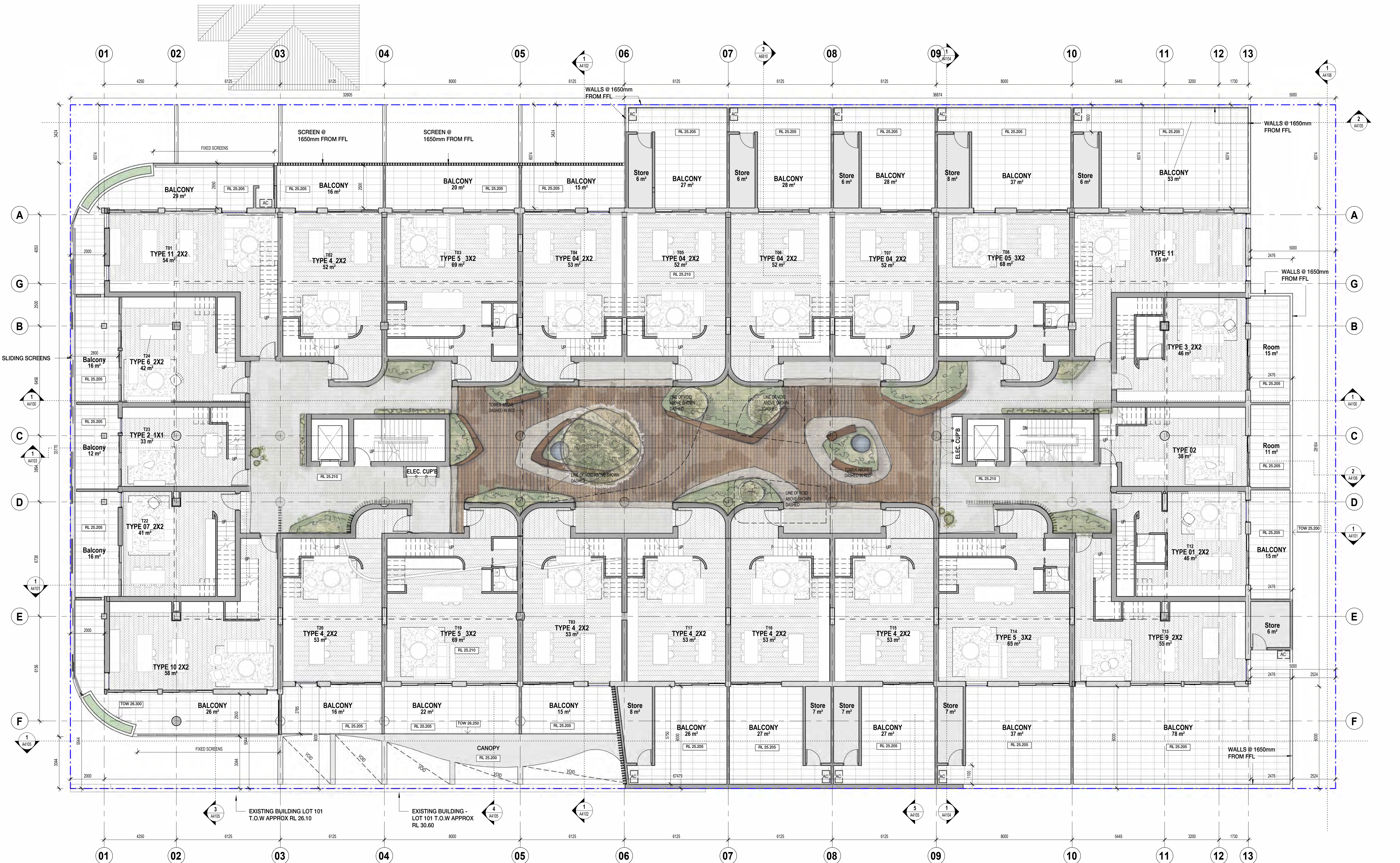
TITLE
GA PLANS

LEVEL B1



JOB No.	2508	DRAWING NO	A2101
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA2
DRAWN BY	SP		
REVIEWED BY	AA		





REFER SECTIONS AND ELEVATIONS FOR MAIN LEVELS



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

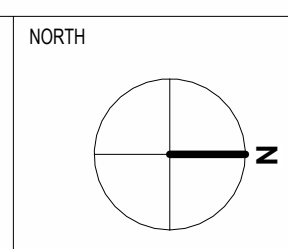
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QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

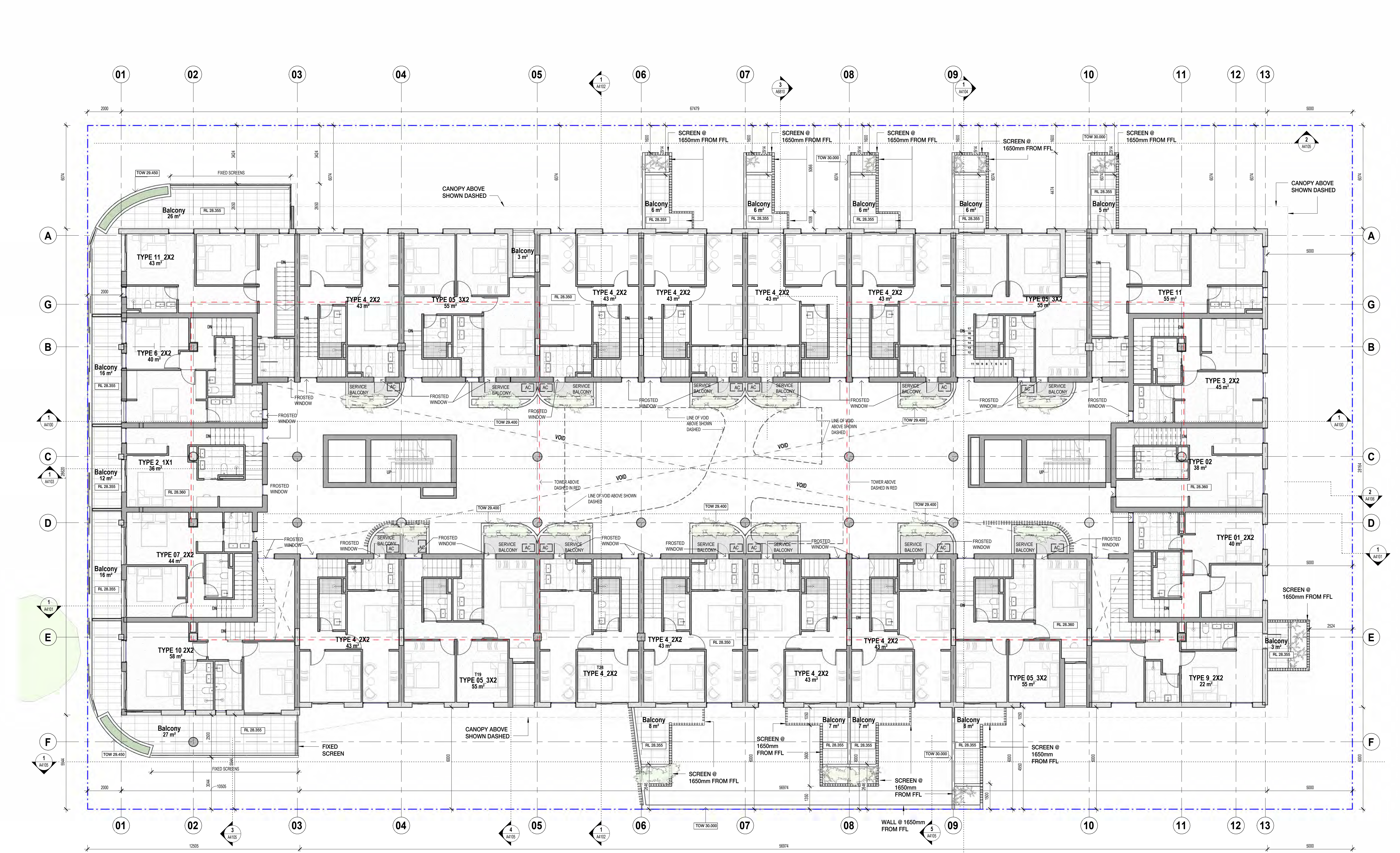
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 1



JOB No.	2508	DRAWING NO	A2103
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	DRAWN BY	SP
REVIEWED BY	AA	ISSUE	DA2



REFER SECTIONS AND ELEVATIONS FOR MAIN LEVELS

SCANLAN

ARCHITECTS

REVISION

DATE (DDmmYYYY)

REVISION DESCRIPTION

DA1

03/09/2025

ISSUED FOR DEVELOPMENT APPLICATION

DA2

6/10/2025

ISSUED FOR DEVELOPMENT APPLICATION

CLIENT

QS DEVELOPMENTS PTY LTD

PROJECT

PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE

GA PLANS

LEVEL 2

NORTH

JOB No.

2508

DRAWING NO

A2104

DATE CREATED

2022

STATUS

DEVELOPMENT APPLICATION

SCALE @ A1

1:100

DRAWN BY

SP

REVIEWED BY

AA

ISSUE

DA2

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ACN 008 948 525

STUDIO : 79 King Street PERTH WA 6000

E: general@scanlan.com.au

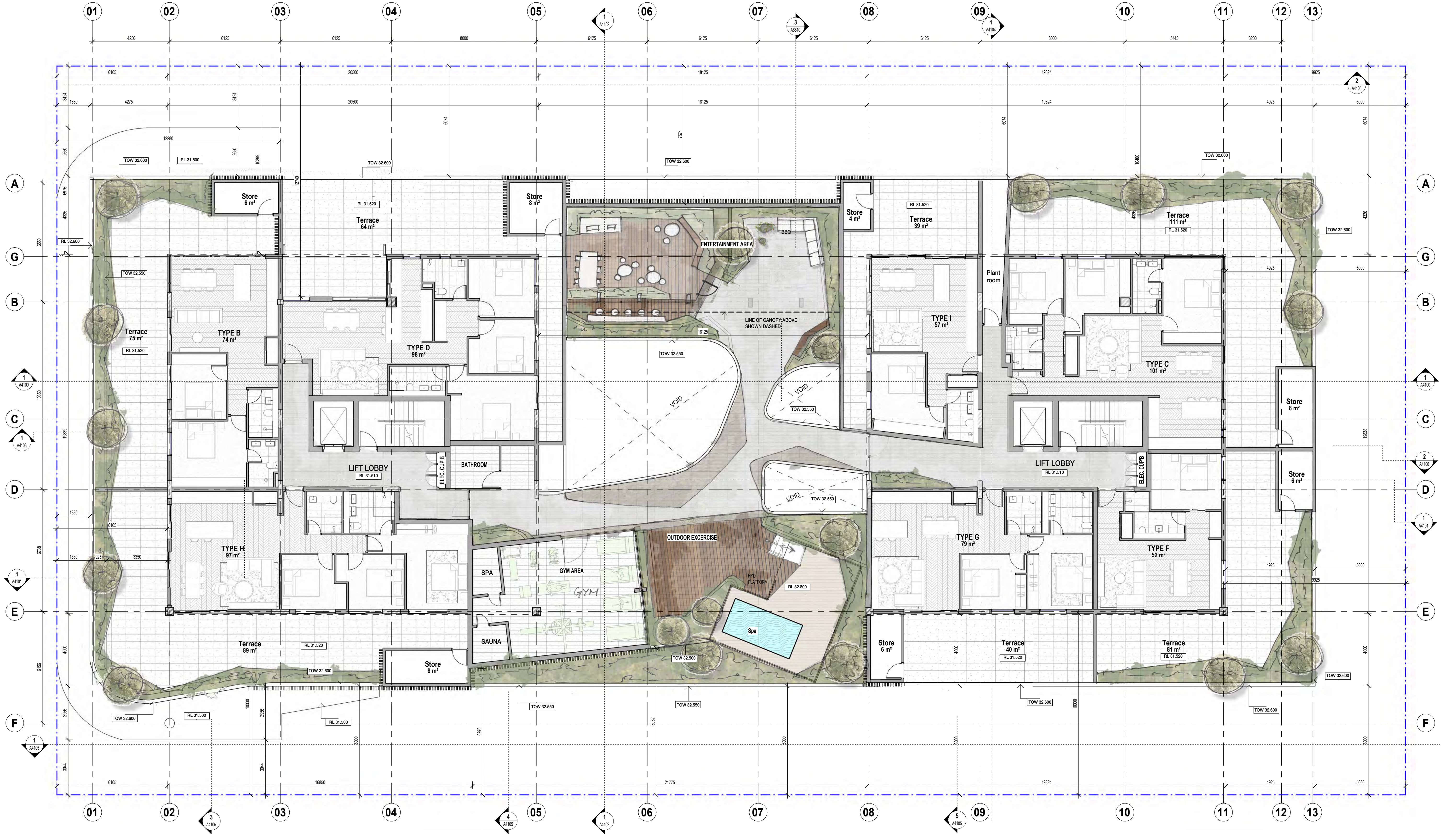
W: www.scanlan.com.au

T: +61 8 9321 0166

PLOT DATE

6/10/2025 6:26:39 PM

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REFER SECTIONS AND ELEVATIONS FOR MAIN LEVELS

SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	5/9/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA3	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

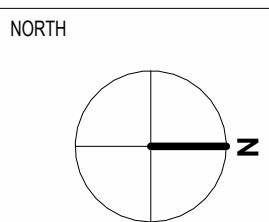
CLIENT
QS DEVELOPMENTS PTY LTD

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PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 3



JOB No.	2508	DRAWING NO	A2105
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	DRAWN BY	SP
REVIEWED BY	AA	ISSUE	DA3



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

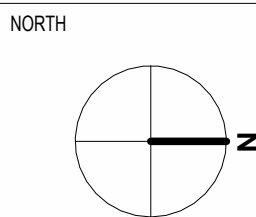
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

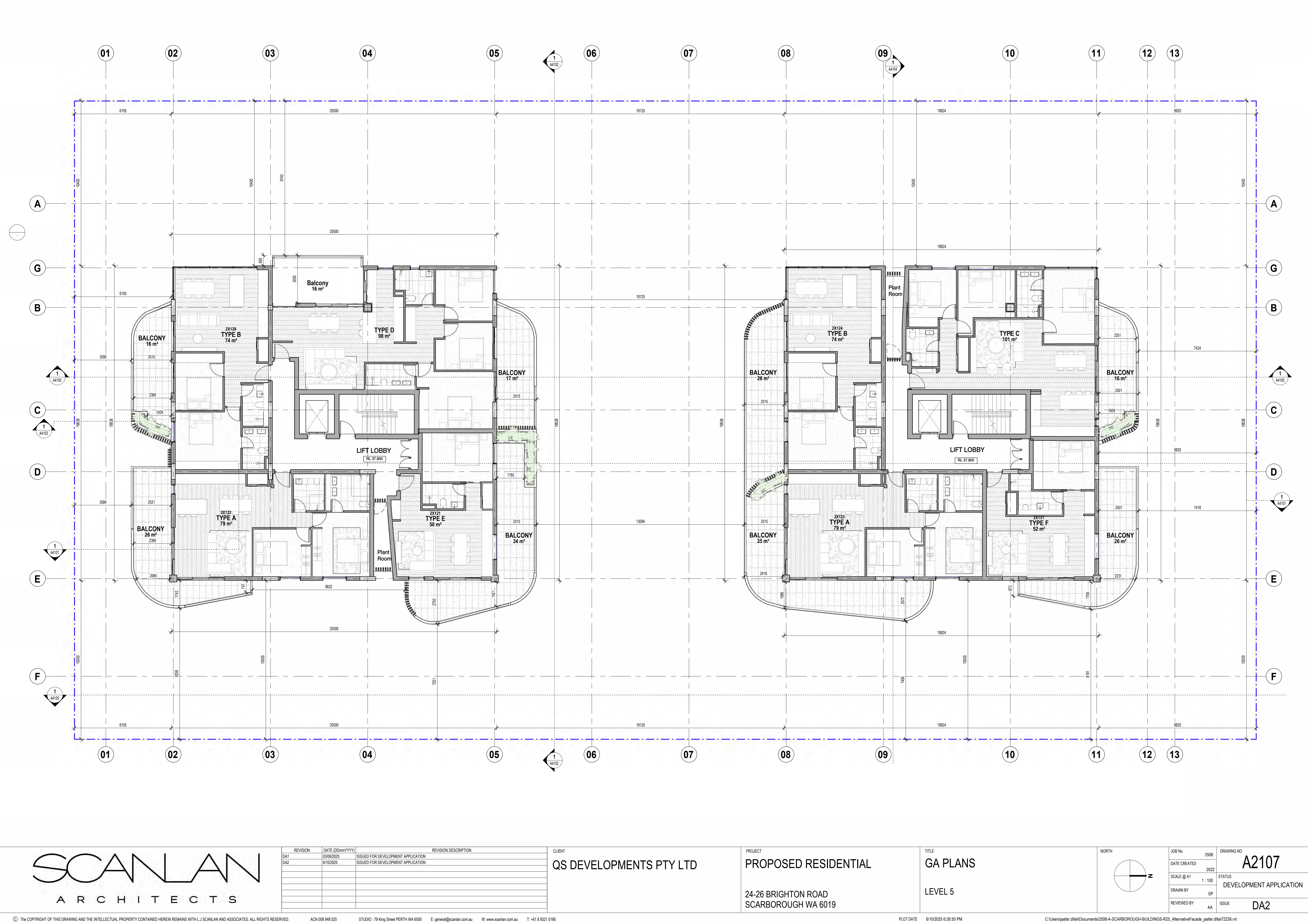
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 4



JOB No.	2508	DRAWING NO	A2106
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA2
DRAWN BY	SP		
REVIEWED BY	AA		



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

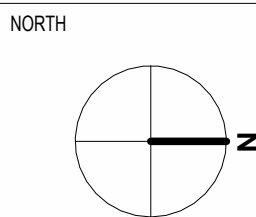
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 5



JOB No.	2508	DRAWING NO	A2107
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1: 100	DRAWN BY	SP
REVIEWED BY	AA	ISSUE	DA2



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

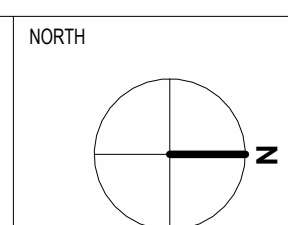
CLIENT
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PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 6



JOB No.	2508	DRAWING NO	A2108
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 100	DRAWN BY	SP
REVIEWED BY	AA	ISSUE	DA2



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

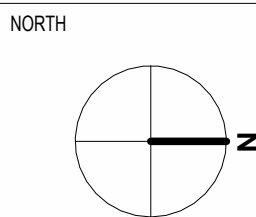
CLIENT
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PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 7



JOB No.	2508	DRAWING NO	A2109
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	DRAWN BY	SP
REVIEWED BY	AA	ISSUE	DA2



REFER SECTIONS AND ELEVATIONS FOR MAIN LEVELS



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

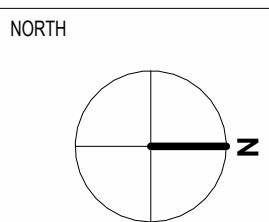
CLIENT
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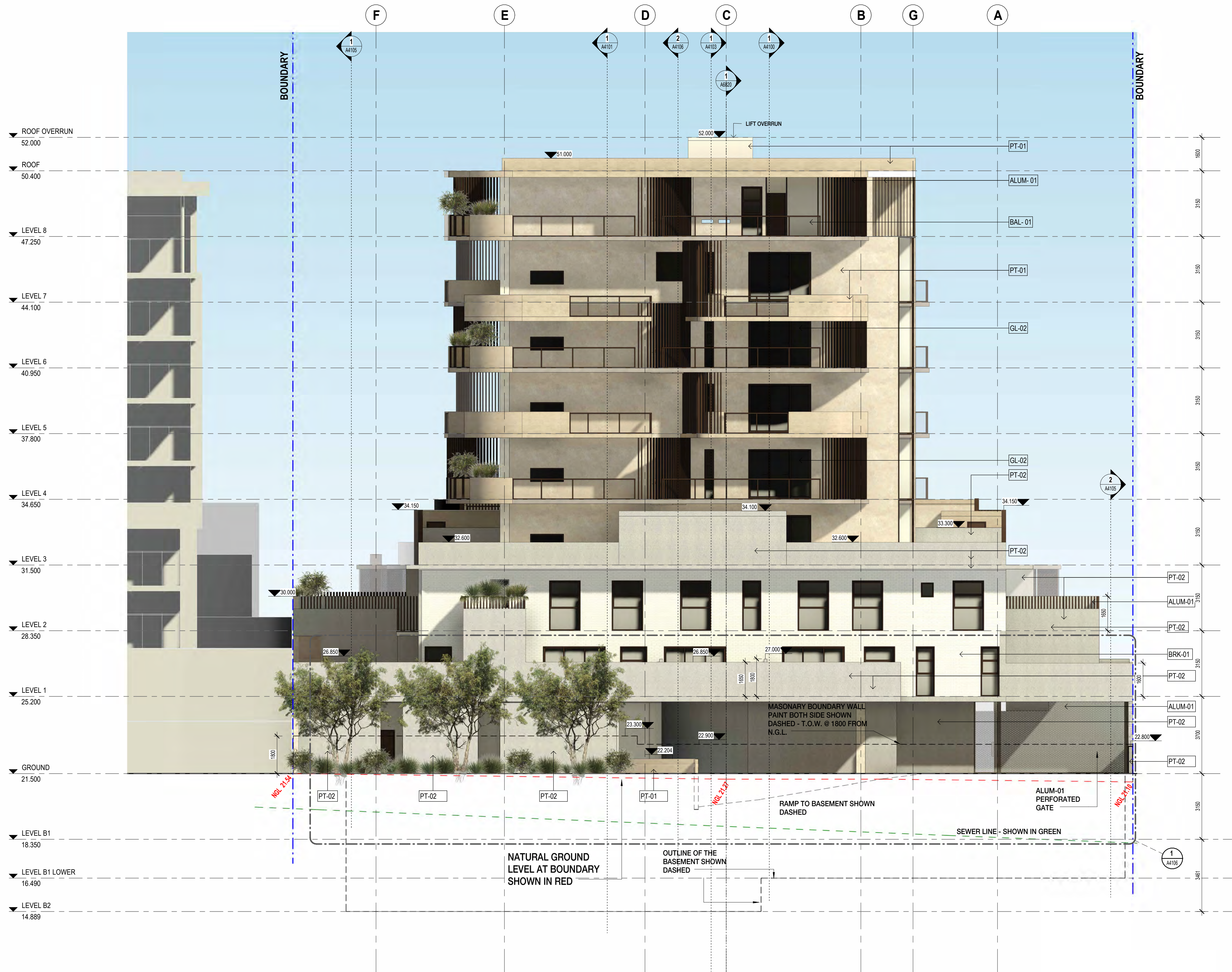
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 8



JOB No.	2508	DRAWING NO	A2110
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA2
DRAWN BY	SP		
REVIEWED BY	AA		



MATERIAL SCHEDULE	
GL-01	CLEAR GLAZING
GL-02	WINDOW: DURATEC - NATURAL BRONZE + CLEAR GLASS
GL-03	GLASS BRICK - CLEAR - 190X190mm
ALUM-01	DULUX DURATEC - NATURAL BRONZE
PT-01	CFC SHEET PAINT - DULUX SMOOTH BEECH
PT-02	CFC SHEET PAINT - DULUX PALE PARCHMENT
PT-03	DULUX - NUTMEG HUSK
SCR-01	PERFORATED SLIDING SCREEN IN - ALUM 01
SCR-02	CHAINLINK PANELS
BRK-01	AUSTRAL BRICK - HAMPTON WHITEHAVEN
BAL-01	FRAMED BALUSTRADE: DURATEC - NATURAL BRONZE + CLEAR GLASS
BAL-02	DULUX DURATEC - NATURAL BRONZE

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REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

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24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA ELEVATIONS

NORTH

NORTH

JOB No.	2508	DRAWING NO	A3100
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA2
DRAWN BY	SF		
REVIEWED BY	RS		





BASEMENT SHOWN DASHED

PLEASE NOTE:
NATURAL GROUND LEVEL AT
BOUNDARY SHOWN ON SHEET A4105



MATERIAL SCHEDULE	
GL-01	CLEAR GLAZING
GL-02	WINDOW: DURATEC - NATURAL BRONZE + CLEAR GLASS
GL-03	GLASS BRICK - CLEAR - 190X190mm
ALUM-01	DULUX DURATEC - NATURAL BRONZE
PT-01	CFC SHEET PAINT - DULUX SMOOTH BEECH
PT-02	CFC SHEET PAINT - DULUX PALE PARCHMENT
PT-03	DULUX - NUTMEG HUSK
SCR-01	PERFORATED SLIDING SCREEN IN - ALUM 01
SCR-02	CHAINLINK PANELS
BRK-01	AUSTRAL BRICK - HAMPTON WHITEHAVEN
BAL-01	FRAMED BALUSTRADE: DURATEC - NATURAL BRONZE + CLEAR GLASS
BAL-02	DULUX DURATEC - NATURAL BRONZE

PLEASE NOTE:
NATURAL GROUND LEVEL AT
BOUNDARY SHOWN ON SHEET A4105

SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

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24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA ELEVATIONS

WEST

NORTH

JOB No.	2508	DRAWING NO	A3103
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA2
DRAWN BY	SF		
REVIEWED BY	RS		



SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

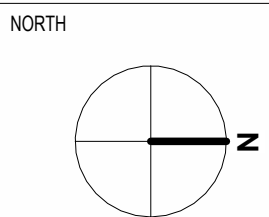
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

SECTION A



JOB No.	2508	DRAWING NO	A4100
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	DRAWN BY	SF
REVIEWED BY	RS	ISSUE	DA2



SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
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24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

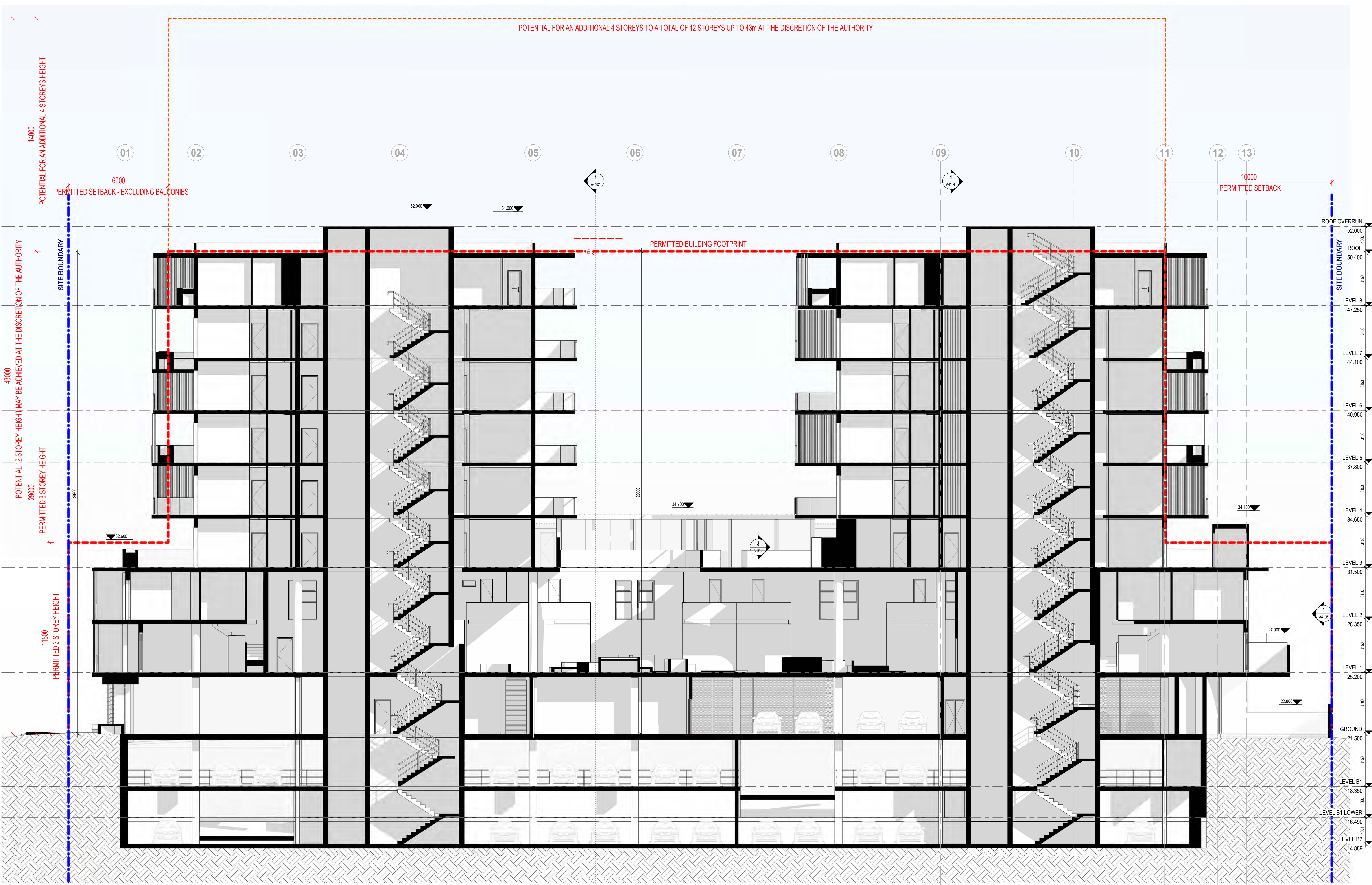
TITLE
GA SECTIONS

SECTION B

NORTH

JOB No.	2508	DRAWING NO	A4101
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA2
DRAWN BY	SF		
REVIEWED BY	RS		





SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

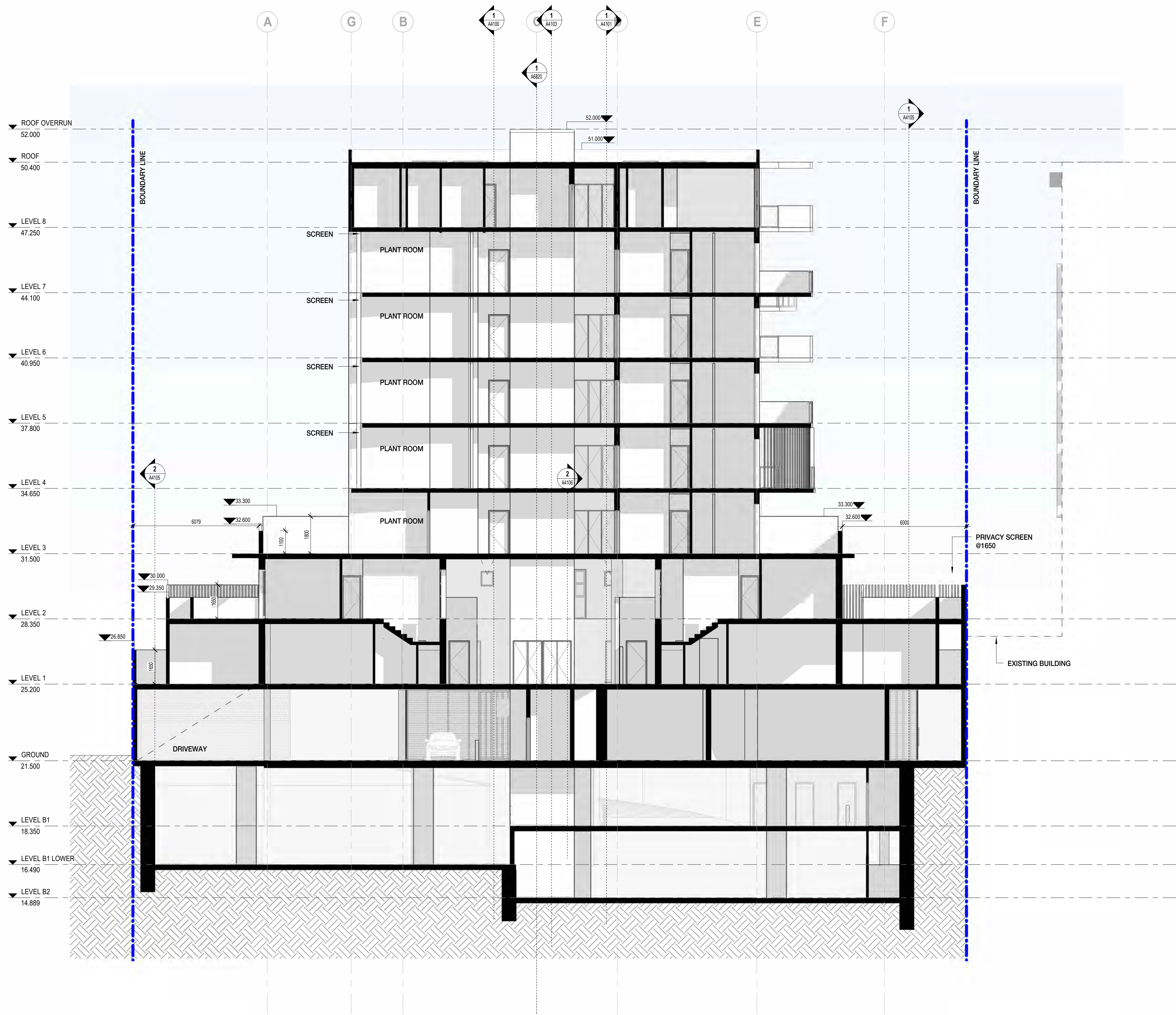
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

SECTIONS D

NORTH

JOB No.	2508	DRAWING NO	A4103
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA2
DRAWN BY	SF		
REVIEWED BY	RS		



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
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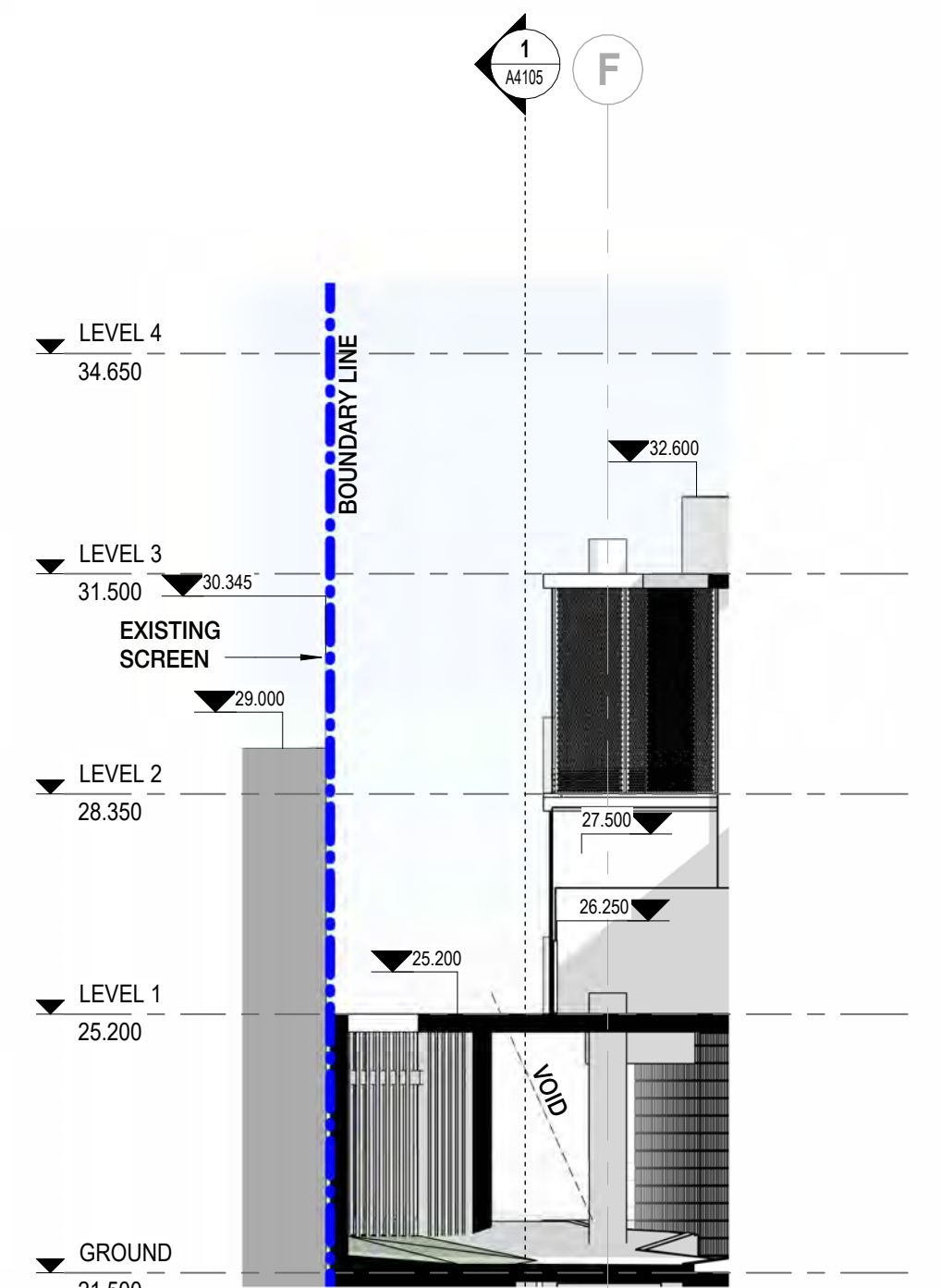
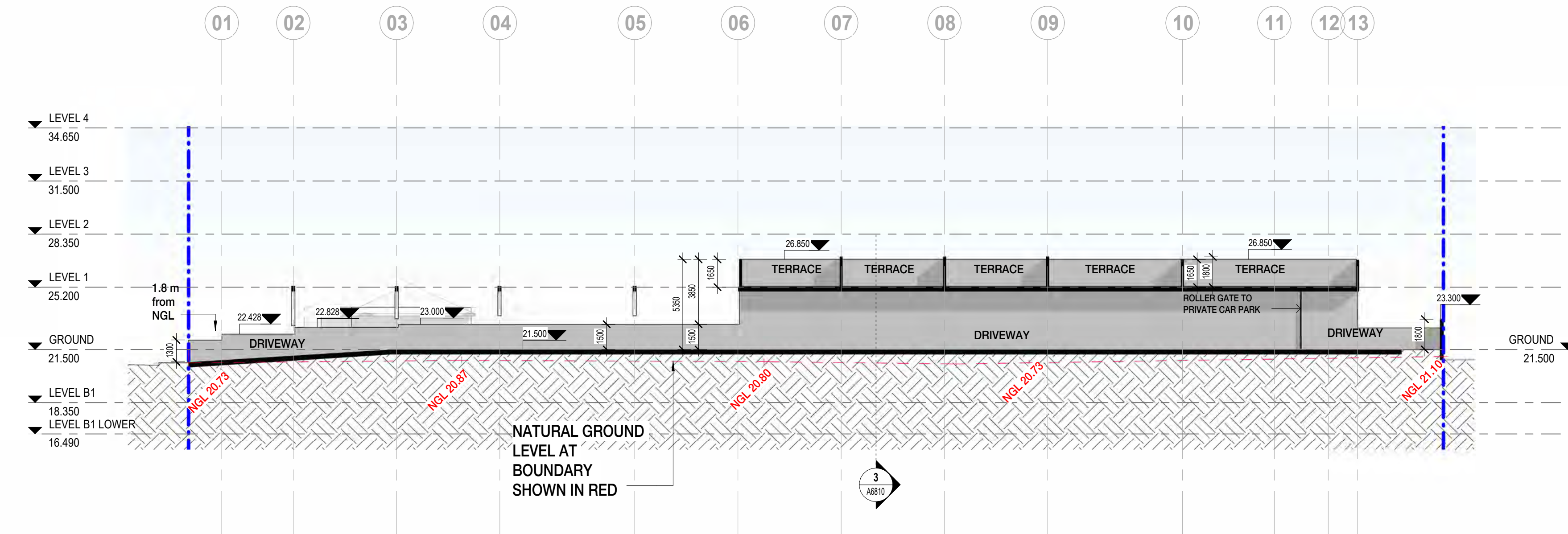
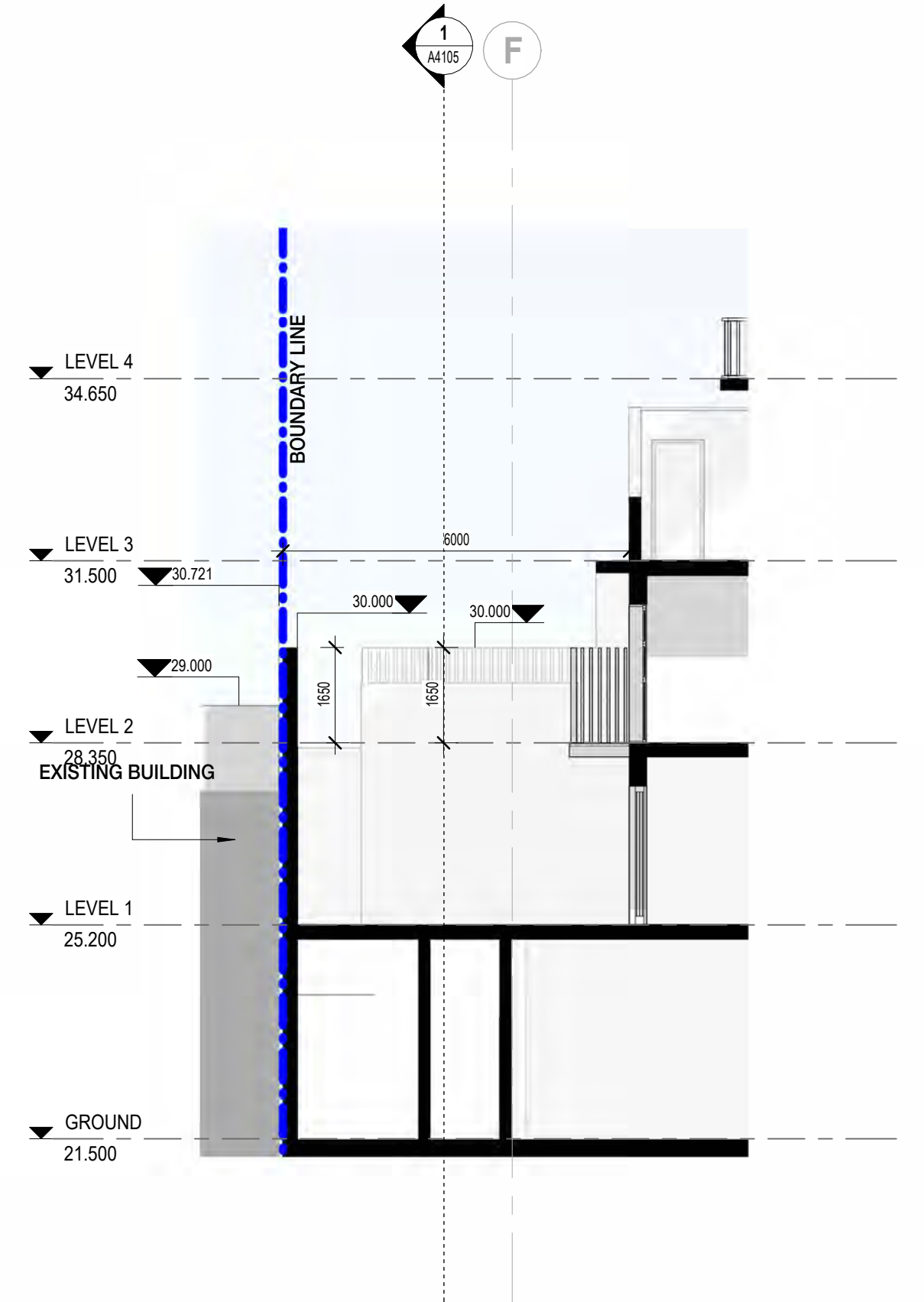
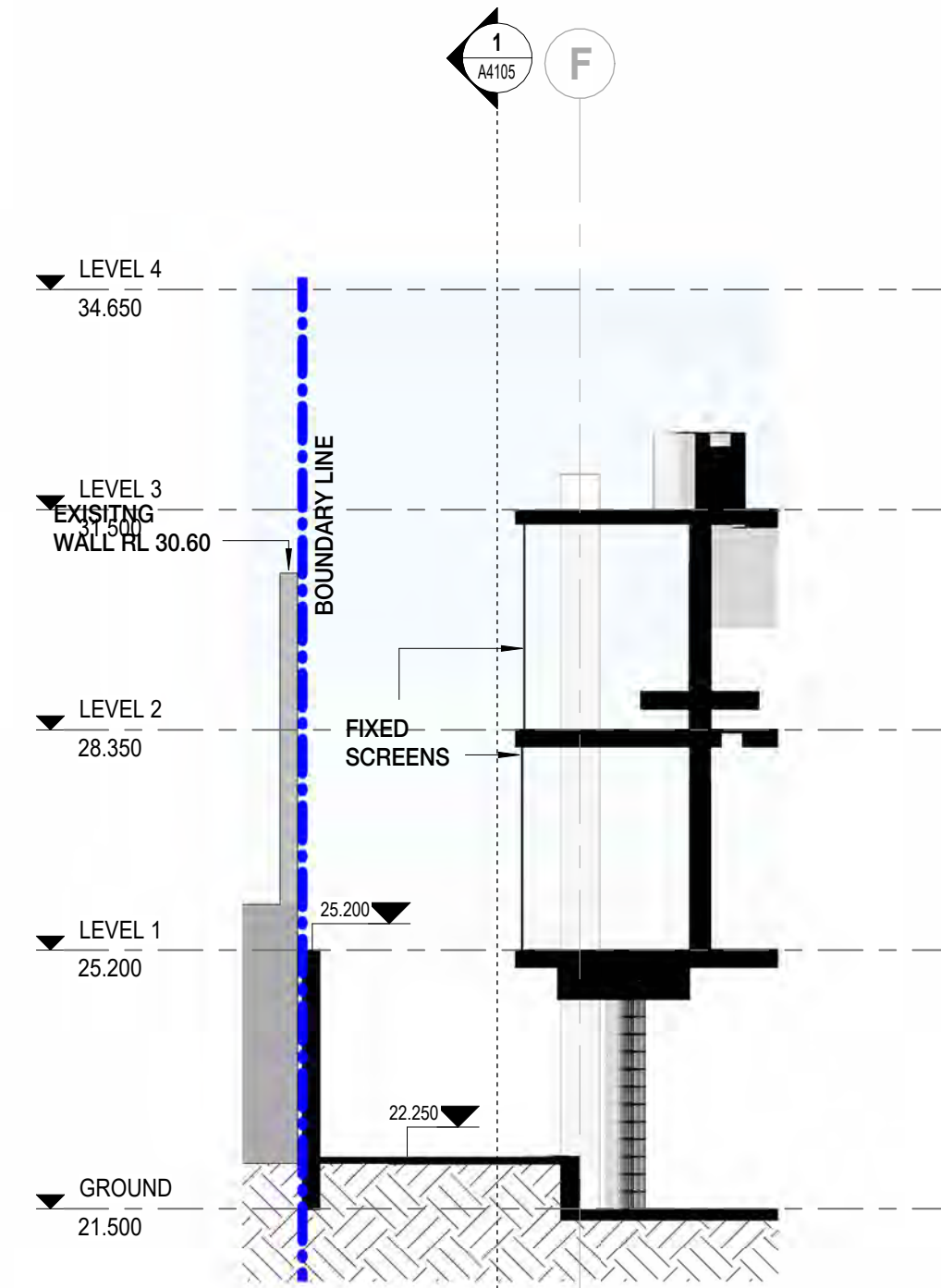
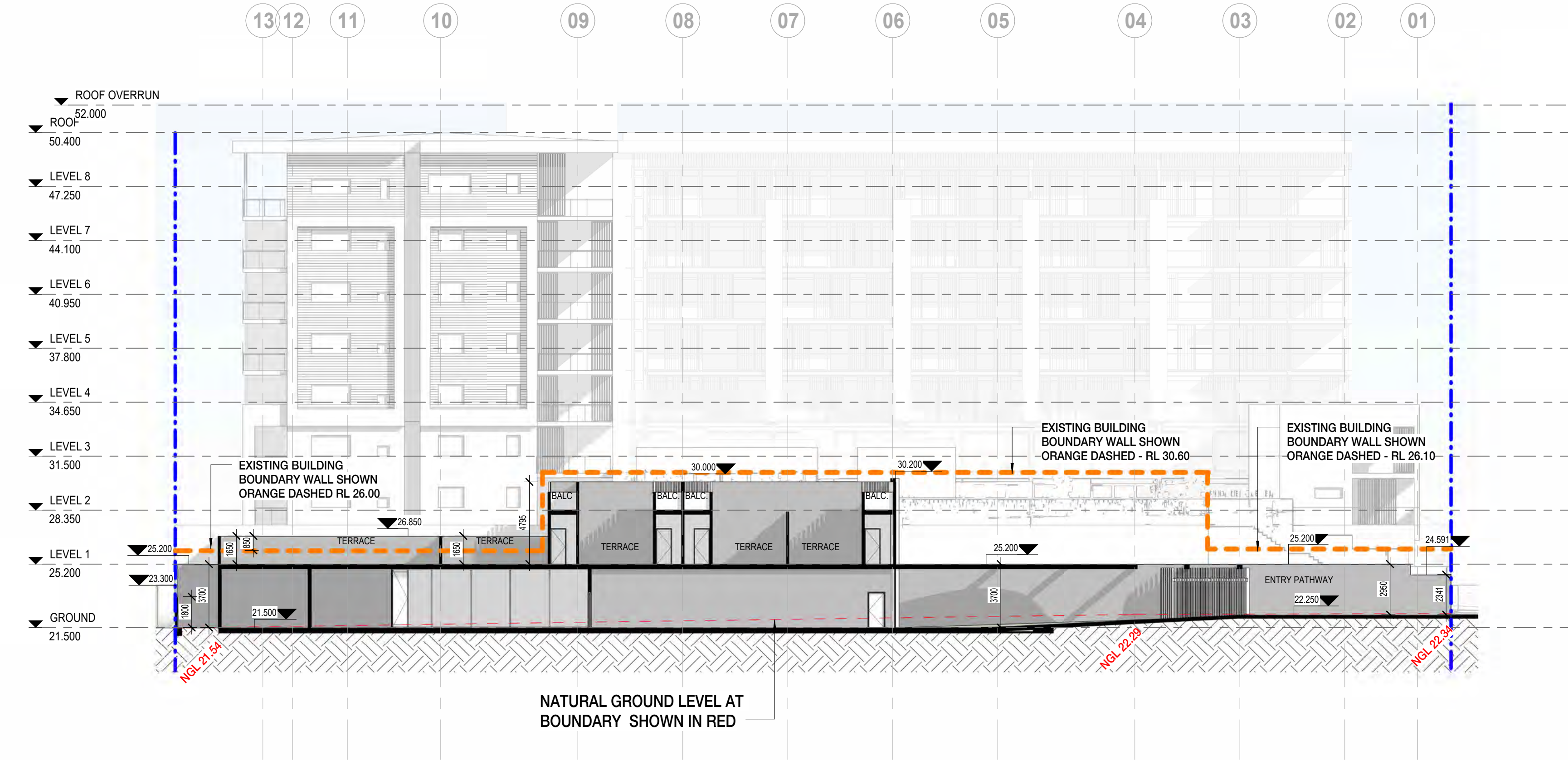
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

SECTION E

NORTH

JOB No.	2508	DRAWING NO	A4104
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100		
DRAWN BY	SF		
REVIEWED BY	RS	ISSUE	DA2



SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

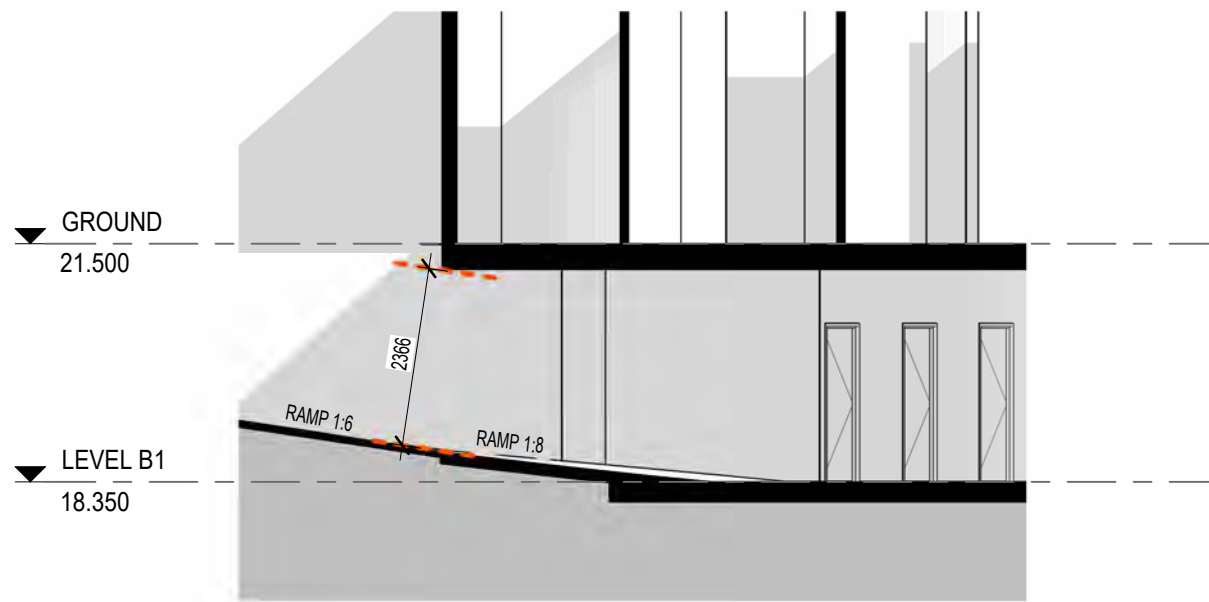
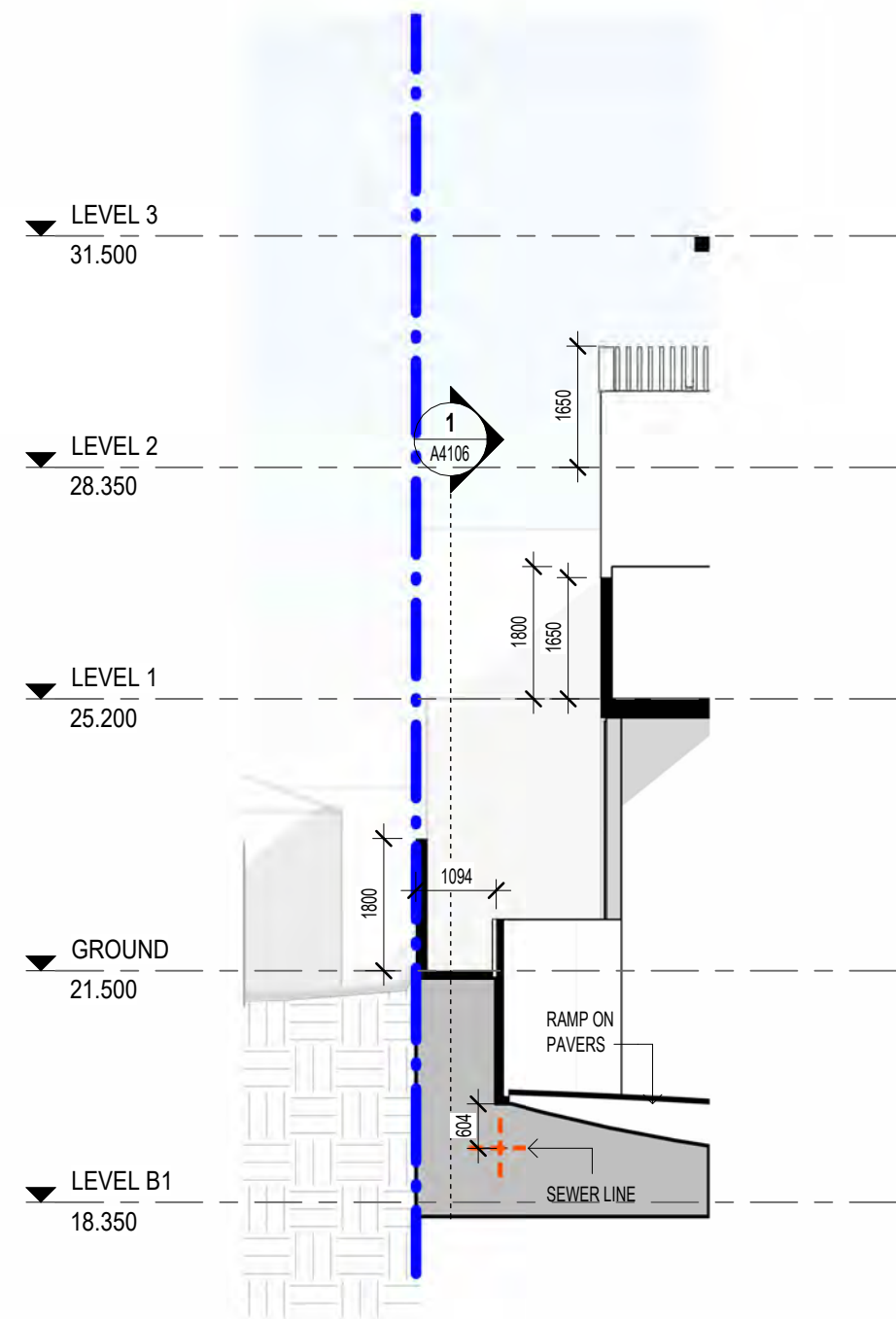
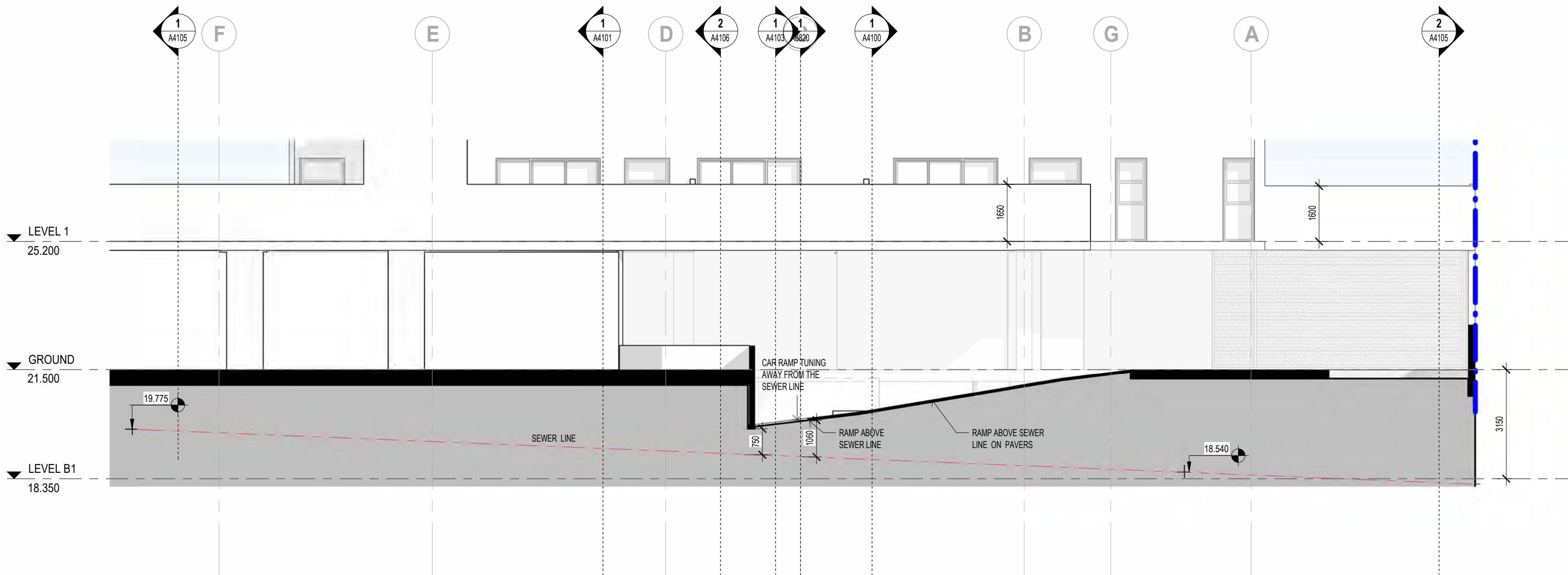
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

BOUNDARY WALLS

NORTH

JOB No.	2508	DRAWING NO	A4105
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	As indicated	DRAWN BY	JD
REVIEWED BY	AA	ISSUE	DA2



SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

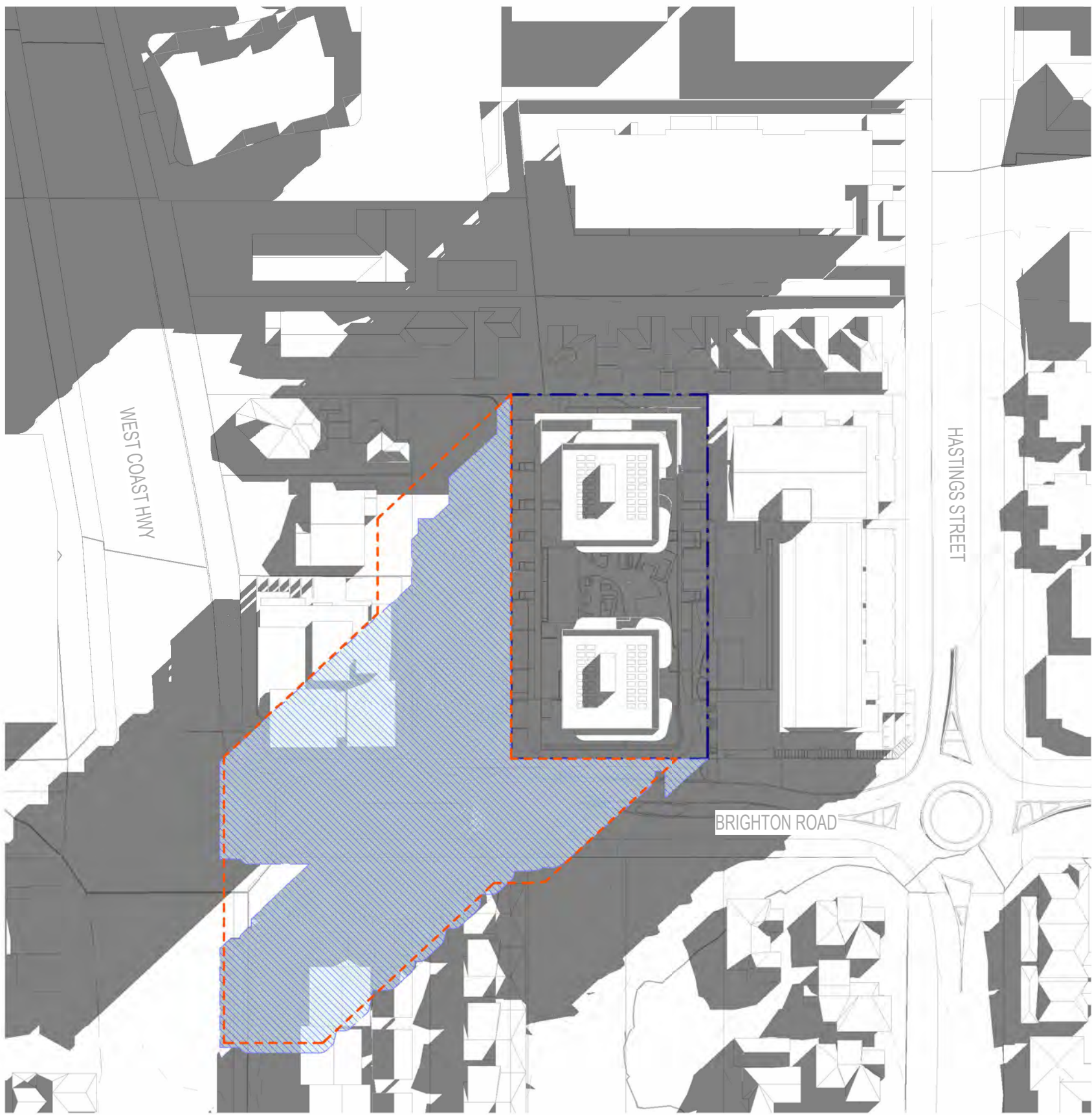
SECTIONS

NORTH

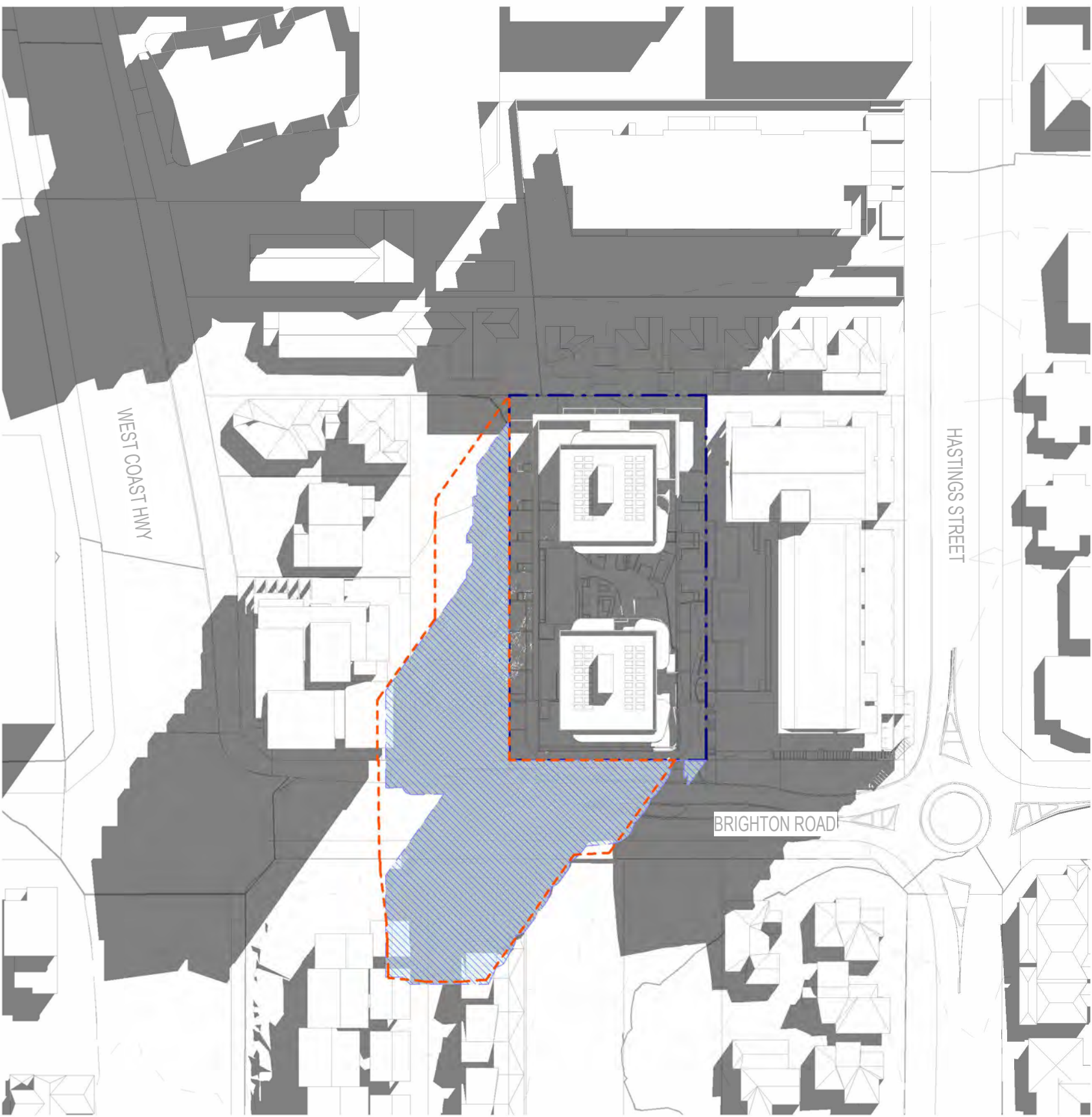
JOB No.	2508	DRAWING NO	A4106
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100		
DRAWN BY	SF		
REVIEWED BY	RS	ISSUE	DA2

LEGEND

COMPLIANT MASSING OVERSHADOWING

PROPOSED DESIGN OVERSHADOWING

21st JUNE - 9am



21st JUNE - 10am



21st JUNE - 11am

SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
SK01	21/08/2025	ISSUED FOR INFORMATION
DA1	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

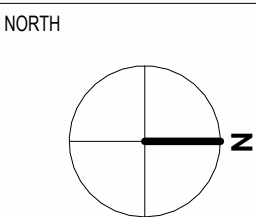
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

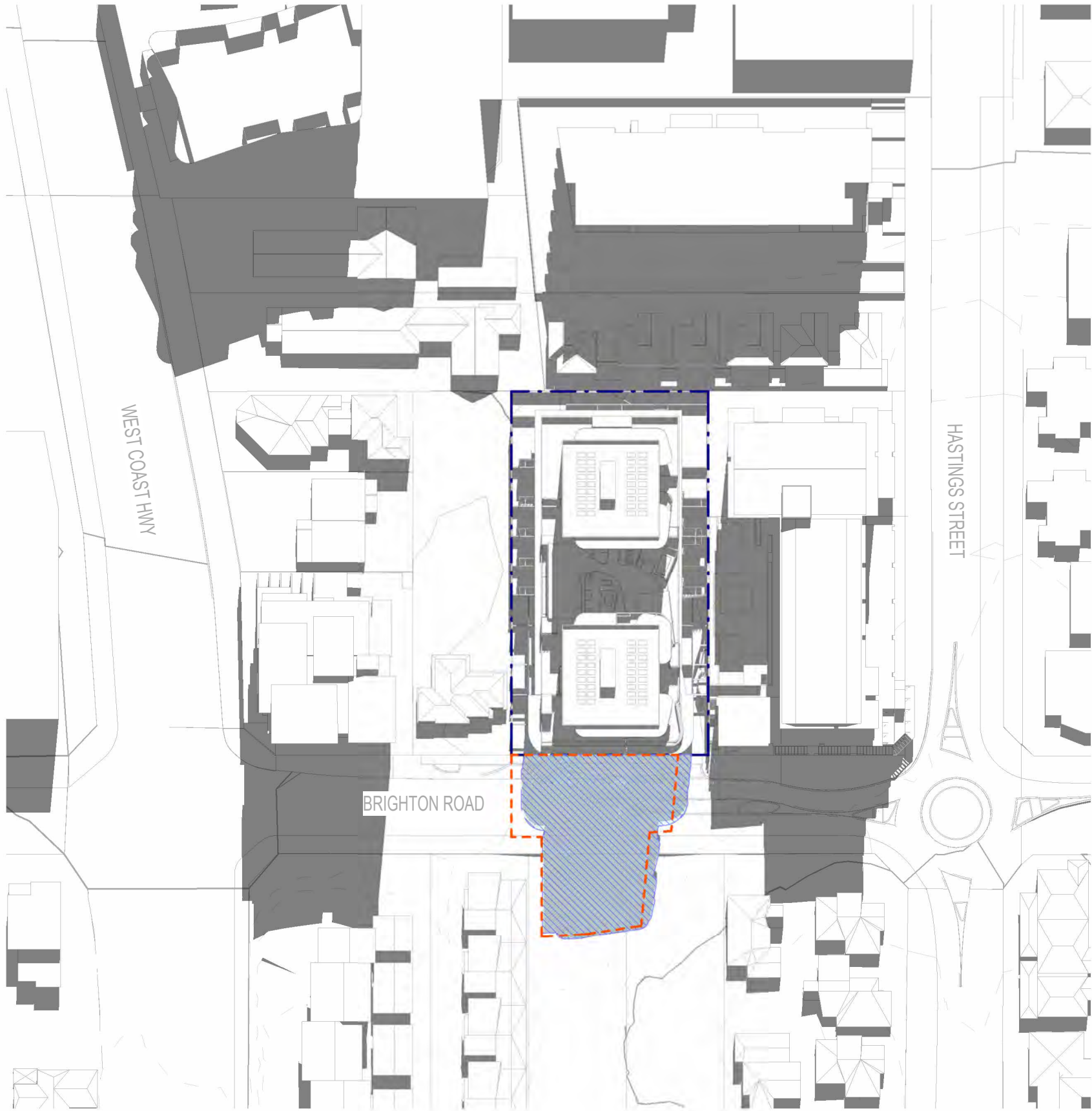
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
SITE

SHADOW DIAGRAMS



JOB No.	2508	DRAWING NO	A6801
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 1000		
DRAWN BY	MA		
REVIEWED BY	RS	ISSUE	DA1



21st JUNE - 12pm



21st JUNE - 1pm



21st JUNE - 2pm



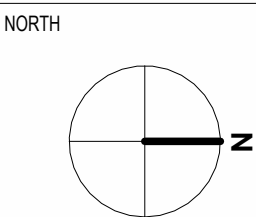
21st JUNE - 3pm

LEGEND

COMPLIANT MASSING OVERSHADOWING

PROPOSED DESIGN OVERSHADOWING

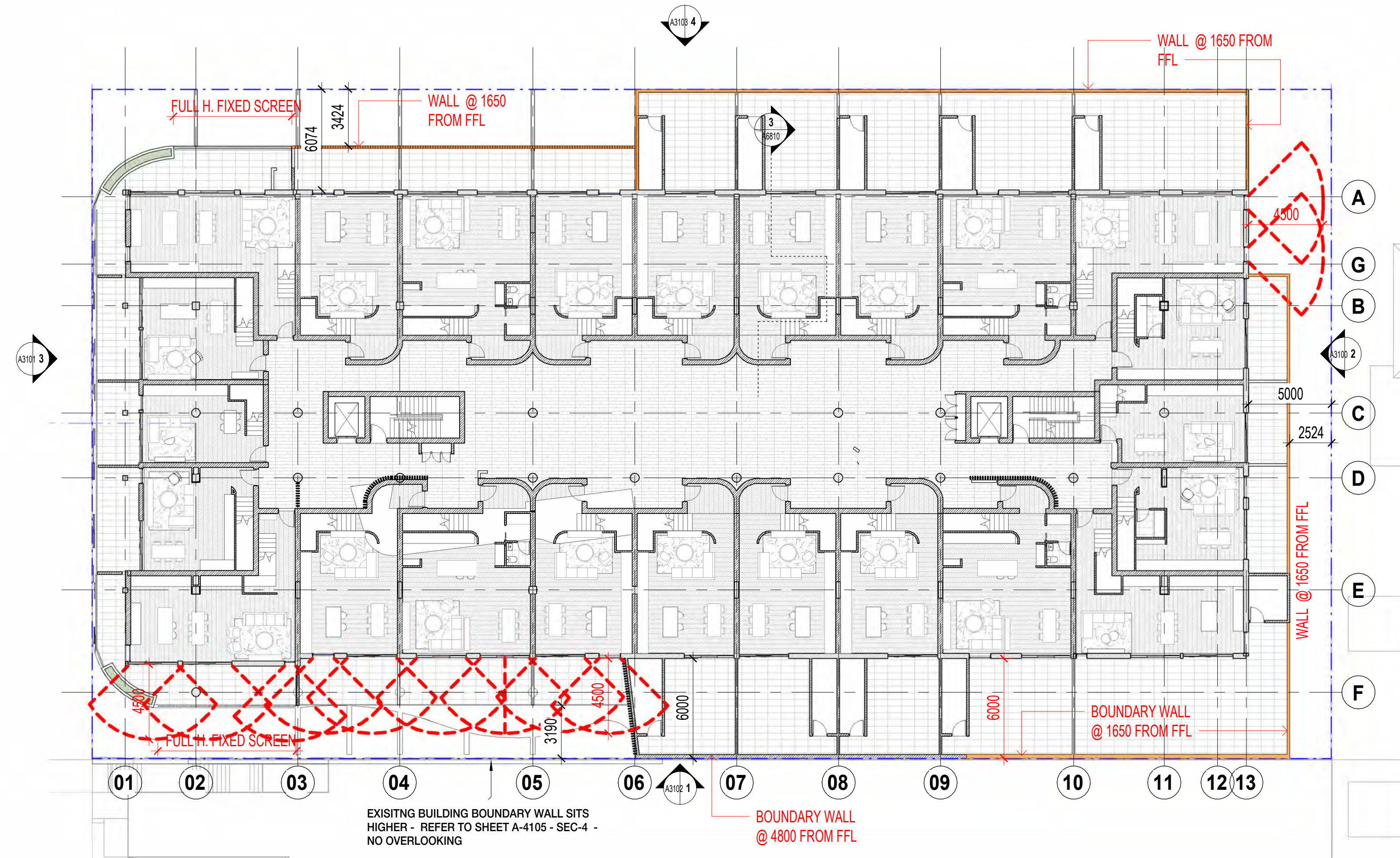
REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DAT	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION



JOB No.	2508	DRAWING NO	A6802
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 1000	MA	DA1
DRAWN BY	MA	ISSUE	DA1
REVIEWED BY	RS		



WALLS @ 1650mm FROM FFL OR ABOVE - NO OVERLOOKING.



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ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

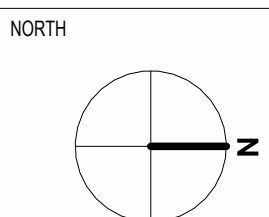
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

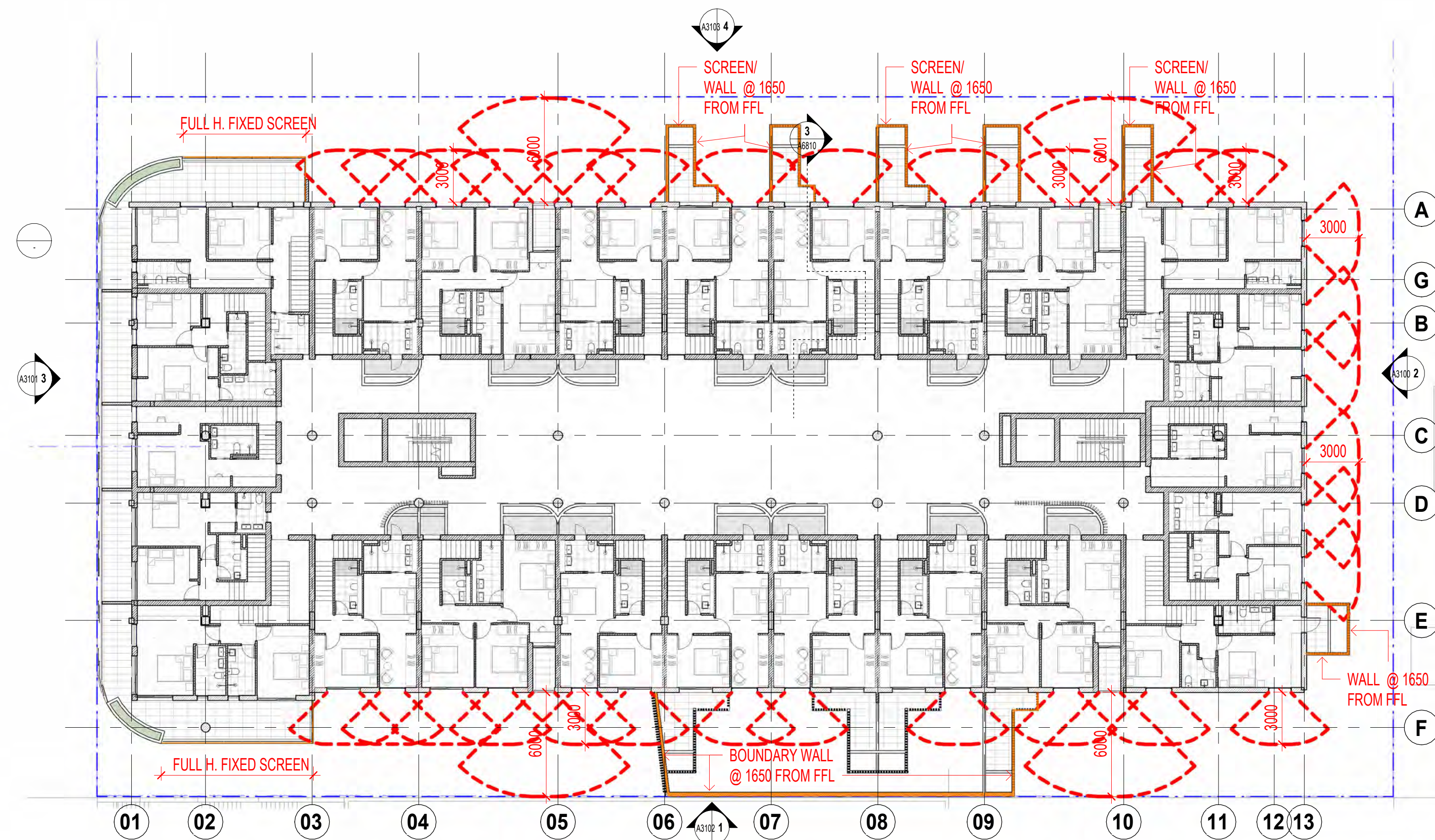
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
DIAGRAMS

CONE OF VISION



JOB No.	2508	DRAWING NO	A6821
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	As indicated	ISSUE	DA2
DRAWN BY	MA		
REVIEWED BY	RS		



WALLS @ 1650mm FROM FFL OR ABOVE - NO OVERLOOKING.



SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION

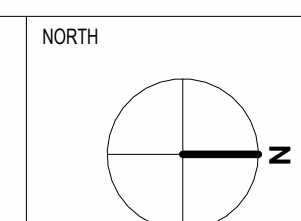
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
DIAGRAMS

CONE OF VISION



JOB No.	2508	DRAWING NO	A6822
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	As indicated	ISSUE	DA2
DRAWN BY	MA		
REVIEWED BY	RS		

