

Design Review Report – Item 2

Local government:	City of Stirling	
Item no.:	Item 2 – DA21/1981 – 249 West Coast Drive North Beach – Commercial – Small Bar	
Chairperson:	Emma Williamson	
Panel members:	David Karotkin Stephen Carrick Michael Murphy Tony Blackwell	
Local government officers:	Giovanna Lumbaca Hillary Grulke Taylor Wilson	Coordinator Planning Acting Coordinator Planning Acting DRP Support Officer
Observers	June Liew Michael Italiano Karina Bowater	Planning Officer Planning Officer Senior Planning Officer
Date:	20 January 2022	Time: 3pm
Venue:	City of Stirling, 25 Cedric Street Stirling, Parmelia Room	

Proponent/s

Daniel Lees	Element WA (<i>Applicant</i>)
Chris McMahon	CAPA Architecture and Landscape
Steven Postmus	CAPA Architecture and Landscape
Connor Porter-Wilkinson	Element WA
Diane Mossenson	Owners Representative

Owners

Ms Diane Mossenson, Mr Amos Machlin, Mr Howard Machlin and Howane Pty Ltd


Observer/s

Briefings

Development assessment overview	Hillary Grulke	Acting Coordinator Planning Approvals
Technical issues	Hillary Grulke	Acting Coordinator Planning Approvals

Design Review

Proposed development	Item 2 – DA21/1981 – 249 West Coast Drive North Beach – Commercial – Small Bar
Property address	249 West Coast Drive North Beach
Background	
Proposal	

Applicant or applicant's representative address to the design review panel	Daniel Lees Chris McMahon Steven Postmus	Element WA CAPA Architecture and Landscape CAPA Architecture and Landscape
Key issues / recommendations	<p>The Panel thank the applicant for their presentation and look forward to seeing this scheme continue to develop to provide a high-quality venue for the local community.</p> <p>The Panel believe that the scheme can be improved through a focus on amenity, using landscape as a device to connect the interior and exterior, offering a range of accessible options for patron seating that offer comfort and shade.</p> <p>Refer to attached Design Quality Evaluation Report.</p>	
Chairperson signature		

Design quality evaluation Item 2 – DA21/1981 – 249 West Coast Drive North Beach – Commercial – Small Bar DRP Meeting – Thursday 20 January 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 is supportive of the direction of the design and the response to context.
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 advised that they are happy with the species selection. 2b. The Panel made note that the rear has not been developed to suggest amenity for patrons. This is queried and the Panel suggest further development might consider ways in which this could connect to the overall scheme more fully. 2c. The Panel commented that the landscape could be developed further to integrate and connect with the building, looking for ways to connect the east and western landscape through the southern spine, taking advantage of the proposed polycarbonate roof over.
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 advised that they support the bulk and scale of the project. 3b. The Panel commented on the current absence of shading to the west facing outdoor seating area. As shading will be an inevitable response to the location the Panel urge the applicant to consider ways of integrating this into the design at this early stage.
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 queried the functionality of the relationship between the bar and cool room access. 4b. The Panel sought confirmation in relation to food preparation, understanding that food will be ordered by patrons from neighbouring businesses. On this basis the small kitchen facilities proposed are considered adequate. 4c. The Panel noted the interesting composition of spaces and the need to ensure thermal comfort, balancing interconnectedness with this.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Panel queried the impacts of using a black sea container, suggesting that another colour may have less thermal impact. 5b. The Panel commented on the operability of the façade noting the current design suggests it is either open or closed, whereas the opportunity for something between these may offer a better response to the coastal location and take advantage of breezes. A façade engineer could assist in this regard. 5c. The Panel was supportive of the bike parking.
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 sought clarification in relation to the location of waste and the design response to potential loss of amenity for neighbours. This was clarified by the applicant who confirmed the waste area would be fully enclosed. 6b. The Panel suggested having gender neutral bathrooms in order to provide

	<p>ground floor amenity and access to all patrons.</p> <p>6c. The Panel commented on the servicing and access issues for the bikes and the potential for a conflict during hours of operation.</p> <p>6d. The Panel commented that there could be a possibility for a range of seating options in the upstairs bar. Refinement of this could potentially result in less west facing glazing and have the effect of reducing heat load.</p> <p>6e. The Panel commented on the opportunity to increase the amenity of the rear outdoor area through the integration of seating in the design.</p> <p>6f. The Panel suggested looking into ways to reduce the noise from the garden to neighbours. Evidence of this should support future presentations to the DRP. An acoustic specialist could be considered to provide certainty in relation to this.</p> <p>6g. The Panel noted that the rear courtyard is not currently accessible and suggested that this be addressed in the development of the scheme.</p>
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</i>
	<p>7a. The Panel commented on the opportunity to for the signage to be designed and integrated into the built form. This will impact the aesthetics and legibility of the building and should be presented at future DRPs</p> <p>7b. The Panel commented on the importance of clear signage for toilet access and bike parking.</p>
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	<p>8a. The Panel is comfortable with this aspect of the design at this stage of the proposal.</p>
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>
	<p>9a. The Panel expressed concern that no ACROD Bay has been provided for the development.</p> <p>9b. The Panel advised the active space to the street is supported as well as support for the addition of this venue in the mix of amenities available to the local community.</p>
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	<p>10a. The Panel supports the language of the building.</p> <p>10b. The Panel support the developing materials palette and request that this is considered and described in relation to context and character in future DRP presentations. One Panel member commented on the way in which the palette might be broadened to include some of the warmer textures of the surrounding area.</p> <p>10c. The Panel commented on the importance of an integrated and designed response to the need for shelter on the west facing portion of the building.</p>

Design Review progress
DA21/1981 – 249 West Coast Drive North Beach
Thursday 20 January 2022

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 20/1/2022	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 – DA21/1981 – 249 West Coast Drive North Beach**

DR1 – DRP Recommendations DRP Meeting – 20/1/2022	DR2 – Applicant Response DRP Meeting – 20/1/2022	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
2b. The Panel made note that the rear has not been developed to suggest amenity for patrons. This is queried and the Panel suggest further development might consider ways in which this could connect to the overall scheme more fully. 2c. The Panel commented that the landscape could be developed further to integrate and connect with the building, looking for ways to connect the east and western landscape through the southern spine, taking advantage of the proposed polycarbonate roof over.			
3b. The Panel commented on the current absence of shading to the west facing outdoor seating area. As shading will be an inevitable response to the location the Panel urge the applicant to consider ways of integrating this into the design at this early stage.			
5a. The Panel queried the impacts of using a black sea container, suggesting that another colour may have less thermal impact. 5b. The Panel commented on the operability of the façade noting the current design suggests it is either open or closed, whereas the opportunity for something between these may offer a better response to the coastal location and take advantage of breezes. A façade engineer could assist in this regard.			
6b. The Panel suggested having gender neutral bathrooms in			

<p>order to provide ground floor amenity and access to all patrons.</p> <p>6d. The Panel commented that there could be a possibility for a range of seating options in the upstairs bar. Refinement of this could potentially result in less west facing glazing and have the effect of reducing heat load.</p> <p>6e. The Panel commented on the opportunity to increase the amenity of the rear outdoor area through the integration of seating in the design.</p> <p>6f. The Panel suggested looking into ways to reduce the noise from the garden to neighbours. Evidence of this should support future presentations to the DRP. An acoustic specialist could be considered to provide certainty in relation to this.</p> <p>6g. The Panel noted that the rear courtyard is not currently accessible and suggested that this be addressed in the development of the scheme.</p>			
<p>7a. The Panel commented on the opportunity to for the signage to be designed and integrated into the built form. This will impact the aesthetics and legibility of the building and should be presented at future DRPs</p> <p>7b. The Panel commented on the importance of clear signage for toilet access and bike parking.</p>			
<p>10b. The Panel support the developing materials palette and request that this is considered and described in relation to context and character in future DRP presentations. One Panel member commented on the</p>			

<p>way in which the palette might be broadened to include some of the warmer textures of the surrounding area.</p> <p>10c. The Panel commented on the importance of an integrated and designed response to the need for shelter on the west facing portion of the building.</p>			
---	--	--	--



LEGEND

- Site Boundary
- Cadastre

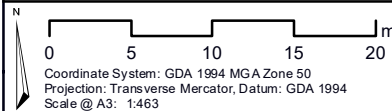
© Talis Consultants Pty Ltd ("Talis") Copyright in the drawings, information and data recorded in this document ("the information") is the property of Talis. This document and the information are solely for the use of the authorised recipient and this document may not be used, transferred or reproduced in whole or part for any purpose other than that which it is applied by Talis without written consent. Talis makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.



LOCALITY

249 West Coast Drive
North Beach, WA 6020

Machlin Group

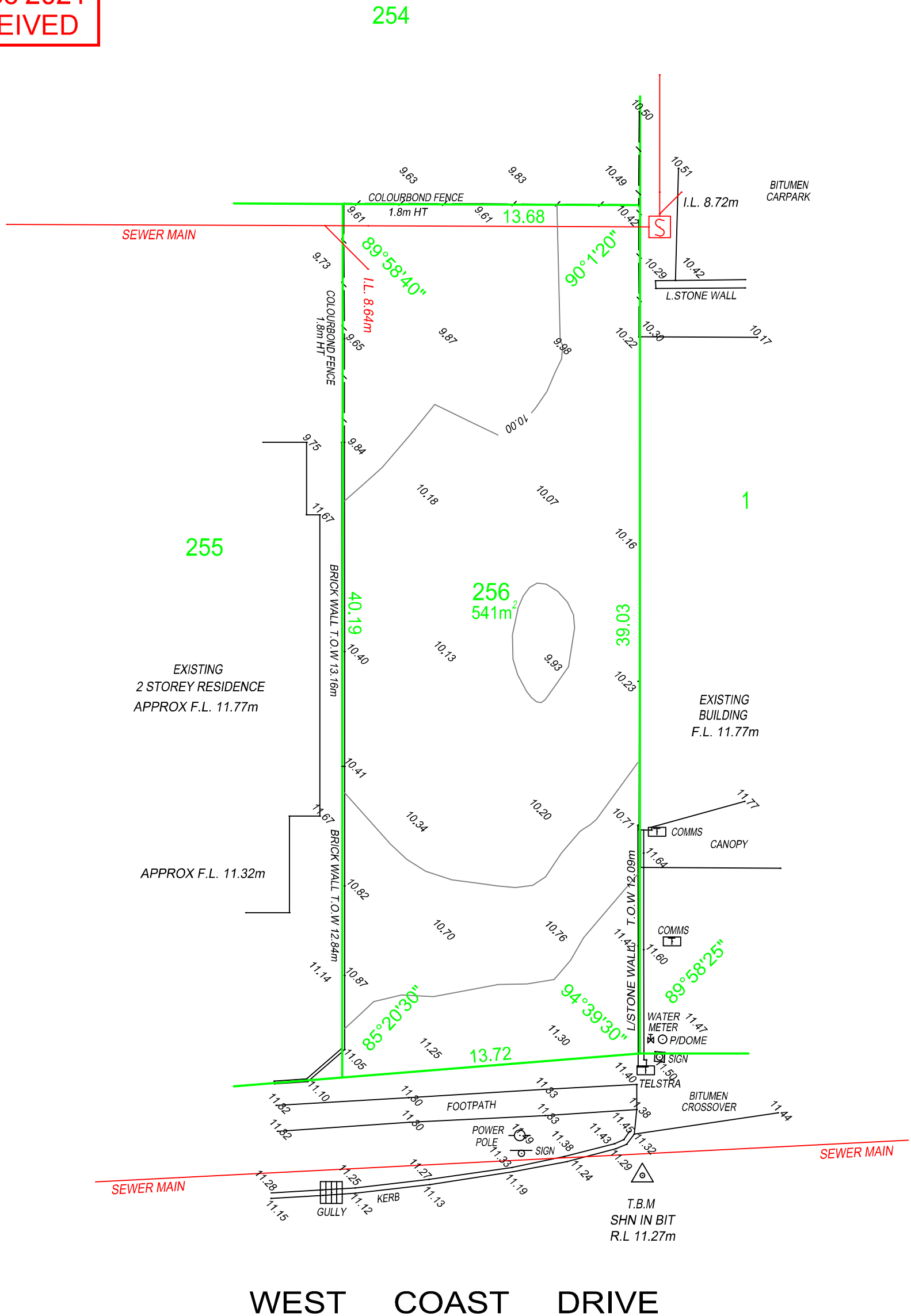


Prepared: T Daymond	Date: 29/07/2021
Reviewed: D Patel	Revision: A
Project: TW21090	



Figure 01

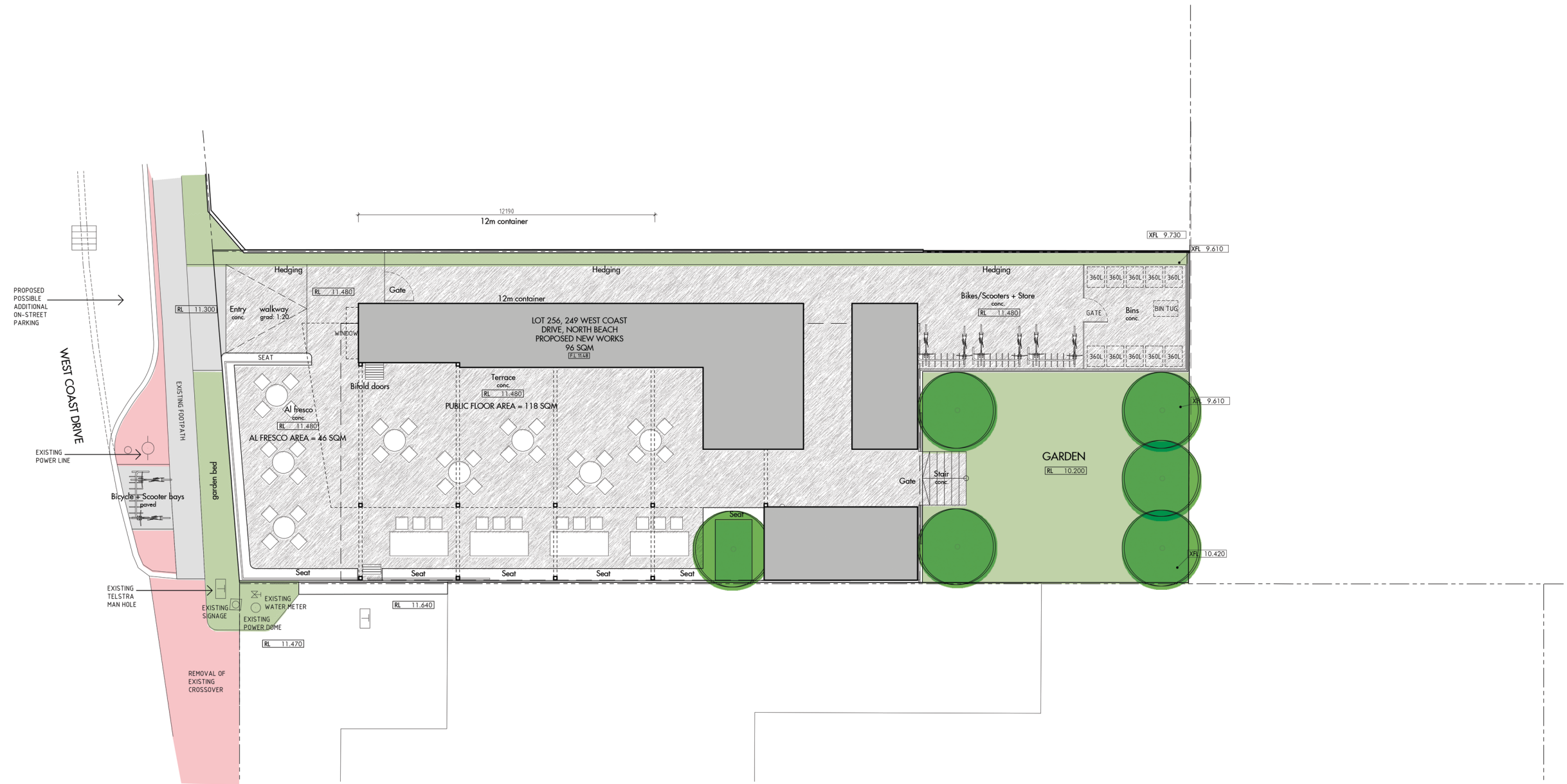
City of Stirling
08 Dec 2021
RECEIVED

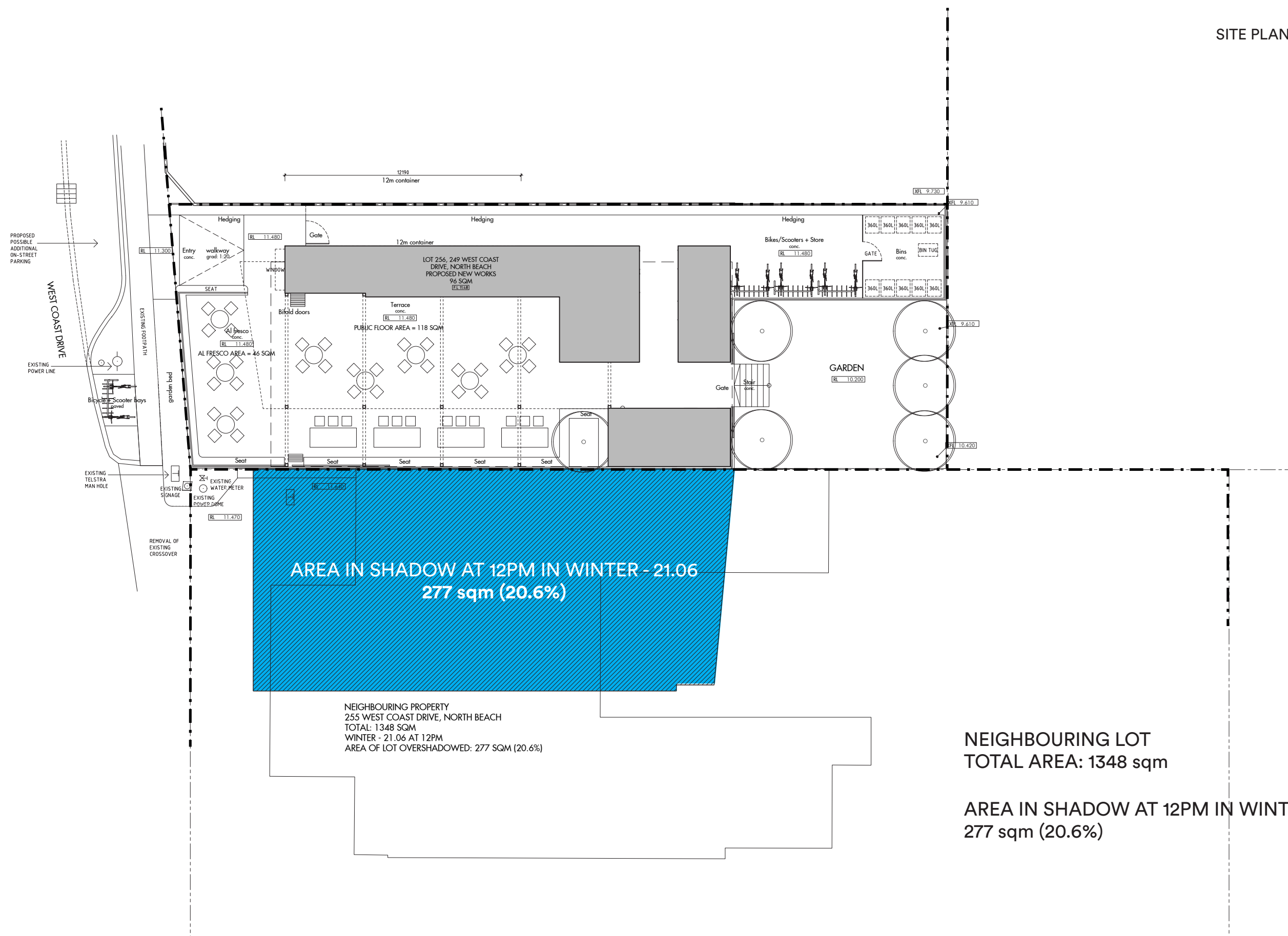


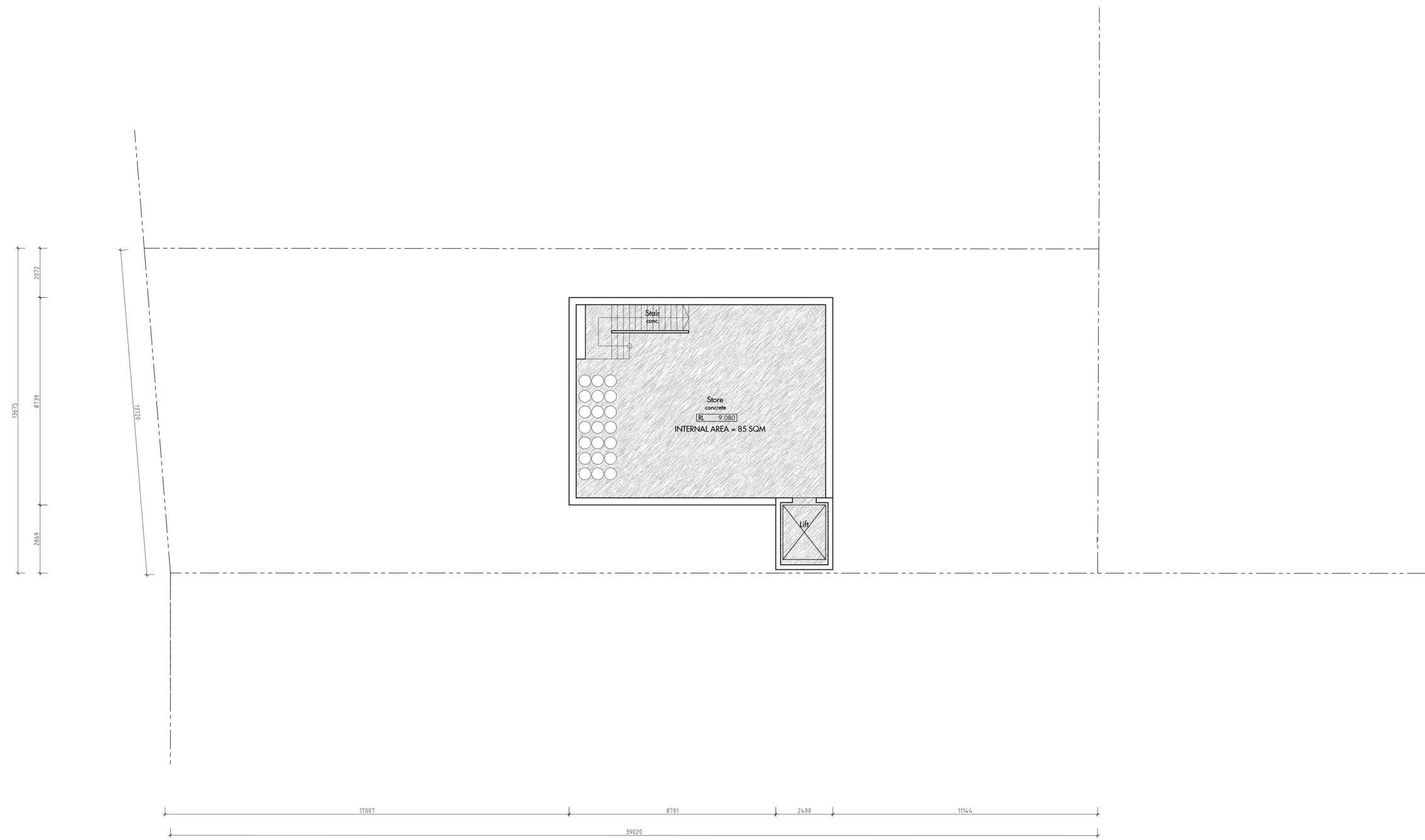
NOTE: CHECK CERTIFICATES OF TITLE FOR EASEMENTS ETC. THIS PLAN IS A SITE CONTOUR ONLY. BOUNDARY POSITIONS & LOCATION OF IMPROVEMENTS IS NOT GUARANTEED. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. SEWER INFO IS FROM W.A.W.A PLANS. CHECK CLEARANCES AS NO LIABILITY CAN BE ACCEPTED. EARTHWORKS SET OUT DIMENSIONS MAY VARY AT BUILDERS DISCRETION

A.J MARSH PTY LTD 25 WHEATLEY ST GOSNELLS 6110 9398 1994	CLIENT MOSSONSON	JOB LEVEL & FEATURE SURVEY LOT 256 WEST COAST DVE NORTH BEACH	DATE: 27/5/2016	PLAN: 4098	
			SCALE: 1:200@A3		
			DATUM: A.H.D (SSM)		
			CO-ORD: ASSUMED		
			CONT-INT: 0.5m	JOB ID: 10241B	









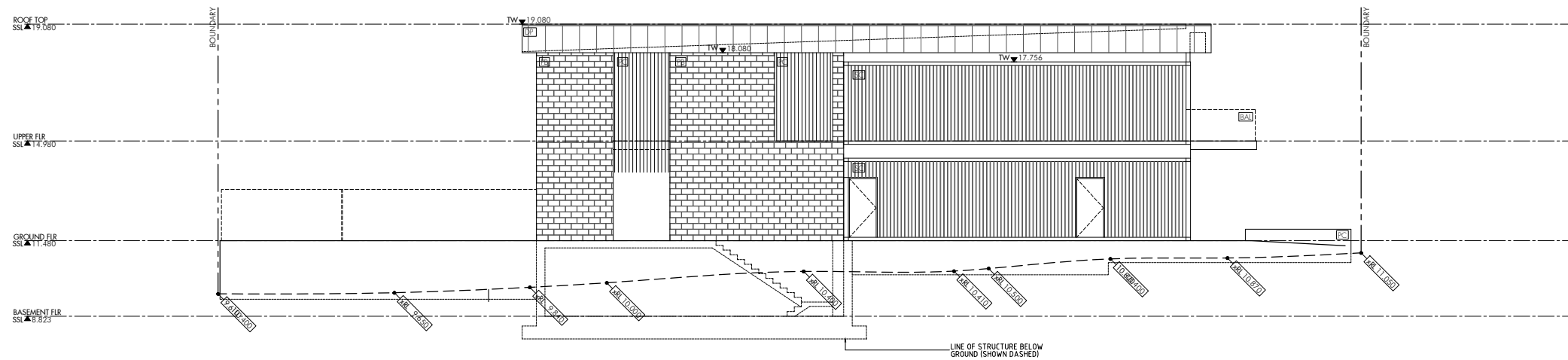
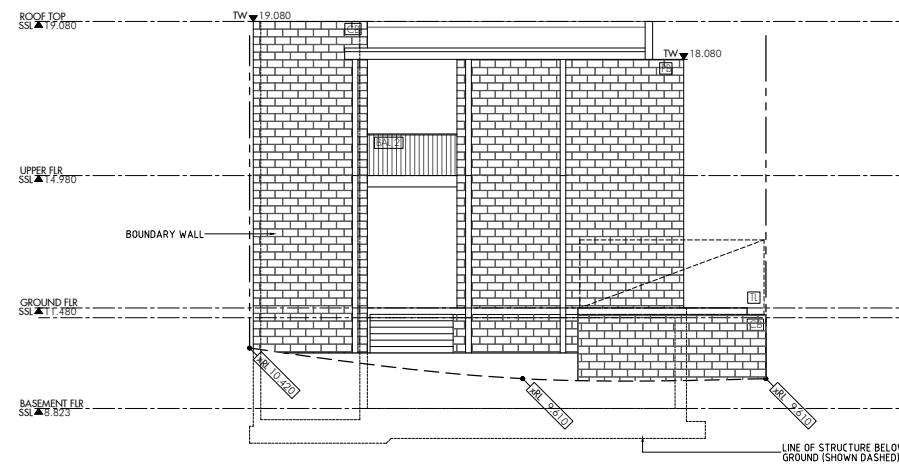
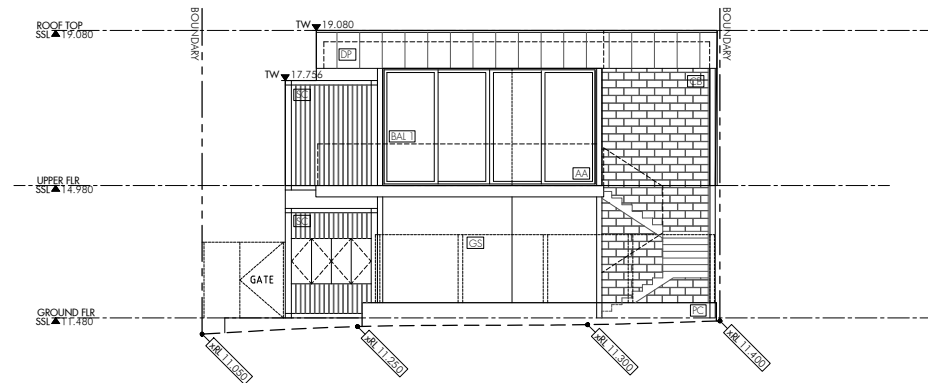
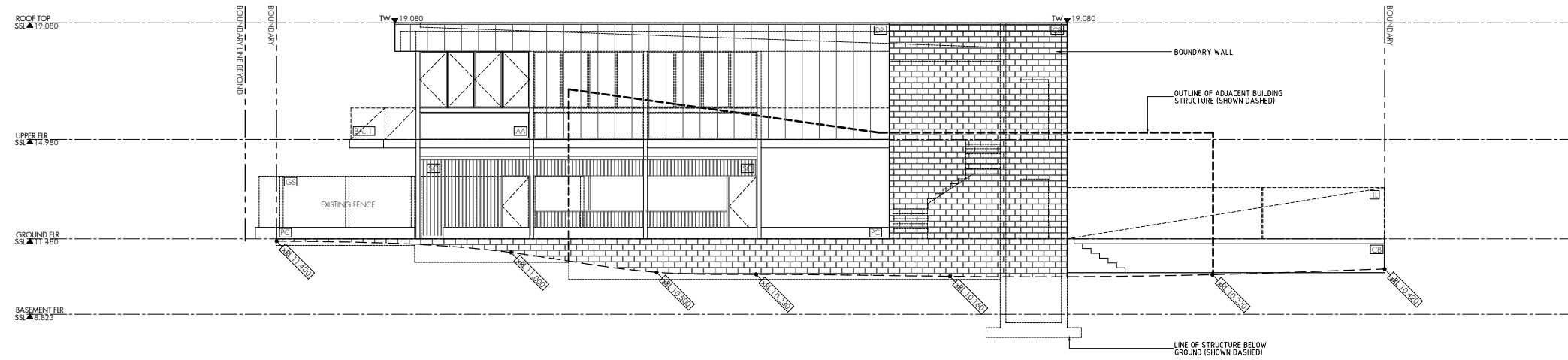


AREA CALCULATIONS

Ground level	
Undercroft	213 sqm
Services	111.4 sqm
Bar	20 sqm
Kitchen	27.7 sqm
Toilets	16.2 sqm
Mezzanine	
Deck	149 sqm
Bar + Food prep area	25.4 sqm
Office	8.5 sqm
Toilets	16.2 sqm
TOTAL -	663.9 sqm







- MATERIAL SCHEDULE
- [RB] MAXI-BRICKWORK FLUSH JOINT/SMEARED - PAINT FINISHED BLACK
 - [SC] MODIFIED SHIPPING CONTAINER - PAINT FINISHED BLACK
 - [CB] 10.01 CONCRETE BLOCKWORK - GREY
 - [AA] ANODIZED ALUMINIUM FRAMES WITH CLEAR GLAZING
 - [DP] DANAPAL SEAMLESS FACADE SYSTEM - REFLECTIVE GREY
 - [CS] GLAZED WEATHER SCREEN
 - [BAL1] GLAZED BALUSTRADE
 - [BAL2] ANODIZED ALUMINIUM BALUSTRADE
 - [TF] TIMBER LAP FENCE
 - [PC] ANODIZED ALUMINIUM PRIVACY SCREEN