

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – PDA22/0114 – 367 Scarborough Beach Road, Innaloo – Pre Development Application – Mixed Use Development	
Chairperson:	Emma Williamson	
Panel members:	Philip Gresley Lisa Shine Wayne Dufty Annelise Safstrom	
Local government officers:	Amanda Sheers Dean Williams Simone Palmer	Acting Coordinator Planning & Development Acting Coordinator Planning DRP Support Officer
Observers		
Date:	27 October 2022	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Ben Doyle Tim Boekhoorn Theo Valentine Prasanna Suraweera Greg Pearce Andrew Watt	Planning Solutions (<i>Applicant</i>) Hames Sharley UDLA Stantec Windsor Knight Creating Communities
	Owners	Deltaview Pty Ltd
Observer/s		

Briefings		
Development assessment overview	Dean Williams	Acting Coordinator Planning
Technical issues	Dean Williams	Acting Coordinator Planning
Design Review		
Proposed development	Item 1 – PDA22/0114 – 367 Scarborough Beach Road, Innaloo – Pre Development Application – Mixed Use	
Property address	367 Scarborough Beach Road, Innaloo	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Tim Boekhoorn Theo Valentine Prasanna Suraweera	Hames Sharley UDLA Stantec

Key issues / recommendations	The Panel thank the Applicant for their presentation. While the Panel supports the proposal to alter the built form from the LDP significant development is necessary to create a viable and active built form on this important site. Attention needs to be given to ensuring that the internal laneway is an active and attractive space without compromise to Scarborough Beach Road and the residential neighbourhood interface. The developing aesthetics are supported by the Panel and should continue to evolve to ensure that meaningful landscape is at the core of the project. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – PDA22/0114 – 367 Scarborough Beach Road, Innaloo – Pre Development Advice – Mixed Use Development DRP Meeting – Thursday 27 October 2022	
	<i>Design Principle satisfied</i>
	<i>Design Principle pending further attention</i>
	<i>Design Principle not satisfied</i>
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	1a. The Panel commented it is important to acknowledge that this project could set the benchmark in this area for future development. 1b. Comment was made by the Panel the future character would challenge the LDP and question the heights. 1c. The Panel mentioned it would be beneficial to see to what extent testing and other options were explored to understand why these have not been pursued. 1d. The Applicant was encouraged to carefully consider what the proposal is giving back to the City and Scarborough Beach Road. 1e. It was stated by the Panel there is opportunity for the proposal to actively interface with Scarborough Beach Road and use it as a gateway project to a more activated street edge. 1f. The opportunity of future air rights of the development was queried by the Panel.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	2a. The Panel expressed a strong desire for further landscaping throughout the development ensuring that landscape was not simply a matter of left over spaces. 2b. It was suggested by the Panel the Applicant should continue to explore the landscape interface with Scarborough Beach Road and the opportunity for a tree lined streetscape alongside the development envelope. 2c. It was stated by the Panel the internal slip lane has a big impact on the design and is currently negatively impacting the landscape approach on Scarborough Beach Road. 2d. The Panel stated some information is not present on the drawings and request inclusion in future reviews. 2e. The Applicant was encouraged to revisit the impacts of traffic flow and traffic lights on truck movements. The Panel suggested this may suggest an alternate traffic flow into and out of the site. Information in relation to this should be included in future DRP presentation. 2f. The Panel would like further information to assist in understanding the planting on structure.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	3a. The Panel stated they do not have a problem with moving the bulk of the apartments to the East. 3b. The Panel request views of the proposal from key views including Scarborough Beach Road. 3c. Significant concern was expressed by the Panel around the blank supermarket walls and the lack of activation to the streets. 3d. There was a request by the Panel to consider the proposal as a wider precinct, with consideration to ways in which the bulk and scale can respond to the various conditions of residential, retail and road.

	3e. It was noted by the Panel the service aspects of the proposal have been pushed to the residential street due to the internal laneway. This has a negative impact on the interface with the neighbourhood and the subsequent lack of activation.
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	4a. A section analysis was requested by the Panel to assist with understanding the impacts of the change of levels across the site on the building. 4b. It was suggested by the Panel more residential apartments would be beneficial to the design and could drive viability. (*see amendment at end of report). 4c. The Panel question the functionality of the location of apartment entry points.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. Comment was made by the Panel there are impacts to sustainability caused by the built form and shading to the laneway. 5b. It was suggested by the Panel the EV charging points could be increased for future use. 5c. The Panel request more information in relation to sustainability initiatives being undertaken for this project. 5d. The Panel commented that there will be cost impacts to the mitigation measures required to address heat load as a result of apartment orientation.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.</i>
	6a. The Panel commented the amenity of the internal laneway is poor. The Applicant is encouraged to consider the opportunity of a more active street that is both functional and attractive. 6b. The Panel suggested moving the apartment entries to the laneway to develop an active and interactive space for the community that is being created. 6c. There is opportunity to improve the views into the supermarket from the laneway and Scarborough Beach Road. 6d. It was noted by the Panel the impacts of future balcony screening due to the need to mitigate noise will have a big impact on the amenity and aesthetics of the development.
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. It was mentioned by the Panel legibility of the apartment entries is poor especially at the rear of Ewen Street.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. This principle was not discussed by the Applicant.
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 commented there is opportunity to think about what the project means for their own Reconciliation Action Plan (RAP) and the positive contribution consideration of context, character and working on Country could have to the development.

Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	10a. There was general support shown by the Panel in relation to aesthetics. 10b. The Panel commented there is opportunity for the material palette to connect with country and local materials. 10c. Comment was made in relation to the importance of Scarborough Beach Road and Ewen Street in terms of aesthetics and street activation, particularly at the lower levels. 10d. The Panel encourage the Applicant to treat every portion of the project with equal significance. 10e. The Panel noted the importance of including renders from key locations within the locale to communicate the visual impact of the proposal on the broader area.

* Amendment to point 4b

- 4b. It was suggested by one of the Panel Members there is opportunity for more residential and a stronger residential presence along Ewen Street.

Design Review progress Item 1 – PDA22/0114 – 367 Scarborough Beach Road, Innaloo – Pre Development Advice – Mixed Use Development DRP Meeting – Thursday 27 October 2022			
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	DR1 27/10/2022	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Recommendations Summary
Item 1 – PDA2/0114 – 367 Scarborough Beach Road, Innaloo

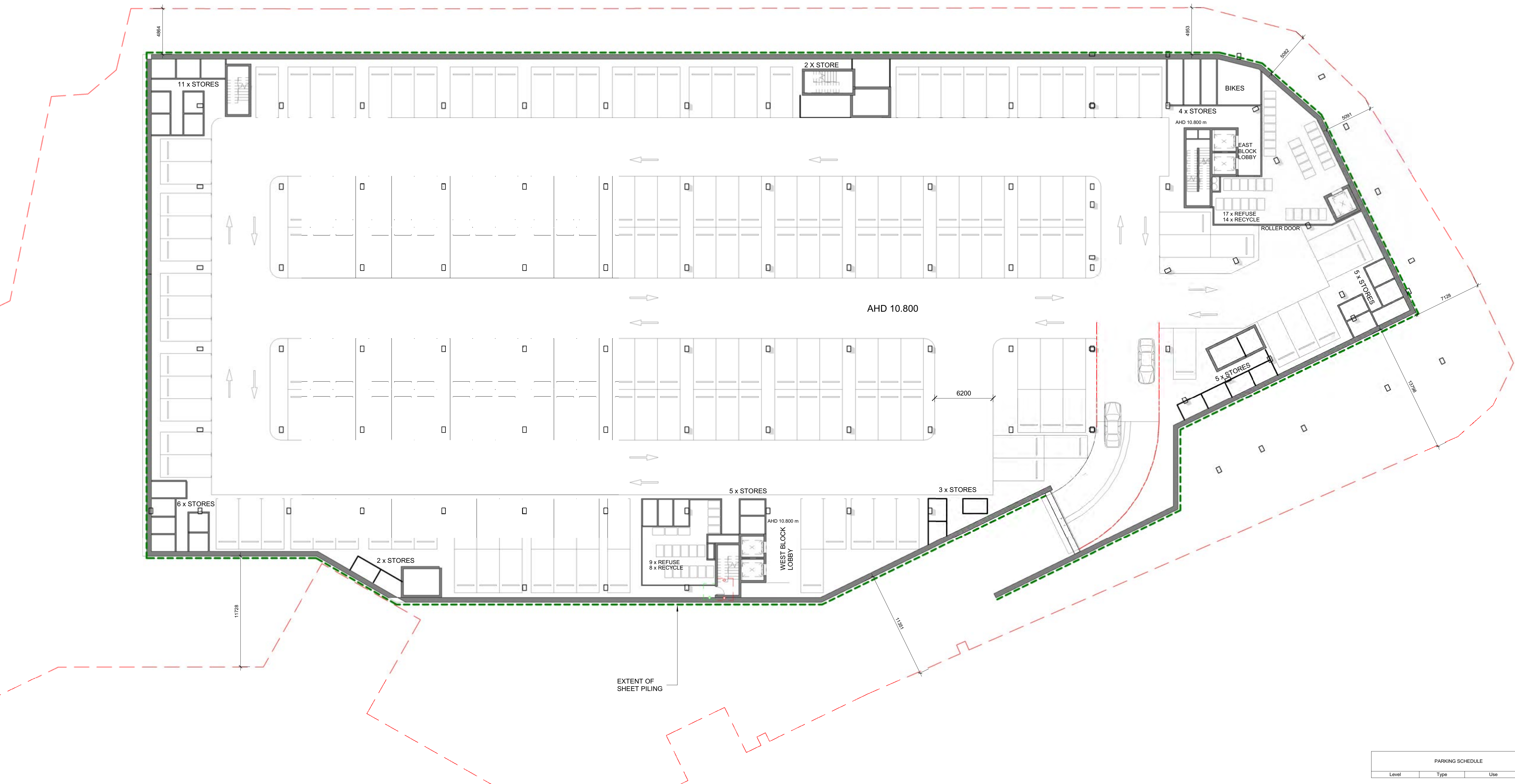
DR1 – DRP Recommendations DRP Meeting – 27/10/2022	DR2 – Applicant Response DRP Meeting – 27/10/2022	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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4a. A section analysis was requested by the Panel to assist with understanding the impacts of the change of levels across the site on the building. 4b. It was suggested by one of the Panel Members there is opportunity for more residential and a stronger residential presence along Ewen Street.			
5b. It was suggested by the Panel the EV charging points could be increased for future use. 5c. The Panel request more information in relation to sustainability initiatives being undertaken for this project.			
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Architectural Plans

Works in progress set



PARKING SCHEDULE			
Level	Type	Use	Count
BASEMENT 2	RESIDENTIAL	STANDARD	176
BASEMENT 2	RESIDENTIAL	TANDEM	23
BASEMENT 2: 199			
BASEMENT 1		ACROD	1
BASEMENT 1	RETAIL	CHARGING	9
BASEMENT 1	RETAIL	CHARGING	2
BASEMENT 1	RETAIL	CLICK & COLLECT	3
BASEMENT 1	RETAIL	PARKING WITH PRAMS	6
BASEMENT 1	RETAIL	SENIORS	6
BASEMENT 1	RETAIL	STAFF	3
BASEMENT 1	RETAIL	STANDARD	135
BASEMENT 1	RETAIL	TANDEM	24
Grand total: 387			

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BASEMENT 2 PLAN
WOODLANDS

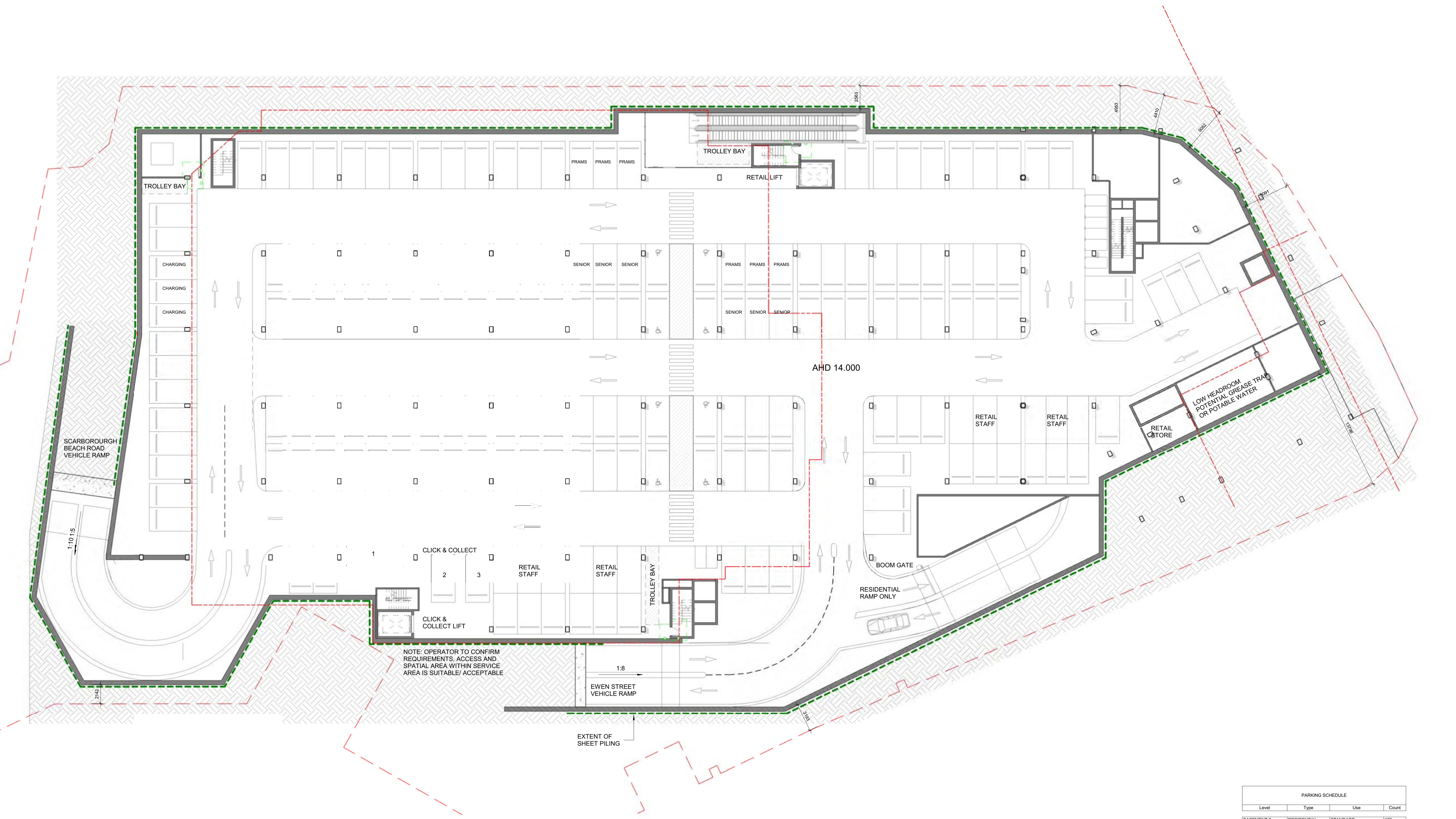
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© Hames Sharley:



Project Number: 44557
Drawing Number: DA200
Revision: E
Date: 14/09/22





PARKING SCHEDULE			
Level	Type	Use	Count
BASEMENT 2	RESIDENTIAL	STANDARD	176
BASEMENT 2	RESIDENTIAL	TANDEM	23
BASEMENT 2: 199			
BASEMENT 1			1
BASEMENT 1	RETAIL	ACROD	8
BASEMENT 1	RETAIL	CHARGING	2
BASEMENT 1	RETAIL	CLICK & COLLECT	3
BASEMENT 1	RETAIL	PARKING WITH PRAMS	6
BASEMENT 1	RETAIL	SENIORS	6
BASEMENT 1	RETAIL	STAFF	3
BASEMENT 1	RETAIL	STANDARD	135
BASEMENT 1	RETAIL	TANDEM	24
BASEMENT 1: 188			
Grand total: 387			

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BASEMENT 1 PLAN
WOODLANDS

Status:SD
Path: C:\Users\j.voss\Documents\44557_367 Scarborough Beach Rd_ARC-BUILDING_e.voss.rvt

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Project Number: 44557
Drawing Number: DA201
Revision: F
Date: 14/09/22



HAMES SHARLEY

No color scheme assigned to view



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LEVEL 2-3 PLAN
WOODLANDS

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Rd_ARC-BUILDING_e.voss.rvt

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North:
North arrow pointing up.

Project Number: 44557
Drawing Number: DA205
Revision: B
Date: 14/09/22

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Sharley

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LEVEL 4 PLAN AMENITY
WOODLANDS

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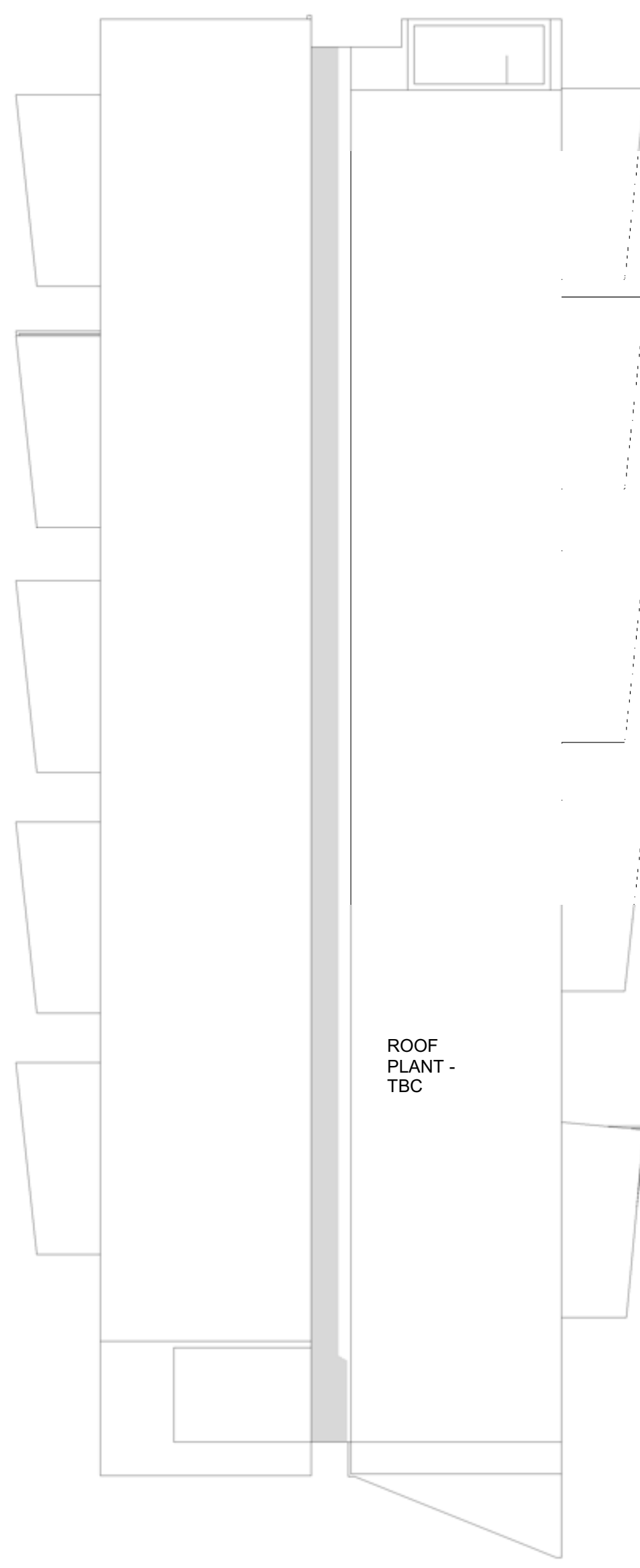
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Drawing Number: DA206
Revision: A
Date: 09/06/22

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LEVEL 5-10 PLAN
WOODLANDS

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North:
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Project Number: 44557
Drawing Number: DA207
Revision: B
Date: 14/09/22

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Sharley

thank you

