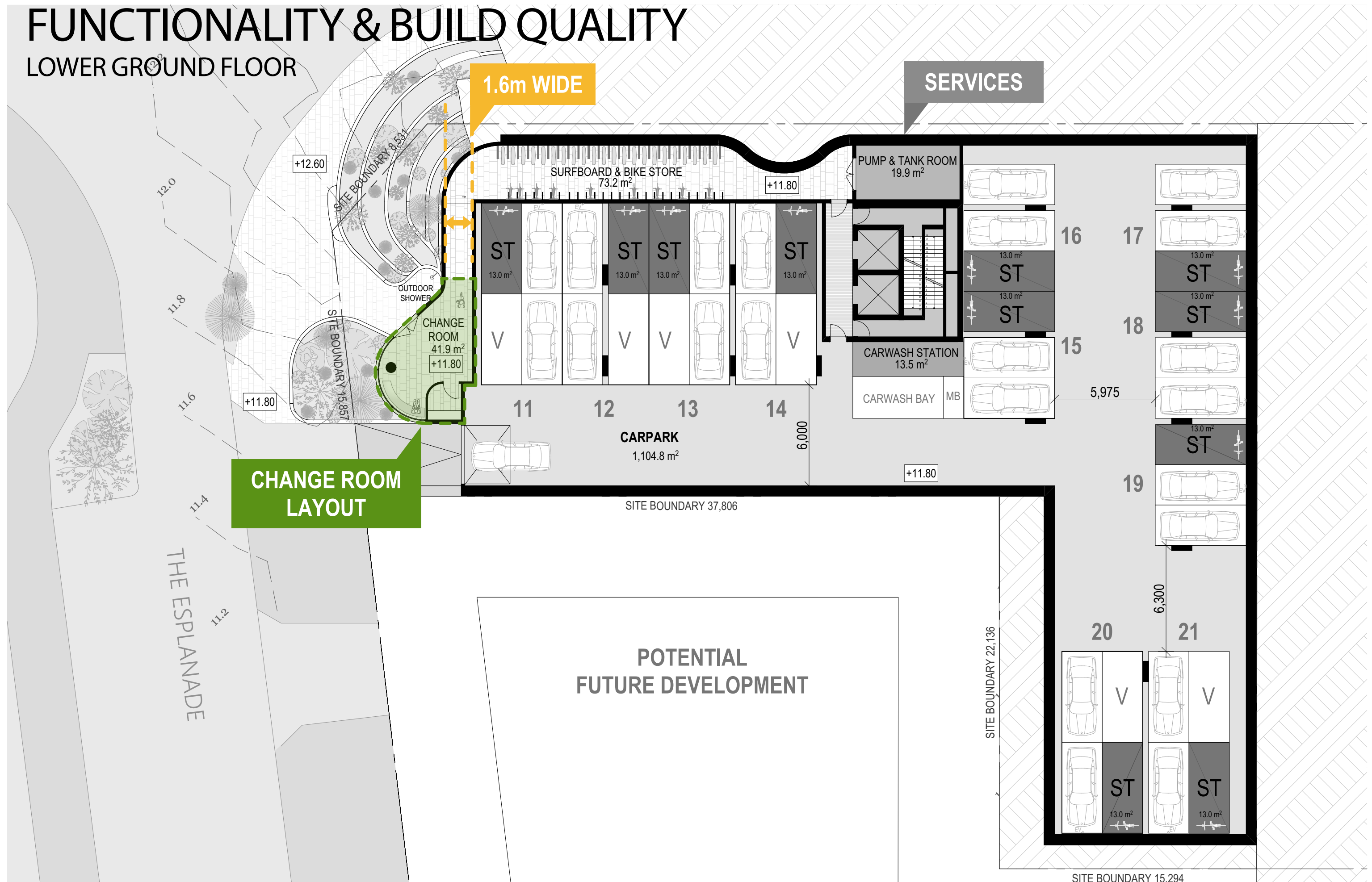
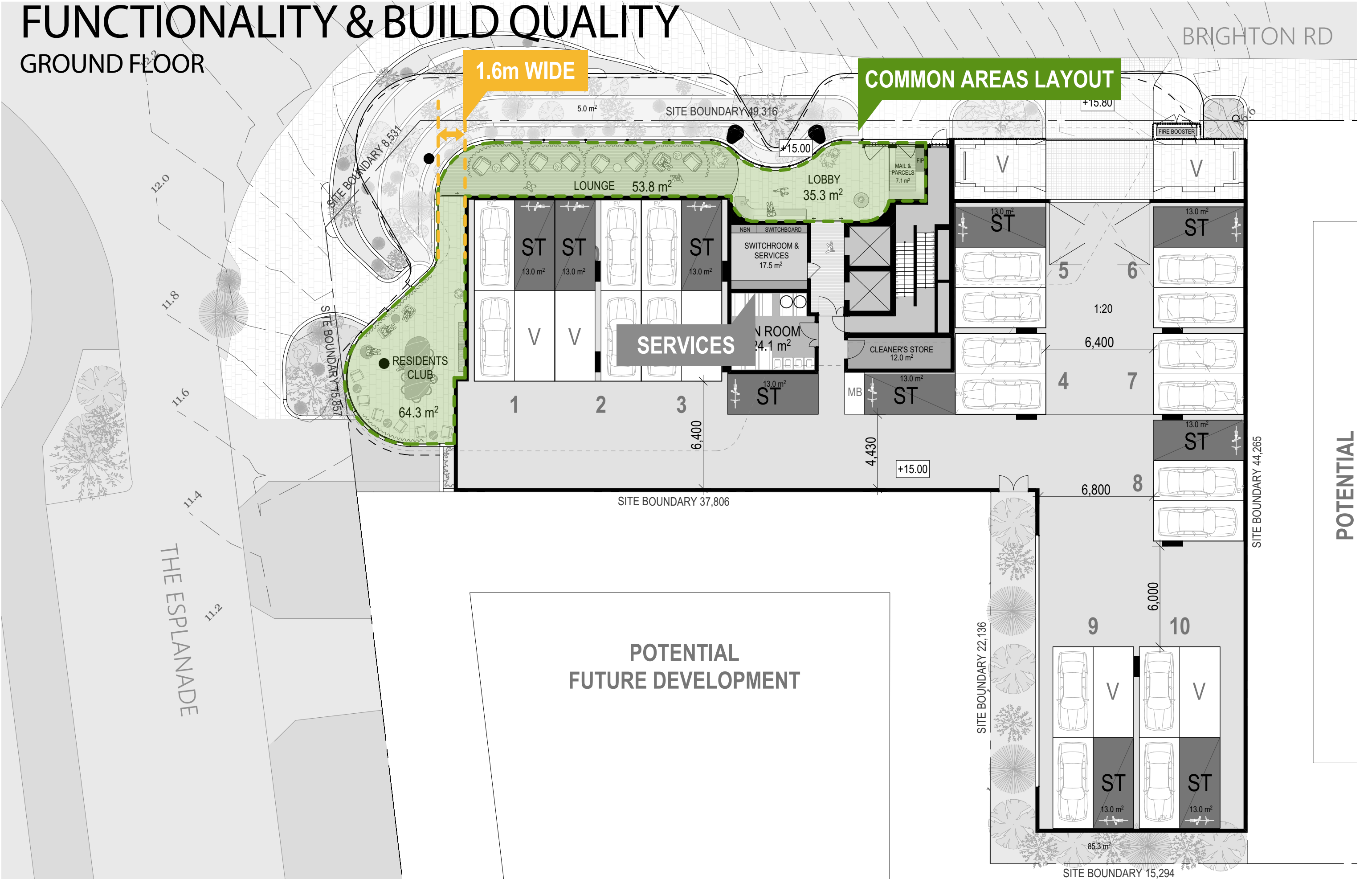


LOWER GROUND FLOOR



FUNCTIONALITY & BUILD QUALITY

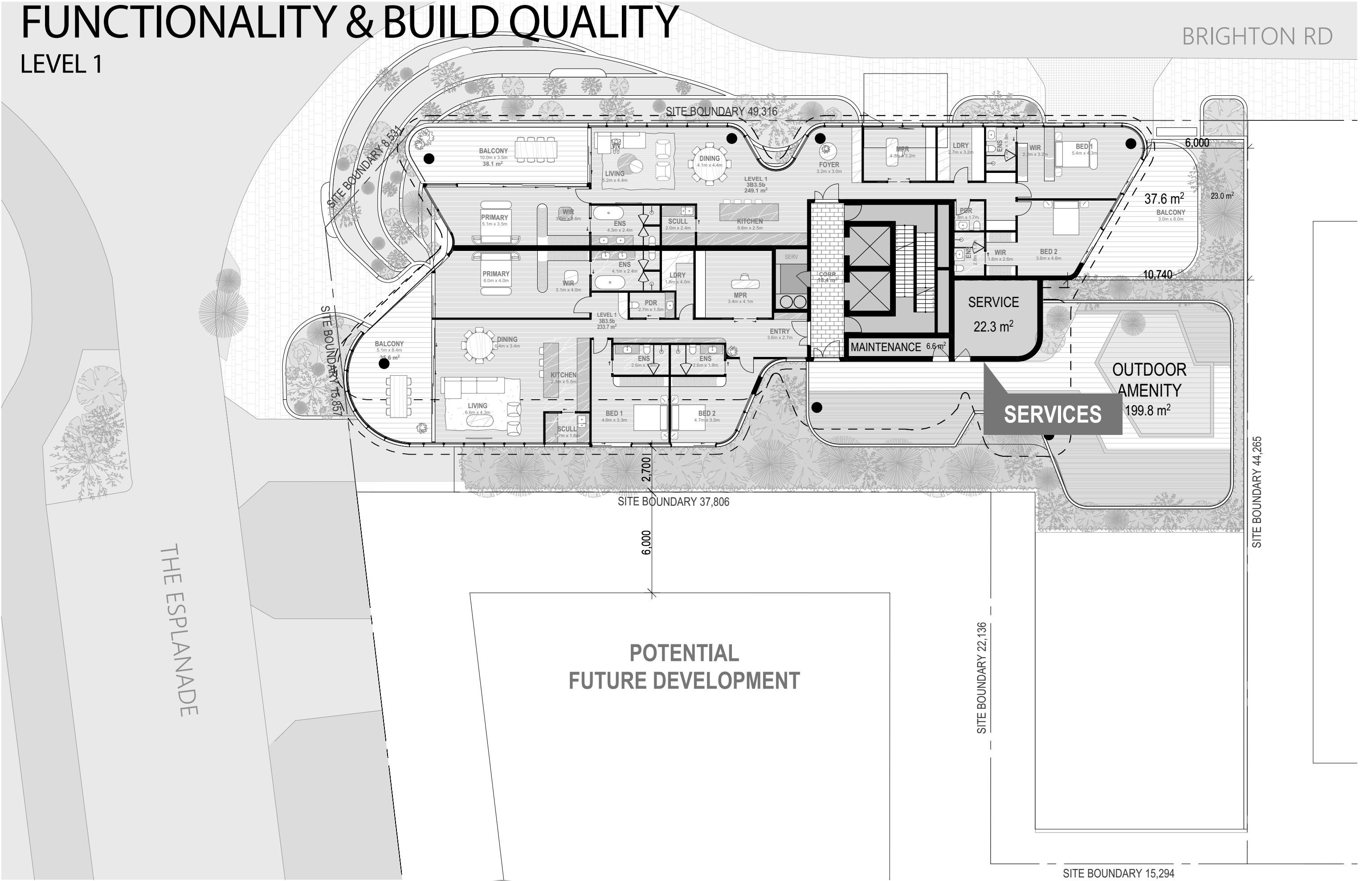
GROUND FLOOR



FUNCTIONALITY & BUILD QUALITY

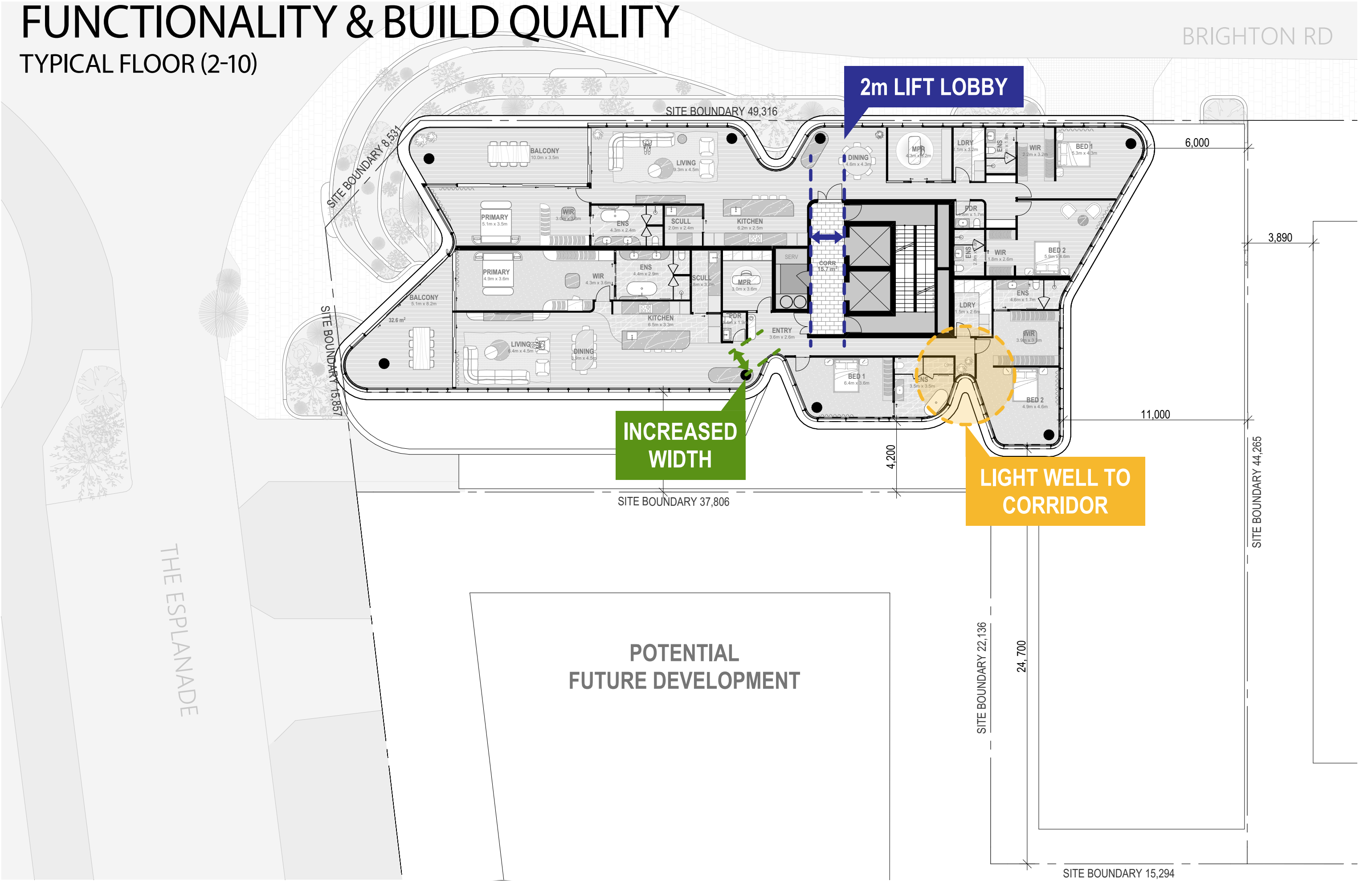
LEVEL 1

BRIGHTON RD



FUNCTIONALITY & BUILD QUALITY

TYPICAL FLOOR (2-10)

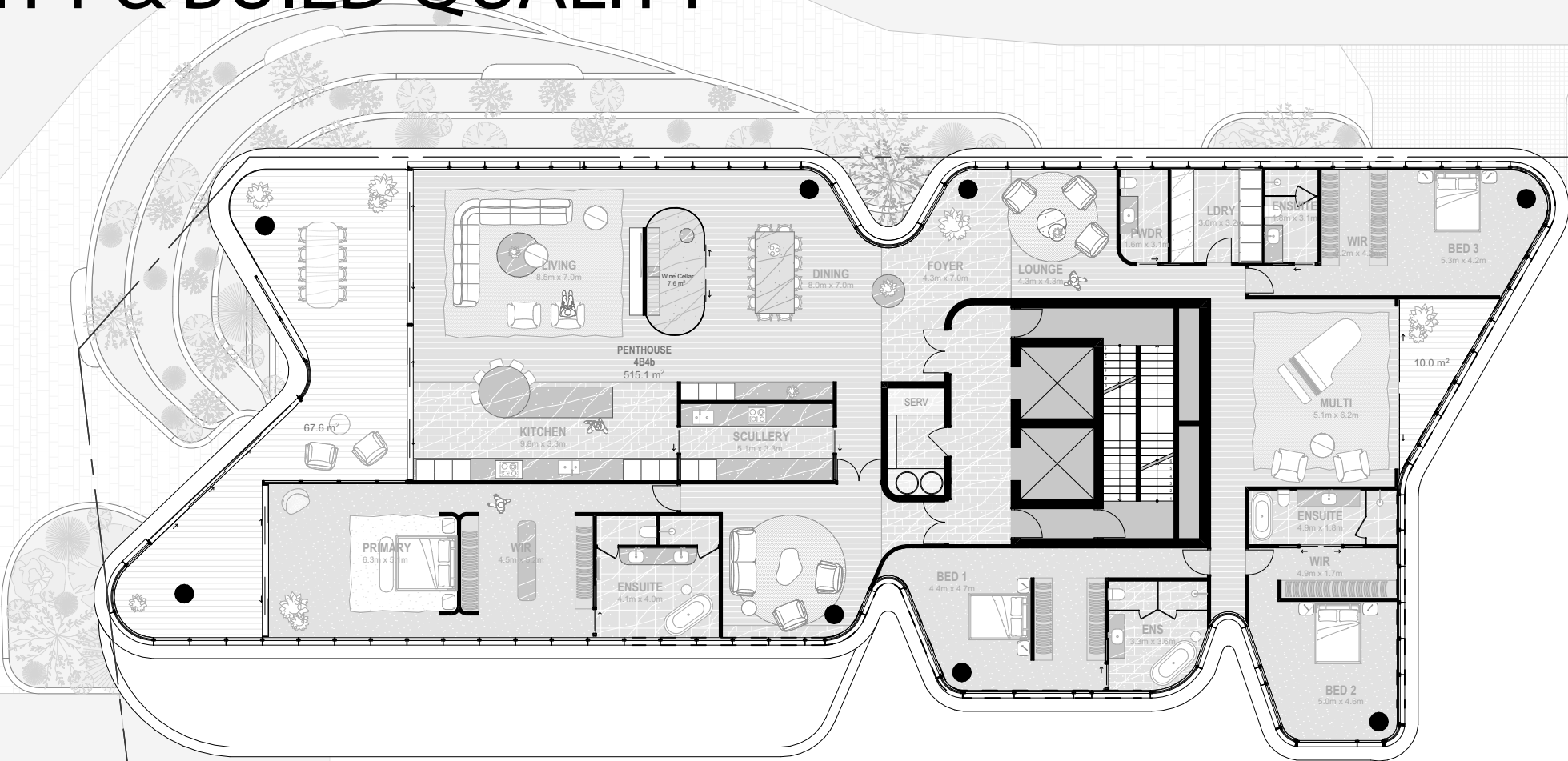


FUNCTIONALITY & BUILD QUALITY

LEVEL 11 - PENTHOUSE

BRIGHTON RD

THE ESPLANADE

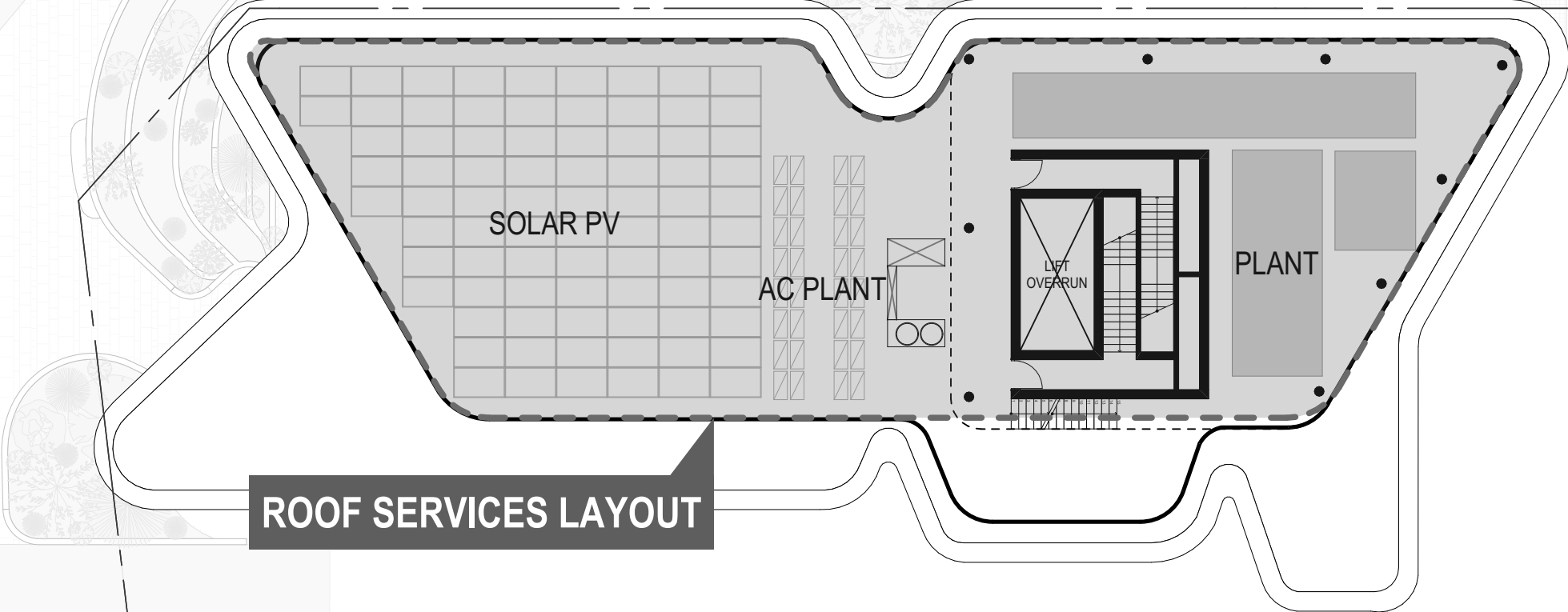


FUNCTIONALITY & BUILD QUALITY

ROOF PLAN

BRIGHTON RD

THE ESPLANADE



ROOF SERVICES LAYOUT



white concrete

warm textured soffit

clear curved glass

DKO



sculptural column



limestone

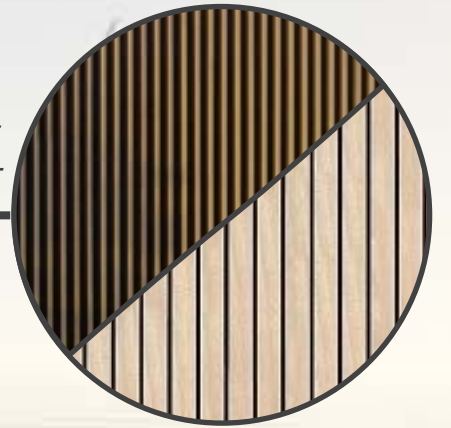




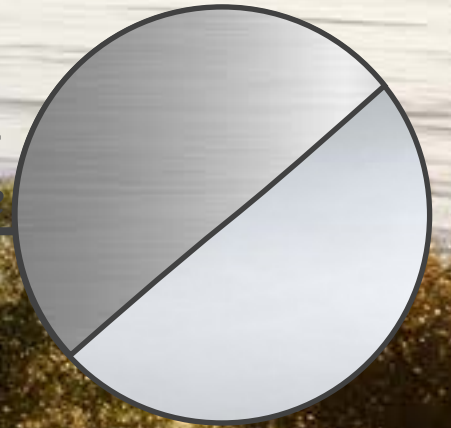
white concrete



*warm
textured soffit*



*clear glass +
silver frame*

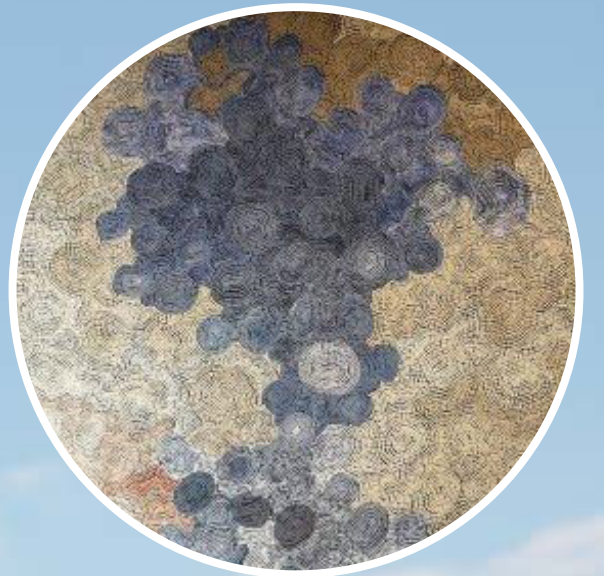


textured concrete





public wall art



Design Review Report – Item 3

Local government:	City of Stirling	
Item no.:	Item 3 – PDA23/0031 – 194 The Esplanade, Scarborough – Pre Development Application – Multiple Dwelling	
Chairperson:	Emma Williamson	
Panel members:	Philip Gresley David Karotkin Lisa Shine	
Local government officers:	Adrian Di Nella Cameron Howell Karina Bowater Tracey Baglin Simone Palmer	Acting Coordinator Planning Senior Planning Officer Senior Planning Officer Acting Senior Planning Officer DRP Support Officer
Observers	Gareth Glanville	Senior Strategic Planning Officer
Date:	25 June 2023	Time: 4pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

Tayne Evershed	Planning Solutions (<i>Applicant</i>)
Myee Dempsey	Gary Dempsey Developments
Dennis Chew	DKO Architects
Cassandra Putri	DKO Architects
Andrew Baranowski	Plan E Landscape Architects
Owners	Goldrise Nominees Pty Ltd

Observer/s

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Briefings

Development assessment overview	Karina Bowater	Senior Planning Officer
Technical issues	Karina Bowater	Senior Planning Officer

Design Review

Proposed development	Item 3 – PDA23/0031 – 194 The Esplanade, Scarborough – Pre Development Application – Multiple Dwelling	
Property address	194 The Esplanade, Scarborough	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Dennis Chew Andrew Baranowski	DKO Architects Plan E Landscape Architects
Key issues / recommendations	The Panel thank the Applicant for their presentation and continued dialogue with the DRP, noting that the additional storeys being sought are contingent on having confidence in the design providing a high-quality	

	outcome. Several of the comments from the previous DRP remain and clarification of the impacts to view corridors remains outstanding. Additionally, the applicant is encouraged to explore ways in which the language of the podium, in conjunction with the landscape can address several of the concerns relating to built form, functionality, sustainability, amenity and community. More developed briefs for the communal spaces of the development may assist in the resolution of several of these issues. The provision for affordable housing has still not been addressed by the Applicant and this is a requirement of the DG's. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – PDA23/0031 – 194 The Esplanade, Scarborough – Pre Development Application – Multiple Dwelling DRP Meeting – Thursday 22 June 2023	
	<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 remains concerned about the impacts of the protruding bedroom on the southern portion of the building diminishing the view corridor for the rear site. The Panel query the way this was depicted in the presentation. The Panel seek further clarification of its impact, noting that any impact could be minimal. It was noted that the support for a reduced northern setback to Brighton Road in DRP 1 already has impacts to the rear site and it is important to clearly demonstrate the overall impact of this move and the visual impact of the bedroom protrusion. 1b. The Panel are generally supportive of the improved articulation noting that further development at the street interface on the corner of The Esplanade and Brighton Road is required. It is important to consider the contribution this is making to public amenity and the connection to context. Opportunities to develop a language that speaks to the beachside location need to be explored here.
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 commented the changes to the landscape at ground level have resulted in the Brighton street level of the proposal being further disconnected from the public realm. This is not supported. 2b. The Panel stated a north-south section drawing through the communal landscape area and adjacent sites (current and future context) that incorporate the dog leg would be beneficial to a full understanding of the degree to which this space will be impacted by built form and overshadowing. 2c. The Panel sought clarification in relation to the brief for the communal outdoor space in order to assess the success of the landscaping in providing amenity to residents. 2d. Comment was made by the Panel that it was difficult to ascertain the community benefit of the landscaping being proposed at the street level and this should be further developed.
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. There is still some concern in relation to the impact on view corridors of neighbouring sites that result from the massing of the proposal. Demonstration of the retention or enhancement of view corridors is required to obtain Panel support. 3b. The Panel stated there hasn't been sufficient information submitted in relation to the sections. These would be beneficial to further their understanding of the proposal. 3c. The Panel expressed their concern in relation to the resident club, noting that this narrow space is north and west facing, with floor to ceiling fixed glazing. This is not considered an appropriate response in relation to the context and character of the area, energy loads for cooling, amenity of the occupants nor connection to the community. The Panel commented on the potential of this area to positively contribute to the amenity being offered and the connection to context through the development and response to a brief for the space. 3d. The Panel commented that the scale of the development is supported and positively contributes to the developing nature of the area.

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. The Panel encourage the applicant to look for ways in which the lift lobby can be enhanced to feel more generous. 4b. The Panel expressed some reservation in relation to the location of the car wash bay that requires pedestrians to walk past when accessing the lift from the carpark. 4c. The panel request further clarification in relation to the movement of residents from the change room to the lobby through the bike and board store. Demonstration is required to ensure there is sufficient space and that it feels like a safe and pleasant experience.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
		5a. The Panel stated this design principle is supported.
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. There was concern expressed by the Panel around the lack of amenity associated with the resident's club. The space does not have a clear brief and amenity for patrons has been compromised as a result. For example there are not toilets or amenities included in the design, nor access to natural ventilation or physical connection to the street. 6b. The Panel encourage the applicant to develop a detailed brief for the communal open space with consideration given to the amenity expectations of this type of space, noting that what is offered here should be greater than what is offered in individual units. For example provision for toilets or bookable undercover areas are often found in developments of a similar standard.
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 stated the ground floor lobby has improved but there is still room for improvement and the design would benefit from greater legibility of the entry through articulation at the 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 is broadly supported. 8b. It was mentioned there could be a safety concern around the security of the bikes and surfboards on the ground floor and how these are accessed.
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. It was noted by the Panel the Applicant has not resolved the requirement around providing affordable housing. A twin key apartment is a good option for flexibility and diversity although not a solution to the affordable housing requirement. The Applicant could provide offsite housing which would be supported by the Panel. 9b. The Panel stated the community benefit seems to be in the relationship of the building to the street at the corner and development of the landscape should prioritize the connection to community.
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. The Panel request further clarification in order to better understand the southern boundary wall. This could remain highly visible for some time. An elevation with dimensions and materials noted would assist in this understanding. 10b. The Applicant was encouraged to continue to develop the language of the roof element, suggesting that a link to the mid-century public amenities buildings found along this section of the west coast could give a clue to the language of the roof form. Consideration should be given to the maintenance of these elements to ensure that water runoff and staining are considered. 10c. The Panel commented that the limestone base sits somewhat outside the material palette of the design, suggesting that a material such as off form would be contextually appropriate (also referencing the public amenities buildings) and provide a robust, low maintenance material within the public realm. 10c. The Panel encourage the applicant to further develop the language of the podium for a more human scale response, addressing the public realm, allowing for a physical connection between the building and the street, providing some protection from the western sun and allowing the building to open to enjoy fresh air and breezes.
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Design Review progress

Item 1 – PDA23/0031 – 194 The Esplanade, Scarborough – Pre Development Application – Multiple Dwelling
DRP Meeting – Thursday 22 June and 11 May 2023

	Design Principle satisfied		
	Design Principle pending further attention		
	Design Principle not satisfied		
	DR1 11/5/2023	DR2 22/6/2023	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 – PDA23/0031 – 194 The Esplanade, Scarborough

DR1 – DRP Recommendations DRP Meeting – 11/5/2023	DR2 – Applicant Response DRP Meeting – 11/5/2023	DR2 DRP Recommendations DRP Meeting – 22/6/2023	DR2 – Applicant Response DRP Meeting – 22/6/2023
1b. The Panel stated the urban form and approach in relation to the aesthetic and relating back to the context and character is heading in the right direction. 1c. It was noted by the Panel there is an opportunity for improvement of activation and connection into the ongoing livable context on the ground floor. The proponent should continue to develop clear representations that describe this connection as it develops. 3D visualizations are encouraged and section drawings at 1:20 should be considered to adequately describe the spatial relationships and levels resolution between the public realm and the proposal. 1d. The Panel suggested bringing the communal open space on the podium level more to the north of the development which may improve the opportunity to connect to Brighton Road, break down the form and bring better amenity to the users of this space 1e. The Panel recommend that a study be done to demonstrate how the east west view corridors at the heart of the design guidelines are being considered, met and or enhanced with this proposal. There was some concern that the tower plan form, especially the protruding south-eastern bedroom may be diminishing this view corridor.	1. Communal space on the podium is used as a wellness area with BBQ / dining space, sauna, herb/fruit garden and recreation spaces with pizza oven and fire pit, partly sheltered from the weather whilst still have access to Northern light source. Our intent is not to create extra communal space that is under utilised and impeding private outdoor areas. The overall form allow adjacent building on Brighton Road to have uninterrupted western views.	1a. The Panel remains concerned about the impacts of the protruding bedroom on the southern portion of the building diminishing the view corridor for the rear site. The Panel query the way this was depicted in the presentation. The Panel seek further clarification of its impact, noting that any impact could be minimal. It was noted that the support for a reduced northern setback to Brighton Road in DRP 1 already has impacts to the rear site and it is important to clearly demonstrate the overall impact of this move and the visual impact of the bedroom protrusion. 1b. The Panel are generally supportive of the improved articulation noting that further development at the street interface on the corner of The Esplanade and Brighton Road is required. It is important to consider the contribution this is making to public amenity and the connection to context. Opportunities to develop a language that speaks to the beachside location need to be explored here.	

2a. The Panel advised that public tree canopy plays an important role in this proposal and there is opportunity for further enhancement and development. There were suggestions that the successful canopy element may inhibit tree canopy to the public realm. Opportunities should be explored to enhance and protect tree canopy whilst not losing the successful delineation device between ground level and tower element. 2b. There is an onus on the Applicant to incorporate an activated ground plane as this is a strong corner. Currently the Panel has concerns about the success of the proposal to provide any real activation. 2c. The Panel supported the use of landscape to manage the relationship between the ground level uses and the public realm, but believes this can be further enhanced. 2d. Comment was made by the Panel the footpath width feels mean and further work to demonstrate and explore how to mitigate poor pedestrian movement outcomes is required. 2e. The question was asked how the planting on the ground level on both the eastern dog leg of the site and the south of the main site is maintained and how these areas is accessed. It is currently not clear and further information is required. 2f. The Panel stated section drawings of the southeast landscaping sector and adjacent sites showing the dog leg would be beneficial. 2g. There were comments around whether the briefed use for the communal open space should be should be reconsidered and	2a. The extent of level 1 awning has been modified to allow for additional large trees to be included to the south-west corner. Also, a tall columnar tree (Cook Island Pine) has been included in the norther building recess. 2b. A combination of landscape terraces with WA coastal species, integrated seating and major corner artwork will encourage pedestrians to engage with the corner, rest a while and take advantage of the stunning views to the ocean from this elevated location. Engaging public art wall, integrated seating and landscaping, and integrated outdoor shower were introduced to enhance public activation 2c. Additional setback has been provided on ground floor with increased landscape and integrated seating to the public realm. The overhead canopy provides shelter from sun or inclement weather and increased pavement widths create a generosity to the streetscape. 2e. Access doors have been provided from the carpark to service the Eastern dog-leg landscape and louvres to wall allow for natural ventilation to the carpark (pending consultant advise). Planting consists of columnar trees to grown with the space with a gravel mulch ground plane for easy maintenance. A gravel maintenance access track has been provided to the southern planter at Level 1 (refer updated plans). 2g. The Level 1 communal space on podium has been re-designed to incorporate a range of family	2a. The Panel commented the changes to the landscape at ground level have resulted in the Brighton street level of the proposal being further disconnected from the public realm. This is not supported. 2b. The Panel stated a north-south section drawing through the communal landscape area and adjacent sites (current and future context) that incorporate the dog leg would be beneficial to a full understanding of the degree to which this space will be impacted by built form and overshadowing. 2c. The Panel sought clarification in relation to the brief for the communal outdoor space in order to assess the success of the landscaping in providing amenity to residents. 2d. Comment was made by the Panel that it was difficult to ascertain the community benefit of the landscaping being proposed at the street level and this should be further developed.	
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designed accordingly. Could this be an area for families?	oriented spaces including wellness area, part that is sheltered from the weather, BBQ / dining space, sauna, herb/fruit garden and recreation spaces with pizza oven and fire pit.		
3a. Generally, the broad approach proposed on site setbacks, tower plan dimensions, and tower bulk is acceptable to the Panel, however there is some concern around how the view corridors are being impacted. It was stated by the Panel that currently the apartment on the southeast corner is blocking views. Demonstration of the retention or enhancement of view corridors is required to obtain Panel support. See also 1e. 3b. The Panel commented there is an opportunity to obtain support for a zero setback to the northern boundary for the tower element, but more work is required to resolve the ground level interface, tree canopies and the extent of built form canopy to the lower level(s). 3d. The Panel stated the guidelines permit only one vehicle entry on this site. The proposed two vehicle entry requires demonstration that there is no loss of community or public benefit. Is it possible to reduce the width of the entries to single lane managed entries? 3e. The Panel suggested bringing more interest and variety in the heights of the upper level roof form. 3f. The Canopy element provides a good resolution in separating the	3. Additional setback on ground floor, increased landscaping to the public realm, refined built form canopy to allow for tree canopies. 3d. Lower ground floor vehicle entry is reduced to one lane and architecturally expressed as a shadowline to highlight lower ground entry, landscaping, built form and public art wall.	3a. There is still some concern in relation to the impact on view corridors of neighbouring sites that result from the massing of the proposal. Demonstration of the retention or enhancement of view corridors is required to obtain Panel support. 3b. The Panel stated there hasn't been sufficient information submitted in relation to the sections. These would be beneficial to further their understanding of the proposal. 3c. The Panel expressed their concern in relation to the resident club, noting that this narrow space is north and west facing, with floor to ceiling fixed glazing. This is not considered an appropriate response in relation to the context and character of the area, energy loads for cooling, amenity of the occupants nor connection to the community. The Panel commented on the potential of this area to positively contribute to the amenity being offered and the connection to context through the development and response to a brief for the space.	

ground level to the tower element. There was some commentary by the Panel to refine the canopy to allow for additional tree canopy. This should be approached carefully and not remove the successful delineation of tower form.			
4a. The Panel requested further information on how the ground level common areas might work and why residents would visit these and suggested looking into the fine grain performance. Providing furniture layouts and refining the brief for these spaces, and providing support amenity, will be critical to the delivery of appropriate activation. 4b. It was mentioned by the Panel the entry to the south / west apartment in the tower levels has a very small pinch point between the lift and apartment and there is opportunity to improve and expand this area. 4c. There was concern around the lift lobby size and it was stated there is opportunity to apply further thought and development and enhance the lobby. 4d. The Panel expressed concern around the long corridor which leads to the southern apartment, as it is very dark and long. The Applicant was encouraged to apply further thought and resolve this issue. 4e. In relation to the services more information was requested by the Panel. Services can affect the design of the proposal and further understanding is required around air conditioning condensers, storage, bins and waste management. It was	4a. Resident lounge and residents club to upper ground floor communal area and practical washdown/change room use to lower ground will ensure the lower ground is utilised well. 4b. 2m wide corridor has been1 allowed in typical floor plate and ground floor lobby enhanced and improved. 4d. Amended plan allows for additional light penetration to the corridor. 4e. Provisional services and structures shown on plans as per preliminary consultants input. 4f. Water feature is replaced by integrated public artwall to contribute to community benefit/public outlook. 4h. Preference is to enclose the bin room to conceal any spillage and odour.	4a. The Panel encourage the applicant to look for ways in which the lift lobby can be enhanced to feel more generous. 4c. The panel request further clarification in relation to the movement of residents from the change room to the lobby through the bike and board store. Demonstration is required to ensure there is sufficient space and that it feels like a safe and pleasant experience.	

recommended to include these in the design. This may significantly impact the carpark and ground level designs. 4g. Comment was made by the Panel it is important to understand the column locations with the tower. 4h. Comment was made the bins would work well with just the bin shoot and a flap which would also create opportunity for additional space in the foyer.			
5b. There was some concern expressed by the Panel to the level of unshaded glazing and glazing in general particularly with reference to the NCC 2022 requirements. This should be investigated.	5b. Spandrel panels have been incorporated to the façade.		
6a. There was concern expressed by the Panel around the lack of bike parking and it was stated a provision for bike parking should be included in the design. 6b. There is opportunity to enhance protection from the hot summer sun for residents through the careful consideration and implementation of shading devices.	6a. Bicycle parking is allowed in each unit's large store rooms (traditionally 4sqm, we are providing 13sqm), as well as an additional 7 visitor bicycle bays. 6b. Bicycle parking is allowed in each unit's large store rooms (traditionally 4sqm, we are providing 13sqm), as well as an additional 7 visitor bicycle bays.	6b. The Panel encourage the applicant to develop a detailed brief for the communal open space with consideration given to the amenity expectations of this type of space, noting that what is offered here should be greater than what is offered in individual units. For example provision for toilets or bookable undercover areas are often found in developments of a similar standard.	
7a. The Panel stated there is room for improvement around the legibility of the entry. This might include the tying into the elevation of the tower more succinctly. 7b. Comment was made by the Panel the Applicant should continue to develop and improve the vehicle entries.	7a. Ground floor lobby entry legibility improved by emphasizing the entrance awning and materiality and lower ground entry is improved by carving the landscape around it. Vehicle entry is improved by applying treatment to crossover interface.	7a. The Panel stated the ground floor lobby has improved but there is still room for improvement and the design would benefit from greater legibility of the entry through articulation at the street.	
9b. The Panel stated it would be beneficial to gain information relating to the public art proposal for this development. 9c. The Applicant was encouraged	9a. We are providing a twin key plate as an option for purchasers to allow more housing diversity. We have also allowed for 100% Silver Level LHA with opportunity	9a. It was noted by the Panel the Applicant has not resolved the requirement around providing affordable housing. A twin key apartment is a good option for	

to think about the benefits this proposal will provide to the community and what is being given back.	to upgrade to 100% Gold Level to anticipate aging in place. 9b. We are looking to engage public art consultant. 9c. The development offers public community green transient space on the ground floor corner. The architecture and public art offers a strong urban presents and make for a recognisable landmark.	flexibility and diversity although not a solution to the affordable housing requirement. The Applicant could provide offsite housing which would be supported by the Panel. 9b. The Panel stated the community benefit seems to be in the relationship of the building to the street at the corner and development of the landscape should prioritize the connection to community.	
10b. Comment was made by the Panel there is extensive exposed glass throughout this proposal and the Applicant must ensure the glazing is handled correctly and the appearance is appropriate. Any curved glazing proposed will be expected to be curved and not facettted. Also clear glazing will be expected to be clear and not tinted or otherwise to maintain the current appearance of the proposal.		10a. The Panel request further clarification in order to better understand the southern boundary wall. This could remain highly visible for some time. An elevation with dimensions and materials noted would assist in this understanding. 10b. The Applicant was encouraged to continue to develop the language of the roof element, suggesting that a link to the mid-century public amenities buildings found along this section of the west coast could give a clue to the language of the roof form. Consideration should be given to the maintenance of these elements to ensure that water runoff and staining are considered. 10c. The Panel commented that the limestone base sits somewhat outside the material palette of the design, suggesting that a material such as off form would be contextually appropriate (also referencing the public amenities buildings) and provide a robust, low maintenance material within the public realm. 10c. The Panel encourage the applicant to further develop the language of the podium for a more human scale response, addressing the public realm, allowing for a physical connection between the building and the street, providing some	

		protection from the western sun and allowing the building to open to enjoy fresh air and breezes.	
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