

Design Review Report – Item 1

Local

government: City of Stirling

Item no.: Item 1 – DA25/1357 – 24 & 26 Brighton Road, Scarborough - Development Assessment Panel – Form 1 – 67 Multiple Dwellings

Chairperson: Munira Mackay

Panel members:	Brett Wood-Gush	Urban Design
	Tony Blackwell	Landscape Architecture
	Simon Venturi	Architecture
	Jackson Liew	Architecture

Local government officers:	Ryan Munyard	Coordinator Planning
	Shaun Wheatland	Coordinator Planning
	Sam Michie	Senior Planning Officer
	Simone Palmer	DRP Support Officer

Observers	Anthony Petrovski	Planning Officer
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Date: 4 December 2025 Time: 2pm

Venue: City of Stirling – Executive Conference Room

Proponent/s

Petar Mrdja	Urbanista Town Planning (<i>Applicant</i>)
Laurie Scanlan	Scanlan Architects
Alice Ardit	Scanlan Architects
Andra Biondi	Urbanista Town Planning
Andrew Baranowski	Plan E

Owners	Equity Land Management Pty Ltd
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Observer/s

Briefings

Development assessment overview	Sam Michie	Senior Planning Officer
Technical issues	Sam Michie	Senior Planning Officer

Design Review

Proposed development	Item 1 – DA25/1357 – 24 & 26 Brighton Road, Scarborough - Development Assessment Panel – Form 1 – 67 Multiple Dwellings	
Property address	24 & 26 Brighton Road, Scarborough	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Alice Ardit Andrew Baranowski	Scanlan Architects Plan E
Key issues / recommendations	The DRP thanks the Applicant for the presentation, that outlines responses to the recommendations from DR1, as well as the submission of updated plans and reports for review at DR2.	

The DRP appreciates the proposal's many strengths, the latest improvements and rationales for several of the innovative design decisions.

The DRP's comments highlight areas to address in SPP7.0 *Design of the Built Environment*, and specifically Design Principles 2: Landscape Quality, 4: Functionality and Build Quality, 5: Sustainability, 6: Amenity and 7: Legibility; these areas should be satisfied for the proposal to be considered for Design Excellence.

The DRP's key concerns and recommendations are:

- Consider landscape quality improvements to the location of soft landscape and selection of appropriate plant species given the limited access of direct daylight and impact of overshadowing on Levels 1 (atrium) and 3 (communal open space) respectively.
- Consider functionality improvements by reducing the Brighton Road crossover width to maximise footpath connectivity; more access of daylight and an aspect for residents via the alcoves on each floor of both towers that currently accommodate the a/c condenser units (and that possibly could be relocated to the roof); and on Level 1, integrate the planter design with the columns that are in the walkway.
- Consider sustainability improvements by using the Green Star Buildings holistic tool for self-certification of the proposed equivalent 7.5 Stars NatHERS rating and provide firm commitments on initiatives for assessment by the City. Also, consider raising the commercial floor-to-floor height to 4m to 4.5m to future proof this space for other uses.
- Consider amenity improvements to enhance daylight access (currently via an undesirable "snorkel window"), for the bedroom in apartment Type 5, and a more functional design for the residents' bike store to encourage its use.
- Consider legibility improvements on the streetscape to clearly signify a "gateway" to the residential entry pathway and to better define a publicly accessible "pocket park" next to the gym and abutting Brighton Road; and resolve inconsistency in the interior design language that also is affecting sightlines from the entry lobby to the two separate tower lift lobbies.

Other areas for consideration include:

- Provision of a comprehensive public art strategy; reversion to the clear material for the southern tower's south-western balconies; and identified updates to the landscape report.

	<p>The Applicant is recommended to address the comments and recommendations prior to a final DRP.</p> <p>To view the full Panel Report please refer to attachment: Item 1 - Design Review Report – 4 December 2025.</p>
Chairperson's signature	

Design quality evaluation
Item 1 – DA25/1357 – 24 & 26 Brighton Road, Scarborough - Development Assessment Panel –
Form 1 – 67 Multiple Dwellings
DRP Meeting – Thursday 4 December 2025

	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	<p>1a. This Design Principle is satisfied - the DRP is highly supportive of the proposal's positive response to the local context, streetscape interface and character of Scarborough.</p> <p>1b. The detailed information provided on the coastal-inspired and durable materials and colours palette for the building is appropriate.</p>
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>
	P	<p>2a. The DRP acknowledges the Level 1 central atrium area is an innovative approach to providing an open, expansive circulation space for the residents and to the 'front doors' of their 'townhouses'. However, the atrium includes many shallow depth planters at the northern and southern ends of the space that, notwithstanding the increases in area of the overhead voids, are likely to remain in deep shade and, therefore, would be prone to failure.</p> <p>2b. The DRP acknowledges the Level 3 residents' landscaped communal open space is an asset for the development and includes small-size, already covered spaces for year round use and social gathering; however, many of the planters that should contribute to the amenity would be overshadowed by the northern tower.</p> <p>2c. Given the extent of planters on the open decks in overshadowed areas with indirect natural light, the DRP recommends improving the landscape positioning and providing a more appropriate selection of shade tolerant plant species for viability. The aim should be to ensure a high quality and well maintained environment for residents in the long-term.</p> <p>2d. Consider reviewing the Landscape Report's page on "Compliance Items", including the calculations that appear to indicate a shortfall of "true" deep soil, particularly given the extent of the basement car park.</p> <p>2e. Consider removing the existing street tree from the calculation on the development's tree provision as it is beyond the Lot's boundary.</p> <p>2f. Consider reselecting three plants on the schedule that are currently on the Polyphagous Shot-hole Borer list.</p> <p>2g. The DRP supports the new planter boxes at the rear eastern and western sides of the balconies on Level 1 as these should improve residential amenity and soften the apartment courtyards.</p>
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	<p>3a. The DRP considers this Principle is largely satisfied.</p> <p>3b. The proposal demonstrates management through appropriate design in the areas where the Applicant is seeking discretion to vary the specific provisions of the Design Guidelines.</p>
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>

	P	<p>4a. The Brighton Road crossover still appears excessively wide at over 6m; consider reducing the width where possible to improve the streetscape connectivity for pedestrians on the footpath.</p> <p>4b. While the DRP acknowledges the information provided on modifications to the dedicated plant alcoves on each floor of the two towers for access for maintenance and proper airflow for effective operation, the DRP also suggests investigating any possibility of relocating the air conditioning condenser units to the roof; the intent should be to release the alcoves for improved access of natural daylight and to achieve a clear aspect for residents from the lobby.</p> <p>4c. The DRP suggested that as part of the review of the Level 1 atrium landscape design (refer Principle 1 comment 2c), the planters, where possible, could integrate the round columns that are in the walkways.</p> <p>4d. The DRP supports the inclusion of changing rooms and toilets within the commercial unit (for an anticipated gym).</p>
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	P	<p>5a. The Applicant's Sustainability Report notes that the proposal has "increased energy efficiency with a NatHERS area weighted average of 7.5 Stars across the development for all apartments, representing Australian Excellence in line with the Green Building Council of Australia's Green Star Buildings tool". NatHERS is only one component of a more holistic Green Star rating tool.</p> <p>5b. The DRP supports a high level NatHERS rating, however, recommends using the Green Star Buildings tool (self-assessed) to demonstrate alignment with a 5 Star Green Star Certified achievement level, and to provide firm commitments for active initiatives implementation (to enable assessment by the City).</p> <p>5c. The Applicant's Sustainability Report currently details future provision of PV panels with an indicative 40kWh system size to be confirmed in detailed design based on energy demand and profile for the development.</p> <p>5d. The DRP recommends a higher 4m to 4.5m floor-to-floor dimension for the ground floor to future proof the space for other possible uses.</p> <p>5e. The DRP supports the additional passive shading afforded by new canopies over windows and vertical screens on balconies.</p>
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>
	P	<p>6a. Refer to Principle 7 for comments on suggested improvements to the amenity of the landscaped area next to the streetscape, gym and residential entry path.</p> <p>6b. The DRP supports the awning addition over the footpath.</p> <p>6c. The information provided on winter solstice solar access to the living areas and private open spaces of apartments, including those in the southern tower that's directly behind the northern tower, demonstrates compliance with technical requirements.</p> <p>6d. The DRP acknowledges the Applicant's rationale that the innovative Level 1 open atrium is a circulation space and not residents' communal open space, and that it also provides residents with front door access to their townhouses (noting no habitable rooms front this space).</p> <p>6e. The DRP acknowledges the Applicant's rationale that the Level 3 residents' communal open space includes a variety of spaces, including already covered spaces for year round use and small gatherings. The spa and associated outdoor areas are part of the Wellness Centre and have been designed for outdoor exercise and, therefore, to minimise exposure to full sun.</p> <p>6f. On balance, given the rationales provided for the uses of the above two spaces on Levels 1 and 3 respectively, and while any possible reasonable improvement to increase the access of natural light and air would be welcome, the recommendation remains as noted in Principle 2, which is to improve the landscape positioning with appropriate planting species to ensure long-term viability.</p> <p>6g. For the Level 1 Type 4 apartments with west facing balconies, the DRP supports the design of the 1.65m height balustrade (solid with a visually permeable portion); this screen design balances requirements for outlook, privacy, and</p>

		<p>functionality.</p> <p>6h. The DRP supports the enlarged west facing balconies with screens for the apartments on Levels 4 to 8.</p> <p>6i. The 3-bed apartment (Type 5) on Level 2 relies on an undesirable “snorkel window” for daylight into the bedroom. Consider an alternative design that enables direct access of day light into these habitable rooms.</p> <p>6j. The residents’ bike store is narrow and, as a result, includes awkward, angled racks for storage. Consider a more functional store design that will encourage use of this space and enables bikes to be taken straight out of the racks.</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	<p>7a. The information provided on integrating lighting, signage and wayfinding with the aesthetic is well considered.</p> <p>7b. While the dog wash location further southwards on the somewhat constrained residential entry path improves overall legibility within this space, consider how the dog wash may be better integrated with the suggested “architectural gateway” concept at the Brighton Road streetscape (refer comment 7g below).</p> <p>7c. The DRP supports the amended design for the storerooms that improves legibility and overall functionality.</p> <p>7d. The DRP accepts the Applicant’s rationale on the legibility of the Level 3 lifts and the connection to the central communal open space.</p> <p>7e. The ground floor residential pathway and entry lobby include a mix of curves and angles that detract from the overall consistency of the interior aesthetic, and, furthermore, cut off sightlines from the entry lobby to the two separate lift lobbies (for the northern and southern towers).</p> <p>7f. Consider a consistent interior design language (preferably using the attractive curves), and to improve sightlines from the entry lobby to the two separate lift lobbies.</p> <p>7g. Consider an “architectural gateway” design, instead of a utilitarian gate, for the ground floor secure line. This “gateway” should be legible on the Brighton Road streetscape to better signify the entry to the entry path and residential lobby.</p> <p>7h. By locating the residents’ entry gateway location further southwards, the landscaped area next to the gym also should be better defined and legible as a publicly accessible “pocket park”. Consider adding a bench to enhance public use of the “pocket park”.</p>
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	S	<p>8a. The DRP considers this Design Principle is largely satisfied. However, refer to the comments in Principle 7 regarding suggested improvements to the legibility (and safety) of some aspects of the ground floor.</p> <p>8b. While the DRP supports the new secure line on the pedestrian path leading to the residential lobby, please refer to the comments for improvement in Design Principle 7g and 7h.</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>
	S	<p>9a. The DRP considers this Design Principle is largely satisfied.</p> <p>9b. The DRP notes the information provided on enabling safe and convenient e-deliveries will be incorporated at the detailed design stage.</p> <p>9c. Consider provision of a comprehensive public art strategy that identifies locations and forms of public art that will contribute to the development and community in a meaningful way.</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>
	S	<p>10a. The DRP considers this Design Principle is satisfied.</p> <p>10b. Detailed information provided on the coastal-inspired and durable materials and colours palette for the building is appropriate.</p> <p>10c. The information provided on integrating lighting, signage and wayfinding with the aesthetic is well considered.</p> <p>10d. The DRP supports the relocation of the booster box and meters on the building's eastern side away from the street.</p> <p>10e. A minor point is that the southern tower's south-western balconies now include a length of solid balustrade on the external corner; this solidity contributes heaviness to the tower's form compared to the more transparent and lighter aesthetic of the previous design. The DRP recommends reverting to the previous clear material.</p>

Design Review progress Item 1 – DA25/1357 – 24 & 26 Brighton Road, Scarborough - Development Assessment Panel – Form 1 – 67 Multiple Dwellings DRP Meeting – Thursday 4 December 2025 and 9 October 2025			
S	<i>Design Principle satisfied</i>		
P	<i>Design Principle pending further attention</i>		
N	<i>Design Principle not satisfied</i>		
	DR1 9/10/2025	DR2 4/12/2025	DR3
Principle 1 - Context and character	S	S	
Principle 2 - Landscape quality	P	P	
Principle 3 - Built form and scale	S	S	
Principle 4 - Functionality and build quality	P	P	
Principle 5 - Sustainability	P	P	
Principle 6 - Amenity	P	P	
Principle 7 - Legibility	P	P	
Principle 8 - Safety	P	S	
Principle 9 - Community	S	S	
Principle 10 - Aesthetics	S	S	

Recommendations Summary**Item 1 – DA25/1357 – 24 & 26 Brighton Road, Scarborough****DRP Meeting – Thursday 4 December 2025 and 9 October 2025**

DR1 – DRP Recommendations DRP Meeting – 9/10/2025	DR1 – Applicant Response DRP Meeting – 9/10/2025	DR2 DRP Recommendations DRP Meeting – 4/12/2025	DR2 – Applicant Response DRP Meeting – 4/12/2025
1e. The Panel expressed the importance around the choice of materials and finishes and stated these are crucial given the coastal location. A more detailed material and finishes palette should be presented, with certainty that these materials will be used in the final development.	1e. Materials selected based on construction methodology and suitability for coastal environments. Walls: Rendered or painted CFC, providing high durability, corrosion resistance, and UV stability. Cladding & Screening: Aluminium cladding for screens, designed for long-term performance in salt-laden conditions. Sun Protection: Aluminium slats, engineered for structural integrity, corrosion resistance, and minimal maintenance. Glazing: Probable double or triple glazing, optimised for thermal performance and durability in coastal conditions. Low-maintenance specification prioritised to minimise future upkeep and ensure consistency with the proposal	1. This principle is supported.	
2b. The Panel noted the existing trees have not been protected and the opportunity for larger trees is minimal. The design should consider existing vegetation and its potential for significant replacement. 2c. It was suggested by the Panel the proposal would benefit from an increase on deck tree planting where possible. 2d. The Panel expressed concern around how the landscape will work in exposed areas with significant hard areas and the survival rate of	2b. Site boundary plan provided. 2c. Diagram provided. 2d. Diagram provided. 2e. Diagram provided.	2c. Given the extent of planters on the open decks in overshadowed areas with indirect natural light, the DRP recommends improving the landscape positioning and providing a more appropriate selection of shade tolerant plant species for viability. The aim should be to ensure a high quality and well maintained environment for residents in the long-term. 2d. Consider reviewing the Landscape Report's page on "Compliance Items", including the	

<p>the landscape. Landscape is critical to obtain a successful design outcome.</p> <p>2e. It was noted by the Panel there are multiple plant species including the Tahitian Lime which are on the Polyphagous Shot-hole borer list. It is suggested an alternative should be provided for these species.</p>		<p>calculations that appear to indicate a shortfall of “true” deep soil, particularly given the extent of the basement car park.</p> <p>2e. Consider removing the existing street tree from the calculation on the development’s tree provision as it is beyond the Lot’s boundary.</p> <p>2f. Consider reselecting three plants on the schedule that are currently on the Polyphagous Shot-hole Borer list.</p>	
<p>3b. It was noted the additional height will be required to be justified by design excellence across all areas. In terms of built form, the project responds well and has not overdeveloped the building envelop. However, there are encroachments, and some minimums have not been achieved. Address these where possible.</p> <p>3d. The panel debated the extent of glass block, especially up to the street front. It was suggested by the Panel the Applicant should review the approach.</p>	<p>3b. Additional height is only 500mm above the maximum allowable Building sits comfortably within surrounding context and allowable built form parameters Reducing height is possible but would significantly impact lobby and ground-floor tenancy ceiling heights Project responds well in built form and does not overdevelop the envelope</p> <p>3d. We have addressed the Panel’s comments regarding the extent of glass block as follow: Glass blockwork relocated to improve building entry pathway Form offset from boundary/street line Creates opportunity for open public space Enhances pedestrian access and street interface Provides informal gathering space for gym members before/after classes, supporting social interaction and activation of the ground floor and laneway</p>	<p>3a. The DRP considers this Principle is largely satisfied.</p> <p>3b. The proposal demonstrates management through appropriate design in the areas where the Applicant is seeking discretion to vary the specific provisions of the Design Guidelines.</p>	
<p>4e. The Panel made comment the tower condensers are located in a dedicated plant alcove. It is</p>	<p>4e. Proposed frosted glass door and aluminium frame with aluminium louvers to maintain natural light</p>	<p>4a. The Brighton Road crossover still appears excessively wide at over 6m; consider reducing the width</p>	

<p>important to verify access and ensure proper airflow, maintaining effective separation of hot and cold air to optimise performance.</p> <p>4f. It was stated by the Panel it should be confirmed the spa/pool is well located for exposure to sunlight and appropriately sized to avoid excessive maintenance costs.</p> <p>4g. The Panel suggested where stores are in courtyards, consider double doors or roller doors from the terrace to maximise access.</p> <p>4i. It was suggested by the Panel where possible to locate the columns in the atrium in planters rather than walkways</p> <p>4j. It was noted by the Panel there are no toilet facilities noted on the plans in the gym. It was recommended to look at the fit-out early in the process.</p>	<p>but minimise noise and heat exchange. Relocated plant room screening for external fixing and increased alcove size. Relocated plant room screening for external fixing and increased alcove size. Vertical aluminium slats allow flexibility to adjust gaps for airflow Ensures natural air flow for optimal performance Preliminary mechanical consultant review confirms solution is feasible, low-maintenance, and cost-effective Vertical aluminium slats allow flexibility to adjust gaps for airflow Ensures natural air flow for optimal performance Preliminary mechanical consultant review confirms solution is feasible, low-maintenance, and cost-effective</p> <p>4f. Spa is a hot spa, part of the wellness centre for residents, not a pool Designed considering Australian weather to minimize full sun exposure Current orientation considered adequate for sunlight balance Canopy for sun protection has been discussed but is not currently proposed Appropriately sized to avoid excessive maintenance costs.</p> <p>4g. Store room size increased following Panel comments and client discussions Door width increased to 1020x 2400mm to improve access Single door retained to maximise flexibility for residents' use of the</p>	<p>where possible to improve the streetscape connectivity for pedestrians on the footpath.</p> <p>4b. While the DRP acknowledges the information provided on modifications to the dedicated plant alcoves on each floor of the two towers for access for maintenance and proper airflow for effective operation, the DRP also suggests investigating any possibility of relocating the air conditioning condenser units to the roof; the intent should be to release the alcoves for improved access of natural daylight and to achieve a clear aspect for residents from the lobby.</p> <p>4c. The DRP suggested that as part of the review of the Level 1 atrium landscape design (refer Principle 1 comment 2c), the planters, where possible, could integrate the round columns that are in the walkways.</p>	
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	<p>balconies</p> <p>Allows adaptable use and furnishing of the space.</p> <p>4j. Space has already generated interest from boutique gym operators</p> <p>Current plans allow for male and female facilities</p> <p>Details will be further developed once the operator is confirmed.</p>		
<p>5b. It is recommended by the Panel to pursue sustainability alongside Green Star certification to help justify the additional building height.</p> <p>5c. An extensive sustainability strategy has been provided. It was recommended by the Panel to enhance sustainability commitments where possible. It was mentioned conduit-only for future EV charging and some of the other commitments seem underwhelming.</p> <p>5d. It was suggested the size of photovoltaic cells should be reconsidered to accommodate the demand of the proposal.</p> <p>5e. Comment was made it is essential to shade walls and windows from harsh east and west sunlight.</p>	<p>5e. New west-facing balconies introduced</p> <p>Canopies added above each window</p> <p>Vertical screens installed to enhance passive design performance.</p>	<p>5b. The DRP supports a high level NatHERS rating, however, recommends using the Green Star Buildings tool (self-assessed) to demonstrate alignment with a 5 Star Green Star Certified achievement level, and to provide firm commitments for active initiatives implementation (to enable assessment by the City).</p> <p>5c. The Applicant's Sustainability Report currently details future provision of PV panels with an indicative 40kWh system size to be confirmed in detailed design based on energy demand and profile for the development.</p> <p>5d. The DRP recommends a higher 4m to 4.5m floor-to-floor dimension for the ground floor to future proof the space for other possible uses.</p>	
<p>6b. Comment was made by the Panel the ground-floor commercial tenancy is expected to accommodate gym facilities; however, an alfresco area could also be appropriate and could assist with activating both the street and the pedestrian laneway leading to the lobby.</p> <p>6c. The Panel recommended including an awning over the</p>	<p>6b. Views provided in the presentation.</p> <p>6c. Awning added to provide improved weather protection</p> <p>Horizontal lines and articulation enhance streetscape quality</p> <p>Enhanced pedestrian amenity, making the building more usable and inviting for the community</p> <p>Weather-protected areas Seating integrated as part of addressing point 3d and 6b</p>	<p>6a. Refer to Principle 7 for comments on suggested improvements to the amenity of the landscaped area next to the streetscape, gym and residential entry path.</p> <p>6f. On balance, given the rationales provided for the uses of the above two spaces on Levels 1 and 3 respectively, and while any possible reasonable improvement to increase the access of natural light and air would be welcome,</p>	

<p>footpath. While the recessed tenancy offers some weather protection, the space is primarily occupied by planters and landscaping. Additional design articulation is recommended to optimise both streetscape quality and functional use. Also, consider further integrating bench seating into the street edge.</p> <p>6d. It was stated by the Panel the minimum solar access of 2 hours between 9 am and 3 pm on 21st June should be demonstrated (if not already), ideally through modelling, to show that the southern tower is not adversely affected by overshadowing from the northern tower.</p> <p>6e. The podium roof top space currently experiences limited solar access during winter, which may affect usability and amenity. Design strategies to enhance winter sunlight penetration could be explored to improve the quality of these spaces.</p> <p>6f. Concern was expressed by the Panel around the central podium internal courtyard as it currently experiences limited solar access. Most sunlight reaches the voids between the two towers, while the north and south ends are largely enclosed and shaded. It is recommended to explore design opportunities to open up both ends.</p> <p>6g. The limited outlook from some balconies is not supported (Type 4). It is essential to provide a good outlook while managing privacy.</p>	<p>6d. Solar access advice note provided.</p> <p>6e. Podium common areas designed for small gatherings and social connection Spaces are primarily undercover, including wellness centre, dining, and entertainment areas Ensures usable and comfortable spaces year-round, regardless of weather or limited winter sun We believe no additional sunlight-focused interventions are required, as the undercover design maintains amenity and functionality.</p> <p>6f. Void size increased to allow more sunlight into the central podium internal courtyard, addressing concerns about limited solar access Ceiling finishes being explored (e.g., reflective product - Barrisol Mirror or similar) to enhance light exposure in shaded areas Double-volume space will improve daylight penetration throughout the courtyard Lighting consultant to be engaged to maximize artificial light</p> <p>6g. Balconies larger than recommended for all apartments, enhancing outlook and usability. West-facing apartments and townhouses have limited views due to adjacent 9-storey Sundance building (site constraint) Privacy maintained with a 1650mm balustrade, allowing comfortable use of the balcony space Overall design balances outlook, privacy, and functionality, addressing the Panel's concerns.</p>	<p>the recommendation remains as noted in Principle 2, which is to improve the landscape positioning with appropriate planting species to ensure long-term viability.</p> <p>6i. The 3-bed apartment (Type 5) on Level 2 relies on an undesirable "snorkel window" for daylight into the bedroom. Consider an alternative design that enables direct access of day light into these habitable rooms.</p> <p>6j. The residents' bike store is narrow and, as a result, includes awkward, angled racks for storage. Consider a more functional store design that will encourage use of this space and enables bikes to be taken straight out of the racks.</p>	
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<p>7b. There is a serious issue with the legibility and directness in relation to access to the lifts of both towers. It is circuitous and indirect and needs to be addressed and resolved.</p> <p>7c. The dog wash is a good addition to the proposal and is supported although in its current location it reduces sightlines and requires relocation.</p> <p>7d. The Panel expressed concern around the arrangement of the stores and store access passageways. They appear confusing and require refinement to be successful.</p>	<p>7b. Purposeful journey from street to lift lobbies, not just a corridor - Art-Gallery- like environment. Generous, navigable spaces (average width 3.6 x 3,5m high ceilings) with direct access to functional areas (bins, parking, storage rooms). Articulated design with landscape, lighting, and high ceilings to enhance legibility and user experience. Wayfinding enhanced via signage, landscape cues, and art installations. Generous spaces and strategic signage, landscaping, and lighting guide users, creating a direct and legible path from street to lifts while maintaining an engaging experience. Multi-functional space doubling as an art-gallery-like experience.</p> <p>7c. Dog wash relocated to improve sightlines and visibility. Now has direct street access, enhancing usability for all users. New location maximizes functionality while maintaining integration with the proposal.</p> <p>7d. Store room layout amended to address Panel concerns. Now has improved natural light and direct natural airflow. Enhances usability, ventilation, and overall functionality.</p>	<p>7b. While the dog wash location further southwards on the somewhat constrained residential entry path improves overall legibility within this space, consider how the dog wash may be better integrated with the suggested “architectural gateway” concept at the Brighton Road streetscape (refer comment 7g below).</p> <p>7f. Consider a consistent interior design language (preferably using the attractive curves), and to improve sightlines from the entry lobby to the two separate lift lobbies.</p> <p>7g. Consider an “architectural gateway” design, instead of a utilitarian gate, for the ground floor secure line. This “gateway” should be legible on the Brighton Road streetscape to better signify the entry to the entry path and residential lobby.</p> <p>7h. By locating the residents’ entry gateway location further southwards, the landscaped area next to the gym also should be better defined and legible as a publicly accessible “pocket park”. Consider adding a bench to enhance public use of the “pocket park”.</p>	
<p>8b. The long open entry passage with a hidden building entry needs further consideration. The Panel suggested a gate closer to the street may need to be planned in, and bringing the entry into view may be an option.</p> <p>8c. It was recommended by the Panel</p>	<p>8b. Low see-through entry gate added to improve security and privacy. Gate retains visual wayfinding and enhances views along the promenade leading to apartment entries.</p> <p>8c. We believe that, at the podium</p>	<p>8a. The DRP considers this Design Principle is largely satisfied. However, refer to the comments in Principle 7 regarding suggested improvements to the legibility (and safety) of some aspects of the ground floor.</p> <p>8b. While the DRP supports the new</p>	

access to lifts and apartments around the lift well, on the podium level, should be more open with better sightlines.	level, the path to the lift is easy to navigate. The pathway is reinforced with landscape elements and the bridge connections, help guide movement and maintain visual connectivity.	secure line on the pedestrian path leading to the residential lobby, please refer to the comments for improvement in Design Principle 7g and 7h.	
9c. It was suggested the consideration of e-deliveries should be resolved in the detail design.	9c. E-deliveries considered in detailed design to ensure safe and convenient access Keypad access to designated delivery area enables contact-free deliveries without impacting other residents Refrigerated cubicles being investigated for temperaturecontrolled storage of smaller items System designed to be rentable or managed via resident/strata app, providing flexibility and usability.	9c. Consider provision of a comprehensive public art strategy that identifies locations and forms of public art that will contribute to the development and community in a meaningful way.	
10b. Comment was made by the Panel the overall aesthetic outcome is closely linked to the choice of materials and finishes. Selecting durable and robust materials not only enhances the visual quality of the building but also contributes to longevity and reduced maintenance requirements, particularly in exposed or high-traffic areas. Provide materials and finishes selection to support design excellence. 10c. It was noted by the Panel lighting, signage and wayfinding should be carefully considered and integrated into the design from an early stage. Poorly integrated lighting and signage can become visually distracting and detract from the overall architectural composition. Thoughtful design of these elements	10b. Material schedule was provided. 10c. Diagram and pictures provided. Wayfinding, signage, and lighting are treated as fundamental design elements, fully integrated from the outset alongside material selections to achieve high-quality design. Preliminary lighting concepts are already embedded in the project, ensuring these elements enhance both functionality and the overall architectural composition.	10e. A minor point is that the southern tower's south-western balconies now include a length of solid balustrade on the external corner; this solidity contributes heaviness to the tower's form compared to the more transparent and lighter aesthetic of the previous design. The DRP recommends reverting to the previous clear material.	

will support both functionality and the building's aesthetic coherence.			
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PROPOSED NEW RESIDENCES DEVELOPMENT APPLICATION

SHEET NUMBER	DRAWING SERIES	SHEET NAME	REVISION
A0000	GENERAL	TITLE SHEET	DA3
A1100	SITE	SITE SURVEY	DA3
A1101	SITE	LOCATION PLAN	DA3
A1102	SITE	SITE PLAN	DA4
A1103	SITE	DEMOLITION PLAN	DA3
A1104	SITE	PLOT RATIO	DA2
A2100	GA PLANS	LEVEL B2	DA3
A2101	GA PLANS	LEVEL B1	DA3
A2102	GA PLANS	LEVEL GROUND	DA4
A2103	GA PLANS	LEVEL 1	DA3
A2104	GA PLANS	LEVEL 2	DA3
A2105	GA PLANS	LEVEL 3	DA4
A2106	GA PLANS	LEVEL 4	DA3
A2107	GA PLANS	LEVEL 5	DA3
A2108	GA PLANS	LEVEL 6	DA3
A2109	GA PLANS	LEVEL 7	DA3
A2110	GA PLANS	LEVEL 8	DA3
A2111	GA PLANS	LEVEL ROOF	DA3
A3100	GA ELEVATIONS	NORTH	DA3
A3101	GA ELEVATIONS	SOUTH	DA3
A3102	GA ELEVATIONS	EAST	DA3
A3103	GA ELEVATIONS	WEST	DA3
A4100	GA SECTIONS	SECTION A	DA3
A4101	GA SECTIONS	SECTION B	DA3
A4102	GA SECTIONS	SECTION C	DA3
A4103	GA SECTIONS	SECTIONS D	DA3
A4104	GA SECTIONS	SECTION E	DA3
A4105	GA SECTIONS	BOUNDARY WALLS	DA3
A4106	GA SECTIONS	SECTIONS	DA1
A4107	GA SECTIONS	SECTIONS	DA3
A6801	SITE	SHADOW DIAGRAMS	DA2
A6802	SITE	SHADOW DIAGRAMS	DA2
A6821	DIAGRAMS	CONE OF VISION	DA3
A6822	DIAGRAMS	CONE OF VISION	DA3
A6823	DIAGRAMS	CONE OF VISION	DA3



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	5/9/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GENERAL

TITLE SHEET

NORTH

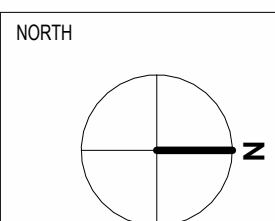
JOB No.	2508	DRAWING NO	A0000
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1			
DRAWN BY	MA		
REVIEWED BY	RS	ISSUE	DA3



CLIENT

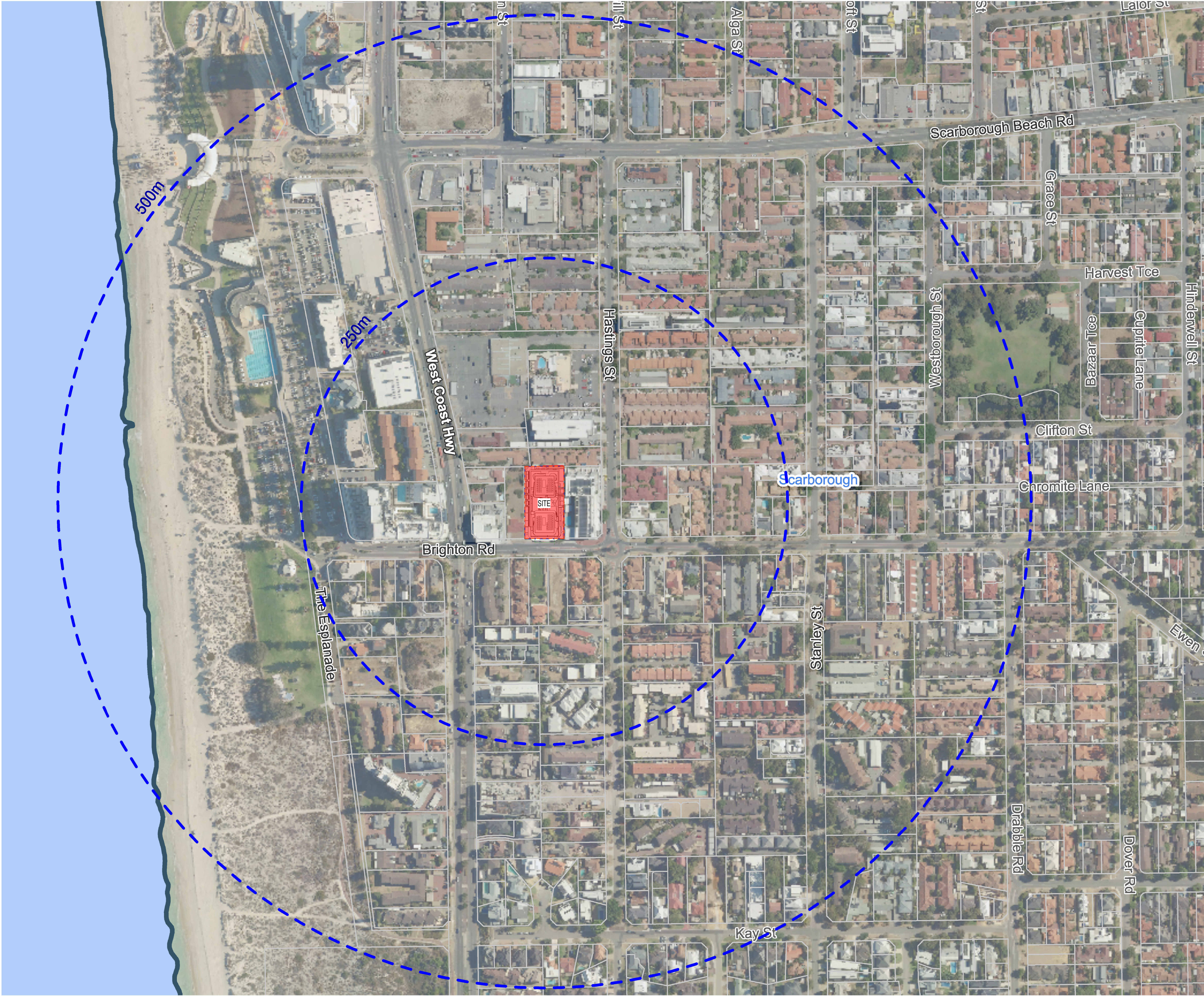
QS DEVELOPMENTS PTY LTD

TITLE
SITE
SITE SURVEY



JOB No.	2508	DRAWING NO A1100
DATE CREATED	2022	
SCALE @ A1	1 : 100	STATUS DEVELOPMENT APPLICATION
DRAWN BY	MA	
REVIEWED BY	RS	ISSUE DA3

AMENDED PLAN



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/08/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

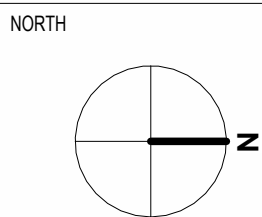
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

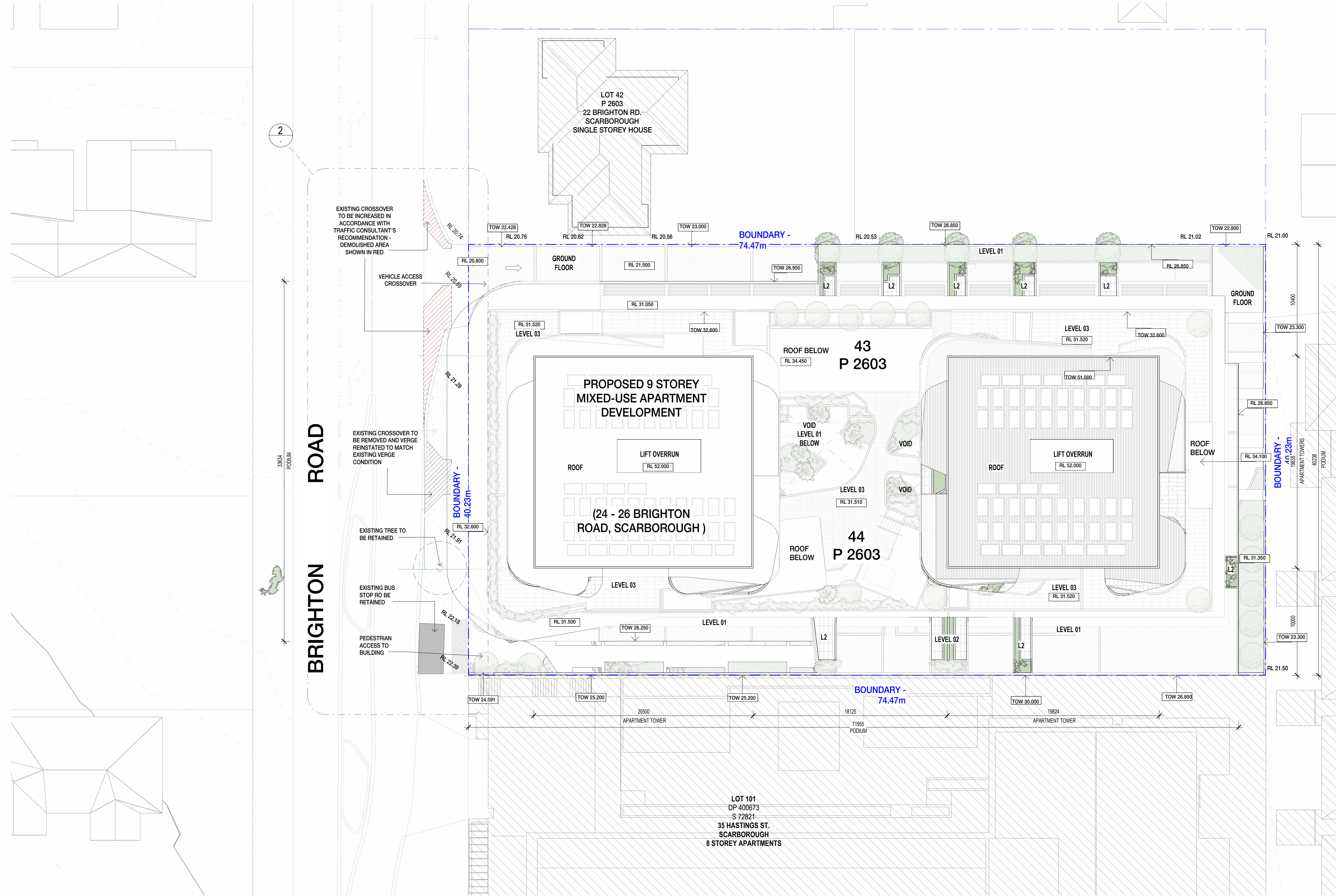
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
SITE

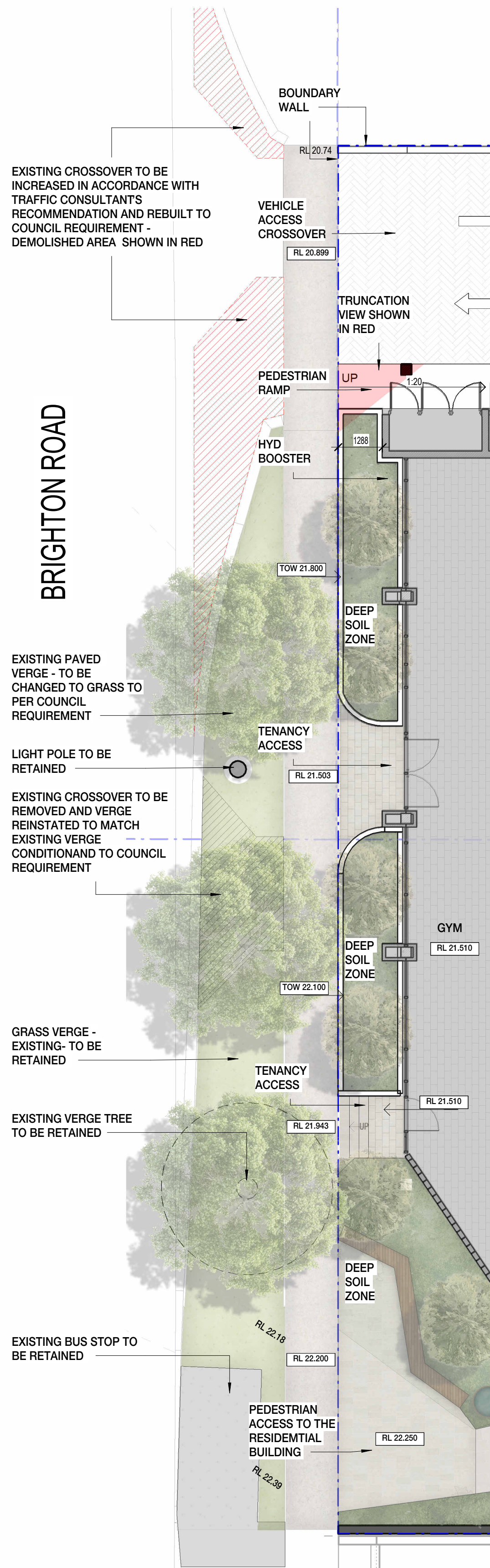
LOCATION PLAN



JOB No.	2508	DRAWING NO	A1101
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 2000	ISSUE	DA3
DRAWN BY	MA		
REVIEWED BY	RS		

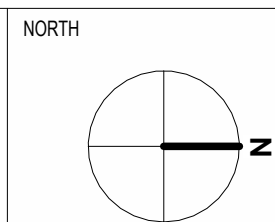


1 SITE PLAN
SCALE 1:200

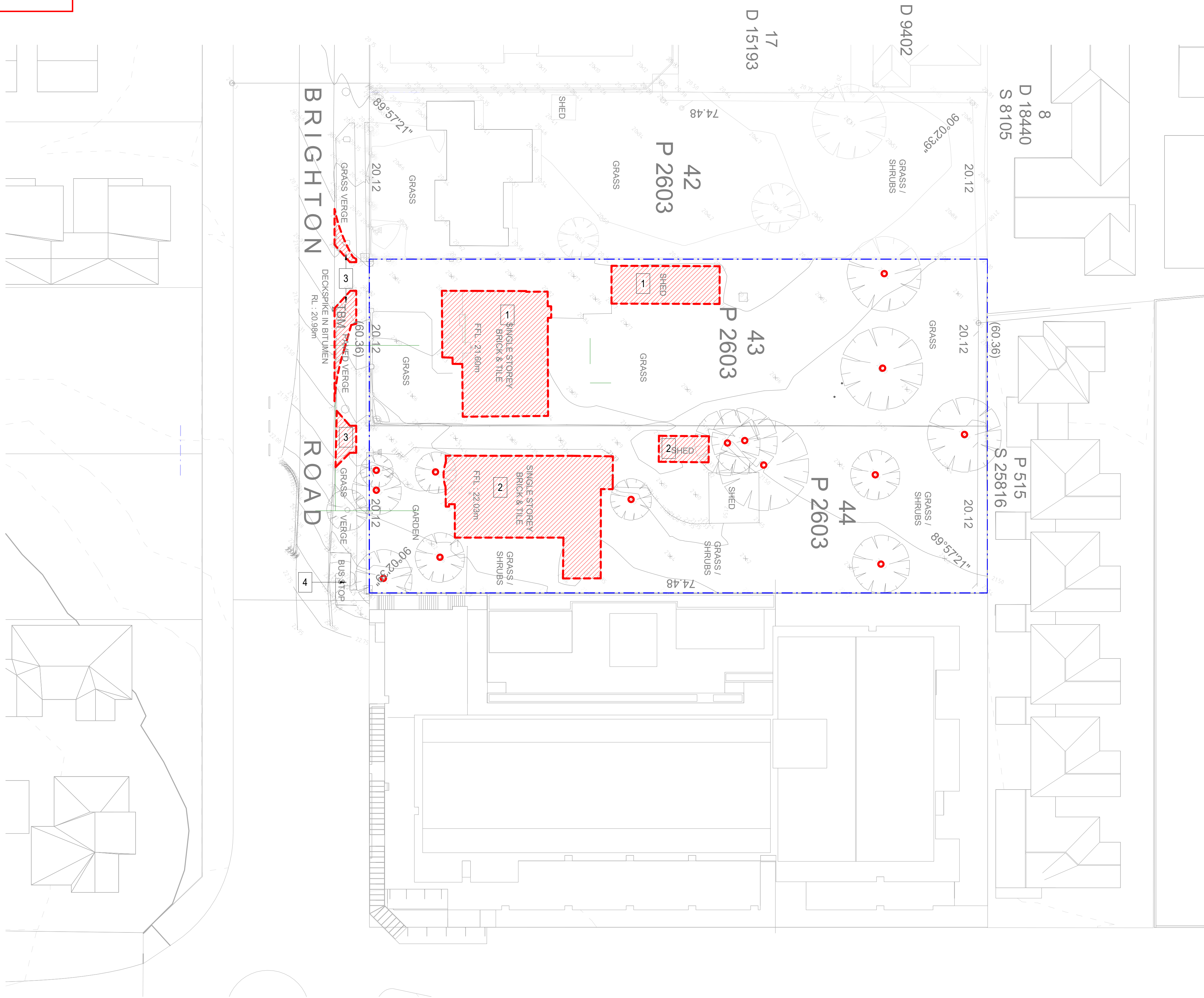


2 VERGE INFRASTRUCTURE
SCALE 1:100

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	4/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA3	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	5/11/2025	ISSUED FOR INFORMATION
SK02	19/11/2025	ISSUED FOR INFORMATION
DA4	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION



AMENDED PLAN



EXISTING STRUCTURES TO BE DEMOLISHED

EXISTING BUILDINGS ON LOTS 43 & 44, INCLUSIVE OF FOOTINGS, ARE TO BE COMPLETELY REMOVED. SOAKWELLS, LEACH DRAINS, SEPTIC TANKS AND WASTE WATER DISPOSAL SYSTEMS, SHALL BE REMOVED AND THE LANDS LEVELED .

LOT 43 BUILDING & SHED FACING ONTO BRIGHTON RD

EXISTING BUILDING STRUCTURE TO BE DEMOLISHED . ALL DEMOLITION DEBRIS AND THE LIKE TO BE REMOVED FROM SITE. THESE STRUCTURES, INCLUSIVE OF FOOTING, ARE TO BE COMPLETELY REMOVED . DEMOLITION TO BE DONE WITH CAUTION. ALL DUE CARE & ATTENTION TO BE PAID TO THE EXISTING BRIGHTON ROAD STREET FOOTPATH IN FRONT OF THE SITE. CONTRACTOR IS RESPONSIBLE TO MAKE GOOD ANY DAMAGE AT THEIR EXPENSE. ALL PRECAUTIONS TO BE TAKEN TO PROTECT MEMBERS OF THE PUBLIC.

LOT 44 EXISTING STRUCTURES TO BE DEMOLISHED

EXISTING BUILDINGS ON LOTS 43 & 44, INCLUSIVE OF FOOTINGS, ARE TO BE COMPLETELY REMOVED. SOAKWELLS, LEACH DRAINS, SEPTIC TANKS AND WASTE WATER DISPOSAL SYSTEMS, SHALL BE REMOVED AND THE LANDS LEVELED . LOT 44 BUILDING & SHEDS FACING ONTO BRIGHTON RD EXISTING BUILDING & SHED TO BE DEMOLISHED . ALL DEMOLITION DEBRIS AND THE LIKE TO BE REMOVED FROM SITE. THESE STRUCTURES , INCLUSIVE OF FOOTINGS , ARE TO BE COMPLETELY REMOVED . DEMOLITION TO BE DONE WITH CAUTION TO AVOID CAUSING ANY POTENTIAL DAMAGE TO EXISTING NEIGHBOURING BUILDINGS. ALL DUE CARE & ATTENTION TO BE PAID TO THE EXISTING BRIGHTON ROAD STREET FOOTPATH IN FRONT OF THE SITE. CONTRACTOR IS RESPONSIBLE TO MAKE GOOD ANY DAMAGE AT THEIR EXPENSE. ALL PRECAUTIONS TO BE TAKEN TO PROTECT MEMBERS OF THE PUBLIC.

LOT 43,44 EXISTING CROSSEOVERS

EXTENT OF EXISTING Crossover TO BE REMOVED TO SUIT PROPOSED DESIGN. REFER DRAWING A-1102. REINSTATE DEMOLITION AREAS TO SUIT EXISTING FOOTPATH AND VERGE IN LIAISON WITH AUTHORITIES REQUIREMENTS.

EXISTING BUSTOP

EXISTING BUSTOP TO BE RETAINED.

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DAT	5/9/2025	ISSUED FOR DEVELOPMENT APPLICATION
DAD	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	5/11/2025	ISSUED FOR INFORMATION
DAS	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

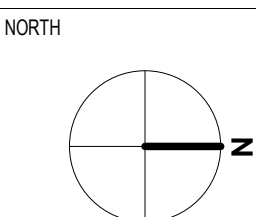
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
SITE

DEMOLITION PLAN

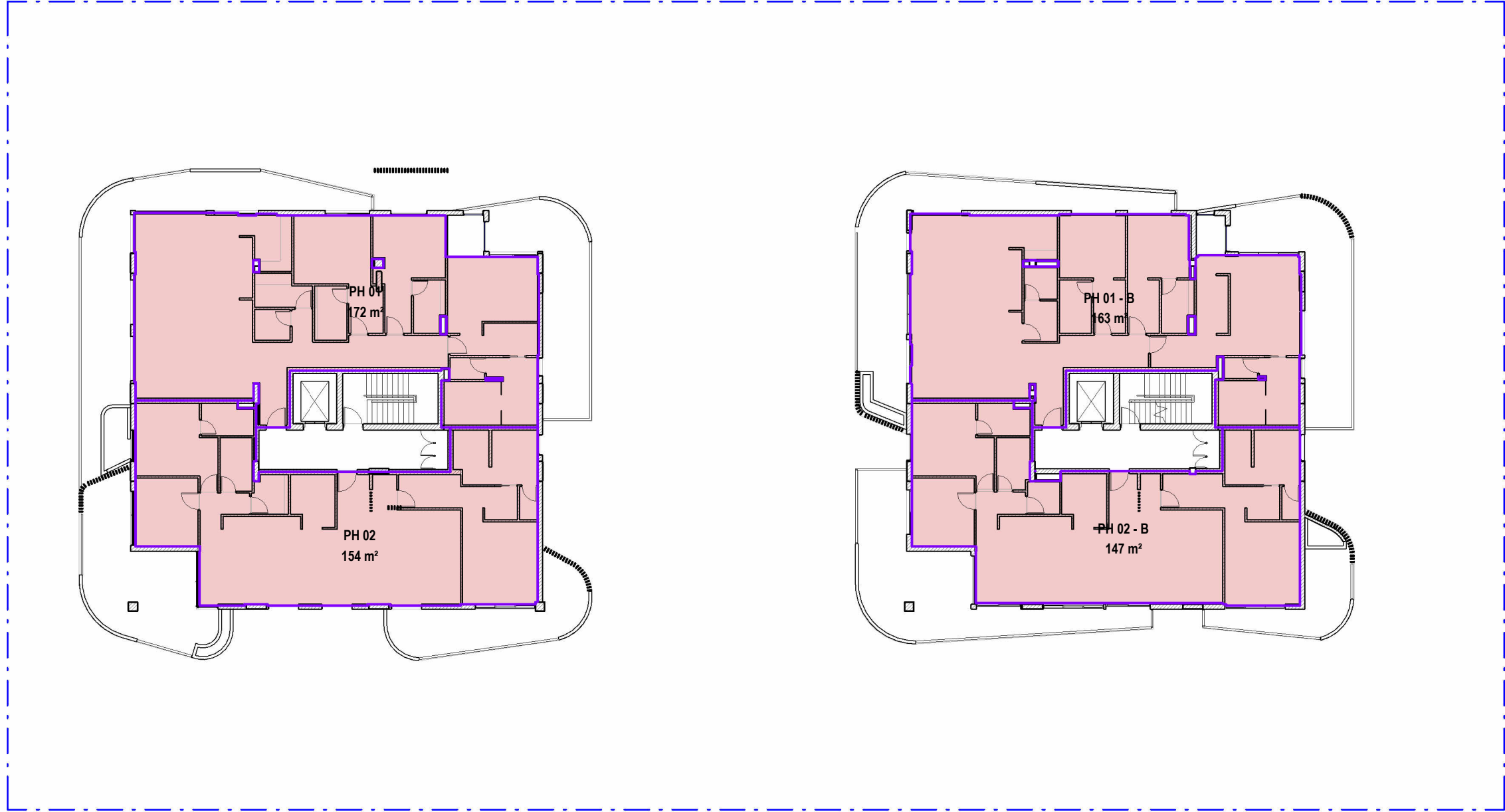
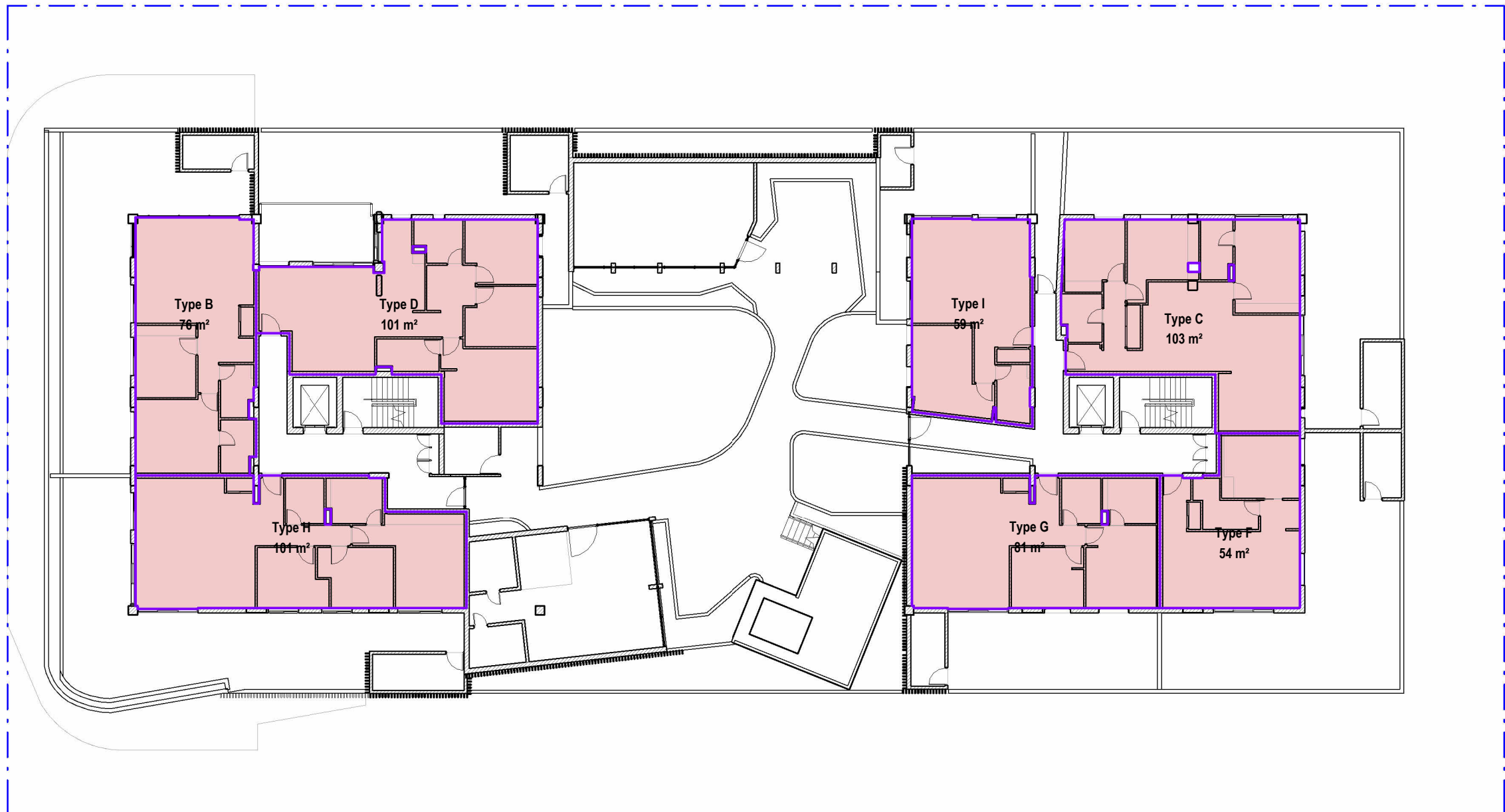
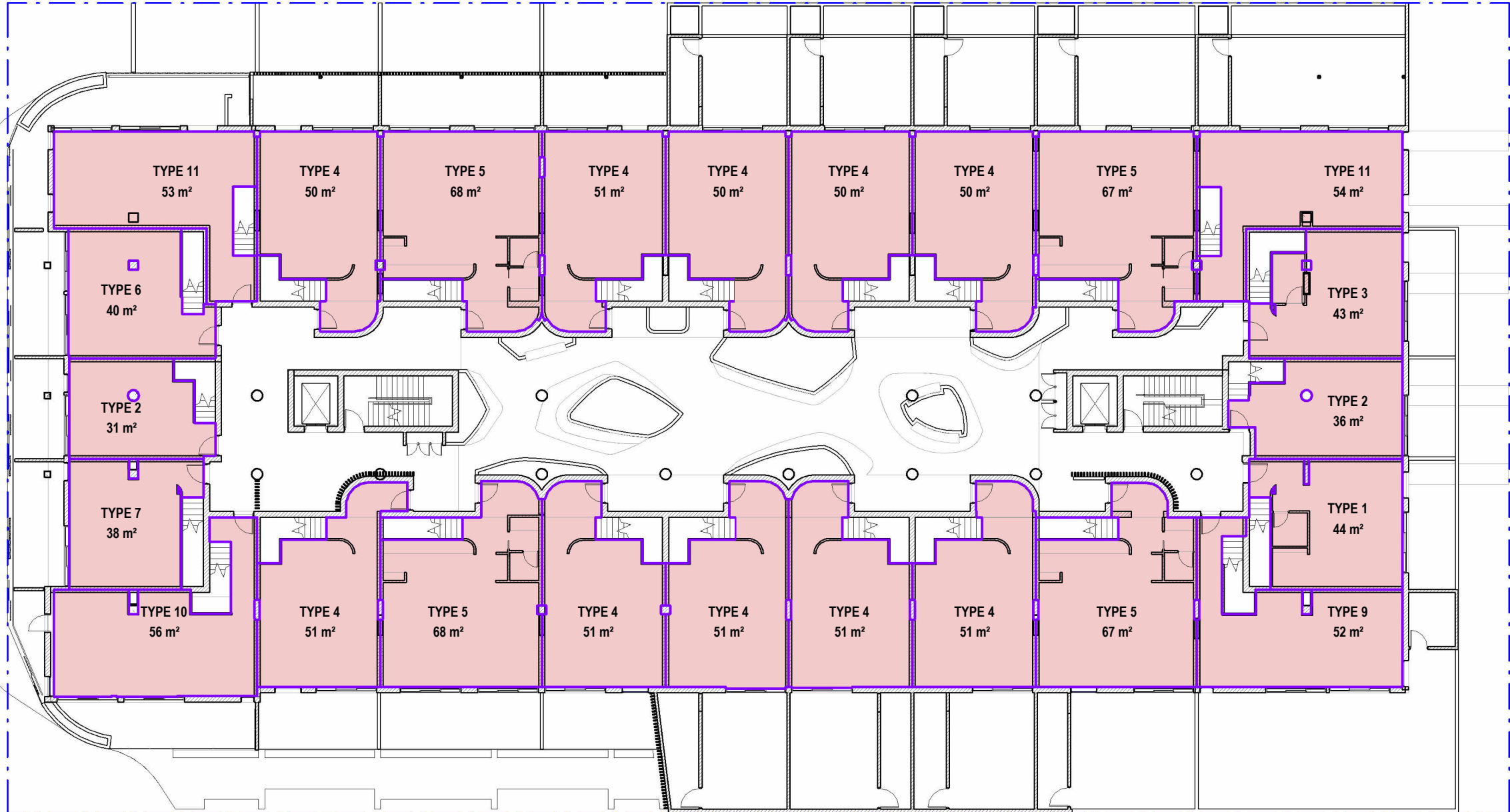
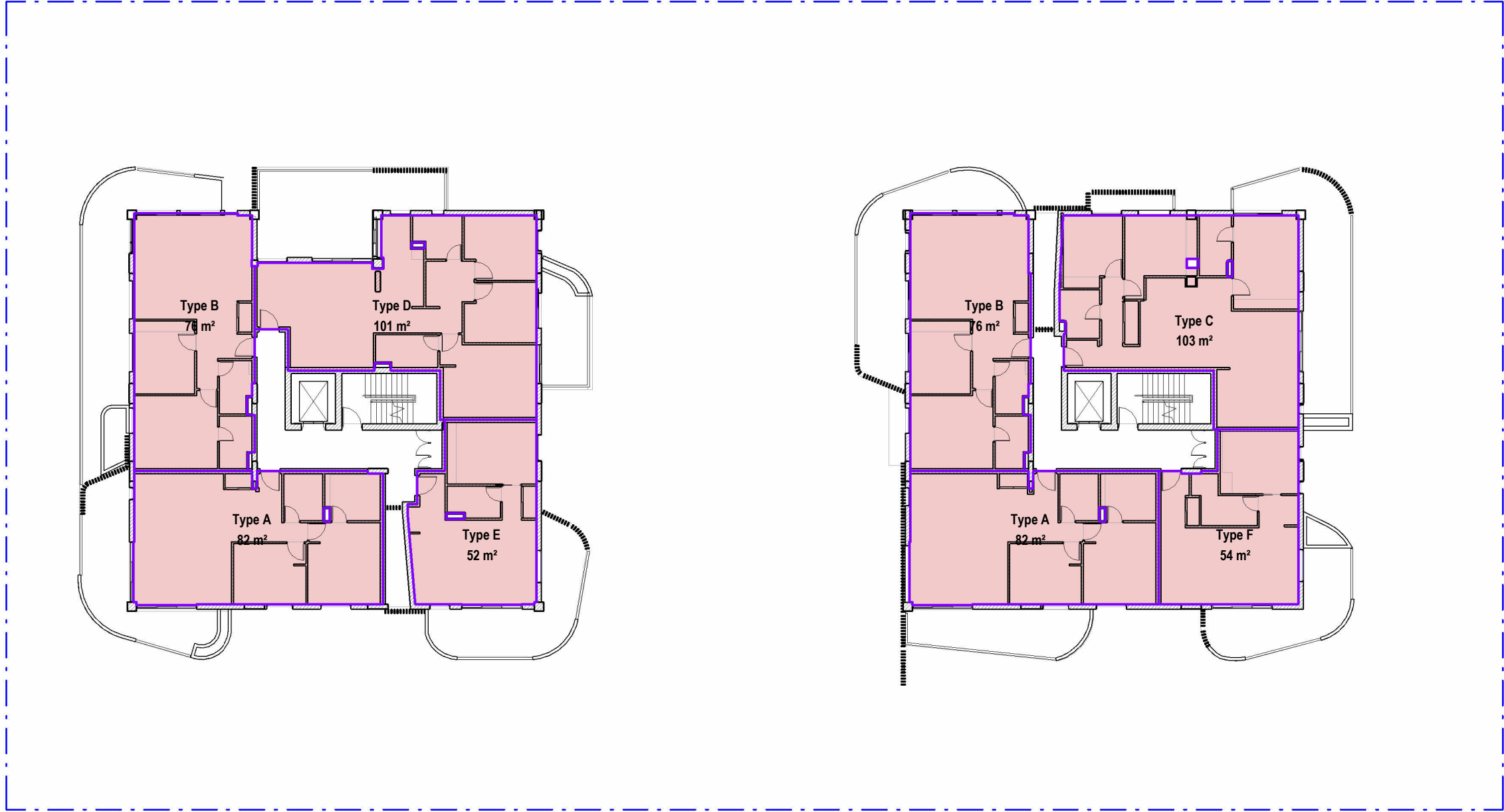
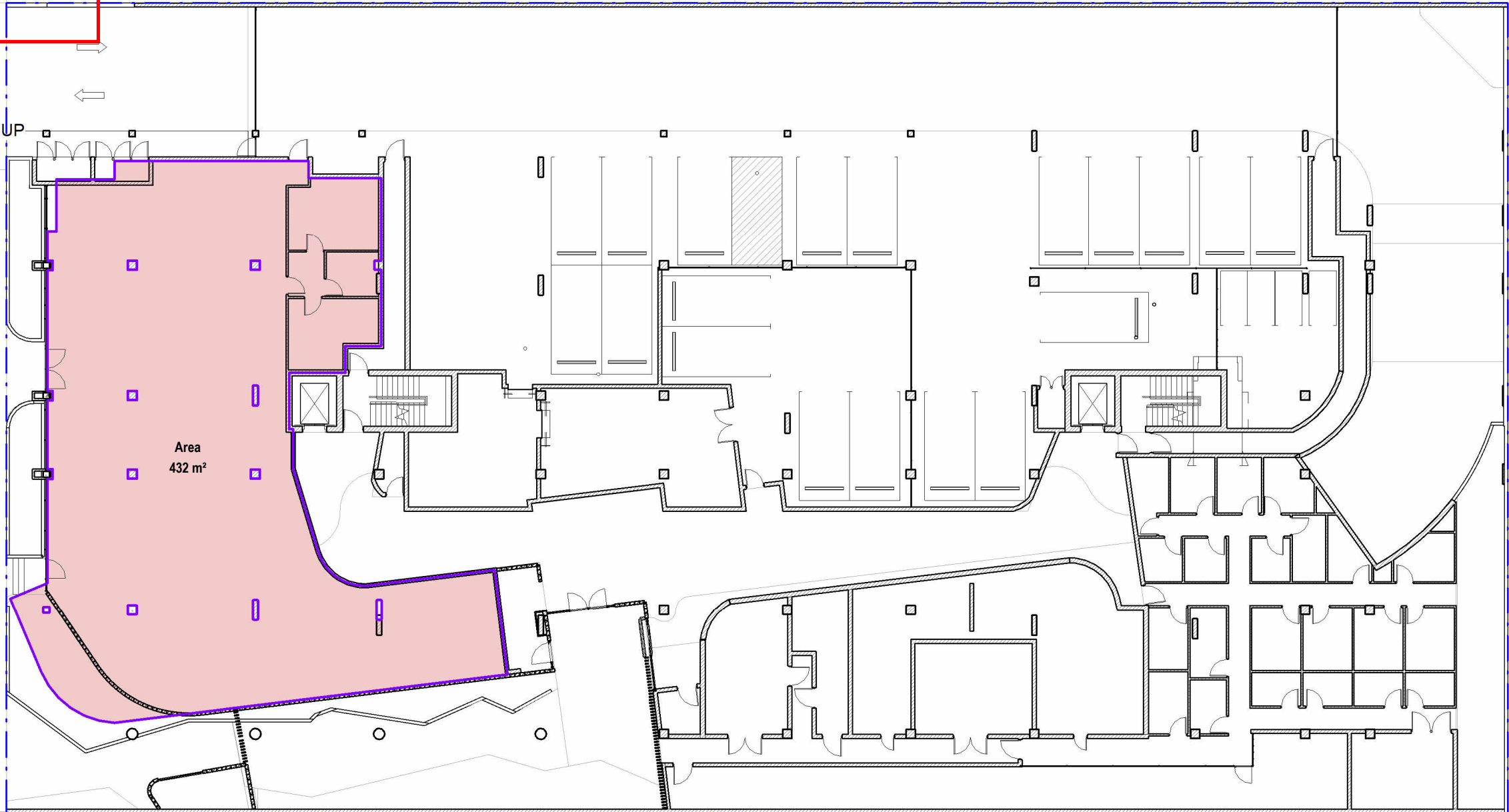


JOB No.	2508	DRAWING NO	A1103
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	As indicated		
DRAWN BY	MA		
REVIEWED BY	RS	ISSUE	DA3

GROUND LEVEL PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
GROUND			
	Area	1	431.86 m ²
TOTAL ROOM TYPES: 1			431.86 m ²
LEVEL 1 - 2 PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
LEVEL 1			
	TYPE 1	1	44.06 m ²
	TYPE 2	2	67.39 m ²
	TYPE 3	1	42.55 m ²
	TYPE 4	10	507.70 m ²
	TYPE 5	4	269.33 m ²
	TYPE 6	1	40.11 m ²
	TYPE 7	1	37.60 m ²
	TYPE 9	1	52.24 m ²
	TYPE 10	1	56.37 m ²
	TYPE 11	2	107.03 m ²
LEVEL 2			
	TYPE 1	1	42.89 m ²
	TYPE 2	2	68.54 m ²
	TYPE 3	1	41.72 m ²
	TYPE 4	10	450.45 m ²
	TYPE 5	4	237.75 m ²
	TYPE 6	1	43.43 m ²
	TYPE 7	1	41.88 m ²
	TYPE 9	1	50.85 m ²
	TYPE 10	1	55.41 m ²
	TYPE 11	2	104.06 m ²
TOTAL ROOM TYPES: 48			2361.36 m ²
3 LEVEL PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
LEVEL 3			
	Type B	1	75.80 m ²
	Type C	1	102.55 m ²
	Type D	1	100.69 m ²
	Type F	1	54.26 m ²
	Type G	1	81.43 m ²
	Type H	1	101.15 m ²
	Type I	1	59.06 m ²
TOTAL ROOM TYPES: 7			574.93 m ²
4-7 TYPICAL LEVEL PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
LEVEL 4			
	Type A	2	163.29 m ²
	Type B	2	151.61 m ²
	Type C	1	102.55 m ²
	Type D	1	100.69 m ²
	Type E	1	52.30 m ²
	Type F	1	54.26 m ²
TOTAL ROOM TYPES: 8			624.70 m ²
LEVEL 8 PLOT RATIO			
LEVEL	ROOM TYPES	COUNT	PLOT RATIO
LEVEL 8			
	PH 01	1	172.04 m ²
	PH 01 - B	1	162.89 m ²
	PH 02	1	153.59 m ²
	PH 02 - B	1	146.76 m ²
TOTAL ROOM TYPES: 4			635.28 m ²
TOTAL PLOT RATIO			
LEVELS		PLOT RATIO	
GROUND		431.86 m ²	
LEVEL 1 - 2		2361.36 m ²	
LEVEL 3		574.93 m ²	
LEVEL 4-7		2497.89 m ²	
LEVEL 8		635.28 m ²	
TOTAL: 92		6501.31 m ²	

City of Stirling
26 November 2025
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REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	5/11/2025	ISSUED FOR INFORMATION
DA2	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

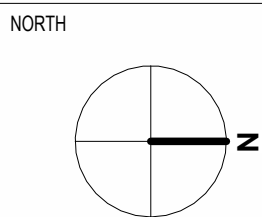
CLIENT
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PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

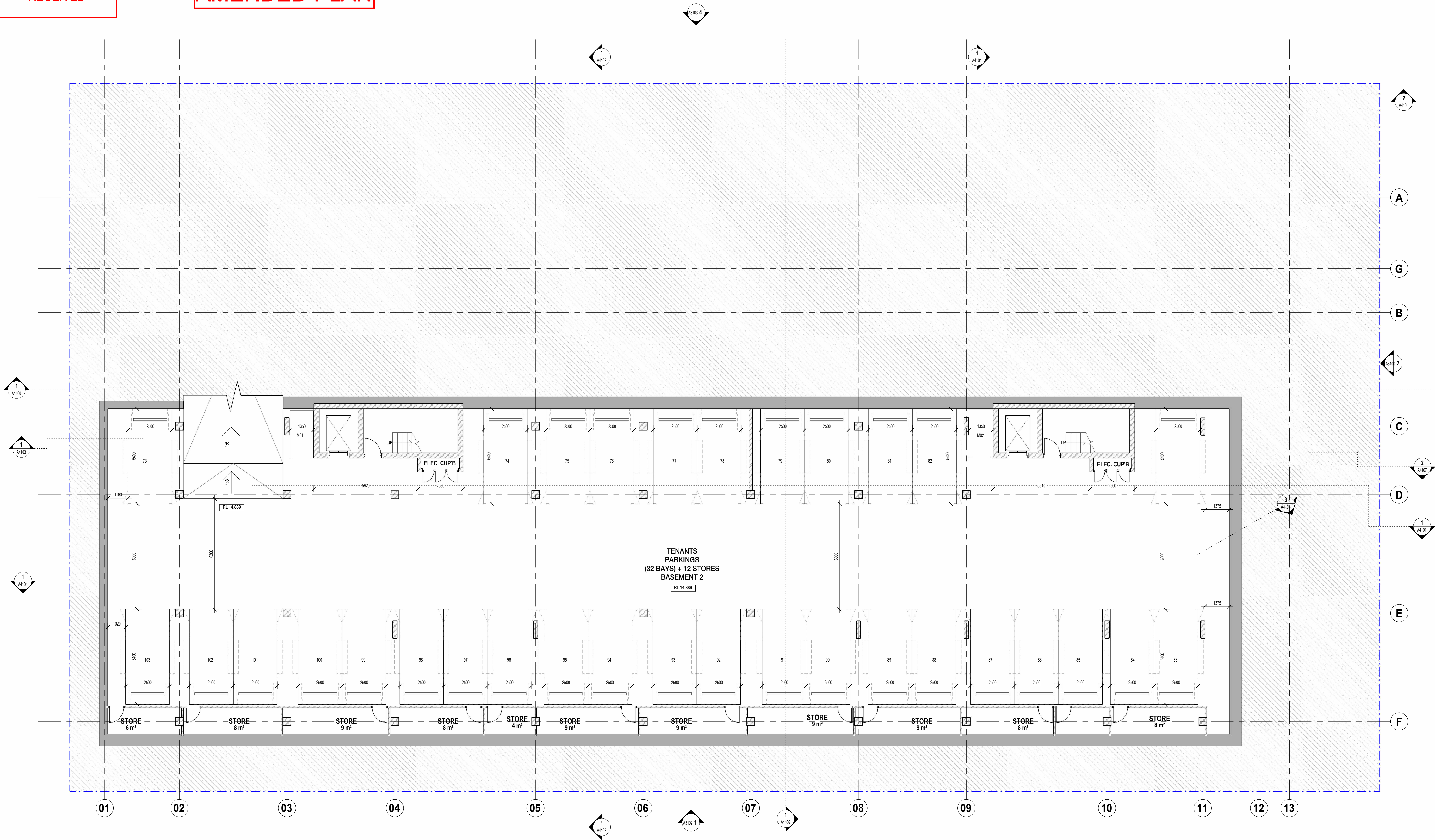
TITLE
SITE

PLOT RATIO



JOB No.	2508	DRAWING NO	A1104
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 250	ISSUE	DA2
DRAWN BY	MA		
REVIEWED BY	RS		

AMENDED PLAN



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REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

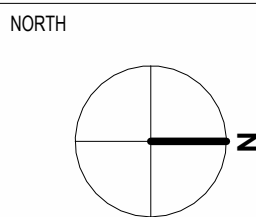
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QS DEVELOPMENTS PTY LTD

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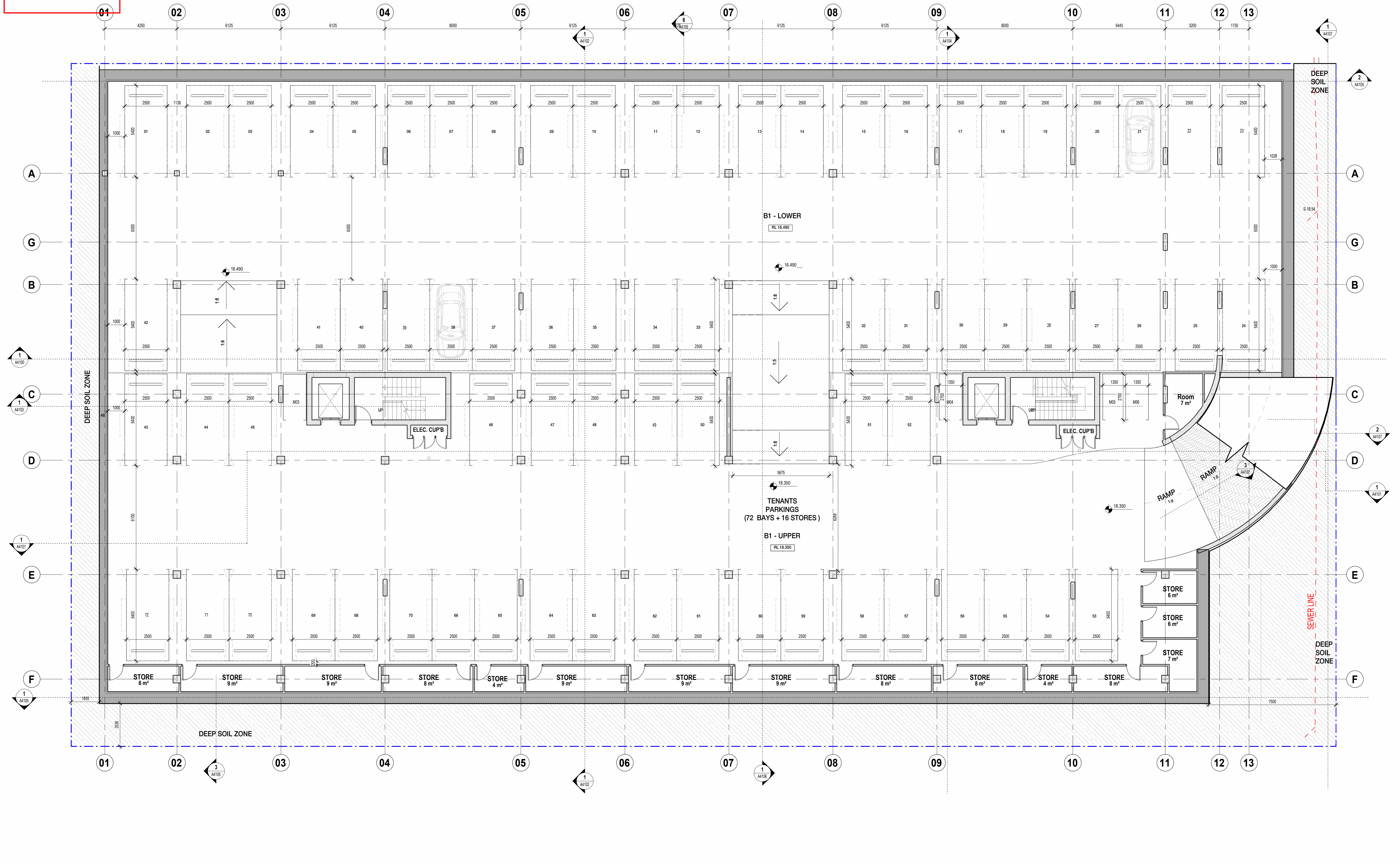
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL B2



JOB No.	2508	DRAWING NO	A2100
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	DRAWN BY	SP
REVIEWED BY	AA	ISSUE	DA3





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ARCHITECTS

REVISION	DATE (DDMMYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	4/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA3	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	5/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA4	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

Client

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PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE

GA PLANS
LEVEL GROUND

NORTH

JOB No.	2508	DRAWING NO	A2102
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA4
DRAWN BY	SP		
REVIEWED BY	AA		

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T: +61 8 9321 0166

PLOT DATE 26/11/2025 4:43:36 PM

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REFER SECTIONS AND ELEVATIONS FOR MAIN LEVELS

AMENDED PLAN

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ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

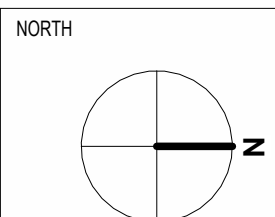
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PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 1



JOB No.	2508	DRAWING NO	A2103
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SP		
REVIEWED BY	AA		



REFER SECTIONS AND ELEVATIONS FOR MAIN LEVELS

AMENDED PLAN



REFER SECTIONS AND ELEVATIONS FOR MAIN LEVELS

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ARCHITECTS

REVISION	DATE (DDMMYYYY)	REVISION DESCRIPTION
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DA2	5/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA3	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	5/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA4	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

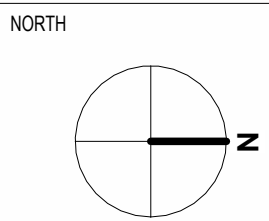
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PROPOSED RESIDENTIAL

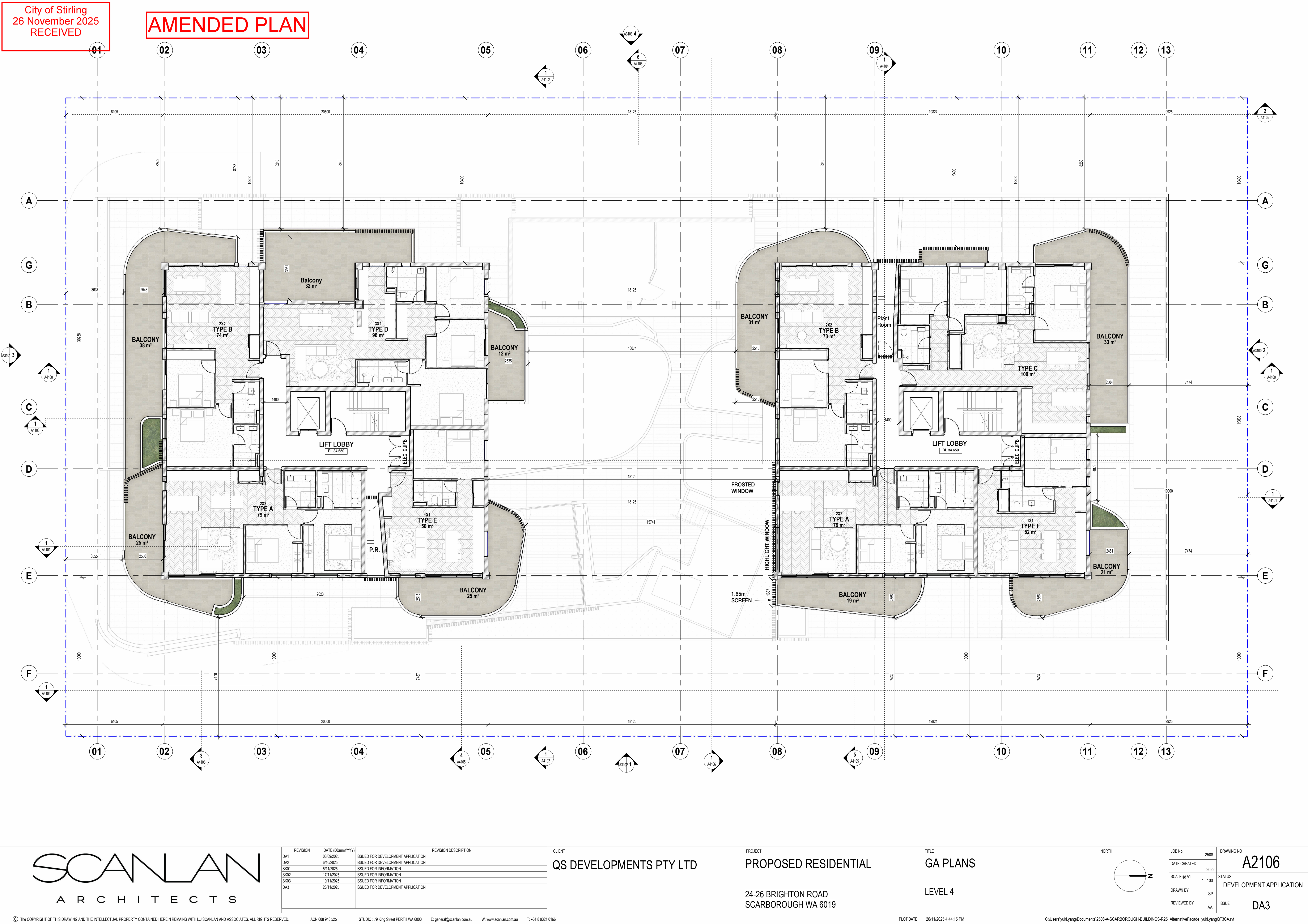
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 3



JOB No.	2508	DRAWING NO	A2105
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA4
DRAWN BY	SP		
REVIEWED BY	AA		



AMENDED PLAN



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
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SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

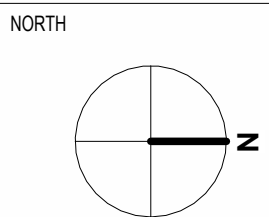
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PROJECT
PROPOSED RESIDENTIAL

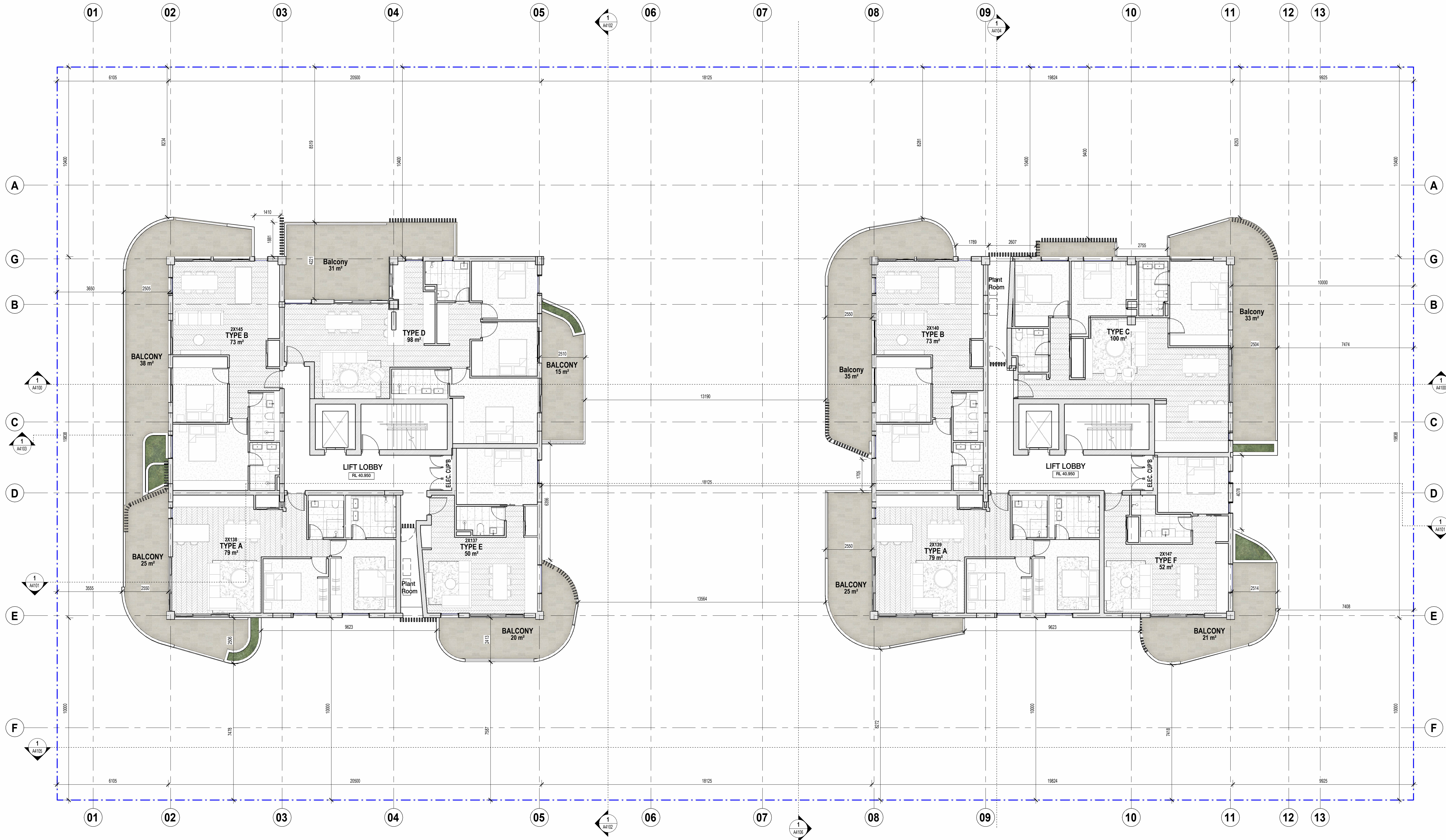
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

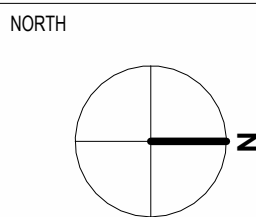
LEVEL 5



JOB No.	2508	DRAWING NO	A2107
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100		
DRAWN BY	SP		
REVIEWED BY	AA	ISSUE	DA3

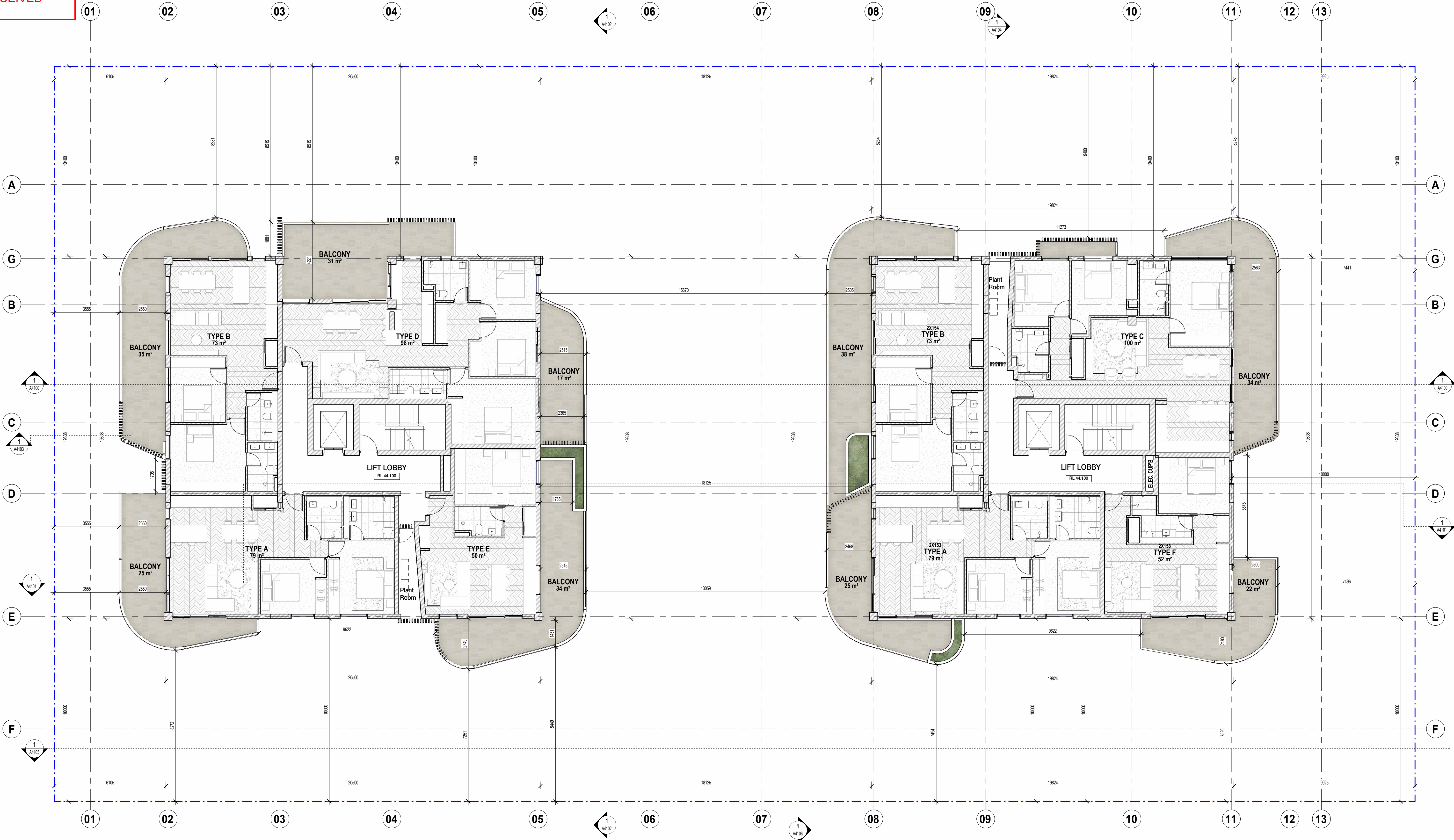


REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION



JOB No.	2508	DRAWING NO	A2108
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	DRAWN BY	SP
REVIEWED BY	AA	ISSUE	DA3

AMENDED PLAN



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

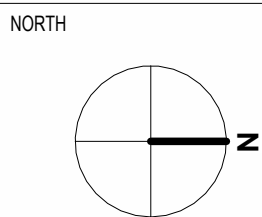
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

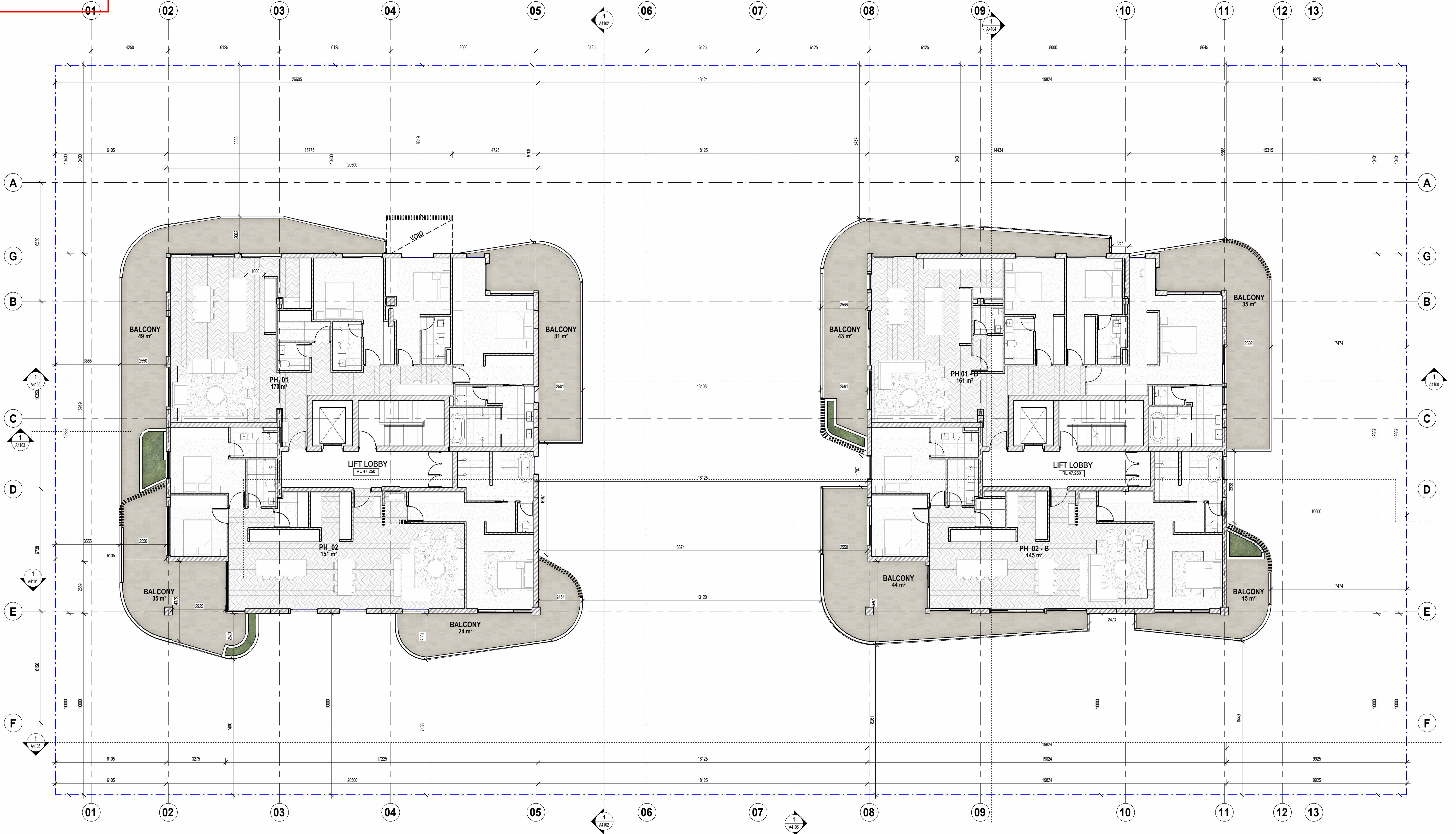
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

LEVEL 7



JOB No.	2508	DRAWING NO	A2109
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SP		
REVIEWED BY	AA		



REFER SECTIONS AND ELEVATIONS FOR MAIN LEVELS



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

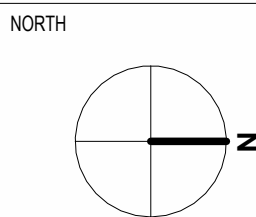
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA PLANS

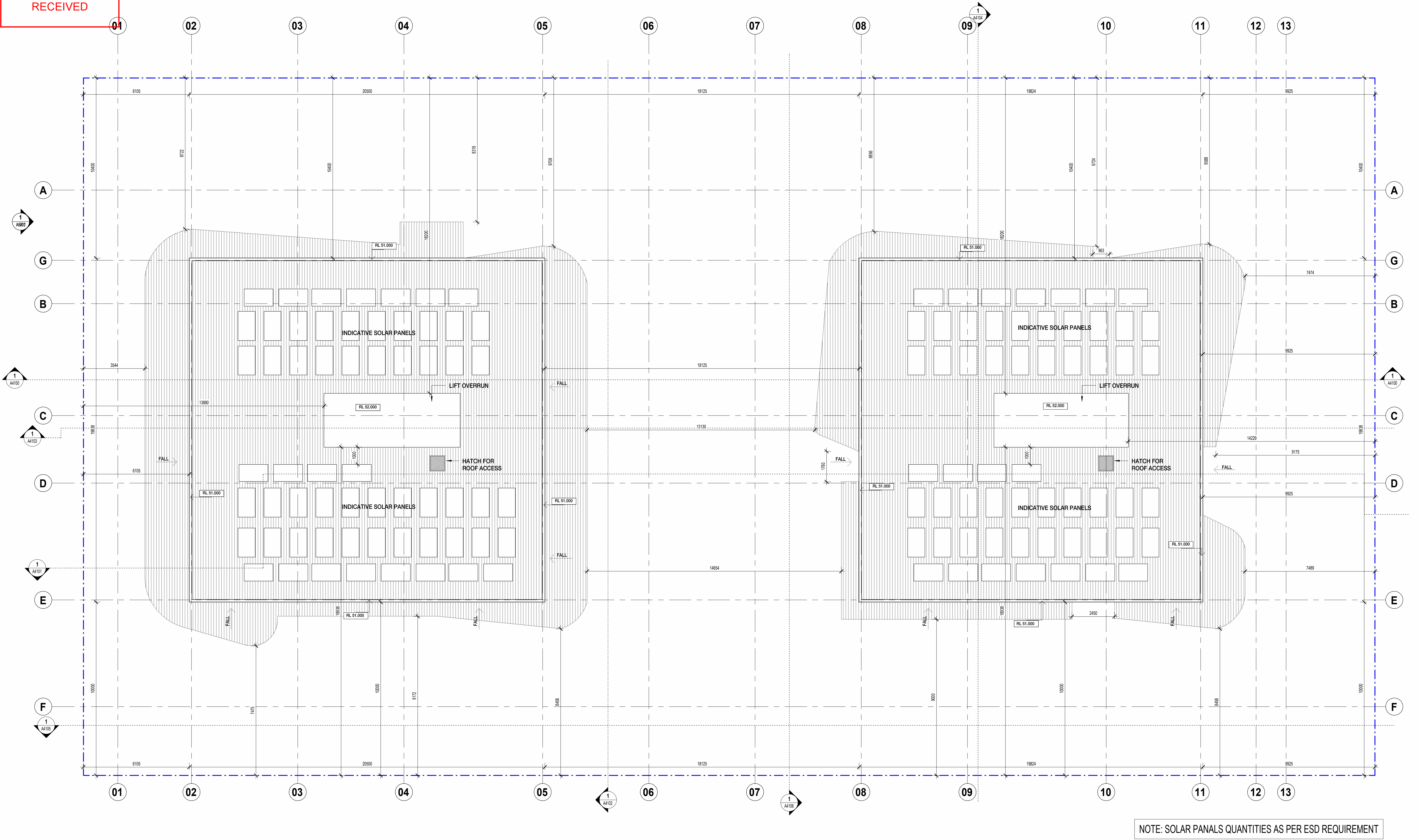
LEVEL 8



JOB No.	2508	DRAWING NO	A2110
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SP		
REVIEWED BY	AA		

City of Stirling
26 November 2025
RECEIVED

AMENDED PLAN



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

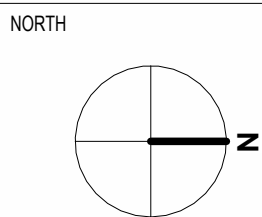
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

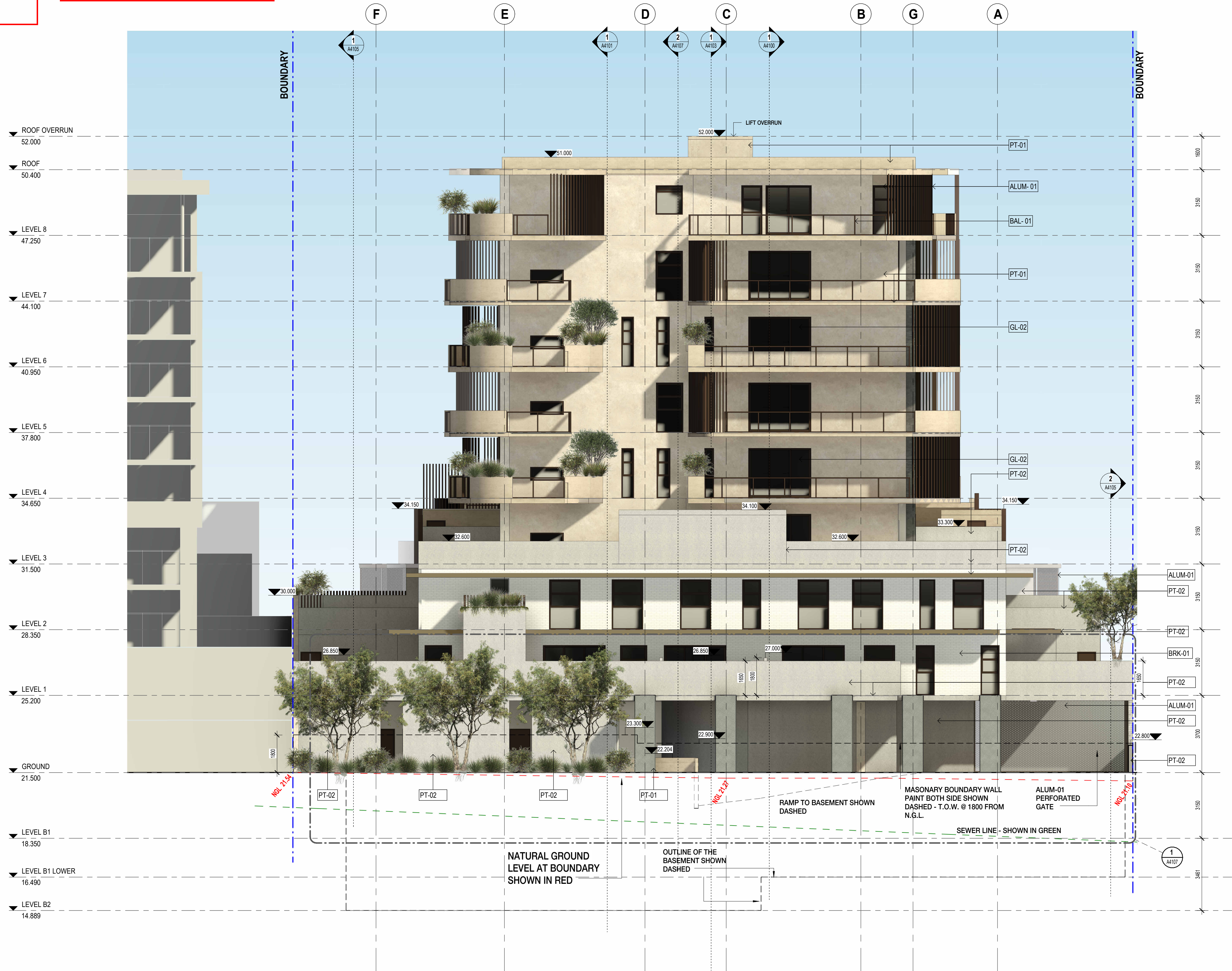
TITLE
GA PLANS

LEVEL ROOF



JOB No.	2508	DRAWING NO	A2111
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SP		
REVIEWED BY	AA		

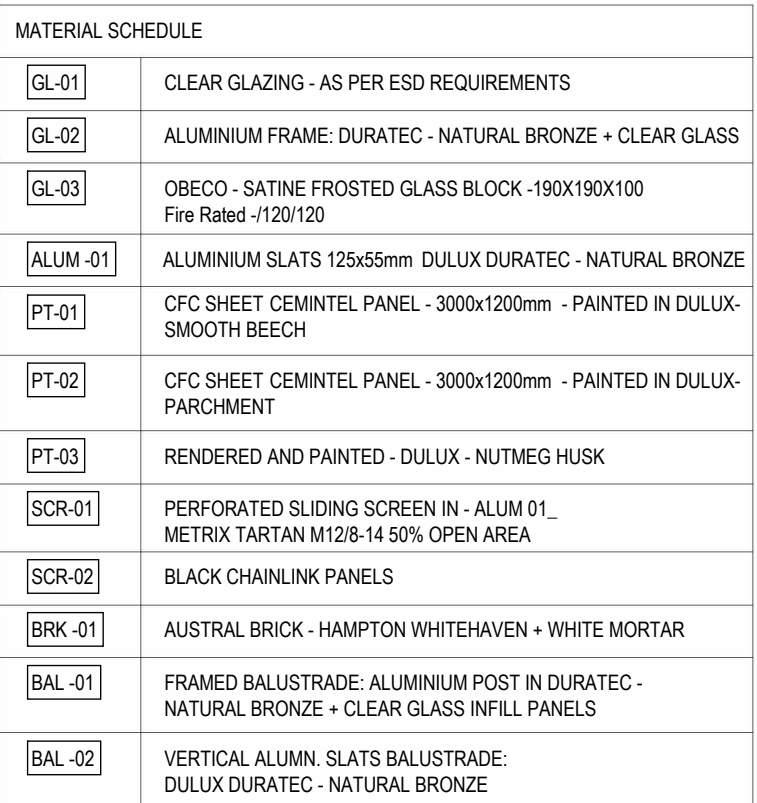
AMENDED PLAN



MATERIAL SCHEDULE	
GL-01	CLEAR GLAZING - AS PER ESD REQUIREMENTS
GL-02	ALUMINIUM FRAME: DURATEC - NATURAL BRONZE + CLEAR GLASS
GL-03	OBECO - SATINE FROSTED GLASS BLOCK - 190X190X100 Fire Rated -120/120
ALUM-01	ALUMINIUM SLATS 125x55mm DULUX DURATEC - NATURAL BRONZE
PT-01	CFC SHEET CEMINTEL PANEL - 3000x1200mm - PAINTED IN DULUX-SMOOTH BEECH
PT-02	CFC SHEET CEMINTEL PANEL - 3000x1200mm - PAINTED IN DULUX-PARCHMENT
PT-03	RENDERED AND PAINTED - DULUX - NUTMEG HUSK
SCR-01	PERFORATED SLIDING SCREEN IN - ALUM-01, METRIX TARTAN M12/8-14 50% OPEN AREA
SCR-02	BLACK CHAINLINK PANELS
BRK-01	AUSTRAL BRICK - HAMPTON WHITEHAVEN + WHITE MORTAR
BAL-01	FRAMED BALUSTRADE: ALUMINIUM POST IN DURATEC - NATURAL BRONZE + CLEAR GLASS INFILL PANELS
BAL-02	VERTICAL ALUM. SLATS BALUSTRADE: DULUX DURATEC - NATURAL BRONZE

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

AMENDED PLAN



REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	5/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

JOB No.	2508	DRAWING NO	A3101
DATE CREATED	2022	STATUS	
SCALE @ A1	1 : 100		
DRAWN BY	SF		
REVIEWED BY	RS	ISSUE	DA3



City of Stirling
26 November 2025
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AMENDED PLAN

PLEASE NOTE:
NATURAL GROUND LEVEL AT
BOUNDARY SHOWN ON SHEET A4105

MATERIAL SCHEDULE	
GL-01	CLEAR GLAZING - AS PER SD REQUIREMENTS
GL-02	ALUMINIUM FRAME: DURATEC - NATURAL BRONZE + CLEAR GLASS
GL-03	OBECO - SATINE FROSTED GLASS BLOCK -190X190X100 Fire Rated -120/120
ALUM-01	ALUMINIUM SLATS 125x55mm DULUX DURATEC - NATURAL BRONZE
PT-01	CFC SHEET CEMINTEL PANEL - 3000x1200mm - PAINTED IN DULUX- SMOOTH BEECH
PT-02	CFC SHEET CEMINTEL PANEL - 3000x1200mm - PAINTED IN DULUX- PARCHMENT
PT-03	RENDERED AND PAINTED - DULUX - NUTMEG HUSK
SCR-01	PERFORATED SLIDING SCREEN IN - ALUM 01, METRIX TARTAN M12/8-14 50% OPEN AREA
SCR-02	BLACK CHAINLINK PANELS
BRK-01	AUSTRAL BRICK - HAMPTON WHITEHAVEN + WHITE MORTAR
BAL-01	FRAMED BALUSTRADE: ALUMINIUM POST IN DURATEC - NATURAL BRONZE + CLEAR GLASS INFILL PANELS
BAL-02	VERTICAL ALUMIN. SLATS BALUSTRADE: DULUX DURATEC - NATURAL BRONZE

SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/08/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

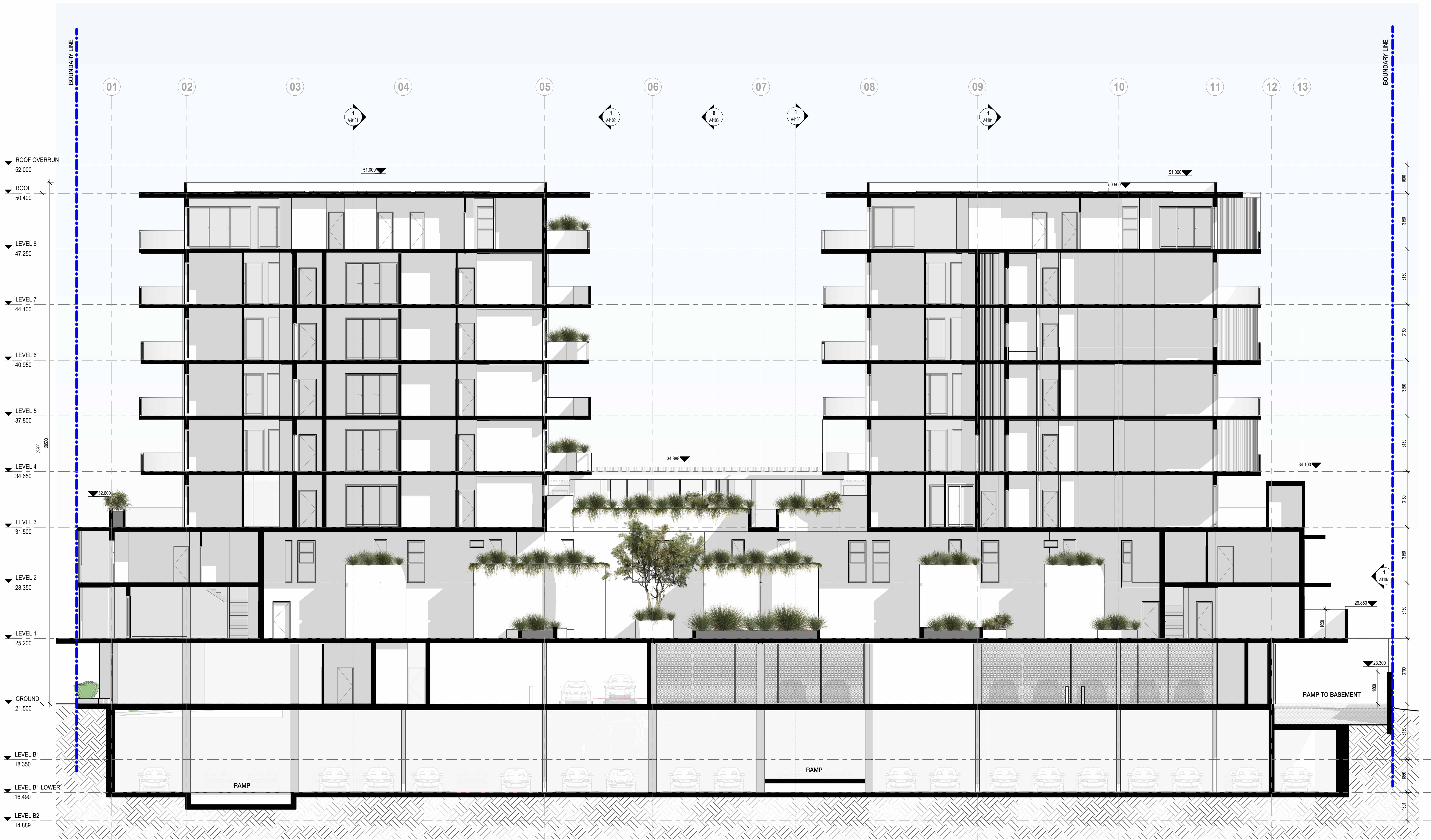
24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA ELEVATIONS

EAST

NORTH

JOB No.	2508	DRAWING NO	A3102
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 100	ISSUE	DA3
DRAWN BY	SF		
REVIEWED BY	RS		



SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

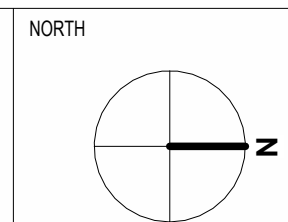
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

SECTION A



JOB No.	2508	DRAWING NO	A4100
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SF		
REVIEWED BY	RS		

City of Stirling
26 November 2025
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AMENDED PLAN



SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

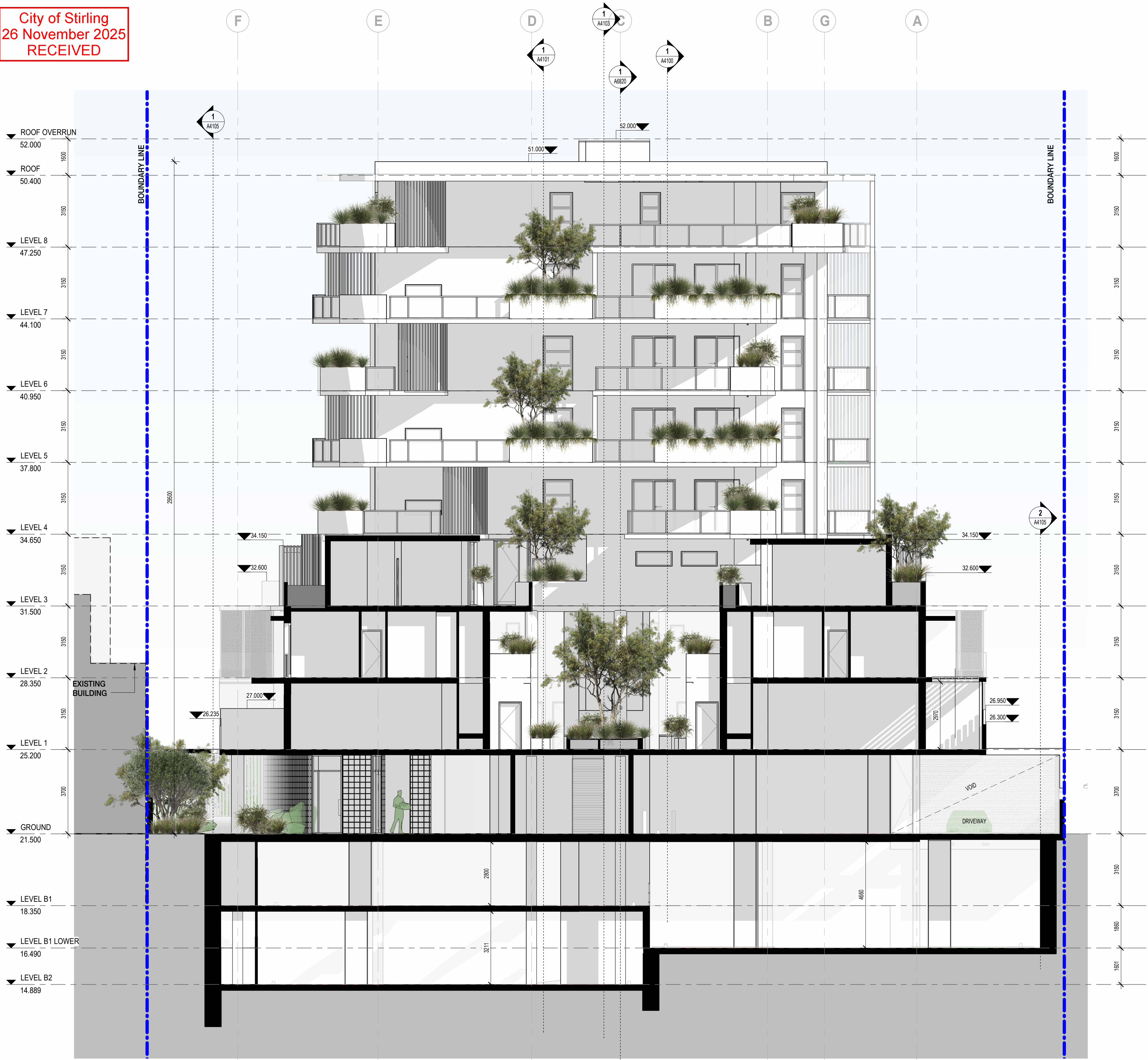
SECTION B

NORTH

JOB No.	2508	DRAWING NO	A4101
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SF		
REVIEWED BY	RS		

AMENDED PLAN

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ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

SECTION C

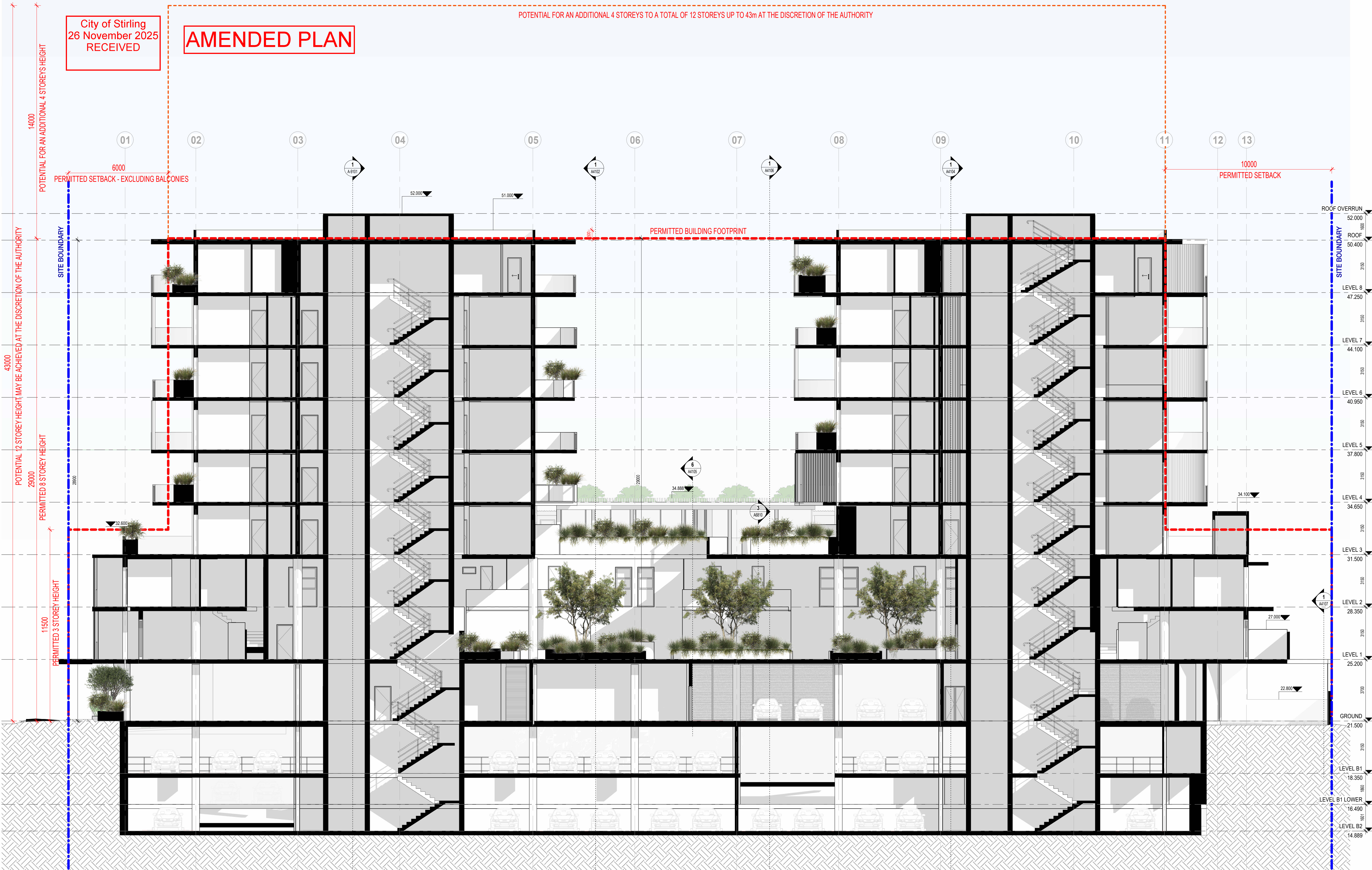
NORTH

JOB No.	2508	DRAWING NO	A4102
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SF		
REVIEWED BY	RS		

City of Stirling
26 November 2025
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POTENTIAL FOR AN ADDITIONAL 4 STOREYS TO A TOTAL OF 12 STOREYS UP TO 43m AT THE DISCRETION OF THE AUTHORITY



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ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

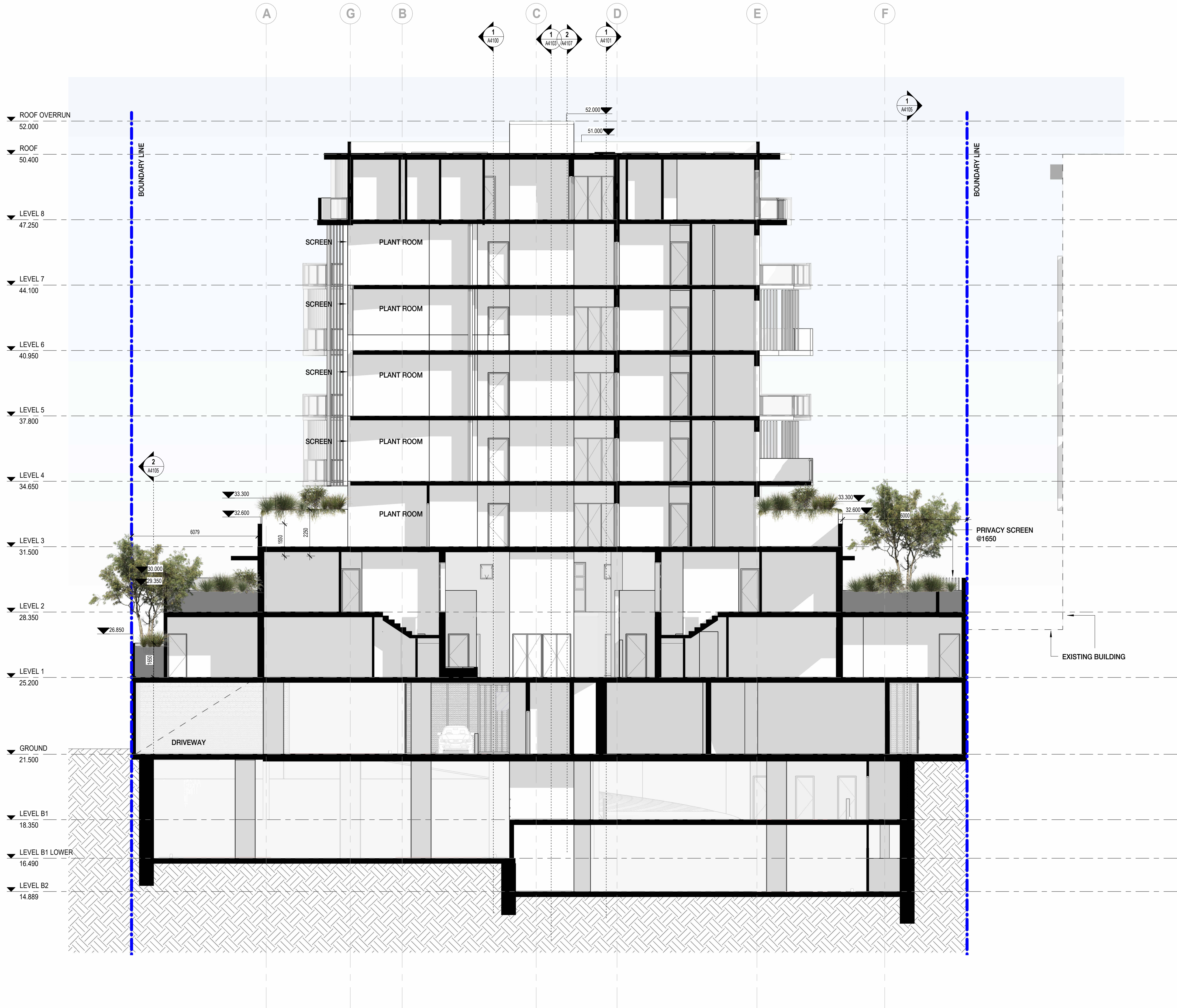
SECTIONS D

NORTH

JOB No.	2508	DRAWING NO	A4103
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SF		
REVIEWED BY	RS		

City of Stirling
26 November 2025
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SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

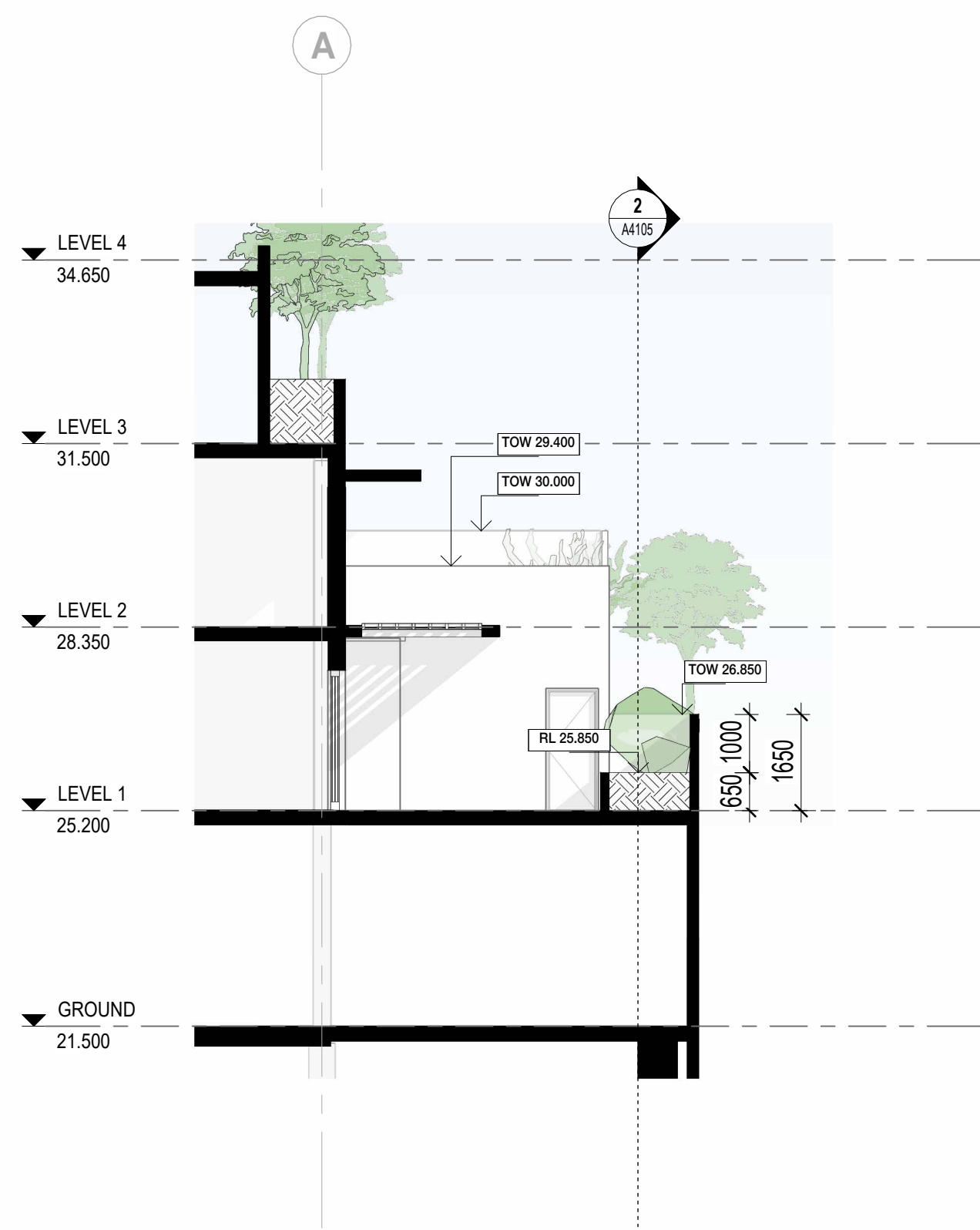
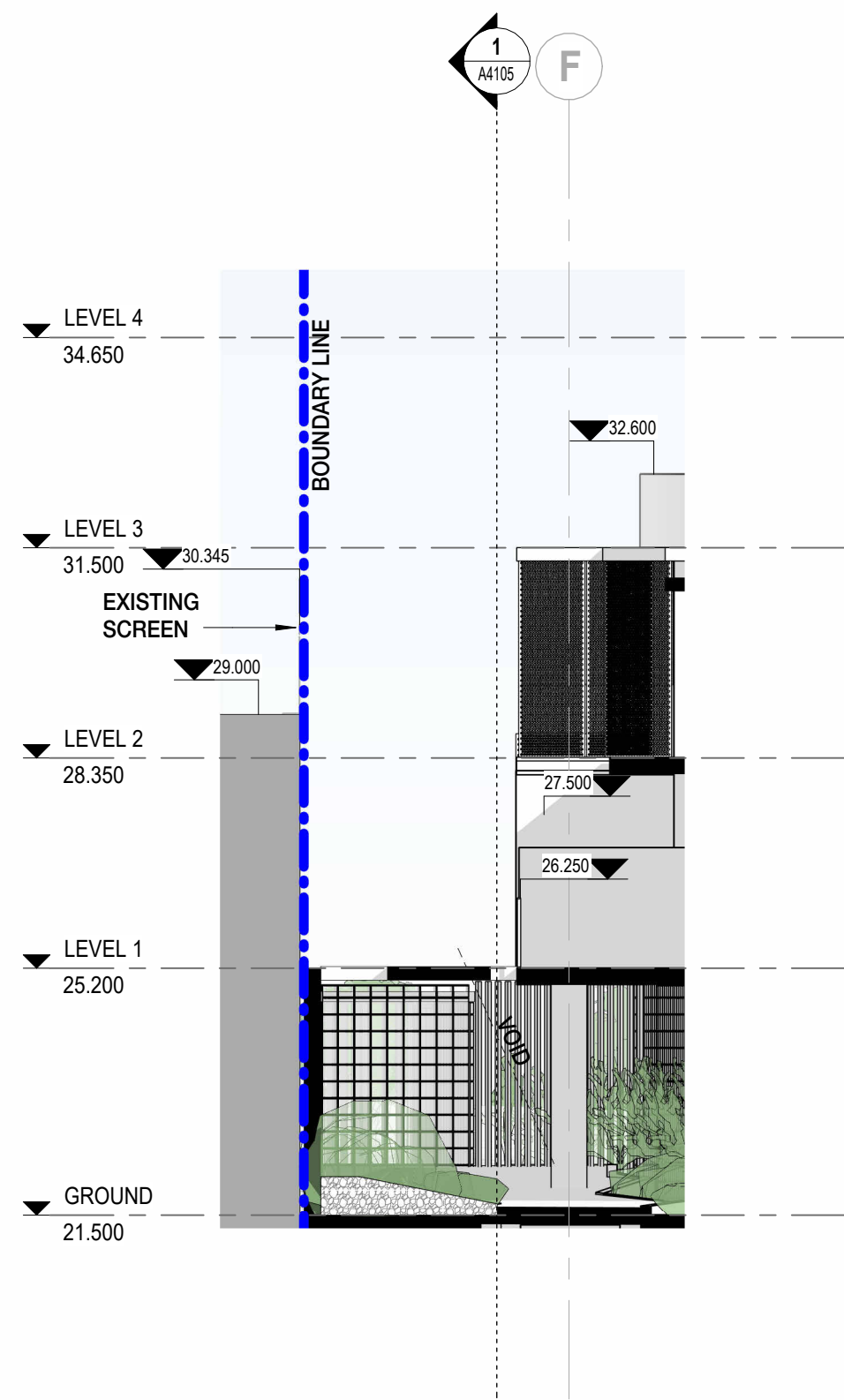
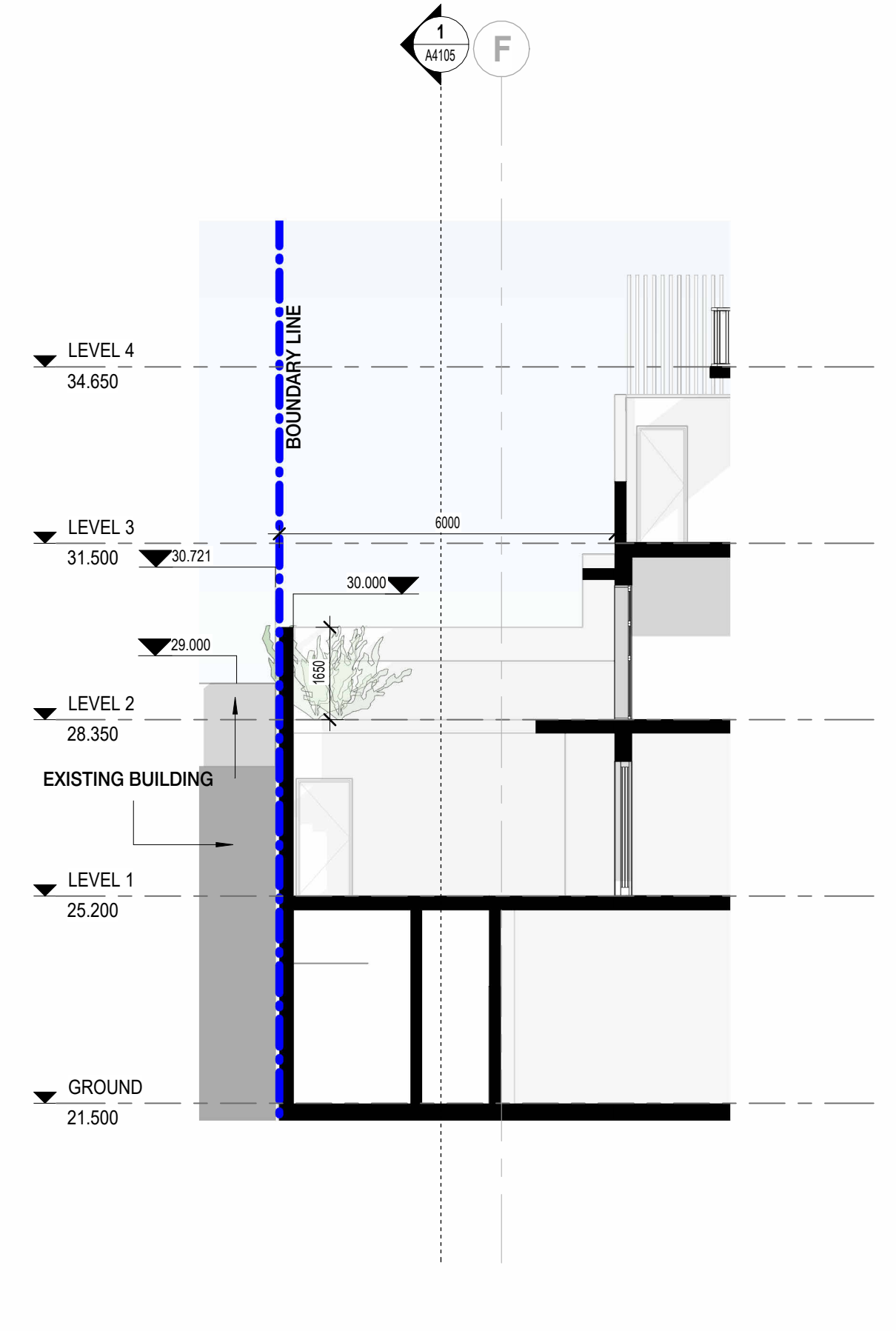
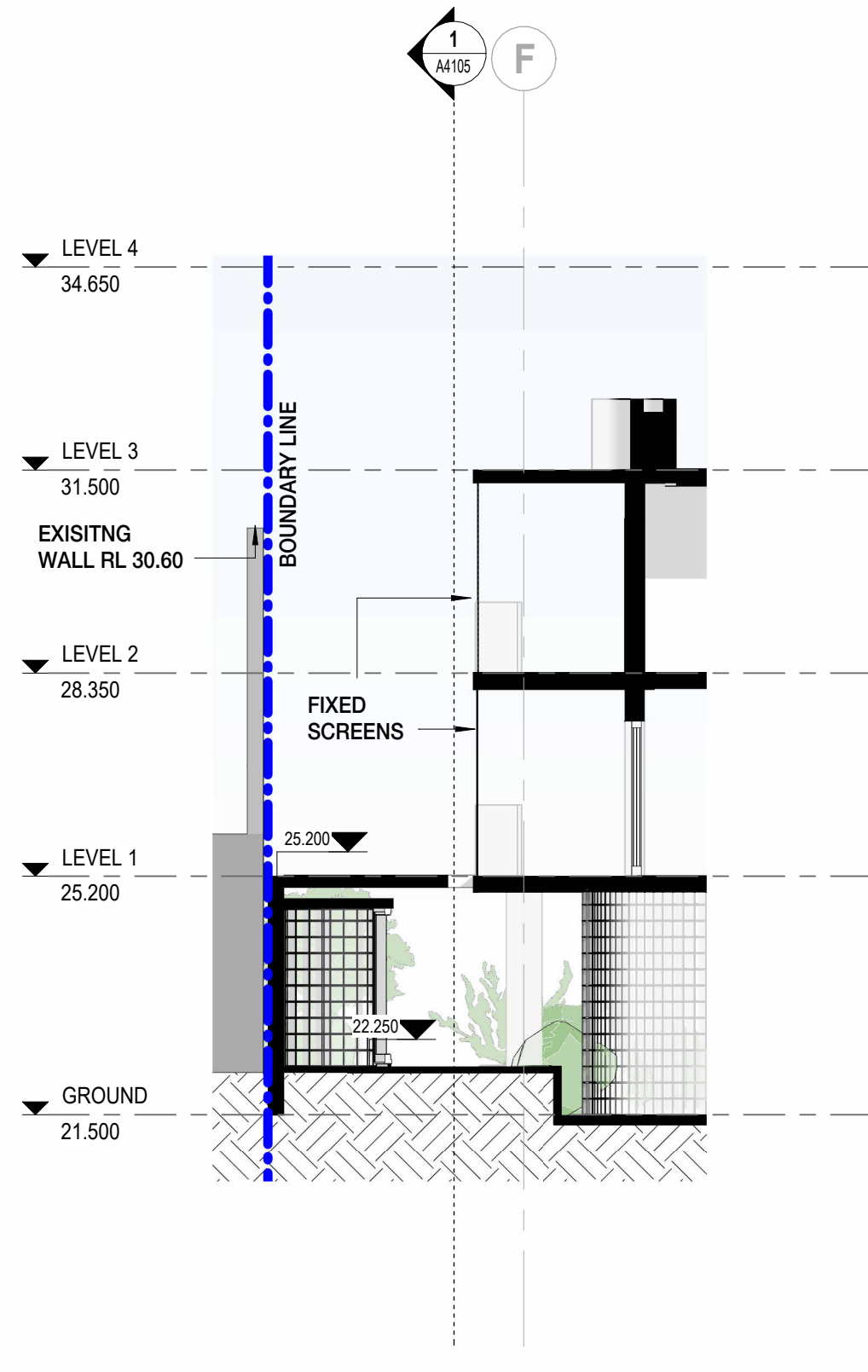
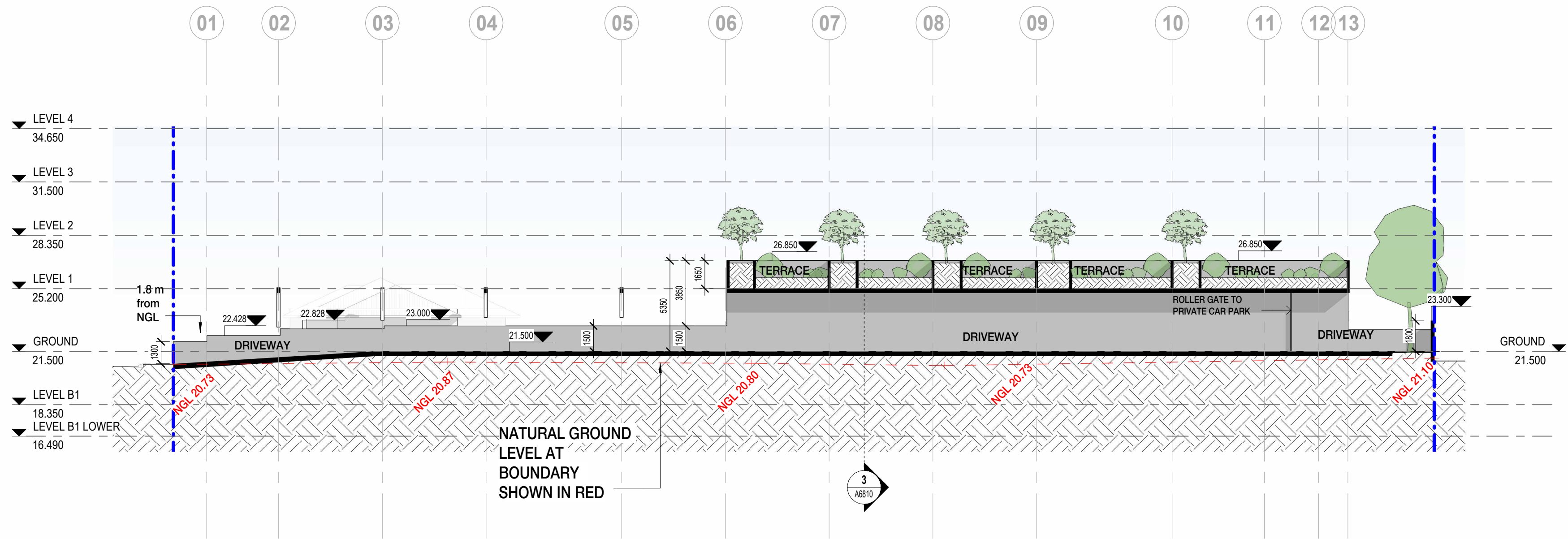
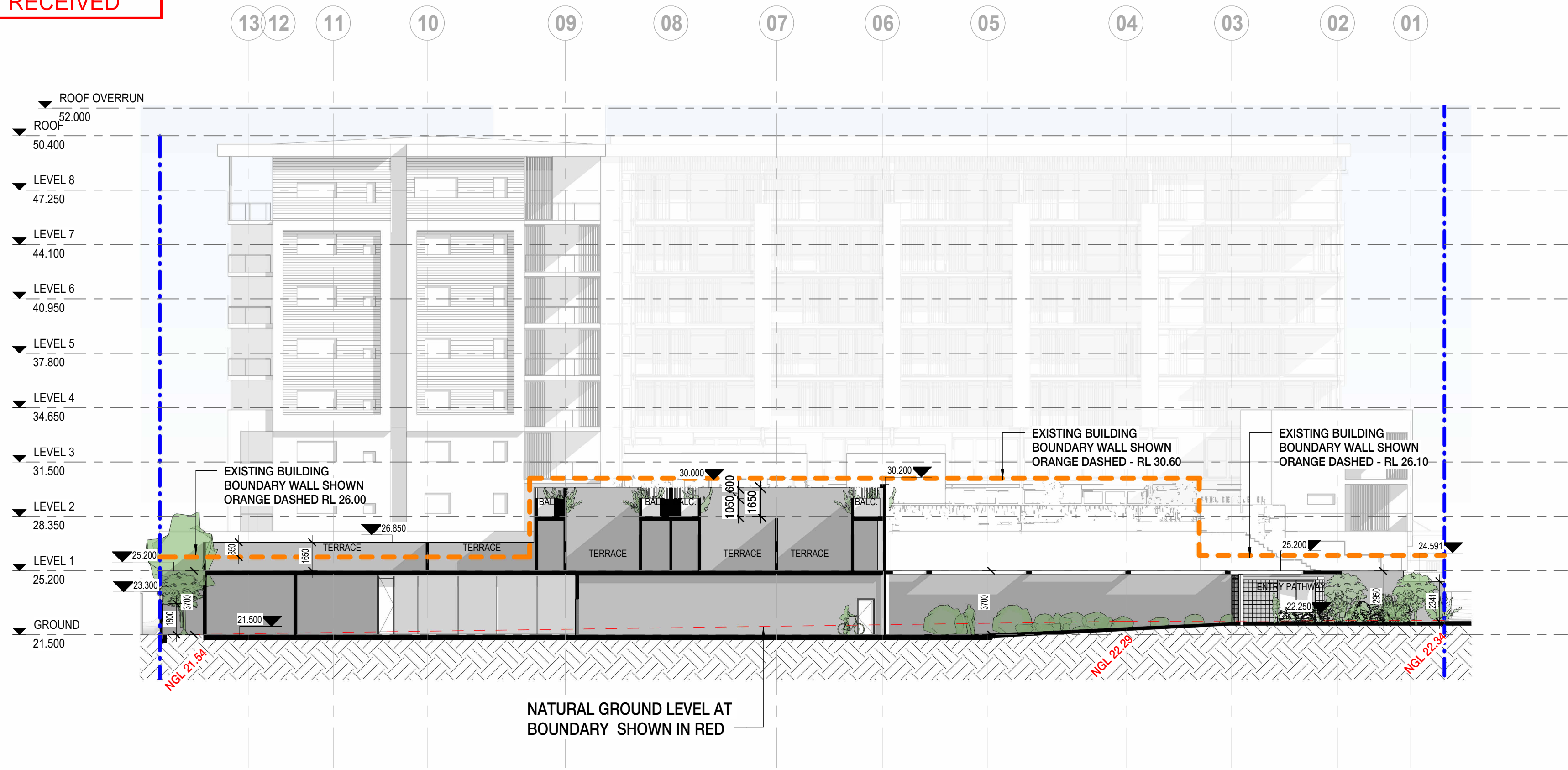
TITLE
GA SECTIONS

SECTION E

NORTH

JOB No.	2508	DRAWING NO	A4104
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SF		
REVIEWED BY	AA		

City of Stirling
26 November 2025
RECEIVED



AMENDED PLAN

SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

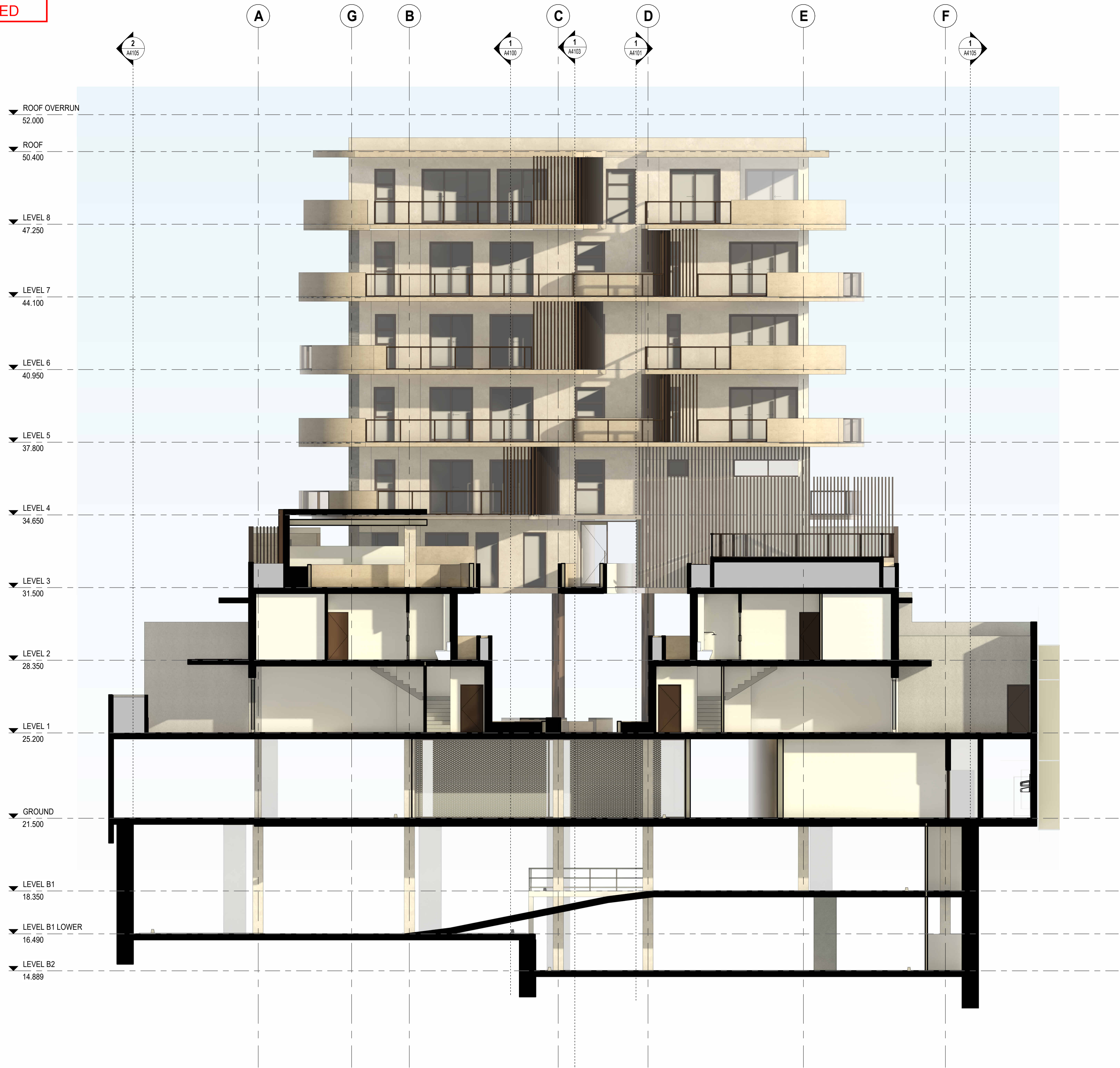
TITLE
GA SECTIONS

BOUNDARY WALLS

NORTH

JOB No.	2508	DRAWING NO	A4105
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	As indicated	ISSUE	DA3
DRAWN BY	JD		
REVIEWED BY	AA		

City of Stirling
26 November 2025
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AMENDED PLAN

SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

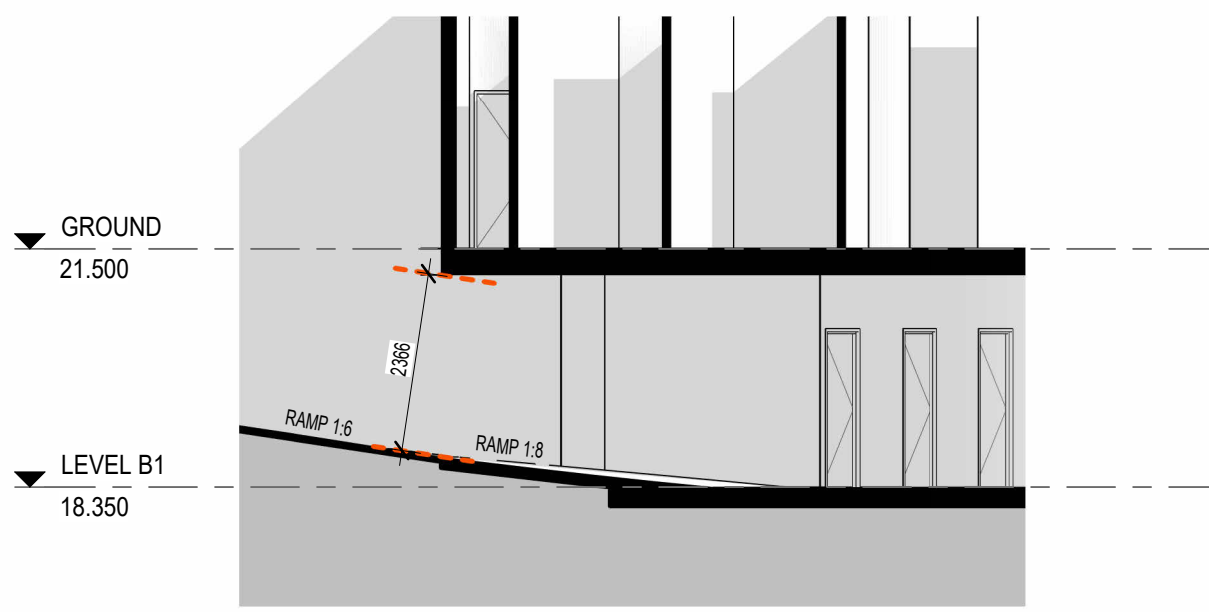
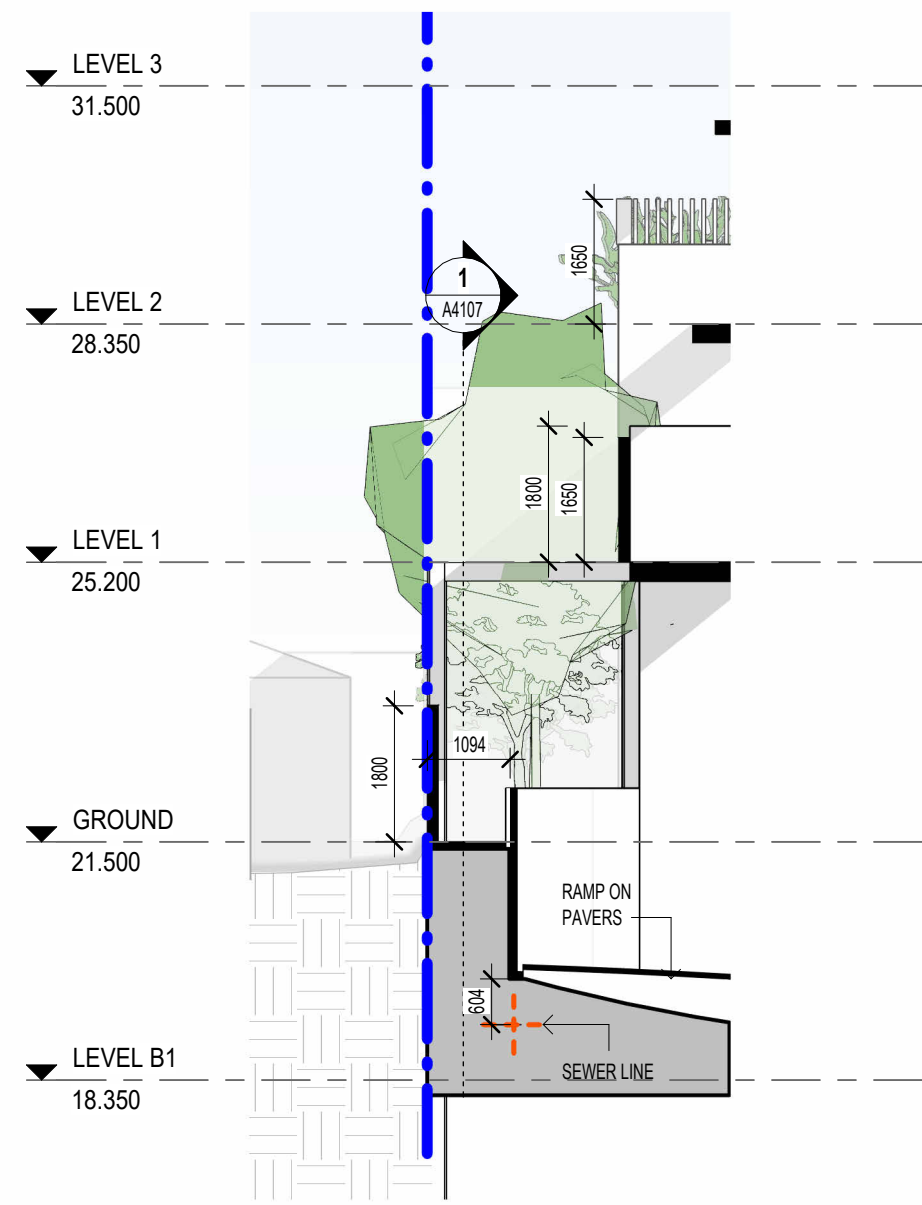
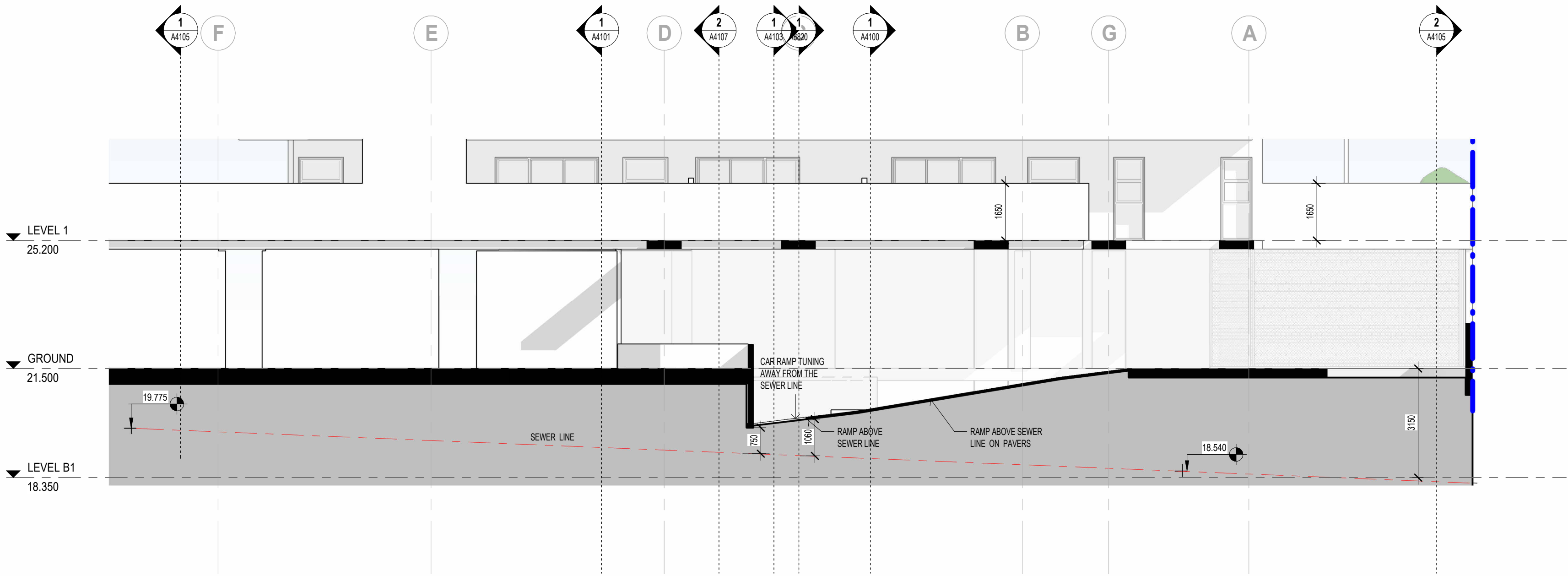
TITLE
GA SECTIONS

SECTIONS

NORTH

JOB No.	2508	DRAWING NO	A4106
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 100	ISSUE	DA1
DRAWN BY	SF		
REVIEWED BY	RS		

AMENDED PLAN



SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
SK01	01/11/2025	ISSUED FOR INFORMATION
SK02	17/11/2025	ISSUED FOR INFORMATION
SK03	19/11/2025	ISSUED FOR INFORMATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
GA SECTIONS

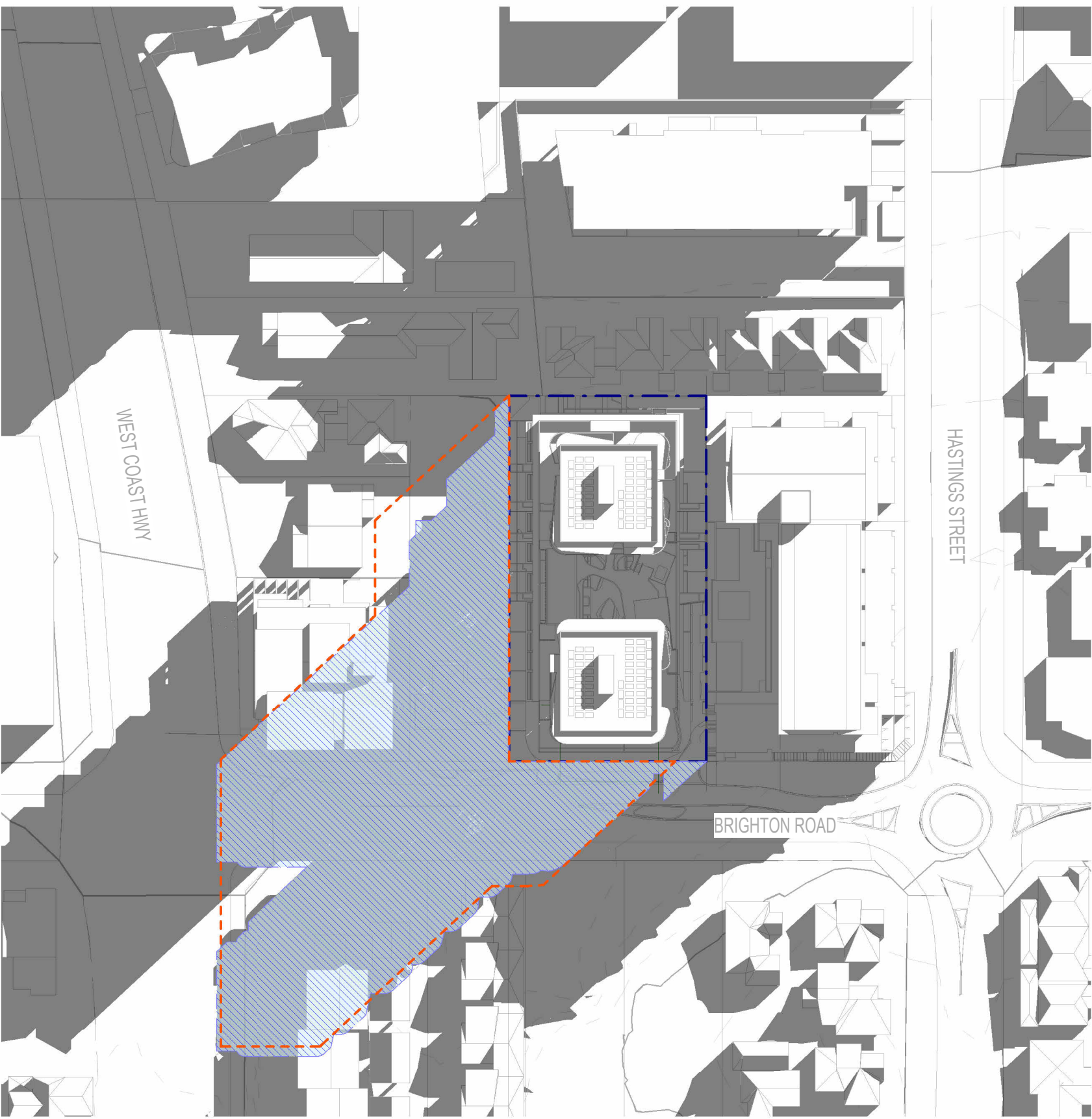
SECTIONS

NORTH

JOB No.	2508	DRAWING NO	A4107
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1:100	ISSUE	DA3
DRAWN BY	SF		
REVIEWED BY	RS		

LEGEND

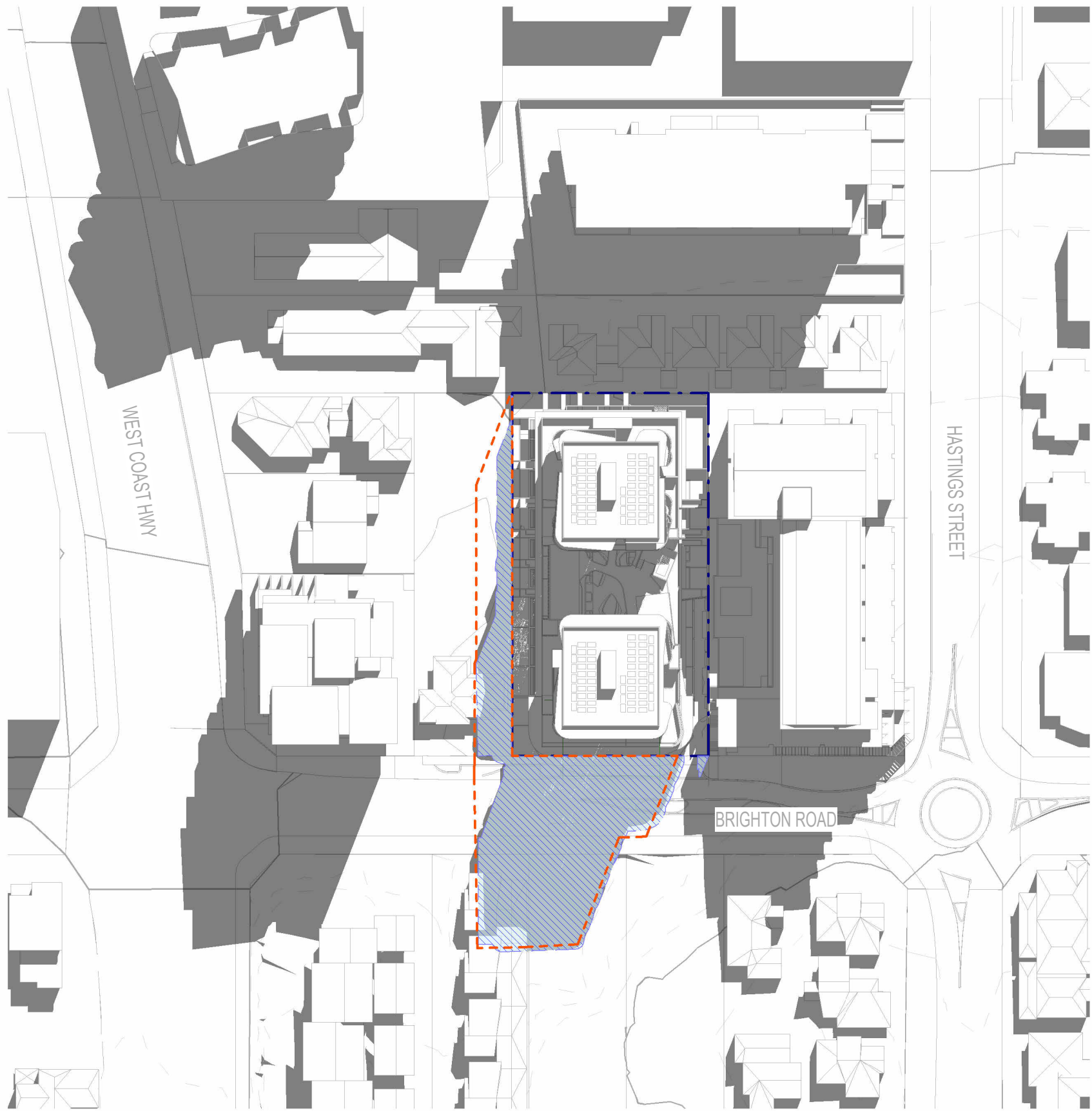
COMPLIANT MASSING OVERSHADOWING

PROPOSED DESIGN OVERSHADOWING

21st JUNE - 9am

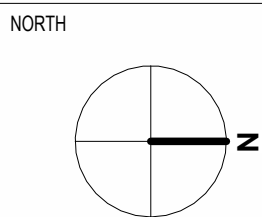


21st JUNE - 10am



21st JUNE - 11am

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
SK01	21/08/2025	ISSUED FOR INFORMATION
DA1	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

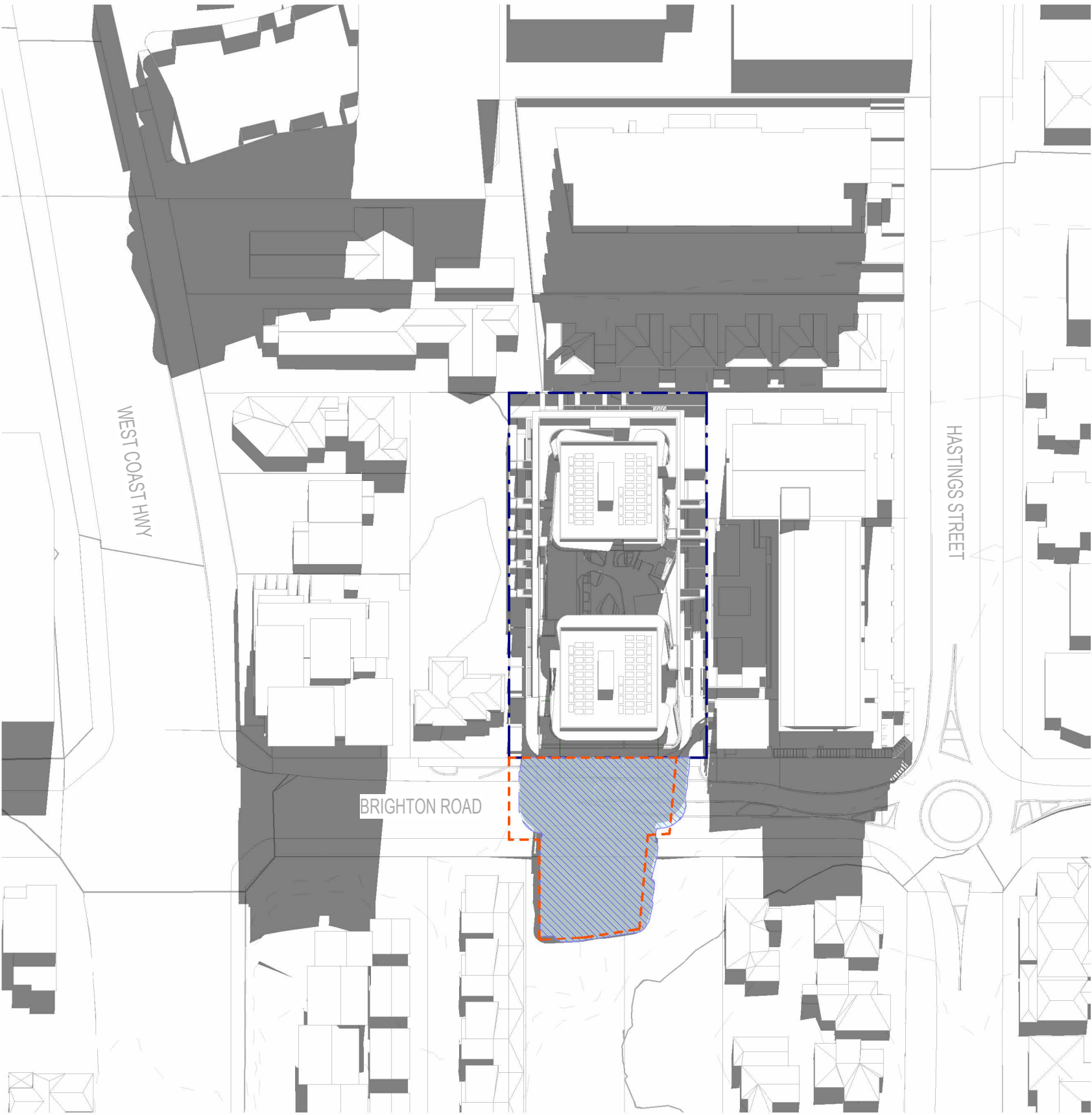


JOB No.	2508	DRAWING NO	A6801
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 1000		
DRAWN BY	MA		
REVIEWED BY	RS	ISSUE	DA2

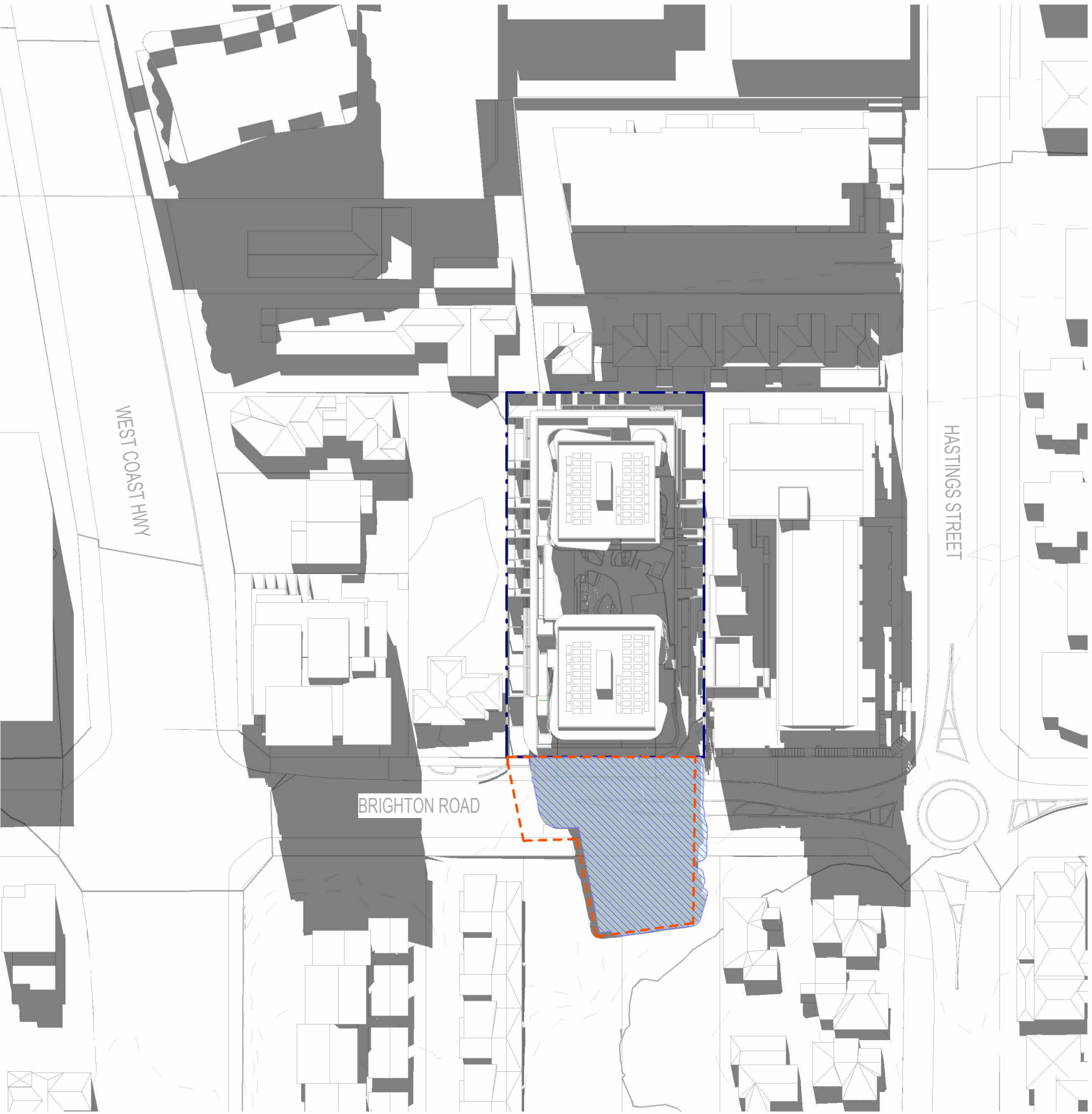
AMENDED PLAN

LEGEND

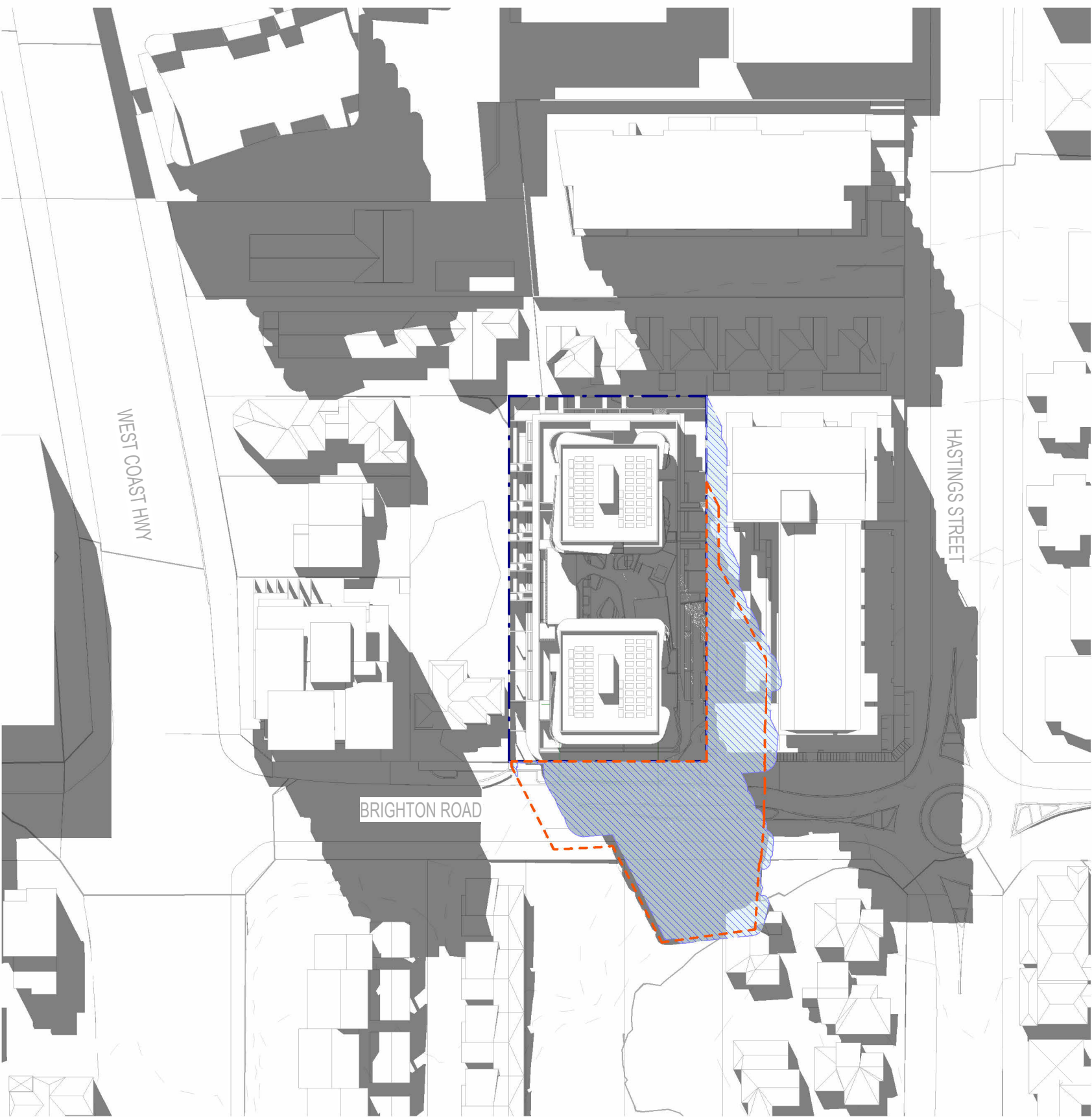
- COMPLIANT MASSING OVERSHADOWING
- PROPOSED DESIGN OVERSHADOWING



21st JUNE - 12pm



21st JUNE - 1pm



21st JUNE - 2pm



21st JUNE - 3pm

SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	6/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

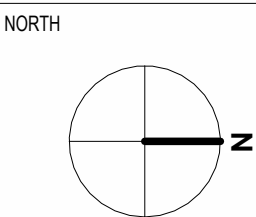
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
SITE

SHADOW DIAGRAMS



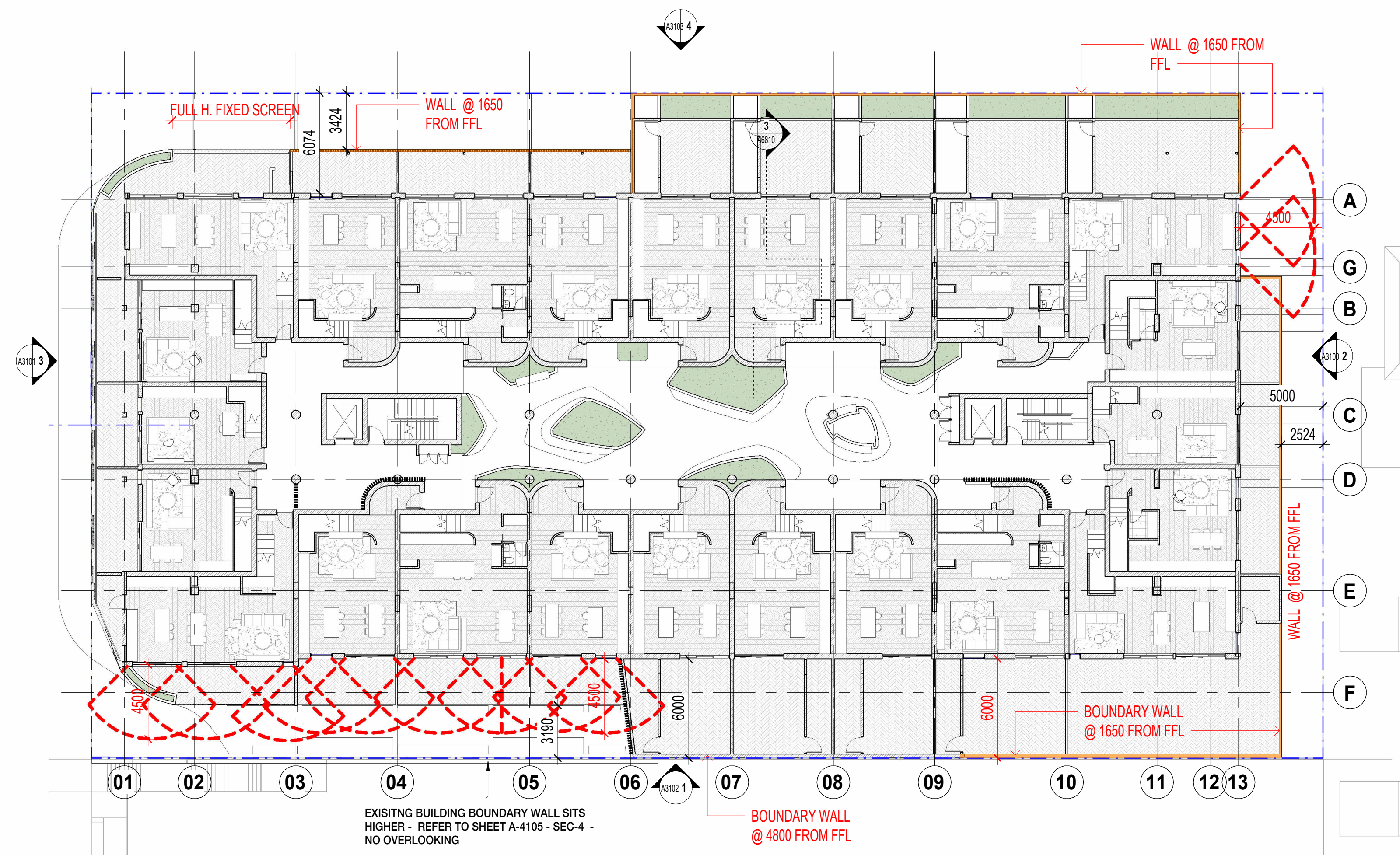
JOB No.	2508	DRAWING NO	A6802
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	1 : 1000	ISSUE	DA2
DRAWN BY	MA		
REVIEWED BY	RS		

City of Stirling
26 November 2025
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WALLS @ 1650mm FROM FFL OR ABOVE - NO OVERLOOKING.



SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

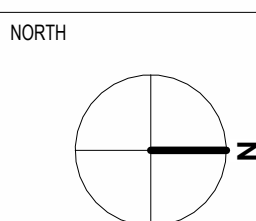
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

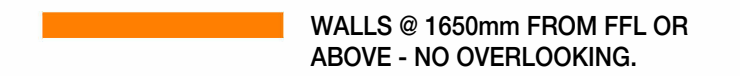
TITLE
DIAGRAMS

CONE OF VISION



JOB No.	2508	DRAWING NO	A6821
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	As indicated	ISSUE	DA3
DRAWN BY	MA		
REVIEWED BY	RS		

AMENDED PLAN




CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT	PROPOSED RESIDENTIAL
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TITLE
DIAGRAMS

NORTH

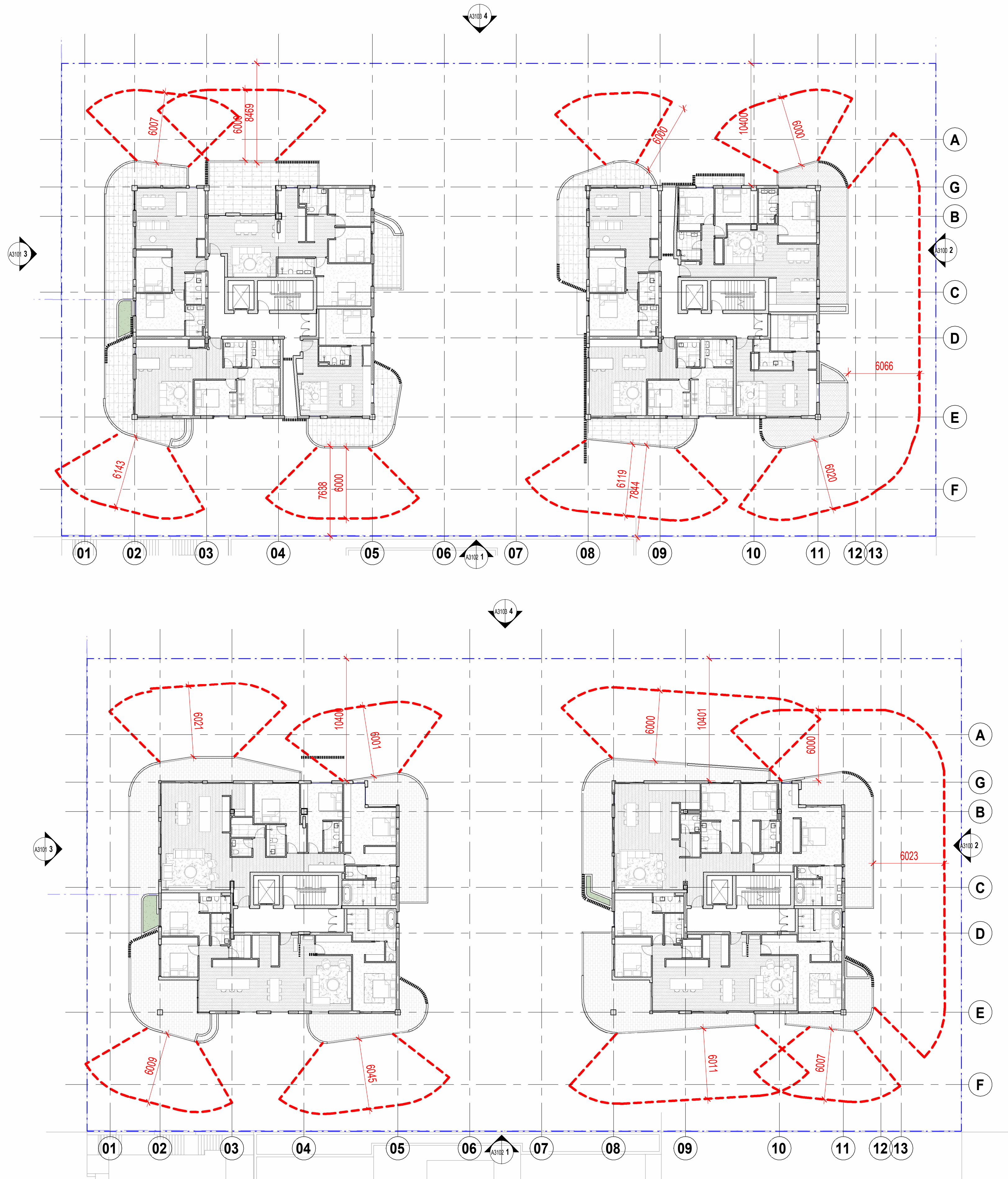


A circular diagram divided into four quadrants by a vertical and horizontal line. A thick black arrow points from the center to the right edge, labeled 'Z'.

JOB No.	2508	DRAWING NO	A6822
DATE CREATED	2022		
SCALE @ A1	As indicated	STATUS	DEVELOPMENT APPLICATION
DRAWN BY	MA		
REVIEWED BY	RS	ISSUE	DA3

City of Stirling
26 November 2025
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SCANLAN
ARCHITECTS

REVISION	DATE (DDmmYYYY)	REVISION DESCRIPTION
DA1	03/09/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA2	01/10/2025	ISSUED FOR DEVELOPMENT APPLICATION
DA3	26/11/2025	ISSUED FOR DEVELOPMENT APPLICATION

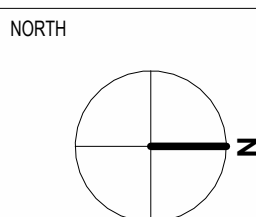
CLIENT
QS DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RESIDENTIAL

24-26 BRIGHTON ROAD
SCARBOROUGH WA 6019

TITLE
DIAGRAMS

CONE OF VISION



JOB No.	2508	DRAWING NO	A6823
DATE CREATED	2022	STATUS	DEVELOPMENT APPLICATION
SCALE @ A1	As indicated	ISSUE	DA3
DRAWN BY	MA		
REVIEWED BY	RS		

AMENDED PLAN

ENCLOSED ARE COPIES OF DOCUMENTS AS LISTED BELOW

DATE OF ISSUE

Doc Ref	Job No. 2508 PROPOSED RESIDENTIAL 24-26 BRIGHTON ROAD SCARBOROUGH WA 6019		Day Month Year	08 25	12 25	15 25	18 25	21 25	21 25	03 25	04 25	05 25	06 25	06 25	06 25	19 25	26 25				
	DOCUMENT TITLE		Current Rev																		
	A4106	GA SECTIONS	SECTIONS	DA1							DA1				DA2	DA2	DA2		DA1		
A4107	GA SECTIONS	SECTIONS	DA3															DA3			
A6801	SITE	SHADOW DIAGRAMS	DA2						SK0 1					DA1	DA1	DA1		DA2			
A6802	SITE	SHADOW DIAGRAMS	DA2											DA1	DA1	DA1		DA2			
A6821	DIAGRAMS	CONE OF VISION	DA3							DA1				DA2	DA2	DA2		DA3			
A6822	DIAGRAMS	CONE OF VISION	DA3							DA1				DA2	DA2	DA2		DA3			
A6823	DIAGRAMS	CONE OF VISION	DA3							DA1				DA2	DA2	DA2		DA3			
A-RVT1	BIM	projectnumber-A-projectname-BUILDING-R22	SK01																		
A-RVT2	BIM	projectnumber-A-projectname-SITE-R22	SK01																		

AMENDED PLAN

City of Stirling
26 November 2025
RECEIVED