

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA23/1080 – 194 The Esplanade, Scarborough – Development Assessment Panel – Form 1 – 21 Multiple Dwellings	
Chairperson:	Emma Williamson	
Panel members:	Philip Gresley Lisa Shine Scott Lang	
Local government officers:	Dean Williams Karina Bowater Simone Palmer	Coordinator Planning Senior Planning Officer Client Liaison Officer
Observers	Vicky Dimitriou David Jack David D’Orazio	Senior Planning Officer Specialist Strategic Planning Officer Planning Officer
Date:	1 February 2024	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

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

Observer/s

Briefings

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

Design Review

Proposed development	Item 1 – DA23/1080 – 194 The Esplanade, Scarborough – Development Assessment Panel – Form 1 – 21 Multiple Dwellings
Property address	194 The Esplanade, Scarborough
Background	
Proposal	

Applicant or applicant's representative address to the design review panel	Andrew Baranowski Cassandra Putri	Plan E (remotely) DKO Architecture
Key issues / recommendations	The Panel consider the proposal's highly detailed and considered response to the public realm to be excellent. The interface of the building with the public realm navigates the significant change in levels through the combination of planters and seating that demonstrate generosity toward the community. The off-form concrete planters and building base are contextually appropriate and help to ground the building on the site and within the broader context. The specification of high-quality materials, in addition to an extension of the ground plane design into the verge is important to the success of the design. It is understood continuing discussions with the City will ensure the materials specified in the public realm are consistent with the City's approved palette to ensure long term maintenance. The Panel consider the refinement and simplification of the landscape design that interfaces with the streets an excellent response. During the final review, the Panel and Applicant discussed the further improvement that could be made by extending the opportunity for seating along the tiered planters on the Esplanade as this offers views the ocean and a greater connection to the activity and energy of the area. It was agreed that this would be pursued. The specification of high-quality materials has resulted in an excellent proposal and the Panel has emphasised the need to maintain these, particularly in the common areas and where the building interfaces with the public realm. The continued specification of finishes such as textured, off-form concrete and curved glass needs to be maintained to continue to meet design excellence. It was agreed by the Panel and Applicant that Astroturf falls short of being a high-quality material and this has been replaced with an alternative mulch product. To meet the City's criteria for consideration of additional height the applicant must meet one of the following criteria <u>in addition to Design Excellence</u> as determined by the Design Review Panel. <u>From the Scarborough Design Guidelines (2016)</u> The bonus criteria for building height is summarised as follows, with at least one requirement plus design excellence required to be achieved: - o <i>Achieving Tier 1 or Tier 2 requirements on the Scarborough Special Control Area Development Policy on Green Buildings;</i> - o <i>Delivery of a minimum 3 star hotel with at least 50 rooms;</i> - o <i>Provision of a publically accessible vehicle or pedestrian accessway in a location identified by the Authority (refer to the precinct specific chapters) to be protected by an easement or other legal agreement</i>	

	<i>in perpetuity.</i> <i>o For properties on West Coast Highway or Scarborough Beach Road, a road or laneway widening requirement that equates to 10% or more of the total lot area.</i> <i>o Provision of 15% or more dwellings as Affordable Housing dwellings within the development in accordance with the requirements of the Authority's Development Policy on Affordable and Diverse Housing.</i> <i>o The provision of a public car parking facility with a minimum of 100 bays, in perpetuity.</i> <i>Approval of development above the base height is at the discretion of the Authority subject to the achievement of one or more of the aspects detailed above, design excellence and compliance with the common and site specific controls applicable to the site.</i> The Applicant has confirmed that they seek additional height based on Design Excellence in combination with: <i>Achieving Tier 1 or Tier 2 requirements on the Scarborough Special Control Area Development Policy on Green Buildings</i> The Panel support the aspirations and intentions of the sustainability approach outlined by the Applicant in relation to sustainability and notes the proposed equivalency being sought rather than certification. The Panel's support for design excellence in relation to sustainability is contingent on the Applicant and the City establishing the framework for the assessment of equivalency when compared with certification. The Panel recommends the City consider engaging a qualified external consultant to undertake this specialist assessment. The Panel agree that a high level of amenity is being provided to both the occupants of the building and the broader community through the project interface with the public realm alongside the communal spaces for residents at the entry level and on the podium deck. The Panel consider the refinement of the design to meet a standard of design excellence that results from the composition of the elevations, the high-quality materials that differentiate the lower levels from the upper floors and the legibility of the entry that has been achieved through the carefully considered articulation of the material palette. The Panel maintains their concern regarding the lack of information relating to the requirement of public art for the project. As the building has been so carefully composed there are concerns regarding the need or benefit to the design that might arise from incorporating an artwork onto the building. The Panel commented that it would be necessary to have an opportunity to review the proposed artwork before design excellence could be determined in this regard. It is not considered necessary for another complete design review to achieve this and the DRP would look for guidance from the
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	Applicant and the City to determine the most time-efficient way to achieve this. In summary, the Panel would like to thank the Applicant for your continued development and refinement of this scheme as the Panel gave constructive feedback over three Design Review meetings. Notwithstanding the clarifications sought to Sustainability and the Public Art the Panel consider this proposal to meet the criteria for Design Excellence. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – DA23/1080 – 194 The Esplanade, Scarborough – Development Assessment Panel – Form 1 – 21 Multiple Dwellings DRP Meeting – Thursday 1 February 2024, 26 October 2023, 22 June 2023 and 11 May 2023		
	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 is satisfied that the proposal meets the criteria for the Context and Character Principle. 1b. The Panel had previously sought clarification in regard to the impact of the building on view corridors from neighbouring sites. The Panel was satisfied that only minimal impacts were made following information provided by the Applicant. 1c. The Panel had previously commented on the need for the interface of the building at the Esplanade and Brighton Road intersection to be further developed to respond to the unique qualities of this beachfront location and enhance the public realm. The Panel support the current proposal and suggest the extension of public seating to be integrated into the planer design on The Esplanade to enhance the amenity offered to the public and respond to the desirable views. 1d. Comment was made the public realm and the way the building lands has been simplified which is positive.
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>
	S	2a. The Panel is satisfied with the improvements made to the landscape in response to comments made in the previous DRP. 2b. Comment was made by the Panel the landscape plays a significant role in working between the built form and the public realm. It emphasized the importance of obtaining approval from the city's officers as several structures, in addition to proposed banded paving patterns are located within the verge. 2c. The Panel reiterated artificial turf is not supported and the specification of this product would fall short of achieving design excellence. On this basis an alternative material has been specified.
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 commented the built form, scale, bulk and height are supported. 3b. The Panel has previously commented that they do not support the specification of glass balustrading on the roof of the service deck. As the deck is not universally accessible it does not seem necessary as it is not proposed as a usable space. If the balustrading is sought for safe access for maintenance this should be set back from the perimeter of the roof deck edge so that it is not visible from the public realm.
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>
	S	4a. The Panel support the improvements made to the lift lobby, the specification of high-quality materials and the developing design language that has resulted from the articulation of these. 4b. The Panel emphasized support for the project and the capacity for it to be considered to meet the criteria for excellence is contingent on the continued

		specification of high-quality materials. These need to be maintained through the development of the project to delivery. These include, but are not limited to, the curved glass and off form concrete as depicted in the renders. 4c. The Panel commented on the materials being used in the landscape response, noting that those in the public domain should respond to the Scarborough Beach Design Guidelines in consultation with the City. 4d. Comment was made by the Panel, clarifying the responsibility for maintenance of design elements within the public realm is important to long term viability of the proposal. 4e. Applicant is encouraged to explore an expanded, high-quality palette in the communal open space area on the Podium Deck. 4f. The Panel stated the interface between the private balcony on the podium deck and facilities of the communal open space requires further refinement to ensure a high quality outcome that is integrated into the design language of the building.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	S	5a. The Panel stated they are supportive of the sustainability approach being proposed on the basis that it can be assessed by a qualified specialist. The support of the Panel is separate from the support, or otherwise, by the City, noting that the assessment and support by the City is essential to the additional height being sought.
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>
	S	6a. The Panel is satisfied with the improvements made to the overall amenity of this proposal as the design has continued to be refined in response to comments made in the previous DRP. 6b. The Panel support the addition of accessible toilets on the ground plane and first floor communal areas.
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>
	S	7a. The Panel support the ground floor lobby, and the legibility of the entry from Brighton Road that has resulted from continued refinement.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	S	8a. This principle is supported. 8b. The Panel commented on the need to consider potential safety issues that may result from the relationship of the private balcony and communal open space when designing the proposed screen.
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. It was noted by the Panel the Applicant has elected not to respond to the bonus criteria associates with provision of affordable housing. Dual key apartments do not meet this criteria. 9b. The Panel do not consider sufficient information has been provided in relation to Public Art to determine design excellence. The Panel request further detail in relation to the public artwork and the way that this is, or is not integrated into the design. The Panel suggested, that the location of the public artwork within the broader Scarborough Beach Development Area may warrant consideration if this could be entertained by the City .

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 support the aesthetics of the project and the manner in which high quality materials have been articulated to create such a considered and well composed building.

Design Review progress					
Item 1 – DA23/1080 and PDA23/0031 – 194 The Esplanade, Scarborough – Pre Development Application – Multiple Dwelling					
DRP Meeting – Thursday 1 February 2024, 26 October, 22 June and 11 May 2023					
	S	Design Principle satisfied			
	P	Design Principle pending further attention			
	N	Design Principle not satisfied			
		DR1 11/5/23	DR2 22/6/23	DR3 26/10/23	DR4 1/2/24
		Principle 1 - Context and character			S
		Principle 2 - Landscape quality			S
		Principle 3 - Built form and scale			S
		Principle 4 - Functionality and build quality			S
		Principle 5 - Sustainability			S
		Principle 6 - Amenity			S
		Principle 7 - Legibility			S
		Principle 8 - Safety			S
		Principle 9 - Community			S
		Principle 10 - Aesthetics			S

Recommendations Summary						
Item 1 – DA23/1080 and 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	DR3 – DRP Recommendations DRP Meeting – 26/10/2023	DR3 – DRP Response DRP Meeting – 26/10/2023	DR4 – DRP Recommendations DRP Meeting – 1/2/2024
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 is 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	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	1a. Refer to diagrams (pg. 3 of the DRP Presentation) - the overall mass of the proposed scheme clearly shows improvement of view corridors to the adjacent site. 1b. Refer to images (pg. 4 of the DRP Presentation)			

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.		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	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	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	2a. The landscape design has been further developed. The proposed ground floor landscape terraces with cascading planting soften the connection between the built form and street. They provide a gradual transition and enhance seamless synergy	2c. The Panel reiterated a north-south section drawing through the communal landscape area and adjacent site that incorporates the dog leg (illustrating both the current and future context). This would be beneficial		2b. Comment was made by the Panel the landscape plays a significant role in working between the built form and the public realm. It emphasized the importance of obtaining approval from 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	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	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.	between the built form and the public realm. The feature paving bands integrated into the landscape terraces, running along the footpath further connect the proposal to it's surroundings and reinforce the local character referencing the materials, shapes and forms of the adjacent beachfront. Refer to diagrams/ drawings (pg. 6-8) 2b. The ground floor landscape has been developed to include a small parklet with seating opportunities, integrated lights & artwork. Native coastal garden bed and tree planting, create a human scale on the busy street corner	in gaining an understanding of the degree to which this space will be impacted by built form and overshadowing. This was requested in the previous DRP meeting. 2d. The Panel stated artificial turf is not supported and the specification of this product would fall short of achieving design excellence. On this basis an alternative material should be specified here.	city's officers as several structures, in addition to proposed banded paving patterns are located within the verge. 2c. The Panel reiterated artificial turf is not supported and the specification of this product would fall short of achieving design excellence. On this basis an alternative material has been specified.
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should be should be reconsidered and designed accordingly. Could this be an area for families?	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-		and a comfortable space for residents and the community alike to gather, relax and enjoy the ocean views. The proposed paving bands slow down foot traffic and delineate destination points, such as the entries to the proposal and the parklet. 2c. The landscape design has been further developed to provide a variety of activities ensuring that individuals, small & larger groups can all enjoy the communal space while taking into account both day and night time options. Three main areas are proposed: 1. Alfresco zone - Dining opportunities			
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	designed to incorporate a range of family 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.		with BBQ, pizza oven amenities, loose and built in furniture with shade canopy cover. 2. “Common green” - Flexible use artificial turf space with drop down screen for movie nights, outdoor yoga, bocce and small ball sports, dog walking options. 3. Relaxation zone -Fire pit, lounge setting with ambient catenary lights for small group gatherings.			
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	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	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	3a. Refer to diagrams within the ‘Context and Character’ section (pg. 3). 3b. Refer to section drawings (pg. 13-14). 3c. Deep reveal windows are introduced to residents club to address western	3b. The Panel reiterated their request for sections to understand the building in its current and future setting. 3c. As noted in 2c above, the Panel request a north /		3b. The Panel has previously commented that they do not support the specification of glass balustrading on the roof of the service

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 ground level to the tower element. There	entry is reduced to one lane and architecturally expressed as a shadowline to highlight lower ground entry, landscaping, built form and public art wall.	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.	sun, openable sliding doors with balustrade are introduced to allow physical connection to the street and for residents to enjoy fresh air and breezes (pg. 15-16)	south section that describes the landscape above the "dog-leg" of the building in order that the scale and visual amenity impacts of elements such as the fire tanks can be better understood.	deck. As the deck is not universally accessible it does not seem necessary as it is not proposed as a usable space. If the balustrading is sought for safe access for maintenance this should be set back from the perimeter of the roof deck edge so that it is not visible from the public realm.
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	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.	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.	4a.	The Panel encourage the applicant to look for ways in which the lift lobby can be enhanced to feel more generous.	4a.	Ground floor lobby is further developed to enhance the user experience through the introduction of glazed doors surround, as well as a warm and light material selection. The lift lobby throughout the project is 2m clear in width, allowing for a compliant DDA clearance and a generous space for general user practicality.
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.	4b.	2m wide corridor has been1 allowed in typical floor plate and ground floor lobby enhanced and improved.	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.	4b.	The Panel emphasized that support for the project and the capacity for it to be considered to meet the criteria for excellence is contingent on the continued specification of high quality materials and these need to be maintained through the development of the project to delivery. These include, but are not limited to, the curved glass and off form concrete as depicted in the renders.
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.	Amended plan allows for additional light penetration to the corridor.			4c.	The Panel commented on the
4d.	The Panel expressed concern around the long corridor which leads to the southern	4e.	Provisional services and structures shown on plans as per preliminary consultants			4c.	The Panel commented on the
						4.	To be addressed during building permit application.
						4c.	The Panel commented on the materials being used in the landscape response, noting that those in the public domain should respond to the Scarborough Beach Design Guidelines in consultation with the City.
						4d.	Comment was made by the Panel, clarifying the responsibility for maintenance of design elements within the public realm

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 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.	4f. input. 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.		through the space. The surfboard and bicycle storage are rearranged to only one side of the wall to create a wider aisle and improve the walkthrough experience. Carwash station is rearranged to be further away from the lobby and improved the plan.	materials being used in the landscape response, noting that those in the public domain respond to the Scarborough Beach Design Guidelines. The Applicant is encouraged to explore an expanded, high quality palette in the communal open space area.		4e. is important to long term viability of the proposal. Applicant is encouraged to explore an expanded, high-quality palette in the communal open space area on the Podium Deck. 4f. The Panel stated the interface between the private balcony on the podium deck and facilities of the communal open space requires further refinement to ensure a high quality outcome that is integrated into the design language of the building.
5b. There was some concern expressed by the Panel to the level of	5b. Spandrel panels have been			5. Clarification and commitment	5. Confirming commitment to	5a. The Panel stated they are

unshaded glazing and glazing in general particularly with reference to the NCC 2022 requirements. This should be investigated.	incorporated to the façade.			to sustainability measures to demonstrate excellence in this area.	sustainability measures as outlined in the ESD report.	supportive of the sustainability approach being proposed on the basis that it can be assessed by a qualified specialist. The support of the Panel is separate from the support, or otherwise, by the City, noting that the assessment and support by the City is essential to the additional height being sought.
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 units large store rooms (traditionally 4sqm, we are providing 13sqm), as well as an additional 7 visitor bicycle bays. 6b. Bicycle parking is allowed in	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	6b. The residential club is designed to be a bar/wine room with casual seating options for residents to enjoy sunset drinks or entertain guests. The developer has requested this after success in past projects of wine rooms allowing	6a. The Panel encourage the applicant to continue to develop a detailed brief for the communal open space noting that what is offered here should be greater than what is	6. The communal space is further developed to include the provision for an accessible toilet for the residents.	

	each units large store rooms (traditionally 4sqm, we are providing 13sqm), as well as an additional 7 visitor bicycle bays.	example provision for toilets or bookable undercover areas are often found in developments of a similar standard.	residents to hold events and allow better interaction with neighbours, such as hosting monthly wine tastings from different wineries with the options to buy direct, artwork showcases/ bookclubs etc. This area will also be available for residents to book out for certain events i.e hosting a larger meeting/event hosting such as paint and sips or booking it out for private events such as a large dinner party/ private dining with catering. The residents lounge offers private booths and seating to allow for multiple groups to use the area for drinks/ entertaining - this also allows residents to use these areas to work or hold meetings, as has been a growing requirement for apartment living	offered in individual units. 6b. Specifically, the Panel do not support the level of amenity offered for the communal area without accessible toilets being included here. 6c. The Panel support the improvements to the design of the resident lounge and the large openable windows proposed. The Applicant is encouraged to continue to develop this area through the detailed design phase.		
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			with WFH becoming more common. Additionally, we have introduced a DDA toilet in the ground floor. Refer to drawings/diagrams (pg. 10).			
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.	7a. Ground floor entry portal has been further articulated to enhance legibility (pg. 27-28). Entry portal design improved through the refinement of form and material to offer a more legible and inviting entrance	7a. The Panel stated the ground floor lobby has improved although there is room for further improvement in relation to the resolution of the portal and legibility of the entry door when seen next to the mail delivery room and fire escape.		
				8b. The Panel commented that consideration could be given to a change in the footpath material at the crossover to prioritize pedestrians over vehicles at this point. 8c. The Panel		8a. This principle is supported. 8b. The Panel commented on the need to consider potential safety issues that may result from the relationship of the private

				request clarification of the relationship and security that results from the screening between the unit balcony and communal open space.		balcony and communal open space when designing the proposed screen.
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 to think about the benefits this proposal will provide to the community and what is being given back.	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 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	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.	9a. Diversity is provided in the form of: • Larger apartment s for downsizer s who are seeking to remain in the locality or to support multi-generation al families. • 100% of dwellings will achieve Silver level, with dwelling able to be upgraded to achieve Gold or Platinum levels. • Apart ments	9b. The Panel note that this principle has not been adequately addressed as no information has been provided in relation to the public artwork requirement. The Panel question the benefit of integrating this on the screen as the building has a strong and refined architectural language. Consideration should be given to alternative locations where it can potentially	9. This will be addressed as part of DA approval condition.	9b. The Panel do not consider sufficient information has been provided in relation to Public Art to determine design excellence. The Panel request further detail in relation to the public artwork and the way that this is, or is not integrated into the design. The Panel suggested, that the location of the public artwork within the

	offers a strong urban presents and make for a recognisable landmark.		maintain flexible floor plates which may be tailored to specific owner requirements at a later date. In relation to the provision of two affordable dwellings, the proponent is seeking the application of discretion by the responsible authority to vary the statutory planning requirement. 9b. Sliding doors and juliet balconies have been introduced to enhance the relationship between the building and the street. Connection between landscape, architecture and public art have been improved (pg. 30)	assist with legibility as well as the public realm.		broader Scarborough Beach Development Area may warrant consideration if this could be entertained by the City .
10b. Comment was made by the Panel		10a. The Panel request further clarification	10a. Refer to image and elevation	10c. The Panel commented	10. The main entry portal	10a. The Panel support the

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 faceted. Also clear glazing will be expected to be clear and not tinted or otherwise to maintain the current appearance of the proposal.		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	drawing (pg. 32-33). 10b. Roof proportion is further adjusted to sit cohesively with the architecture (pg. 34). 10c. The overall material palette has been revisited and revised to tie with the whole context and architecture (pg. 35-37). 10d. Deep reveal windows are introduced to residents club to address western sun, openable sliding doors with balustrade are introduced to allow physical connection to the street and for residents to enjoy fresh air and breezes (pg. 15-16)	that the aesthetics of the Portal requires refinement to sit comfortably with the overall building aesthetics.	design is further refined through adjustment of scale, form and clear differentiation between the main entry door and secondary access points (mail room and fire stair door).	aesthetics of the project and the manner in which high quality materials have been articulated to create such a considered and well composed building.
---	--	--	--	---	---	---

		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.				
--	--	--	--	--	--	--

The background of the entire page is a grayscale architectural rendering of a modern building. The building features a distinctive, wavy facade with multiple levels of balconies or terraces that curve outwards. The structure is composed of light-colored, possibly metallic or concrete, elements. The building is set against a clear, light gray sky. In the upper left portion of the sky, a small, white seagull is shown in flight, its wings spread. The overall aesthetic is clean, minimalist, and modern.

194 The Esplanade Scarborough

DEVELOPMENT APPLICATION

23/01/2024

PREPARED FOR:
CITY OF STIRLING

DKO

| Drawing List - Architectural Drawings

DA Drawing List - Architectural Drawing				
	Drawing No.	Drawing Name	Rev	Summary of Change
DA0 Cover Pages	DA000	Cover Page	D	
	DA001	Drawing List - Design Report	D	Updated as required
	DA002	Drawing List - Architectural Drawings	E	Updated as required
DA2 Plans	DA200	Demolition Plan	C	
	DA201	Site Plan	D	Updated Landscape background
	DA202	Lower Ground Floor Plan	E	Updated Landscape background
	DA203	Ground Floor Plan	E	Updated Landscape background
	DA204	Level 1 Plan	D	
	DA205	Level 2-3 Plan - Typical Plate A	C	
	DA206	Level 4-5 Plan - Typical Plate B	C	
	DA207	Level 6-7 Plan - Typical Plate C	C	
	DA208	Level 8-10 Plan - Typical Plate D	C	
	DA209	Level 11 Plan - Penthouse	C	
	DA210	Roof Services Deck Plan	C	
	DA211	Roof Deck Plan	C	
DA3 Elevations & Sections	DA300	North Elevation	D	Updated Landscape background
	DA301	West Elevation	D	Updated Landscape background
	DA302	South Elevation	D	Updated Landscape background
	DA303	East Elevation	C	
	DA304	Section	D	Updated Landscape background
	DA305	Section	C	



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Rev	Date	By	Chk	Description
E	23/01/2024	CP	CP	DA Landscape Update
D	27/11/2023	LH	DC	Development Application RFI Issue
C	21/11/2023	LH	CP	Development Application RFI Issue
B	19/09/2023	CP/GK	CP	Development Application Update
A	16/08/2023	CP/GK	DC	Development Application

Project Name

Project Number

Date

Scale

194 The Esplanade

00012991

23/01/2024

@A3

Drawing Name

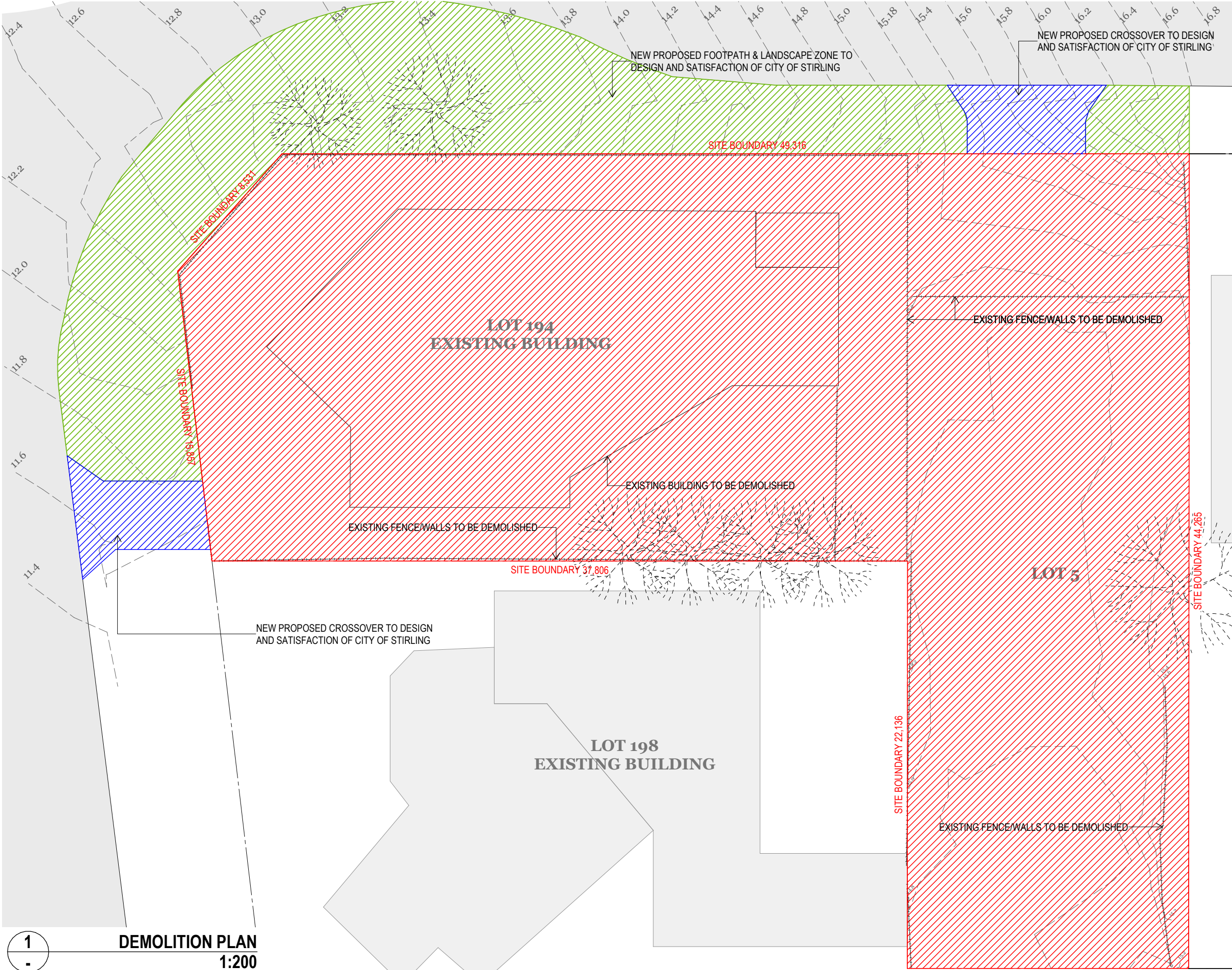
Drawing Number

Revision

Drawing List - Architectural Drawings

DA002

E



KEY

TO BE DEMOLISHED

NEW PROPOSED CROSSEVERS

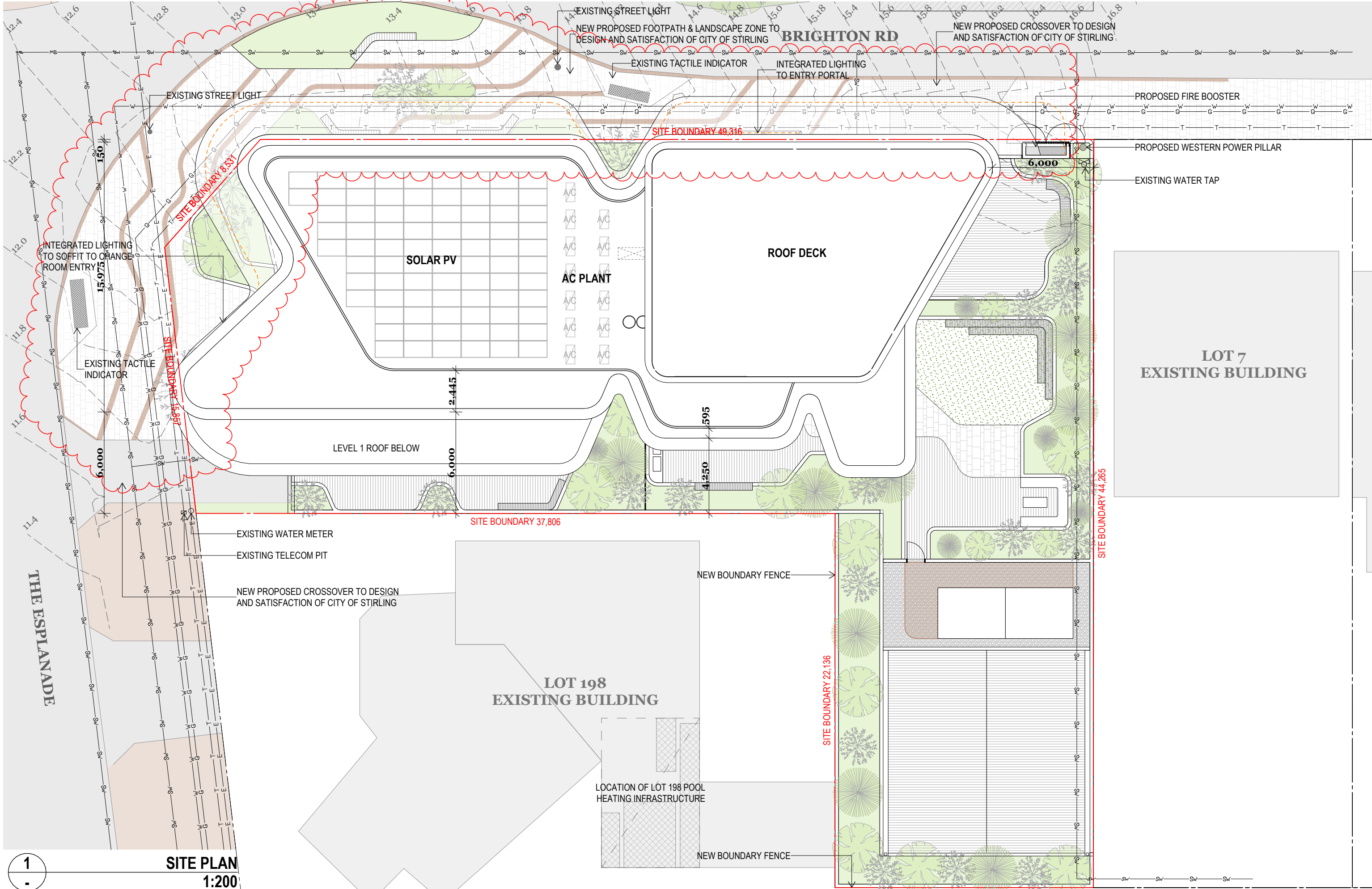
NEW PROPOSED FOOTPATH & LANDSCAPE ZONE

EXISTING SITE TREES TO BE REMOVED SUBJECT TO CITY OF STIRLING APPROVAL

1

DEMOLITION PLAN

1:200



1
-
SITE PLAN
1:200



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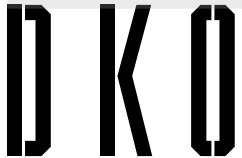
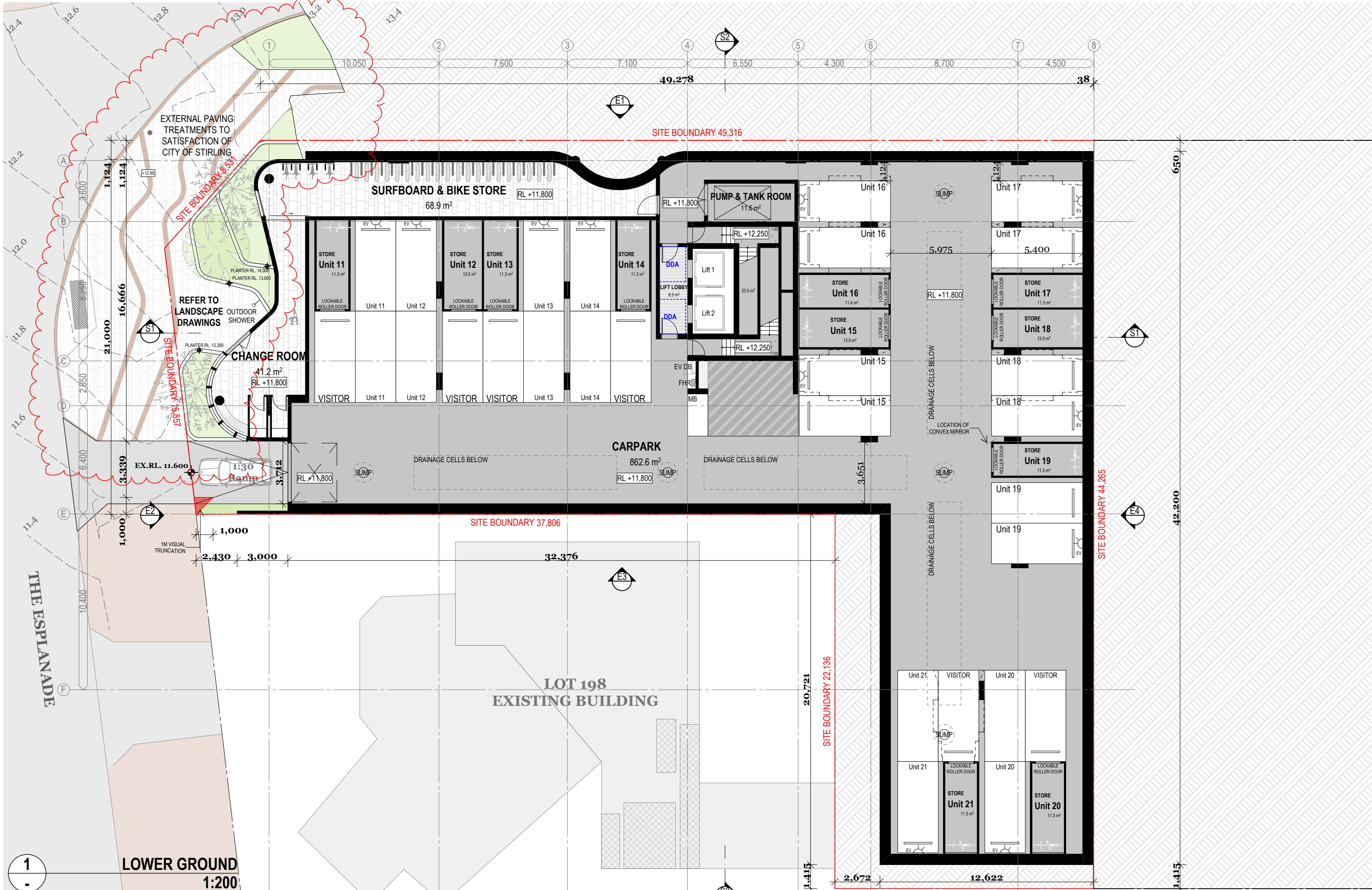
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Project Name	194 The Esplanade
Project Number	00012991
Date	23/01/2024
Scale	1:200@A3

Drawing Name	Site Plan
Drawing Number	DA201
Revision	D



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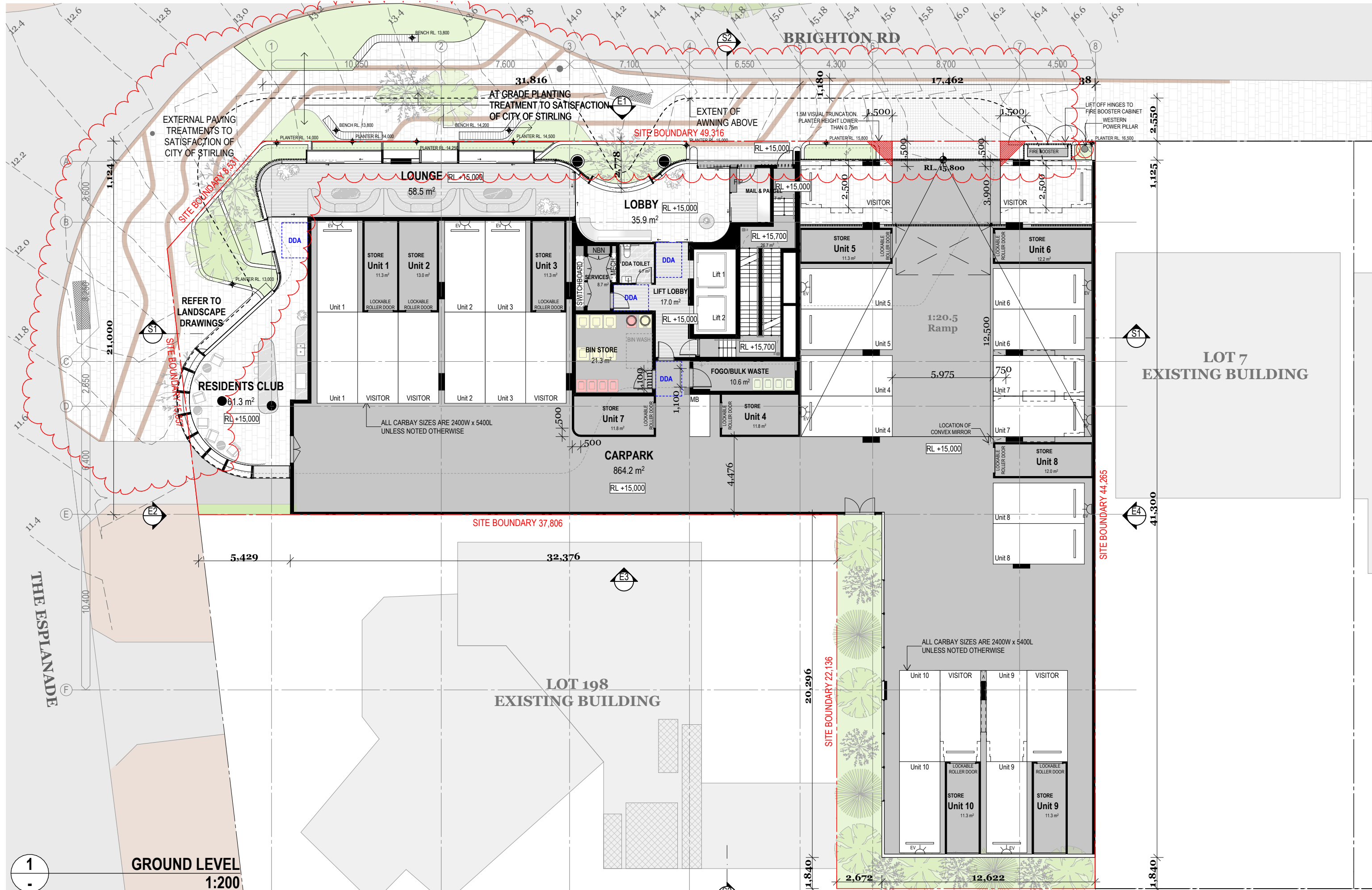
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Project Name 194 The Esplanade
Project Number 00012991
Date 23/01/2024
Scale 1:200@A3

Drawing Name Lower Ground Floor Plan
Drawing Number DA202
Revision E



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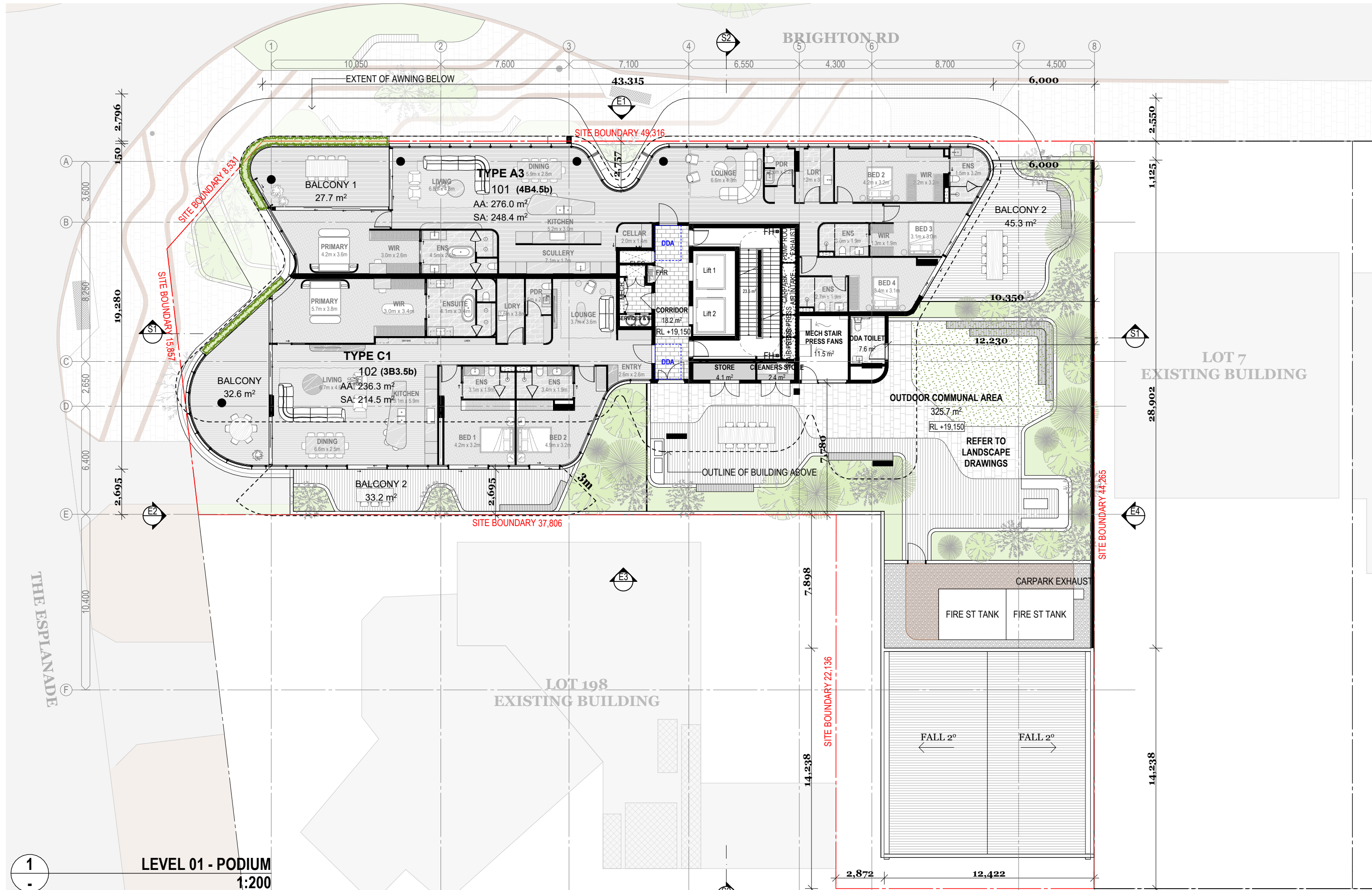
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A	16/08/2023	CP/GK	DC	Development Application

Project Name 194 The Esplanade
Project Number 00012991
Date 23/01/2024
Scale 1:200@A3

Drawing Name Ground Floor Plan
Drawing Number DA203
Revision E



1
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LEVEL 01 - PODIUM
1:200



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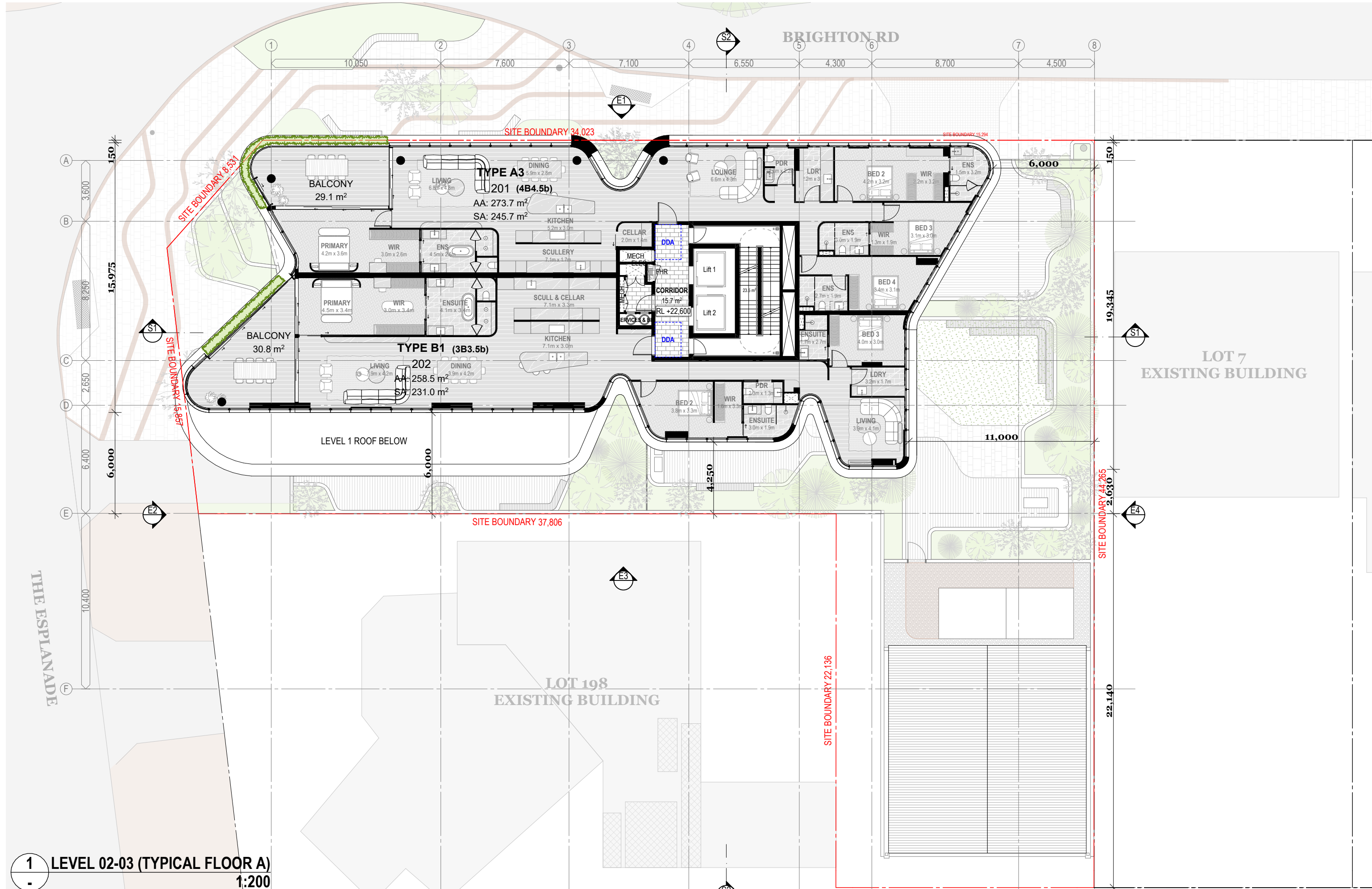
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A	16/08/2023	CP/GK	DC	Development Application

Project Name	194 The Esplanade
Project Number	00012991
Date	23/01/2024
Scale	1:200@A3

Drawing Name	Level 1 Plan
Drawing Number	DA204
Revision	D



1 LEVEL 02-03 (TYPICAL FLOOR A)
1:200



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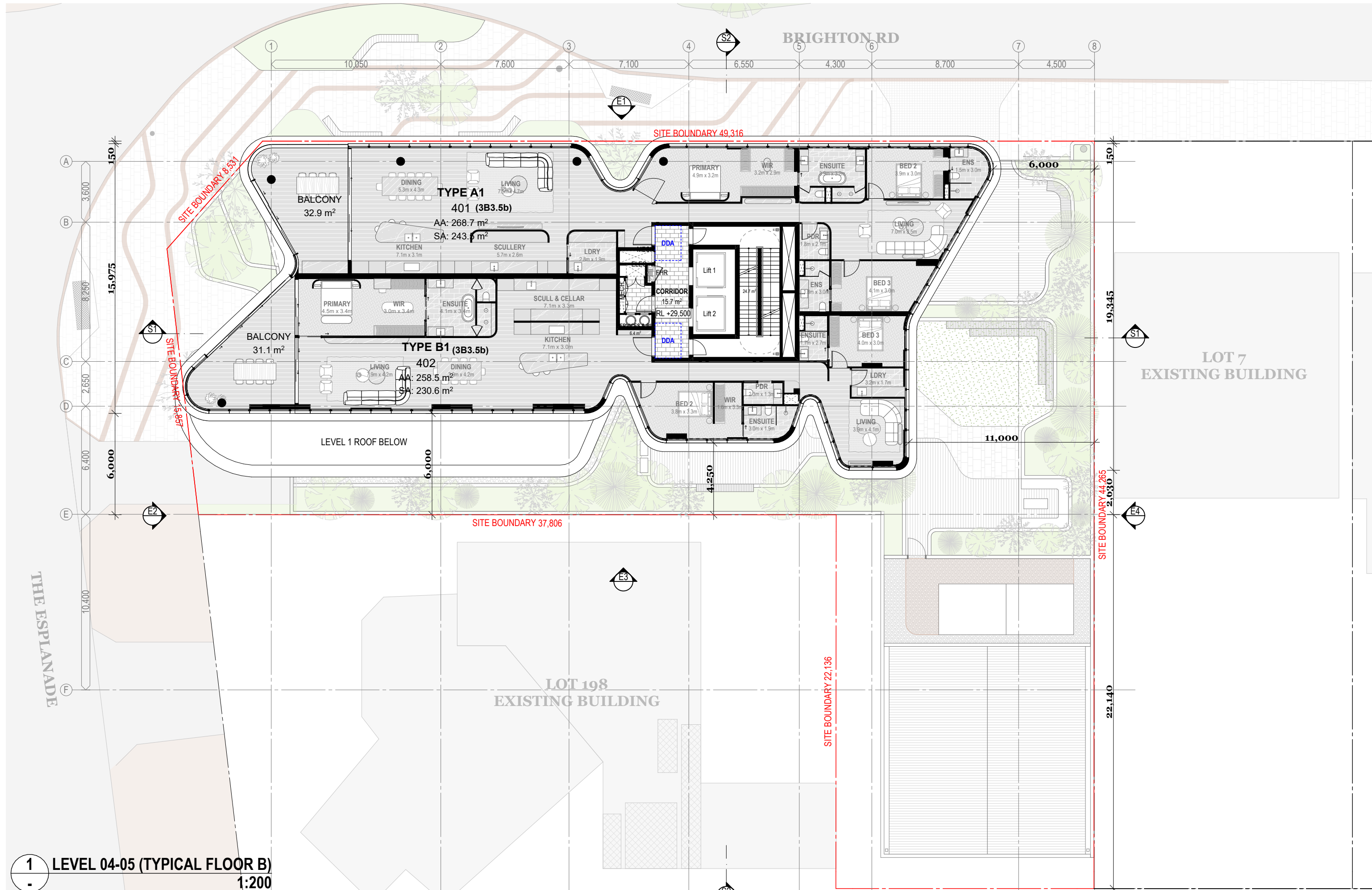
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Project Name	194 The Esplanade
Project Number	00012991
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Scale	1:200@A3

Drawing Name	Level 2-3 Plan - Typical Plate A
Drawing Number	DA205
Revision	C



1 LEVEL 04-05 (TYPICAL FLOOR B)
1:200



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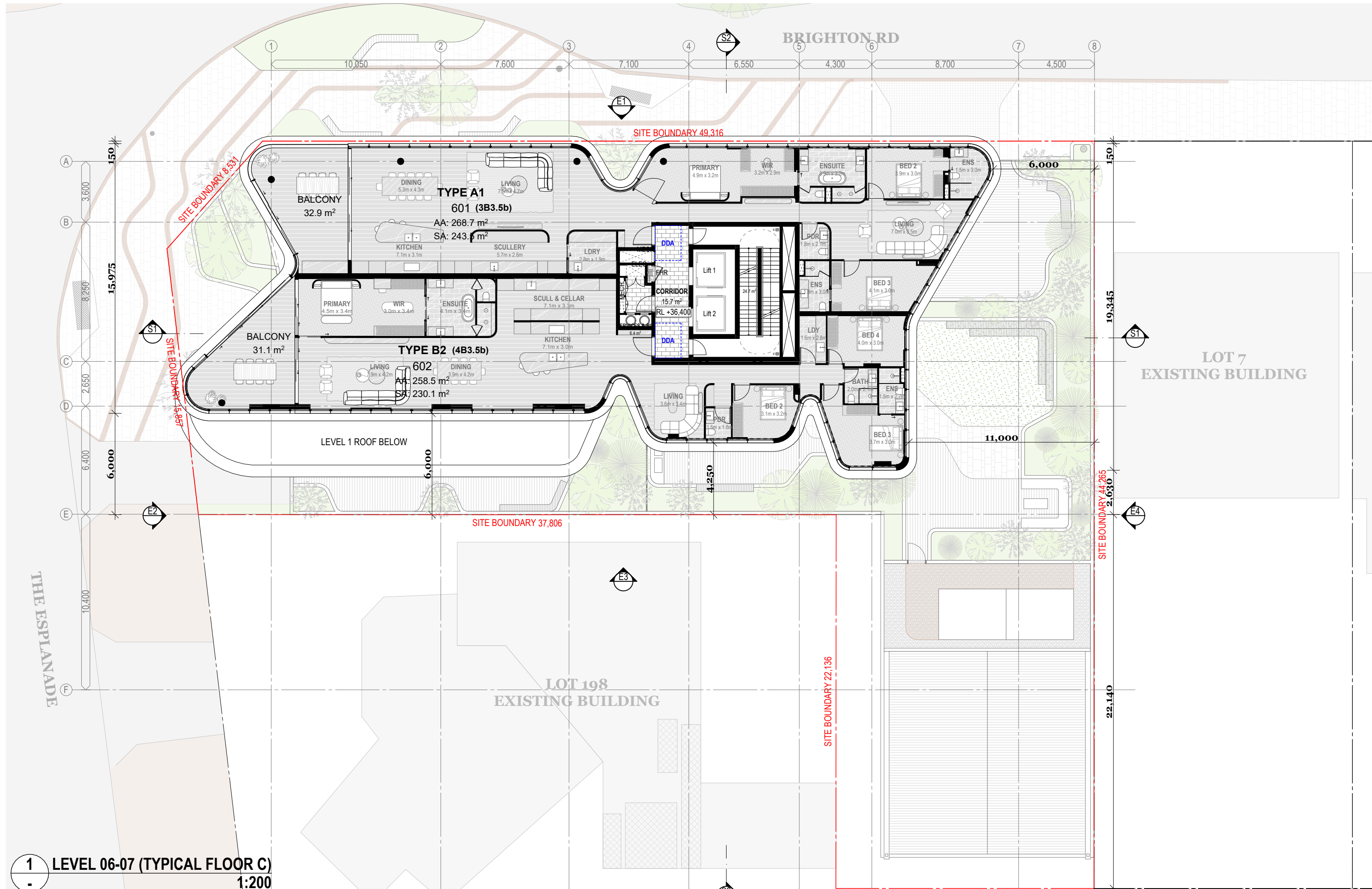
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Project Name	194 The Esplanade
Project Number	00012991
Date	23/01/2024
Scale	1:200@A3

Drawing Name	Level 4-5 Plan - Typical Plate B
Drawing Number	DA206
Revision	C



1 LEVEL 06-07 (TYPICAL FLOOR C)
1:200



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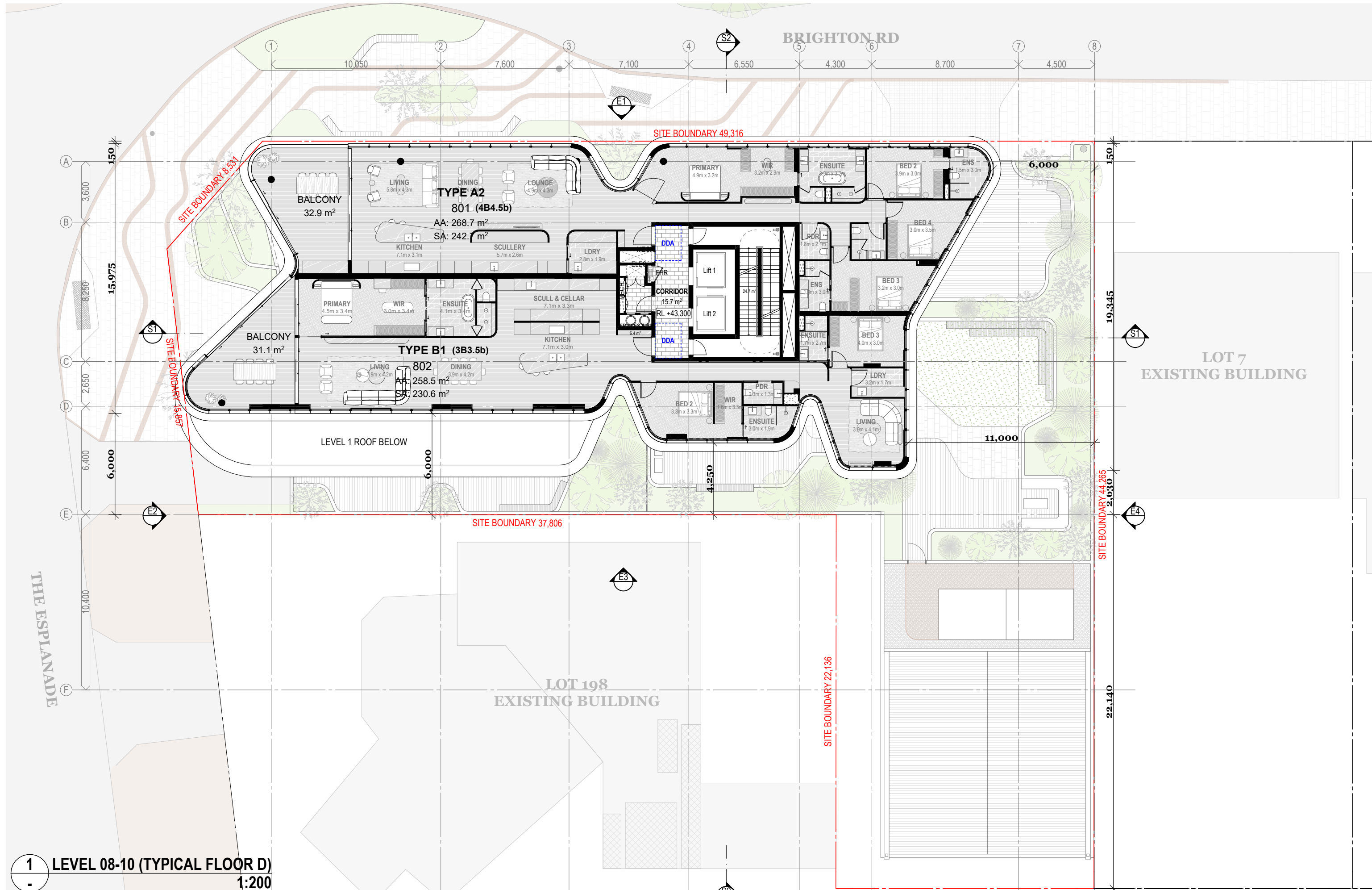
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Project Name	194 The Esplanade
Project Number	00012991
Date	23/01/2024
Scale	1:200@A3

Drawing Name	Level 6-7 Plan - Typical Plate C
Drawing Number	DA207
Revision	C



1 LEVEL 08-10 (TYPICAL FLOOR D)
1:200



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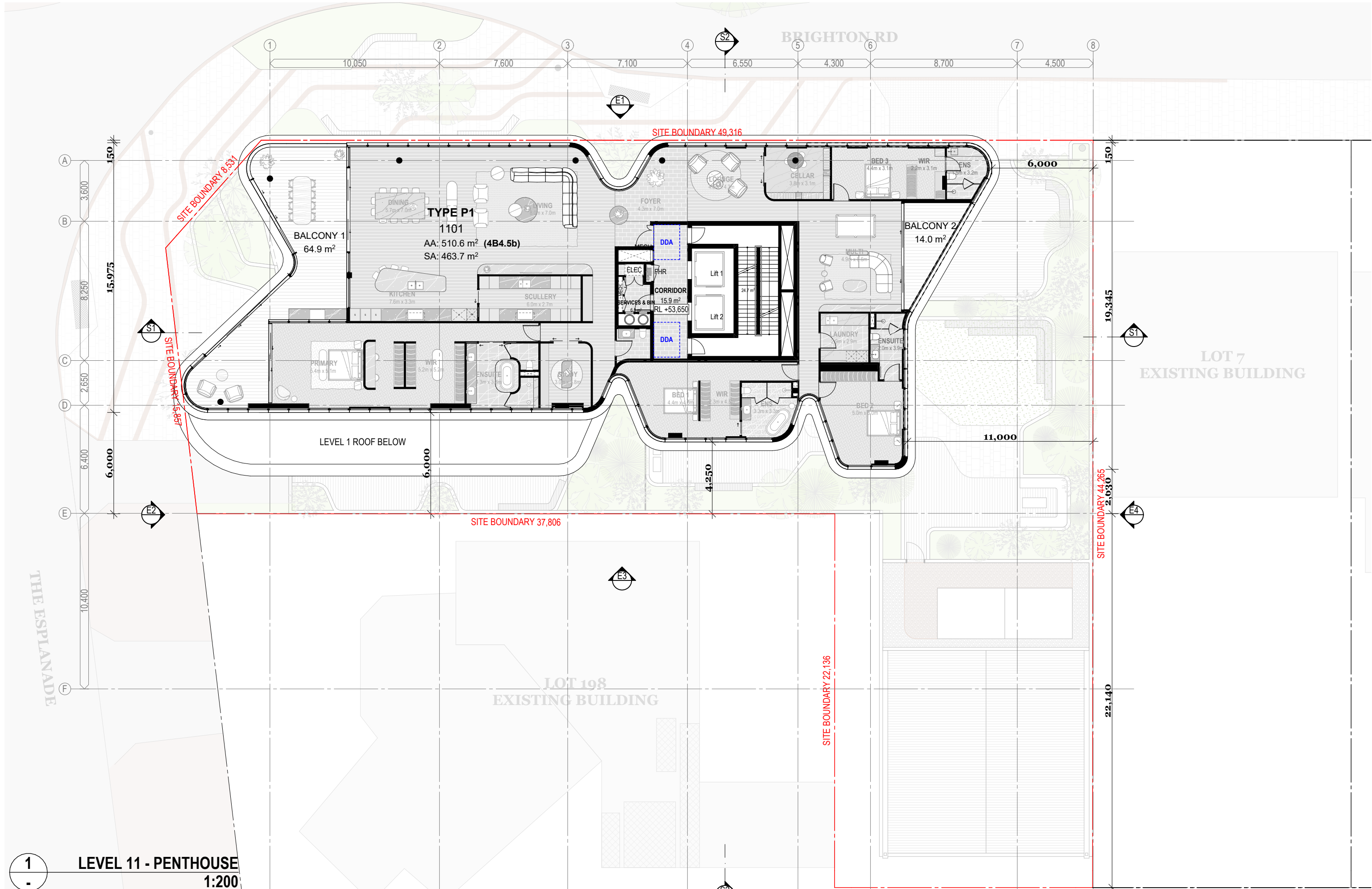
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Project Name	194 The Esplanade
Project Number	00012991
Date	23/01/2024
Scale	1:200@A3

Drawing Name	Level 8-10 Plan - Typical Plate D
Drawing Number	DA208
Revision	C



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LEVEL 11 - PENTHOUSE
1:200



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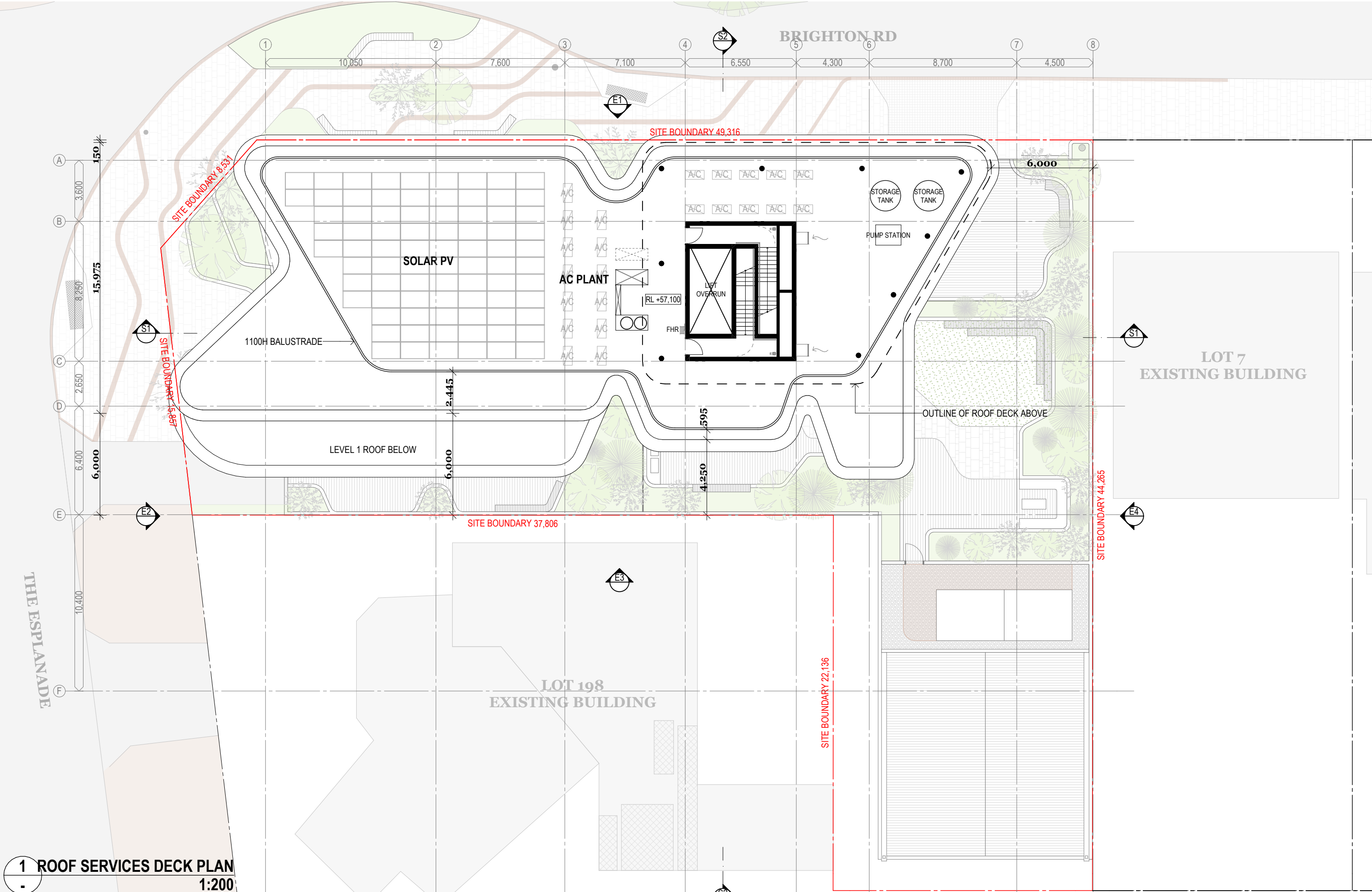
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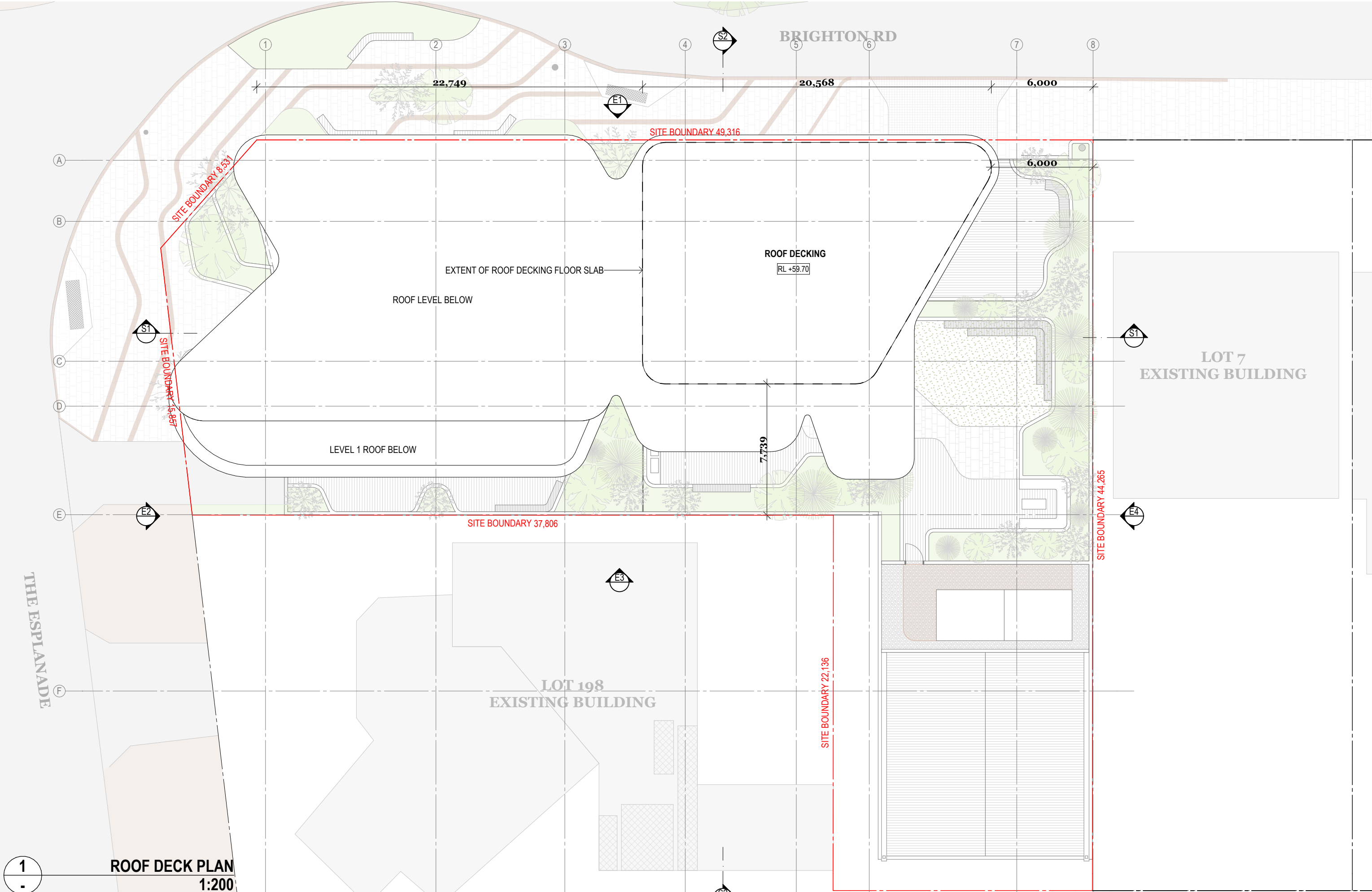
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Project Name	194 The Esplanade
Project Number	00012991
Date	23/01/2024
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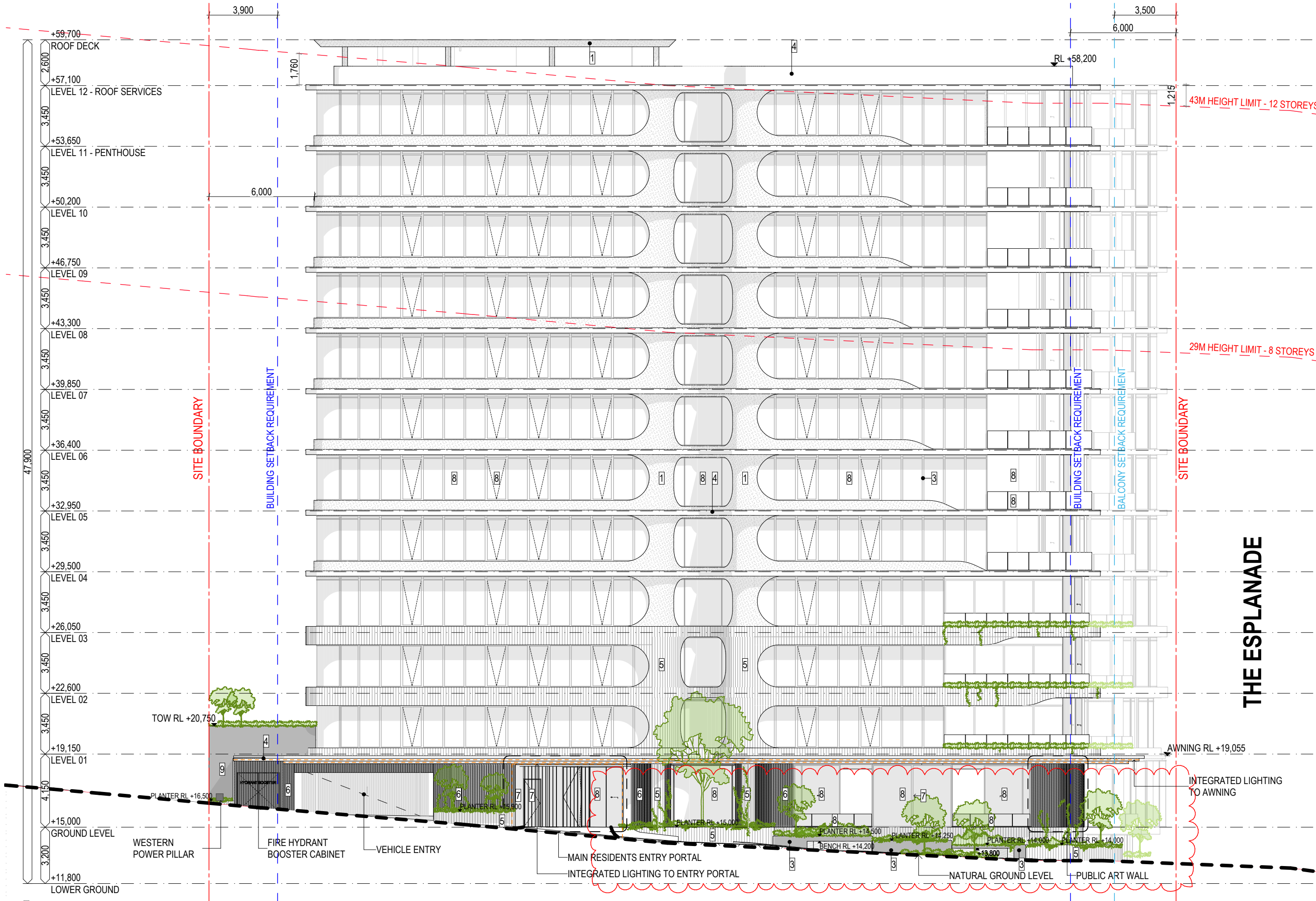
Drawing Name	Level 11 Plan - Penthouse
Drawing Number	DA209
Revision	C



1 ROOF SERVICES DECK PLAN
1:200



1
-
ROOF DECK PLAN
1:200



1 NORTH ELEVATION
1:200



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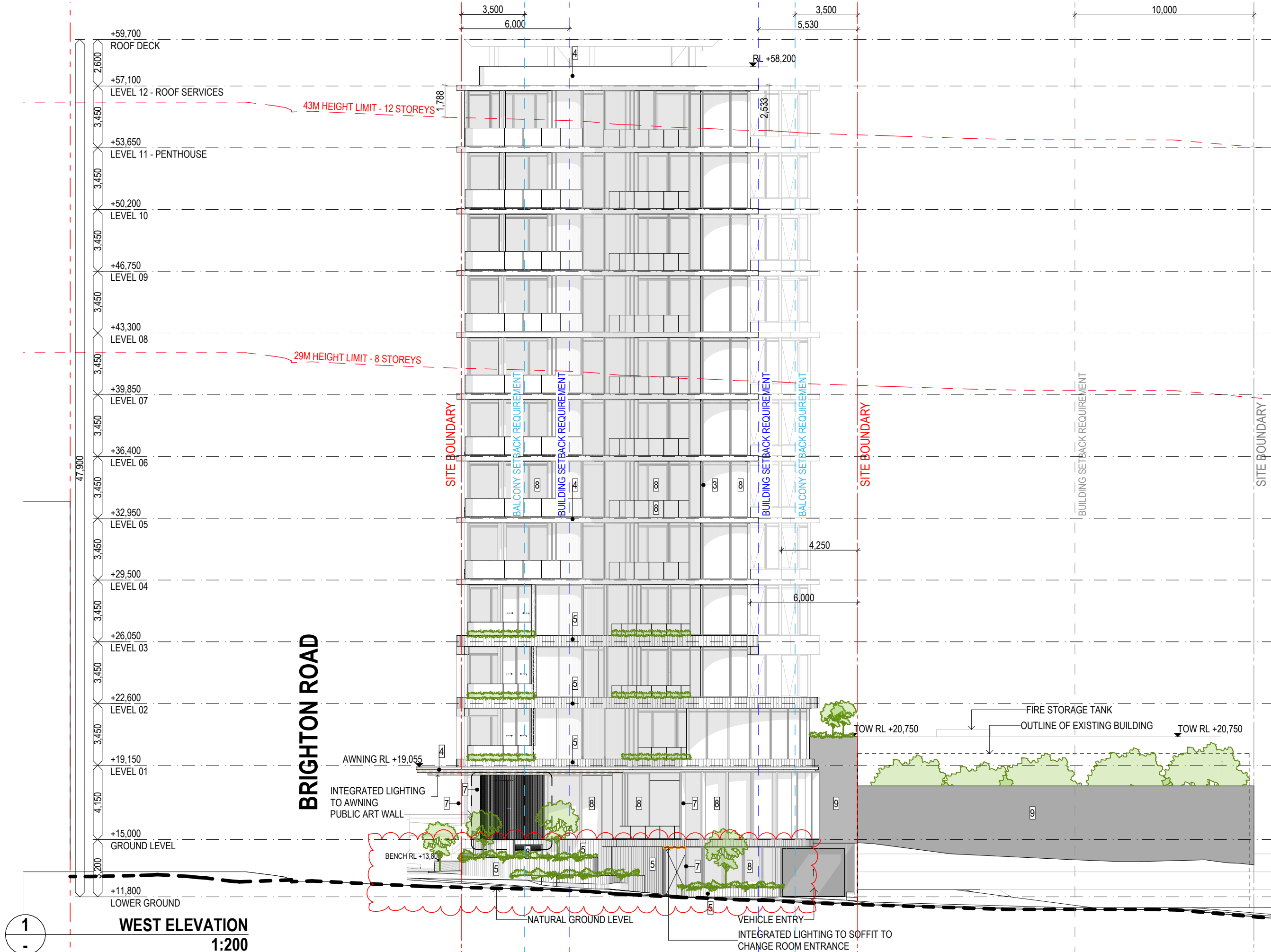
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Project Name	194 The Esplanade
Project Number	00012991
Date	23/01/2024
Scale	1:200@A3

Drawing Name	North Elevation
Drawing Number	DA300
Revision	D



- 1. WARM TEXTURED RENDER
- 2. TIMBER / COMPOSITE SOFFIT
- 3. CHAMPAGNE POWDERCOAT
- 4. WHITE CONCRETE
- 5. TEXTURED RIBBED CONCRETE
- 6. TIMBER / COMPOSITE BATTENS
- 7. BRUSHED COPPER
- 8. TINTED GLASS
- 9. GREY RENDER

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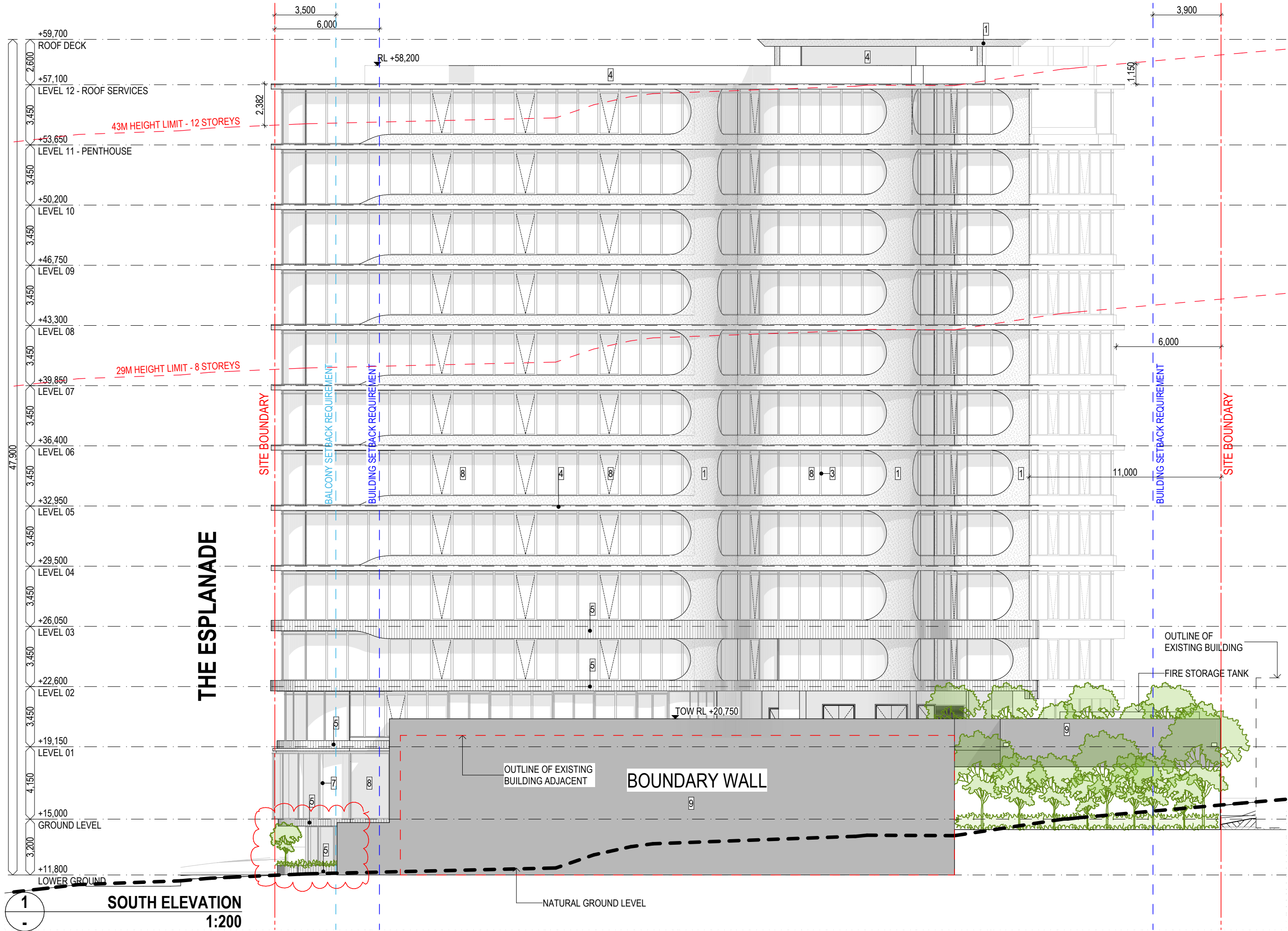
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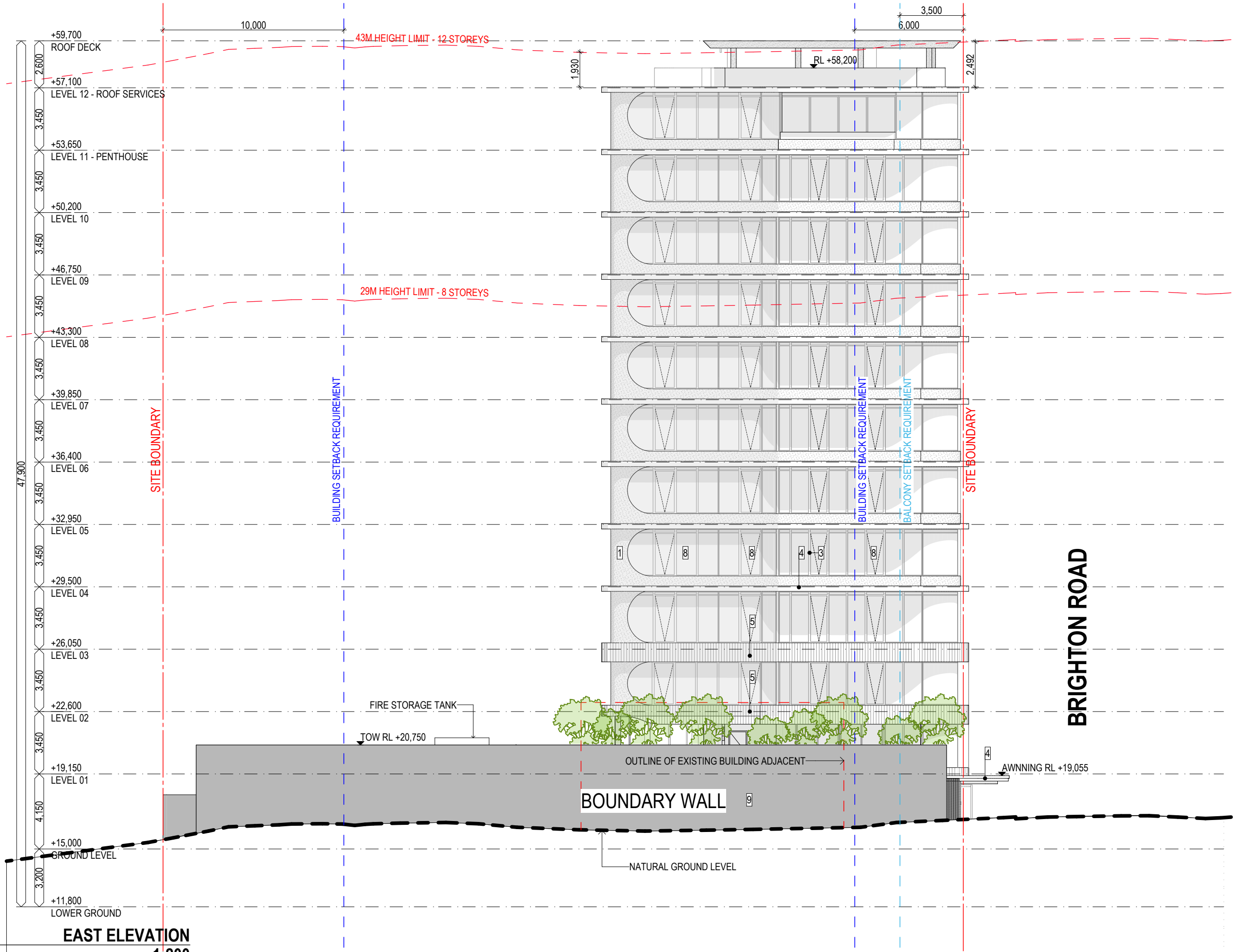
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Project Name	194 The Esplanade
Project Number	00012991
Date	23/01/2024
Scale	1:200@A3

Drawing Name	West Elevation
Drawing Number	DA301
Revision	D





- 1. WARM TEXTURED RENDER
- 2. TIMBER / COMPOSITE SOFFIT
- 3. CHAMPAGNE POWDERCOAT
- 4. WHITE CONCRETE
- 5. TEXTURED RIBBED CONCRETE
- 6. TIMBER / COMPOSITE BATTENS
- 7. BRUSHED COPPER
- 8. TINTED GLASS
- 9. GREY RENDER

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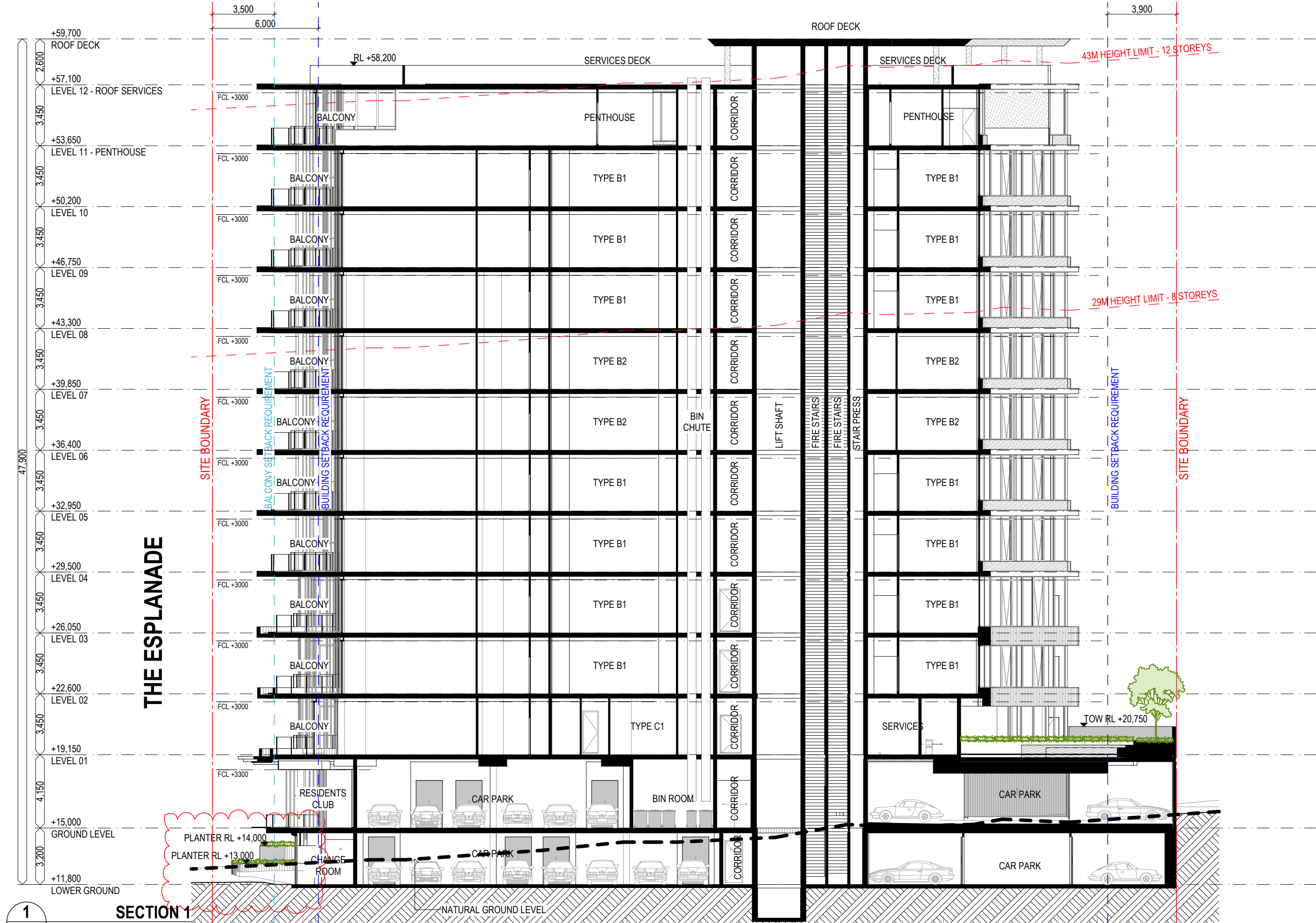
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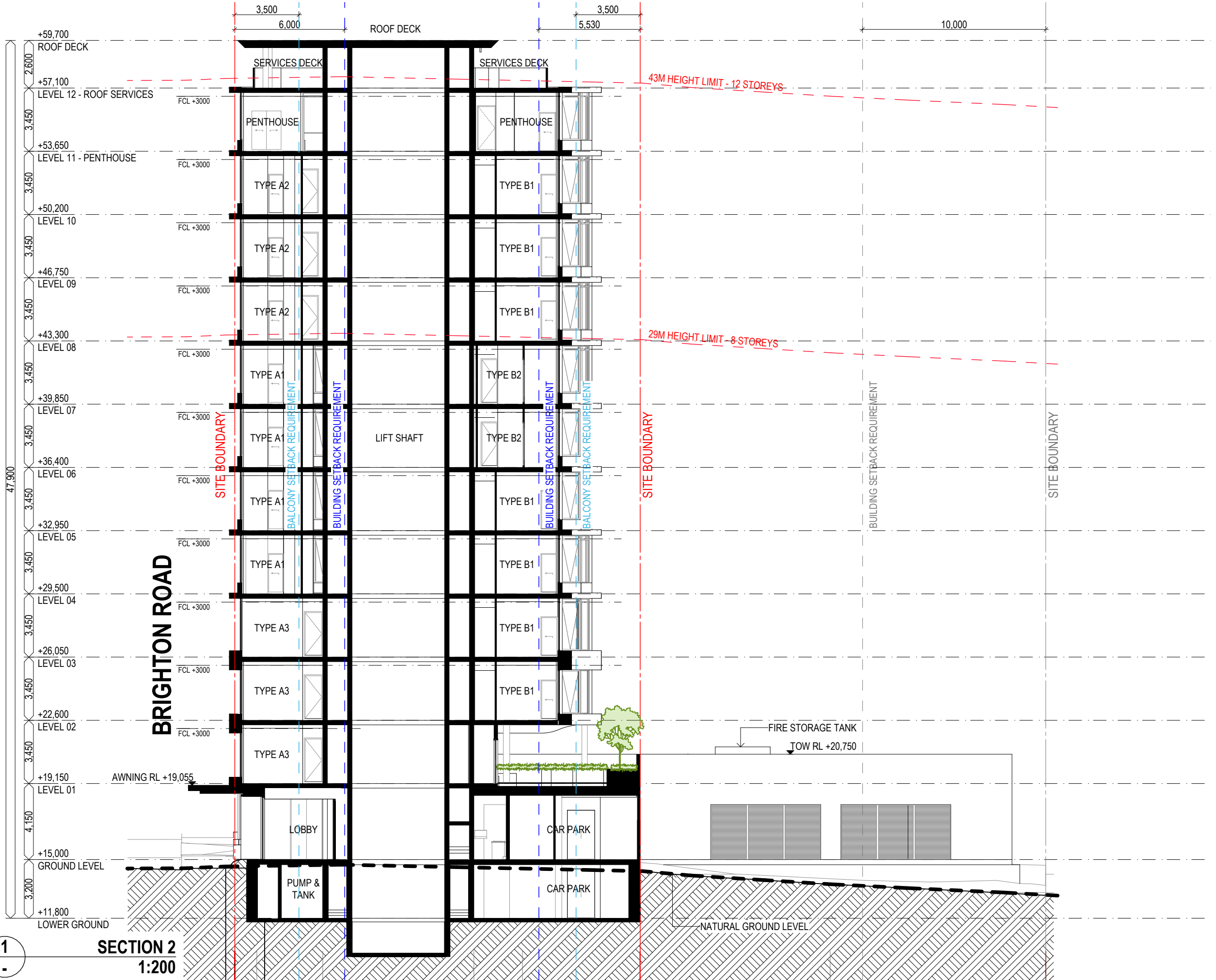
Project Name 194 The Esplanade
Project Number 00012991
Date 23/01/2024
Scale 1:200@A3

Drawing Name East Elevation
Drawing Number DA303
Revision C



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SECTION 1
1:200



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SECTION 2
1:200

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Project Name
Project Number
Date
Scale

194 The Esplanade
00012991
23/01/2024
1:200@A3

Drawing Name
Drawing Number
Revision

Section
DA305
C