

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:	Philip Gresley Tony Blackwell Stephen Carrick	
Local government officers:	Karina Bowater James Fletcher Dean Williams Simone Palmer	Senior Planning Officer Senior Planning Officer (via Zoom) Senior Planning Officer DRP Support Officer
Observers	Austin Donaghey	Coordinator Planning (via Zoom)
Date:	14 April 2022	Time: 3.15pm
Venue:	City of Stirling via Zoom	

Proponent/s

Daniel Lees	Element WA(Applicant)
Connor Porter-Wilkinson	Element WA
Diane Mossenson	Landowners' Representative
Justin Carrier	CAPA Architecture and Landscape
Steven Postmus	CAPA Architecture and Landscape
Chris McMahon	CAPA Architecture and Landscape
Daniel Colley	CAPA Architecture and Landscape
Andrea Singeorzan	CAPA Architecture & Landscape - Student
Owners	Diane Mossenson, Amos Machlin, Howard Machlin and Howane Pty Ltd


Observer/s

Briefings

Development assessment overview	James Fletcher	Senior Planning Officer
Technical issues	James Fletcher	Senior Planning Officer

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	Justin Carrier Chris McMahon	CAPA Architecture and Landscape CAPA Architecture and Landscape
Key issues / recommendations	<p>The Panel thank the Applicant for their presentation and the response to feedback from the first DRP.</p> <p>The design has developed well to address concerns in relation to customer amenity and the integration of landscape with the building.</p> <p>The Panel looks forward to a similarly integrated response to the outstanding issues of weather protection on the western aspect of the proposal and sustainability more generally.</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 14 April 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. This design principle is supported by the Panel.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	2a. The development of the courtyard is supported by the Panel. 2b. Comment was made by the Panel it would be beneficial to show the species of tree as this is critical to the success of the courtyard. 2c. The landscape principle is supported by the Panel.
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. This design principle is supported by the Panel.
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 support the addition of the canopy on the western face of the building and commented that it is critical to consider the issues of solar access and rain and ways in which mitigation measures such as blinds can be incorporated into the design at this stage.
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 more work is required in this area. 5b. Currently the wording “may” is used in relation to the commitment to the sustainability strategies. The Applicant was encouraged by the Panel to make a commitment to sustainability and lock these strategies in. 5c. The black containers are not supported by the Panel as the black radiates and absorbs significant heat affecting patron comfort especially on the Western elevation.
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 stated they have no issue with the gendered toilets, the focus should be on amenity of patrons on the ground and first floor. 6b. Comment was made by the Panel the amenity of the upper level and western face is problematic due to the western sun. An integrated solution as to how this will be mitigated is required.
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 recommended incorporating some illuminated signage into the design in line with Council’s regulations that can be easily seen in the evening.
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 supported by the Panel.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	9a. The Panel support this principle. 9b. The Panel mentioned this proposal gives back to the community and neighbouring tenancies will benefit from the bar.
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 encouraged the Applicant to integrate additional shading and weather devices for weather conditions. 10b. The Panel supports the material palette and is comfortable with the aesthetics of this development.

Design Review progress DA21/1981 – 249 West Coast Drive North Beach Thursday 14 April 2022			
	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 20/1/2022	DR2 14/4/2022	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			

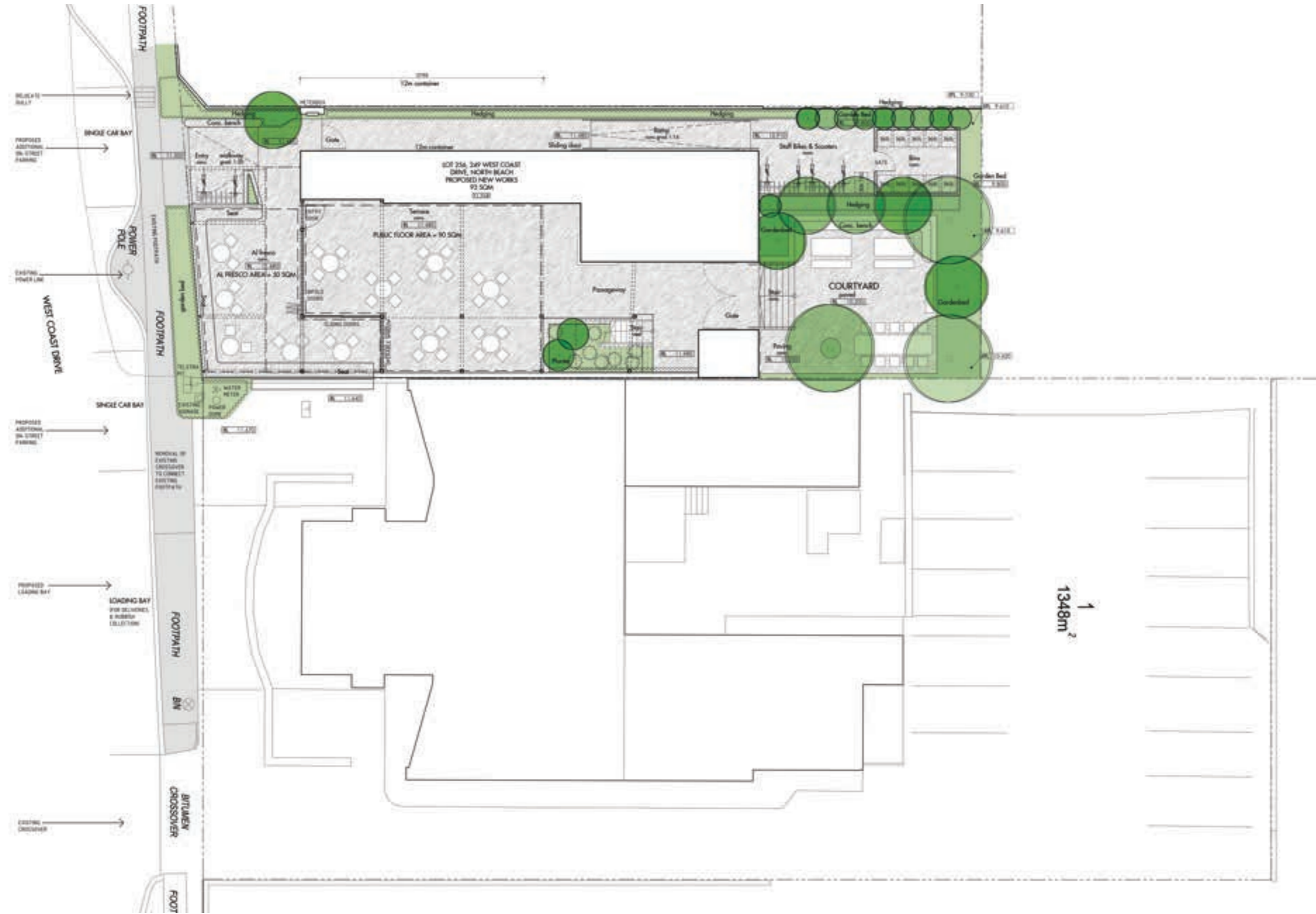
Recommendations Summary			
Item 2 – DA21/1981 – 249 West Coast Drive North Beach			
DR1 – DRP Recommendations DRP Meeting – 20/1/2022	DR2 – Applicant Response DRP Meeting – 20/1/2022	DR2 DRP Recommendations DRP Meeting – 14/4/2022	DR2 – Applicant Response DRP Meeting – 14/4/2022
<p>2b. The Panel made 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.</p> <p>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.</p>	<p>2b. The opening between the internal space and rear courtyard has been widened, to provide greater visual and physical connection, at both ground and upper levels. Ensuring that the indoor and outdoor spaces are seamlessly connected is a key performance factor for the proposal. (see p.43)</p> <p>2c. The landscaping scheme has been further developed, with additional landscaping to the internal spaces to provide a visual landscape connection from the west to the east. (p.43)</p>	<p>2b. Comment was made by the Panel it would be beneficial to show the species of tree as this is critical to the success of the courtyard.</p>	
<p>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.</p>	<p>3b. An awning structure has been added, of a contemporary and complementary form in keeping with the 'lightweight' steel-framed aesthetic of the building to ensure it is truly integrated. This has the capacity to operate in open and closed modes, to provide the desired level of protection having regard for the varying weather conditions. (p.44)</p>		
<p>5a. The Panel queried the impacts of using a black sea container, suggesting that</p>	<p>5a. The proposal maintains the dark colour for the sea container, so as to reduce</p>	<p>5a. The Panel stated more work is required in this area.</p> <p>5b. Currently the wording "may" is</p>	

<p>another colour may have less thermal impact.</p> <p>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.</p>	<p>reflection and glare. (p.43)</p> <p>5b. The design of the façade has been further considered and the building can now be completely sealed to the elements. An operable façade will allow for flexibility in operation and also allow for good ventilation when conditions are favourable. The façade now allows for the venue to be opened up to take advantage of milder conditions, or to be sealed on more extreme days. Operable windows assist in mediating wind and breezes through the building. (pp.17 & 43)</p>	<p>used in relation to the commitment to the sustainability strategies. The Applicant was encouraged by the Panel to make a commitment to sustainability and lock these strategies in.</p> <p>5c. The black containers are not supported by the Panel as the black radiates and absorbs significant heat affecting patron comfort especially on the Western elevation.</p>	
<p>6b. The Panel suggested having gender neutral bathrooms in 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</p>	<p>6b. The strong preference is to retain gender specific bathrooms as currently proposed, based on operator feedback. Unisex UATs are provided on both levels.</p> <p>6c. A dedicated alcove has been added to the front setback area to provide a bike parking zone, separate to the pedestrian entrance, so as to avoid conflicts. (p.43).</p> <p>6d. The upstairs roof overhang to the western elevation has been extended, to reduce the heat load on the western glazing.</p> <p>6e. A more considered design has been developed for the rear outdoor area, which now includes integrated bench</p>	<p>6a. The Panel stated they have no issue with the gendered toilets, the focus should be on the amenity of patrons on the ground and first floor.</p> <p>6b. Comment was made by the Panel the amenity of the upper level and western face is problematic due to the western sun. An integrated solution as to how this will be mitigated is required.</p>	

<p>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>seating. (p.43).</p> <p>6f. Acoustic design for the rear outdoor area is currently under consideration. With further detail to be provided in advance of the DRP.</p> <p>6g. The lift has been reoriented to provide universal access to the rear outdoor area. (p.43)</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>7a. Integrated and considered signage has been included, on the northern and southern aspects of the awning structure. (p.44) An additional signage zone has been identified on the western elevation of the sea container, of a scale and location in keeping with the aesthetics of the building. (p.21).</p> <p>7b. Noted and agreed.</p>	<p>7a. The Panel recommended incorporating some illuminated signage into the design in line with Council’s regulations that can be easily seen in the evening.</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</p>	<p>10b. Highly durable finishes and materials have been selected, having regard for the oceanfront context and the surrounding residential materials palette. Of note these are predominately white/ grey render, with extensive glazing, with a notable absence of “warmer” tones. (pp.8 & 25).</p> <p>10c. The importance of a shading solution for the western elevation is acknowledged as has been</p>	<p>10a. The Panel encouraged the Applicant to integrate additional shading and weather devices for weather conditions.</p>	

for shelter on the west facing portion of the building.	addressed above.		
---	------------------	--	--

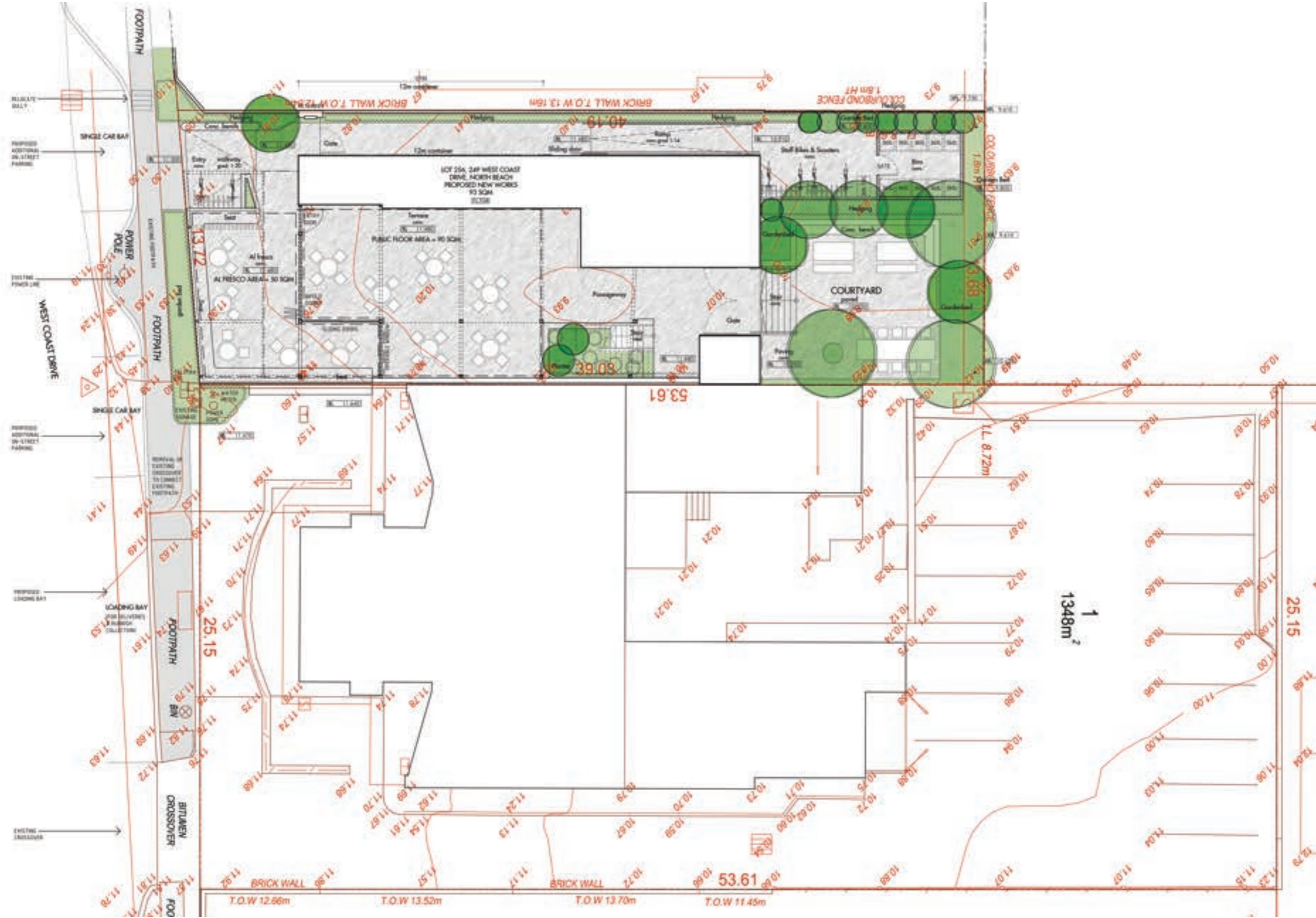
AMENDED PLAN



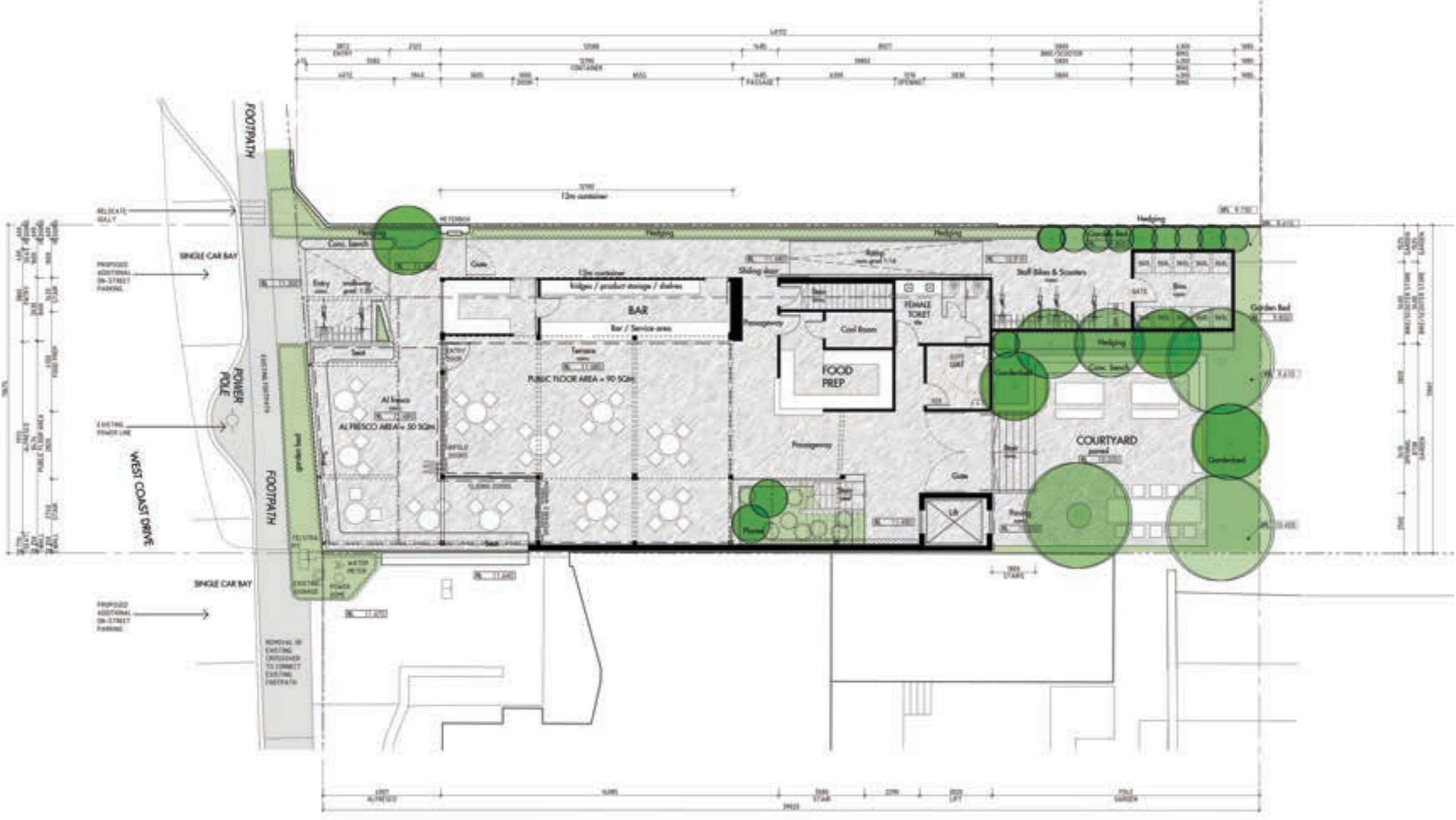
City of Stirling
26 April 2022
RECEIVED



AMENDED PLAN



City of Stirling
26 April 2022
RECEIVED



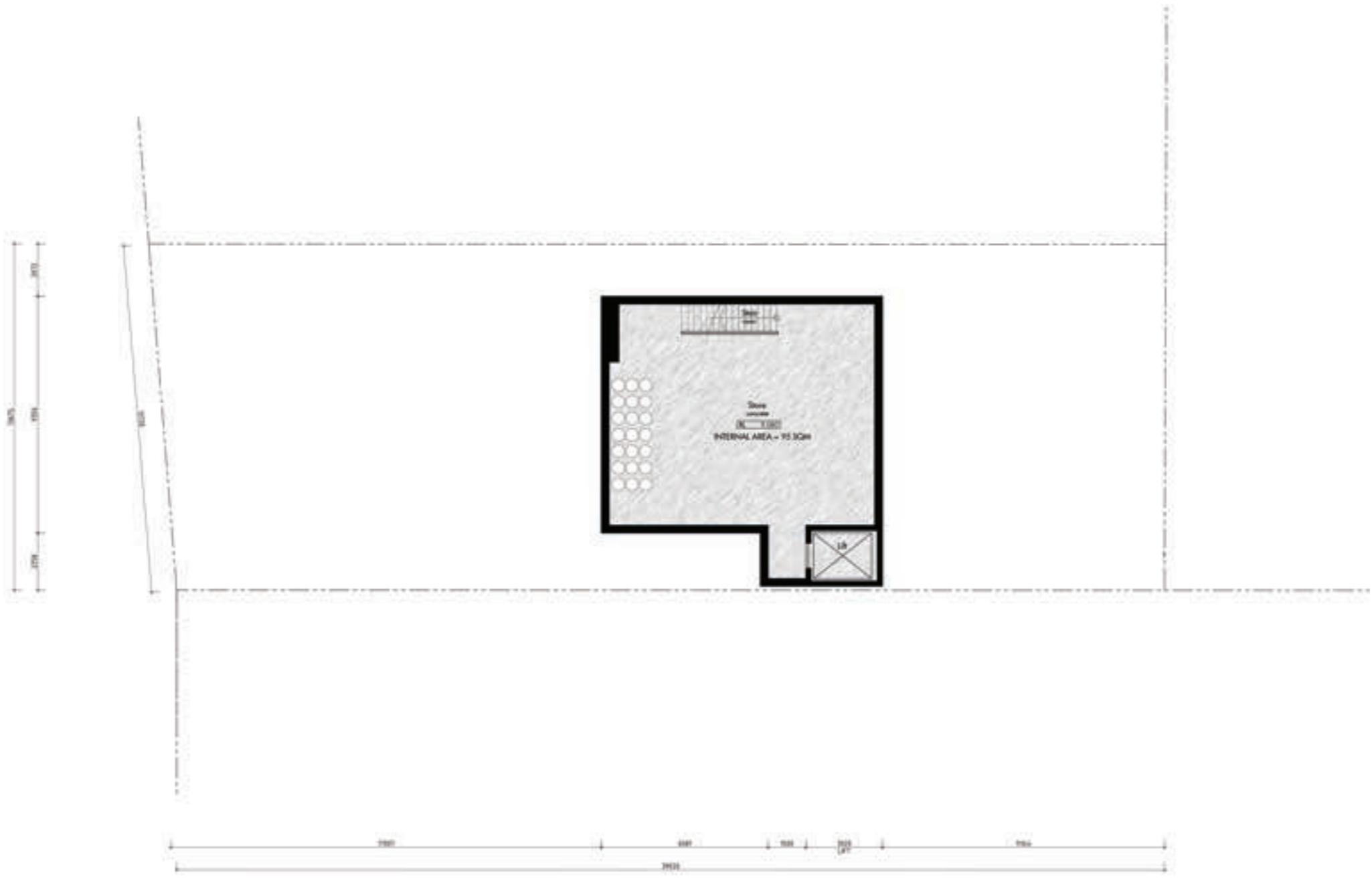
City of Stirling
26 April 2022
RECEIVED

AMENDED PLAN



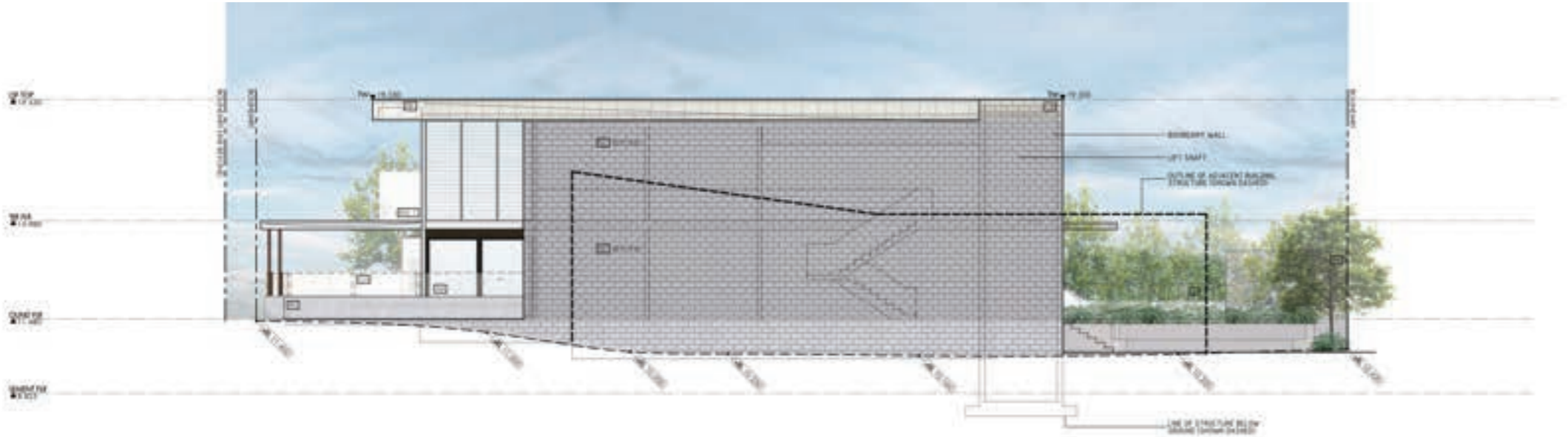
City of Stirling
26 April 2022
RECEIVED

AMENDED PLAN

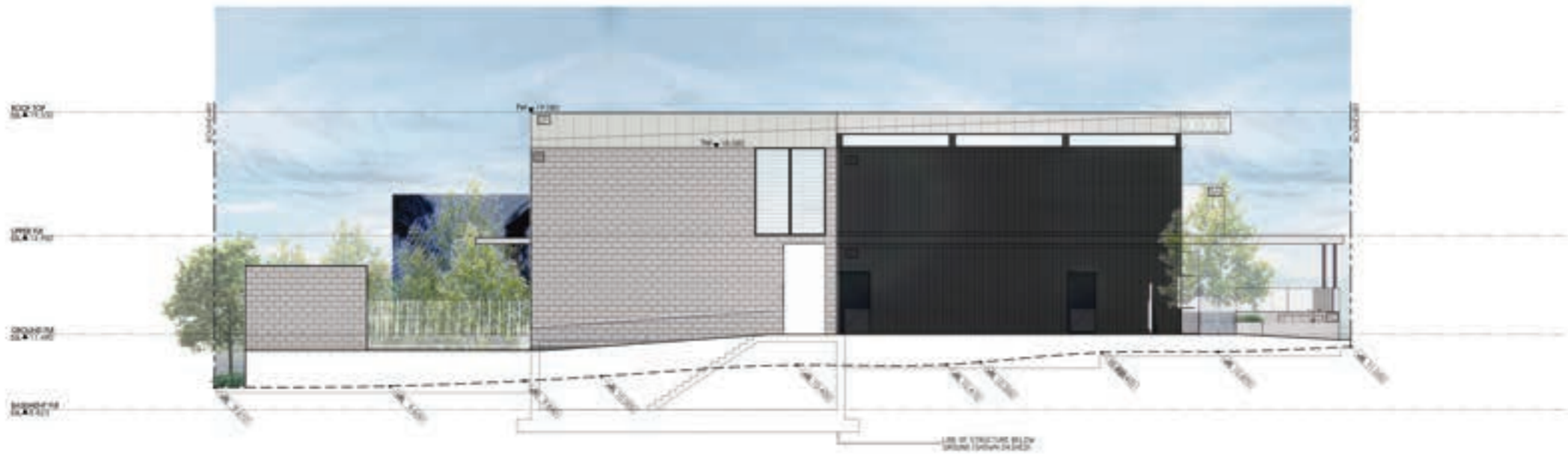


City of Stirling
26 April 2022
RECEIVED

AMENDED PLAN



AMENDED PLAN



- 1.000 CONCRETE
- 2.000 BRICKWORK (CLAY PAVING, TRAP REVERSALS)
- 3.000 BRICKWORK (CLAY PAVING, TRAP REVERSALS)
- 4.000 BRICKWORK (CLAY PAVING, TRAP REVERSALS)
- 5.000 BRICKWORK (CLAY PAVING, TRAP REVERSALS)
- 6.000 BRICKWORK (CLAY PAVING, TRAP REVERSALS)
- 7.000 BRICKWORK (CLAY PAVING, TRAP REVERSALS)
- 8.000 BRICKWORK (CLAY PAVING, TRAP REVERSALS)
- 9.000 BRICKWORK (CLAY PAVING, TRAP REVERSALS)
- 10.000 BRICKWORK (CLAY PAVING, TRAP REVERSALS)

City of Stirling
26 April 2022
RECEIVED

City of Stirling
26 April 2022
RECEIVED



AMENDED PLAN

City of Stirling
26 April 2022
RECEIVED



WEST COAST DRIVE - STREET FRONTAGE_NORTHERN APPROACH

AMENDED PLAN

City of Stirling
26 April 2022
RECEIVED



AMENDED PLAN

City of Stirling
26 April 2022
RECEIVED



ACTIVATED FOOTPATH LINKING TO ADJACENT POPULAR FOOD AND CAFE VENUE TO THE SOUTH

AMENDED PLAN

City of Stirling
26 April 2022
RECEIVED



AMENDED PLAN