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EXECUTIVE SUMMARY

Edge Visionary Living and Hillam Architects are delighted to make an application for this precinct defining project on Canning Beach Road.

We are excited with the prospect of delivering Perth's very best integrated mixed use project to the Applecross foreshore.

This premium location is ideally suited to the Edge / Hillam brand, which focuses on delivering apartments that replicate the expectations of discerning owners who are used to living in premium quality homes in premier suburbs.

The executive summary highlights the central issues and themes relating to this application with more information available in the highly detailed sections of report following.







EDGE Visionary Living and Hillam Architects specialise in delivering premium apartment experiences.









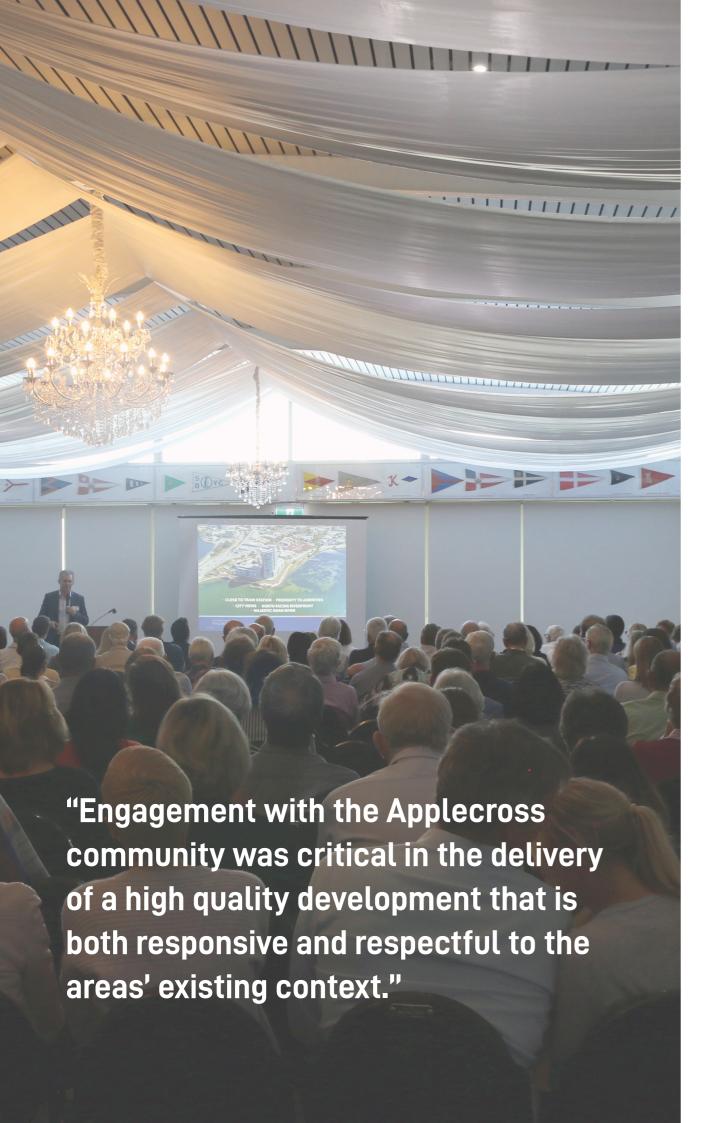






Creating vibrant living spaces and distinct apartment communities is second nature to Edge Visionary Living. Our architectural background ensures intelligent and sophisticated design solutions are the focus of each and every project. Premium and highly sought after locations, quality living spaces and finishes and premium lifestyle amenities, all combine to offer our clients truly exceptional and unique lifestyle experiences.

A progressive, innovative and design-orientated firm based in Subiaco, Western Australia. Our ethos is simple; to design and create stylish and imaginative buildings in which form and function work together in perfect partnership. One of Perth's leading design firms.



ENGAGING WITH THE COMMUNITY

- 'Best Practice' engagement strategy to clearly communicate the project vision and intent.
- Direct mail to 7,000+ residents and 3 local press advertisements encouraging people to be a part of the conversation.
- A project website established including an interactive place plan and survey.
 Town Hall style 'Community Information Session' in November 2018 with Q&A workshops.
- Ongoing liaison with numerous community groups and local residents, along with key stakeholders.
- Significant changes as a result of engagement.
- Canning Beach Promenade has been informed by considerable engagement with the community and stakeholders.







COMMUNITY CONSULTATION EVENING - NOV. 2018



CONCEPTUAL DESIGN OF COMMUNITY RESOURCE CENTRE





COMMUNITY BENEFIT

"The proposal will go above and beyond expectations, delivering an unprecedented level of benefit that will be a significant asset to the Applecross community"

- The type of community benefit proposed has been determined by a detailed Community Needs Assessment and extensive Stakeholder and Community Engagement.
- Community Hub ceded to the City for the greater good of the community, including fully fitted out Community Resource Centre, Gallery/Workshop spaces with associated facilities (men's shed and makers space). Community facilities have an estimated realistic value of \$10,000,000 \$15,000,000 (Please refer to Appendix P for Cost Estimate Calculations).
- Greatly enhanced pedestrian environment through the provision of high quality landscaping to public realm.
- High quality public end of trip and 'Changing Places' disabled facilities provided within development.
- 20 additional public car bays.
- Provision of Amana Living On-Site Service Provider, including medical suites and health spa to provide medical support and healthy living options.
- The River Room Plaza Space, inclusive of curated food and beverage offerings for community enjoyment.
- Health spa and integrated kayak and bike hire facility to foster healthy living and promote river-front activation.

"Our proposal is the product of an extensive engagement with local authorities and community - resulting in an unprecedented level of community benefit and exemplary design quality"



MEETINGAND **EXCEEDING THE DESIRED OUTCOMES**

- The development is seeking a height variation under the Bonus Provisions of Elements 21 & 22 where the desired outcomes are met or exceeded.
- All of the applicable Element 21 requirements are achieved, including;
 - Exemplary design
 - Minimum site area of 2,000sqm
 - 5-Star Green Star sustainability rating
 - Traffic impact on surrounding area minimal
- 7 out of a possible 11 high quality community consideration requirements are satisfied (only four required) including;
 - Provision of extensive public facilities
 - Significant community benefit (Community Hub).
 - Provision of high quality landscaped spaces at ground level in River Room Piazza and Pocket Park.
 - Incorporation of high quality active street frontages to Canning Beach Road and Moreau Mews.
 - Provision of view corridors from North East and North West due to considered arrangement of towers on site.
 - Provision of 20 public car bays.
 - Improvement of pedestrian wayfinding experience.
 - Community Hub and public car parking ceded to City of Melville to own and operate.

























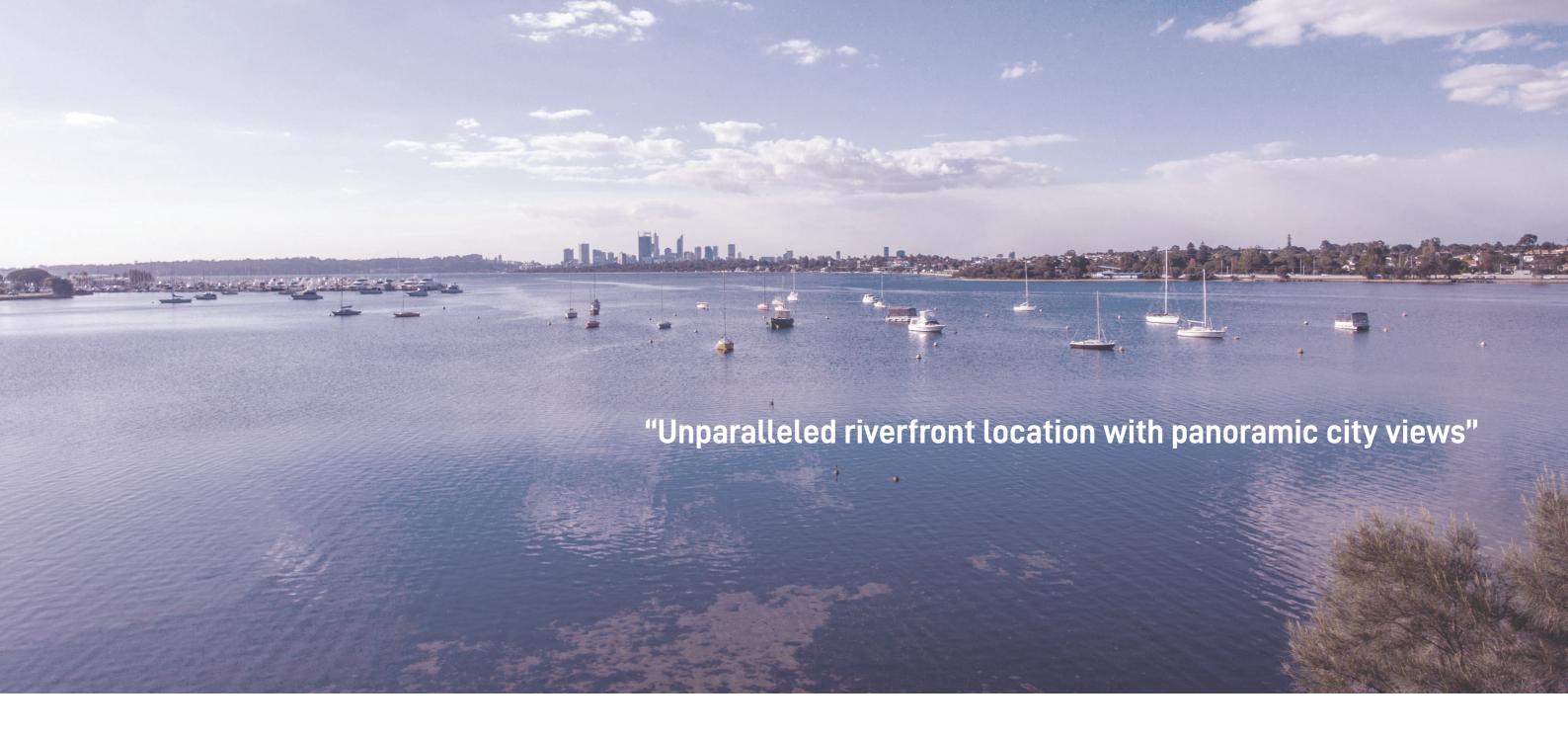
Our proposal has been rigorously tested against the Design WA guidelines, with each 4. Functionality of the 10 principles outlined in the document addressed 6. Amenity in numerous ways. Please refer to report Section 3.16 for detailed Design WA compliance summary.

- 1. Context & Character
- 2. Landscape Quality
- 3. Built Form & Scale
- 5. Sustainability
- 7. Legibility
- 8. Safety
- 9. Community
- 10. Aesthetics

BUILT FORM

"Canning Beach Promenade will embody world class architecture and exemplary design, befitting the projects unique riverfront location"

- The highly articulated podium form is responsive and sympathetic to its surroundings, and incorporates significant setbacks of up to 12.4m into the Northern facade where no setback is required. Recessing the podium volume creates the 387sqm River Room public space.
- Further setbacks to the Western facade allow for the creation of 190sqm Pocket Park. Podium setbacks create 890sqm of public space within site boundary and allow for the retention of all existing mature trees.
- Southern and Eastern podium edges softened with recessed planting to reduce impact on existing context.
- Organic form and highly considered configuration of towers preserves key view corridors through site from the North West and North East, allowing for greater visual permeability.
- Tower setbacks significantly increased up to 9.1m (4m required) on Eastern and Southern boundaries and up to 17.6m (5m required) on Northern and Western boundaries.
- Tower height stepped at corners to provide a more sympathetic transition to surrounding sites in short and long term.
- Total of 1,865sqm soft landscaping throughout development.
- 224 apartments accommodated within 3 towers and a common podium.
- GBA reduction of 744sqm compared to maximum building envelope achievable within guideline scheme.



SITE

Location & Context



LOCATION PLAN KEY

- 1. Applecross Foreshore
- 2. Raffles Hotel
- 3. Canning Bridge
- 4. Canning Bridge Station
- 5. Canning Bridge IGA
- 6. Swan River Rowing Club & Rowing WA
- 7. Canning Highway Retail Precinct
- 8. South of Perth Yacht Club
- 9. Heathcote Reserve
- 10. Applecross Primary School
- 11. Warwick Wild Park

The site is centrally located within the highly active Applecross precinct and an ideal location for intensive development.

The Canning Bridge Transport
Hub is approximately a 7 minute
walk away, whilst Canning
Highway retail precinct is a
3 minute walk from the site.



Site Character



















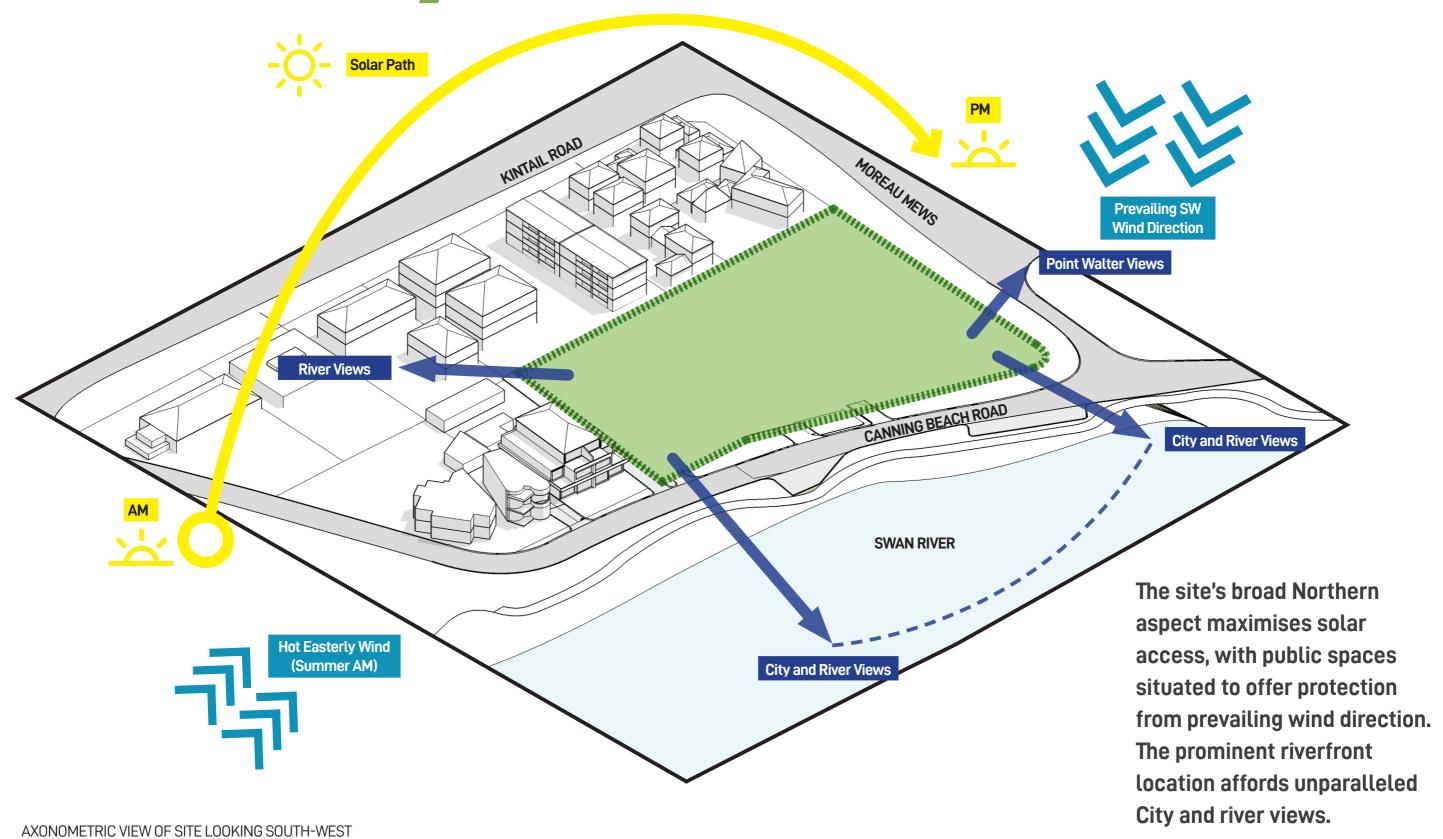








Site Analysis



Site Zoning



CANNING BRIDGE ACTIVITY CENTRE PLAN

KINTAIL QUARTER (Q1)

- 1. Mixed Use 15 Storey with Discretionary Height Concessions (M15)
- 2. Mixed Use 10 Storey with Discretionary Height Concessions (M10)
 - 4. Residential Up to 6-8 Storey (H6-8)
- 4. Residential Up to 4 Storey_H4

NEARBY DEVELOPMENTS

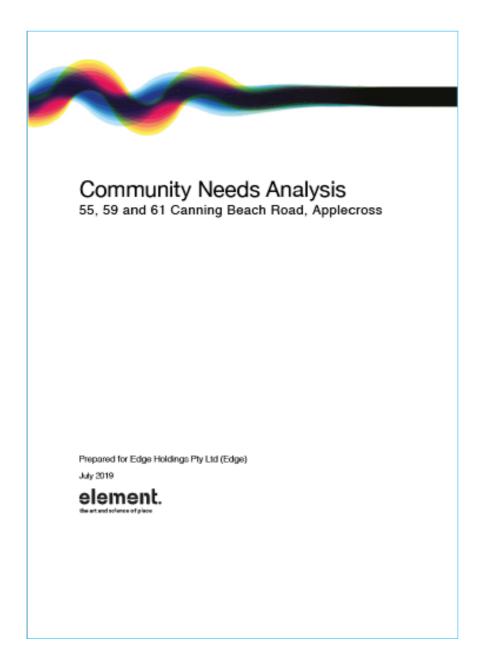
- Approved/Under Construction/Built
- Planning Application Ongoing

The site is located at the junction of the M10, M15 and H4 zoning areas, with numerous approved and under review mixed use developments nearby.





COMMUNITY



As pioneers of WA's Place Making movement, element has worked extensively with government, private and listed developers, fund managers, education and cultural institutions and community to shape and deliver some of Perth's most iconic destinations over the last decade.

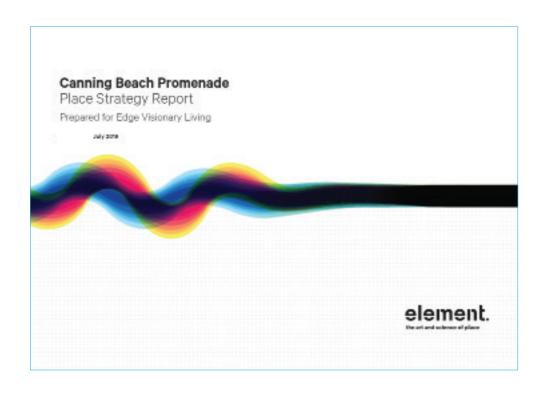
Needs Analysis Report Outcomes

Local community focused needs identified, informing the range of benefits & facilities incorporated into the final proposal.

- The report highlights the delivery of much needed local meeting facilities and venues for activities and socialisation (Community Resource Centre, Makers Studio, Mens Shed and River Room).
- Encouraging better use of the riverfront and promoting active lifestyles through the provision of bike and kayak hire facilities along with extensive End of Trip facilities the largest Changing Places approved facility in the state.
- In accordance with the Age-Friendly Melville Plan 2017-2021 the development proposes to create **Perth's first riverfront multi-age precinct development,** partnering with an on site Aging in Place provider and incorporating comprehensive community and commercial facilities into the development.

Please refer to Appendix M for full Community Needs Analysis Report.

Place Making Report Outcomes



- Bringing Applecross and the river closer together, Canning Beach Promenade is an
 exceptional residential and neighbourhood address where healthy, active and creative
 living combine on the banks of our iconic Swan River
- Creating a diverse precinct development on the river's edge offering a mix of uses & activities throughout the day and week.
- Developing a Place Plan that creates the following precincts within the development:
 - Community Hub
 - Riverfront Dining
 - Healthy Living
 - Healthcare

Please refer to Appendix N for full Place Strategy Report.

Community Consultation

From the very beginning, Edge Visionary Living committed to a thorough engagement process, creating a "best practice" strategy to clearly communicate the project vision and intent. Working hand in hand with the Community Needs Assessment, Canning Beach Promenade has been informed by considerable engagement with the community and stakeholders. We have seen this engagement as critical to delivering quality development, allowing the community to shape various development outcomes prior to the formal public consultation process.

The initial phase involved an outreach of 7,000+ direct mail and 3 local press advertisements encouraging people to be part of the conversation. A project website was established including an interactive place plan and survey. This culminated in a town hall style "Community Information Session" held at the South of Perth Yacht Club where over 200 people were in attendance. This session was the opportunity to present out current design, and then undertake specific Q&A design workshops with the community to allow them to comment and have their say.

Although there were quite naturally a wide range of views and opinions, the vision for Canning Beach Promenade was acknowledged by many as a significant step in the right direction. Positive feedback was noted regarding the elevated place vision, the approach to engagement and the quality of the built form design and the level of community benefit which -represented an opportunity "better than most" to achieve a high-quality outcome for the current and future residents of Applecross. The open and transparent process taken by the project team and presentation of the project vision & details ahead of the Development Application submission was noted and commended.

A summary of the key findings from the stakeholder engagement noted the following:

- Project Vision well-conceived.
- 20 Level height in this location: received mixed levels of support, although there was an understanding there was a trade-off between height and the degree of community benefit and design excellence provided.
- Community amenity: generally well received and supported, with concerns / clarifications noted.
- Built form / architecture: Sets new quality and architectural benchmark for the area.
- Traffic and parking: Concern relating to impacts for traffic and available parking.
- Multi-Aged Precinct / ageing in place: High-level support for concept and associated amenities/services made available to surrounding community.



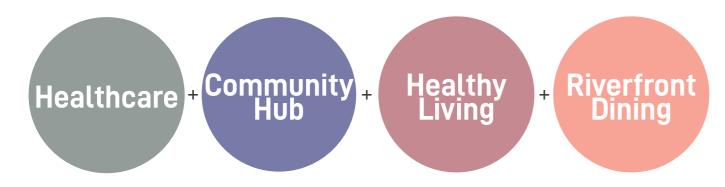


Community Consultation

Throughout the process, we continued ongoing liaison with various community groups & local residents, and key stakeholders within the City's staff across Planning, Design, Community and Economic Development. Reflecting the key priorities from the engagement process, the development proposal was adapted with the following changes undertaken:

- Reduction in the overall height of the development from 20 to 15 storeys
- A reduction in the number of apartments from 238 to 224
- Increased public parking bays, by the provision of an additional 20 bays to be ceded to the council
- A significantly expanded Community Hub housing a Community Resource Centre
- Introduction of a Men's Shed
- Introduction of a Maker's Studio
- Additional and dedicated public End of Trip facilities
- A fully accessible Changing Places toilet and change room

The design changes from the engagement process are significant and have dramatically altered the development outcome. The pro-active management of stakeholder expectations and concerns has led to key adaptations to the initial concept, allowing us to deliver a more inclusive building representative of community concerns. The 25% reduction in height and greatly expanded community benefit is a sympathetic response to community concerns providing a "good neighbour" development that has been demonstrably shaped by those who live within and around it.



FOUR GROUND FLOOR 'PRECINCTS' ESTABLISHED THROUGH PLACEMAKING STRATEGY

(i) Needs Assessment

In conjunction with the Stakeholder Engagement, the type of community benefit has been guided by a detailed Community Needs Assessment (CNA), the scale determined by a comprehensive place making strategy and refined via the engagement process. The purposes of the CNA has been to inform the developer of the appropriate "uses, needs and wants" within the immediate area, so that proposed development may respond most appropriately to the community's requirements. This identified the following needs for the Canning Beach Promenade development site:

- A community hub, centrally located that would provide public meeting spaces, coworking spaces, library and ability for the City to have a presence
- Small outdoor spaces, pocket parks and gathering spaces, which allow spontaneous or programmed recreation and leisure activities
- Spaces that cater for activities relevant to all age groups
- Town square or piazza for informal and formal community gathering, lack of riverside dining and public facilities.
- Increased public parking
- Additional end-of trip facilities
- Provision of Changing Place toilet for people with profound and severe disabilities

Through this process, we can demonstrate the Community Benefit offering represents a significant benefit to the community, are demonstrated to be meeting a strategic need and that the standard of design of the development is an exemplary level in keeping with the expectations of the Precinct.

(ii) Place Strategy

This lead to the development of the Place Plan, whereby four distinct precincts were developed for the ground floor consisting of Healthy Living, Riverfront Dining, Healthcare and Community Hub. The Community Hub is the principle Community Benefit, with the Healthy Living, Riverfront Dining and Healthcare precincts contributing to placemaking strategy to create a large, vibrant mixed-use development that will also be of great utility to the community.

Community Benefits

Edge Visionary Living and Hillam Architects have followed with great focus and interest the approvals, discussions and expectations surrounding variations in height, development bonuses and Community Considerations as set in Element 22 of the Canning Bridge Activity Plan.

We note that expectations meeting these requirements both in the Canning Bridge Activity Centre Plan and the equivalent adjacent South Perth scheme have shifted in terms of the degree of benefit that a developer should deliver for variations in height.

The expectation in our own delivery of these benefits under our submission in not varied by the fact that the same volume and number of apartments, generating the same traffic, could be delivered in this instance in a significantly lower quality 10 story fully compliant building.

The unique river's edge location is an excellent opportunity to deliver what we believe is the most comprehensive and carefully curated community outcome offered in a single private development in Perth. Edge Visionary Living and Hillam Architects have a proven track record in delivering high quality apartment buildings excellently suited to a varied demographic, including a particular focus on "downsizers" who are very discerning in their retirement and lifestyle choices.

In relation to Element 22 we have managed to deliver seven out of the possible ten potential benefits, well above the minimum requirement of four. Our view was that this proposal should go above and beyond expectations. All of these elements are crucial in achieving an excellent community outcome as covered in the detailed report.

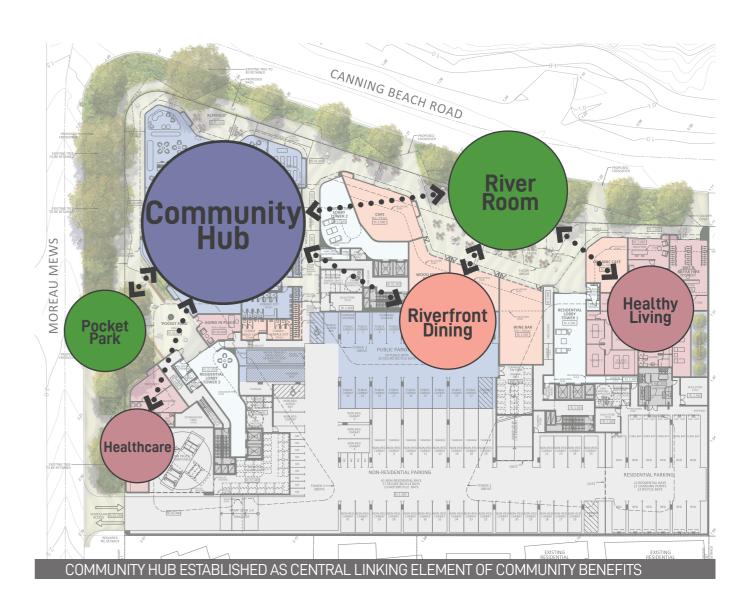
However, it is the manner, the extent and the detailed execution of the community benefits that is most noteworthy.

Initially a public forum was held where we obtained preliminary feedback from the community, on the proposed design and benefits which may result. This feedback was very useful, and informed a number of our community design aspects. We then held a number of more informal and smaller meetings with interested community members to make some further requirements. A major change to our original design was reflecting some concern within the community on the issue of height was to reduce the number of levels of the project from twenty to fifteen.

The next level of refinement was brought above through the commissioning of a comprehensive third party community needs analysis, numerous discussions and meetings with various community groups and with the applicable City of Melville department members.

This process has been very rewarding and we are excited to contemplate the delivery of a scheme which has carefully considered, the best possible outcome in this unique and precious location. We have been mindful of balancing benefit against impact and the opportunity to bring a level of activity and vitality to the edge of the river.

The entire ground floor has been considered as to how it can deliver a benefit. The location of residential entries, ensuring vehicular traffic is minimized on Canning Beach Road and the careful siting of uses ensures a fully integrated solution. The manner in which various elements "talk to" and relate to each other is very important.



Community Benefits

The Community Hub, clearly the project centrepiece, is sited on the most valuable and prominent corner. This facility is also appropriately located because of its quiet and passive use provides an excellent resource centre, incorporating community meeting and activity spaces. This has been carefully located adjacent to the Makers Studio and Men's Shed. The visual and physical connection is a unique way to delivering unprecedented interaction between a mix of community groups, critical to the well-being of local residents. Our discussions with groups who may occupy the Men's Shed and Makers Studio are well advanced, though we appreciate that The City of Melville will provide input regarding who occupies the spaces. We appreciate that there may be some concern relating to the impact of the Men's Shed in relation to acoustic output. We have sought advice to ensure that these spaces will be delivered in a manner to mitigate potential impact. Further to this, operational rules will determine the manner in which external spaces might be used.

These three facilities, conservatively valued at approximately \$10-15 million (Refer Appendix P) will be ceded to the city for the greater good of the community.

Further in lieu of an aged care facility, we will provide an Aging in Place Centre to be operated by Amana Living. This facility will act as a shop-front offering both the wider community and residents in the building greater opportunity to access services in their own homes. Accompanying this subsidised service will be medical suites and a health spa, providing medical support and healthy living options.

The River Room Piazza, insulated and centrally located in a protected podium recess, clusters low impact food and beverage offerings for community enjoyment. Though the planning scheme suggests a zero setback for the podium, we saw this as an opportunity to provide much needed riverside amenities. The magnificent views can be enjoyed with the carefully curated outlets providing families with a range of food and beverage choices.

An integrated Bike and Kayak hire facility, supports activation of the riverside location, with public parking and high quality end of trip and disabled facilities supporting residents who will come to this unique facility. The high walkability of the location and effective public transport options ensures a good number of visitors will have minimal impact on adjacent residents, who will clearly also benefit from the revitalisation of the area.

It is important to note that this highly considered and resolved proposal has many aspects that go beyond the descriptions that could be potentially contemplated in Element 22 of the scheme. Many of the elements not covered in this summary though detailed later, are also absolutely critical and beneficial, with design quality, landscape execution and improvement of view corridors obvious examples.

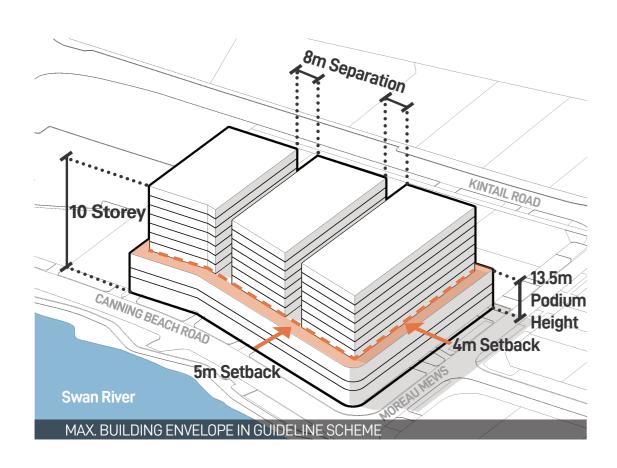






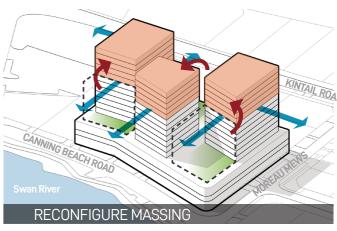
OUR PROPOSAL

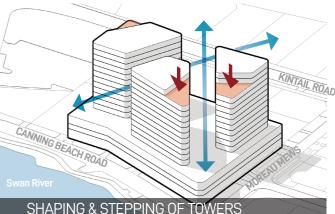
Design Response

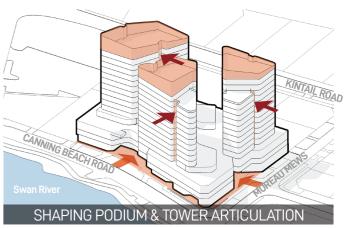


- **DESIGN GUIDELINES ALLOW FOR:**
- 3 x 10 storey towers
- 5m street and 4m side & rear setback required
- Minimum 8m separation between towers

- Guideline massing relocated
- Reconfiguration of building mass improves privacy between towers and creates larger pockets of open space.
- Shaping of building volumes to improve view corridors through the site.
- Tower volume further shaped to increase side and rear setbacks significantly.
- Tower height stepped at edges to break up volume and better integrate with surrounding sites.
- Shaping the roof to create dynamic form.
- Articulation of tower façades further breaks massing.
- Podium form manipulated to create 890sqm
 public space at ground level. Towers break podium
 volume improving legibility.
- Further articulation and visual privacy achieved through application of vertical and horizontal fins to tower.
- "Striations' reference local rock formations and provide human scale detail to the podium.





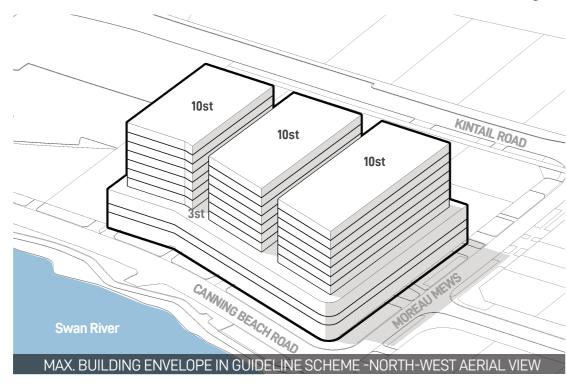




Design Response

GROSS BUILDING AREA (GBA*) COMPARISON

It is interesting to note that more building area can be accommodated a the maximised 10 storey building envelope under the planning guidelines than is accommodated in the proposed scheme. Increased setbacks throughout the project provide a better architectural outcome and also reduce overall building area.



Guideline Scheme GBA

Podium: 25,336 sqm Towers: 29,877 sqm

TOTAL: 55,213 sqm

Swan River PROPOSED SCHEME -NORTH-WEST AERIAL VIEW

Proposed GBA

Podium: 23,699 sqm Towers: 30,503 sqm

TOTAL: 54,469 sqm

TOTAL REDUCTION OF - 744sqm GBA

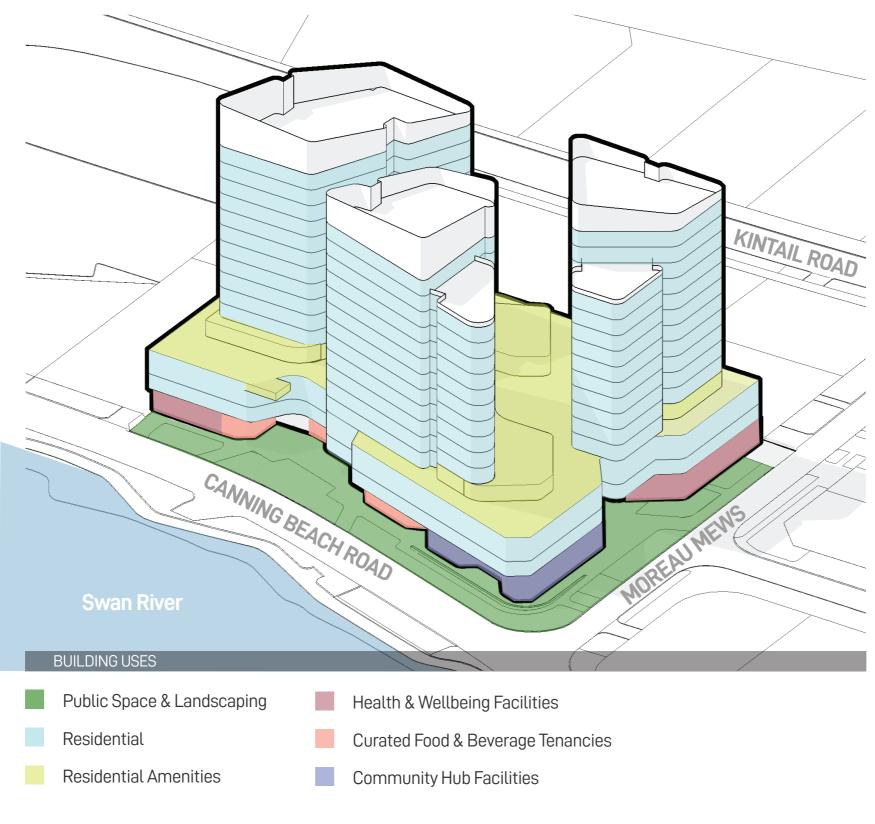
compared to the maximum allowable building envelope within guideline scheme.

INCLUSION OF + 1370sqm COMMUNITY BENEFIT AREA

in scheme with less total GBA than guideline scheme.

^{*} GBA is defined as the gross building area within the building volume (inclusive of void and covered balcony spaces)

Proposal Summary



- 640sqm of community facilities
- 94sqm of public EOT & changing facilities
- 385sqm curated food & beverage tenancies
- 507sqm health & wellbeing tenancies
- 2846sqm residential amenity to top of the podium
- 890sqm public landscaping
- 224 residential apartments
 - 49 x 1 bed
 - 92 x 2 bed
 - 35 x 3 bed
 - 46 x 4 bed
- Carparking
 - 335 residential bays
 - 41 non-residential bays
 - 20 public bays
- 224 residential stores
- 335 residential bike bays
- 17 secure commercial bike bays
- 20 secure public bike bays





Ground Floor Experience

"We will deliver a highly activated and curated Ground Floor experience that will become Perth's finest residential riverfront dining and entertainment precinct."

- 890sqm of public landscaping within site boundary and 1,199sqm of verge landscaping upgraded.
- Creation of 387sqm River Room alfresco area featuring 5 curated food & beverage tenancies facing river.
- 100% sleeving of ground floor with active uses*. 78% glazing activates streetscapes throughout development.
- Great care taken to avoid locating any crossovers along Canning Beach Road to improve pedestrian experience.
- Canopies to all street frontages, improving way-finding and legibility.
- Increased street setbacks of up to 12.4m.
- 100% mature street verge trees preserved.
- 640sqm of community facilities.
- Prominent Community Hub location at the intersection of Canning Beach Road & Moreau Mews.

^{*}Excluding 6m wide vehicular crossover

Ground Floor Experience & Uses

890sqm

Public landscaping within site boundary

144sqm

Mens Shed

94sqm

Public End of Trip

facilities

Changing Places UAT

Facilities

30sqm

Ageing In Place

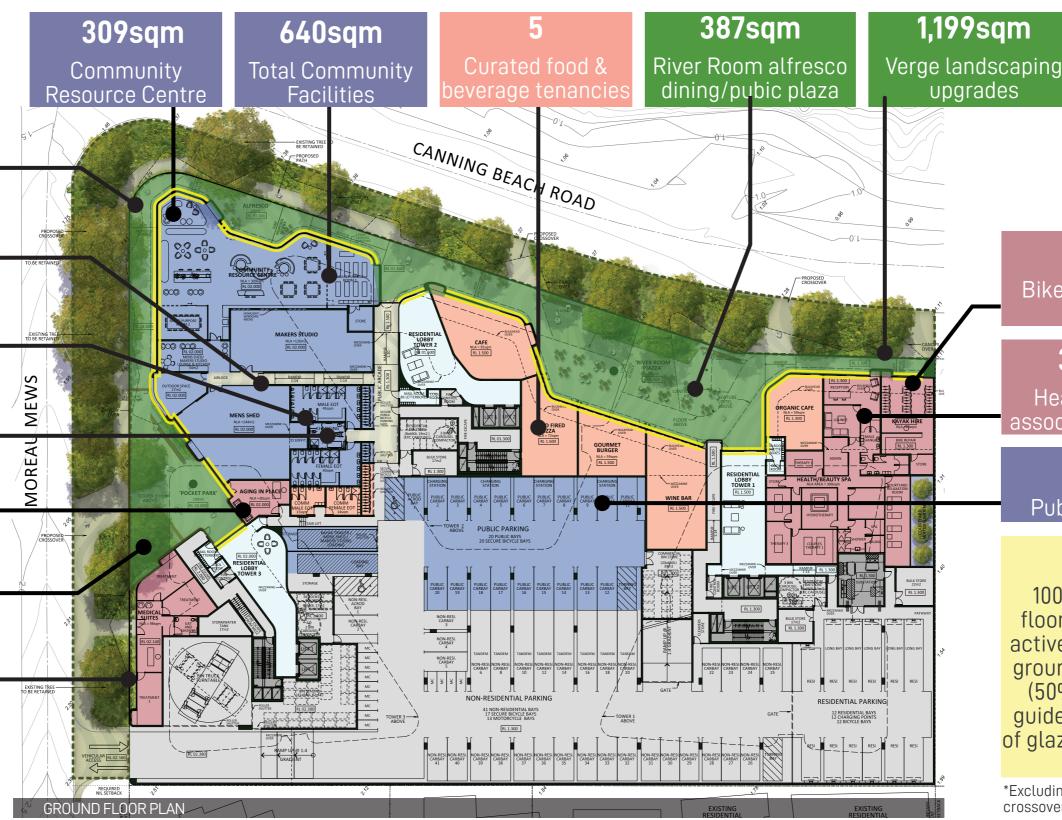
190qm

Pocket Park

98sqm

Medical Consulting

Suites



69sqm

Bike & Kayak Hire Facilities

310sqm

Health Spa and associated facilities

20

Public Car Bays

NOTE:

100% of ground

floor sleeved with active uses*. 78% of

ground floor glazed

(50% required in

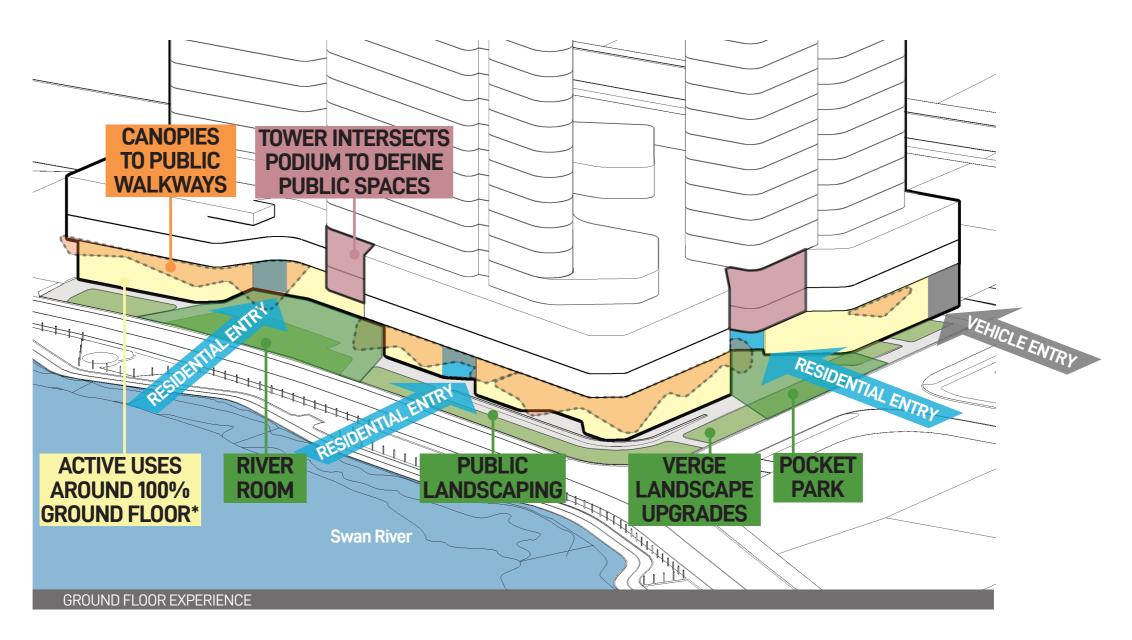
guidelines) - extent

of glazing highlighted vellow.

*Excluding 6m wide vehicular

crossover

Ground Floor Experience



- Towers intersect podium massing, defining building entry points & public spaces.
- Creation of 387sqm River Room and 190sqm Pocket Park for public use.
- 1,199sqm of verge landscaping upgrades.
- 100% of Ground Floor sleeved with active uses* (78% of ground floor perimeter glazed 28% over guideline requirements)
- Canopies provide protection from elements, increasing building legibility, improve pedestrian way-finding and experience.

^{*}Excluding 6m wide vehicular crossover



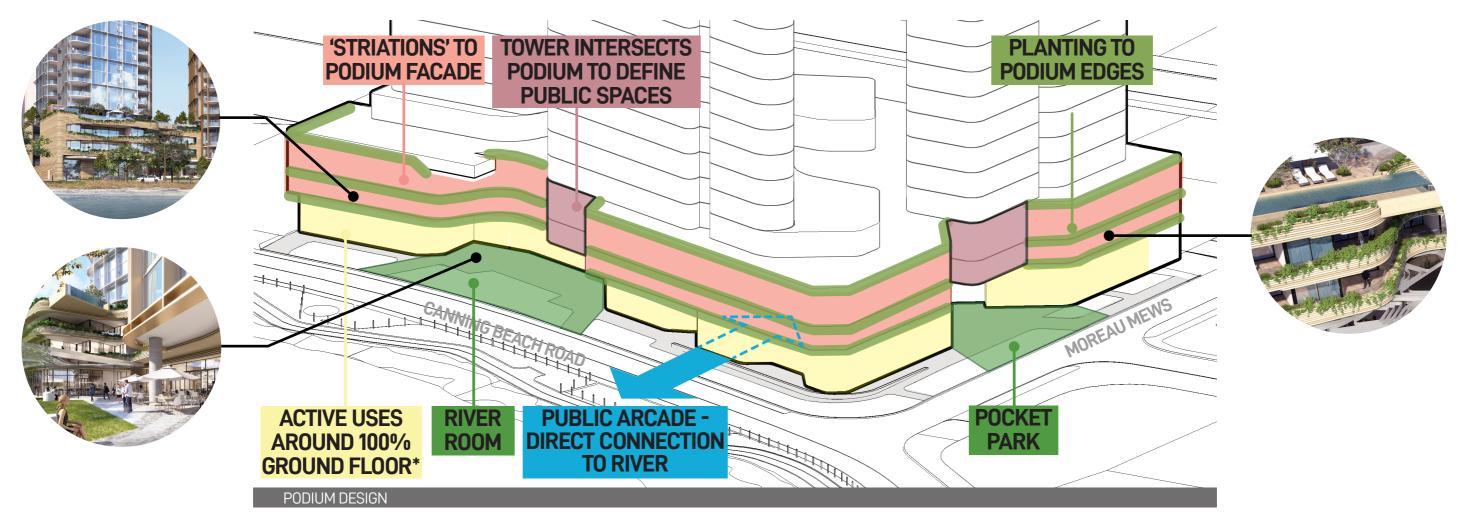
Podium

"The podium's architecture directly references geological formations found along the banks of the Swan River, providing a tactile and legible interface to the public realm. The forms are further softened through the extensive use of landscaping."

- Increase of podium setbacks along Canning Beach Road of up to 12.4m where nil
 is required.
- Increased setbacks along Moreau Mews of up to 3.4m where nil is required.
- Reduction of 1359sqm developable podium area across Ground Floor and, Level 1 and Level 2 in order to improve public space through the provision of River Room Piazza, Pocket Park and Public Landscaping and walkways.
- Extensive planting along 300 linear metres of podium edge.
- 842sqm landscaping on top of podium softens the massing and transition to towers whilst providing exemplary amenity for residents.



Podium

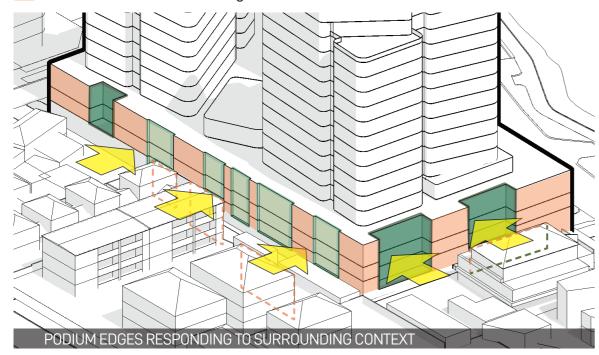


- Towers intersect podium massing, breaking scale and defining public space.
- 'Striations' across podium facade reference **geological formations along Swan River** and provide **pedestrian scale detail to public realm.**
- Extensive planting to all edges and top of podium softens the building's form and provides increased amenity to residents and public.
- Undulating form of podium further references Swan River and also reduces perceived bulk of podium.
- Public arcade directly links public carpark to riverfront.
- Podium **entirely sleeved in active uses -** commercial tenancies, lobbies and community facilities on ground level, apartments and balconies on Levels 1 & 2.
- Natural light and ventilation provided to all residential lift lobbies in podium.

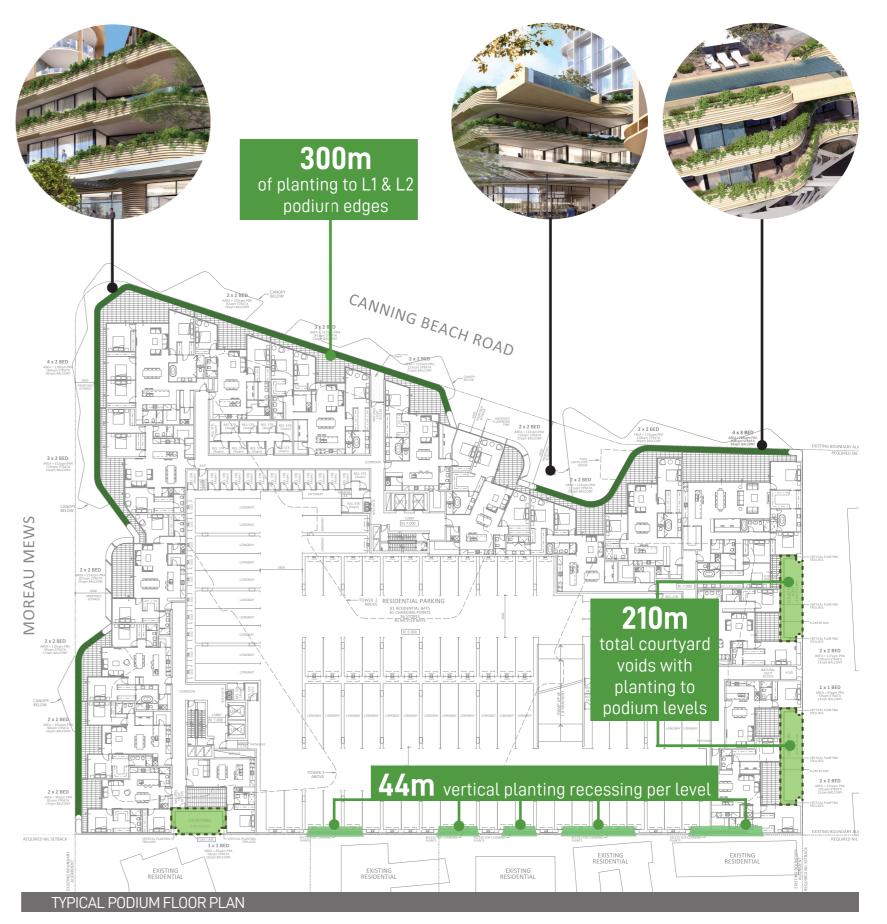
*Excluding 6m wide vehicular crossover 030

Podium

- Vertical Planting
- Recessed Courtyards
- Feature Limestone Cladding



- Breaking southern podium edges with recessed vertical planting (44 liner metres per level), responding to adjacent buildings and major openings
- 210sqm garden courtyard voids up to 13.2m wide by 3.1m deep to southern and eastern podium edges, mitigating overlooking and impact on adjacent buildings.
- Extensive planting of 300 linear metres to L1 & L2 podium edges.
- Over 50% of Southern and Eastern Podium boundary softened through integration of vertical planting or courtyard.
- Feature 'striated' limestone cladding to solid areas of podium, providing tactile finish.



Towers

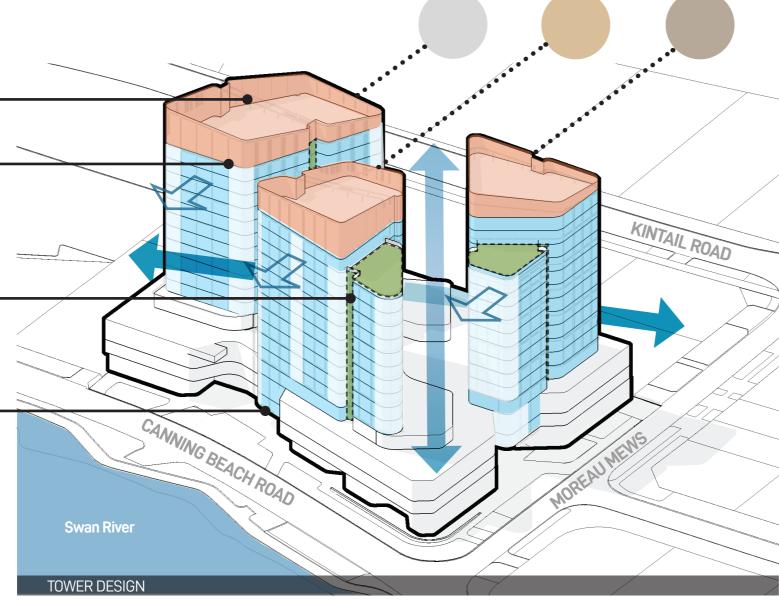
DIFFERENTIATING COLOURS BETWEEN TOWERS INFLUENCED BY SWAN RIVER

SHAPING ROOF TO CREATE DYNAMIC FORM

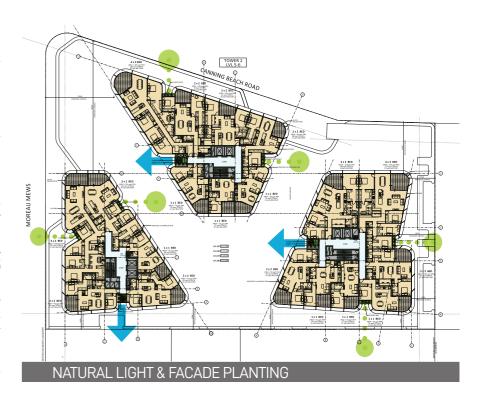
> **TOWER PLAN** CONFIGURATION **BREAKS MASSING AND CREATES VIEW CORRIDORS**

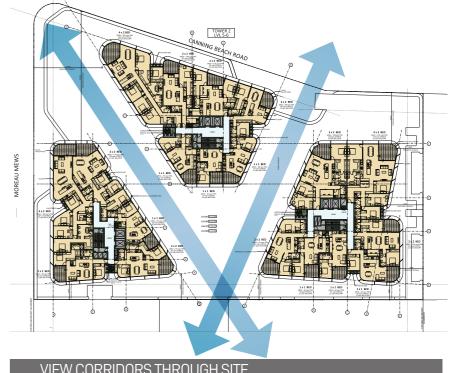
VERTICAL RECESS ARTICULATES ENVELOPE AND CONTAINS VERTICAL PLANTING

TOWER INTERSECTS PODIUM MASSING TO DEFINE PUBLIC SPACE AND BUILDING ENTRIES



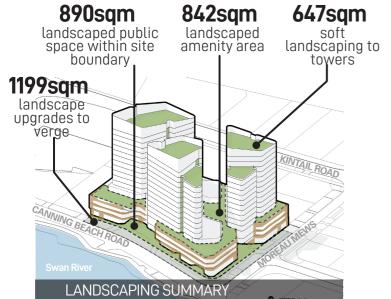
- Preserving view corridors from North West & North East through site
- Towers defining building entry points & public spaces
- On structure landscaping to all tower levels
- Extensive glazing and balconies maximising river views & natural light
- Natural light and ventilation to all lift lobbies
- Vertical & horizontal fins articulating towers & optimising privacy
- **Dynamic roof forms** further articulate building volume.





VIEW CORRIDORS THROUGH SITE

Landscaping





- 15 trees, 361sqm of canopy
- 110m2 deep soil planting

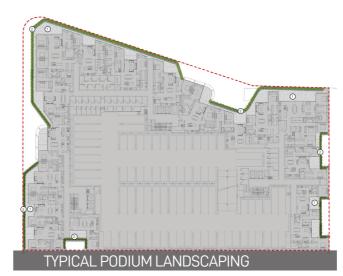


• **27** trees, **513sqm** canopy

TYPICAL TOWER LANDSCAPING

• **165sqm** soft landscape

- 7 trees, 133sqm canopy
- 65sqm soft landscape



266sqm soft landscape



- 10 trees, 190sqm canopy
- 94sqm soft landscape



- **56** trees, **1,064sqm** canopy
- 842sqm soft landscape



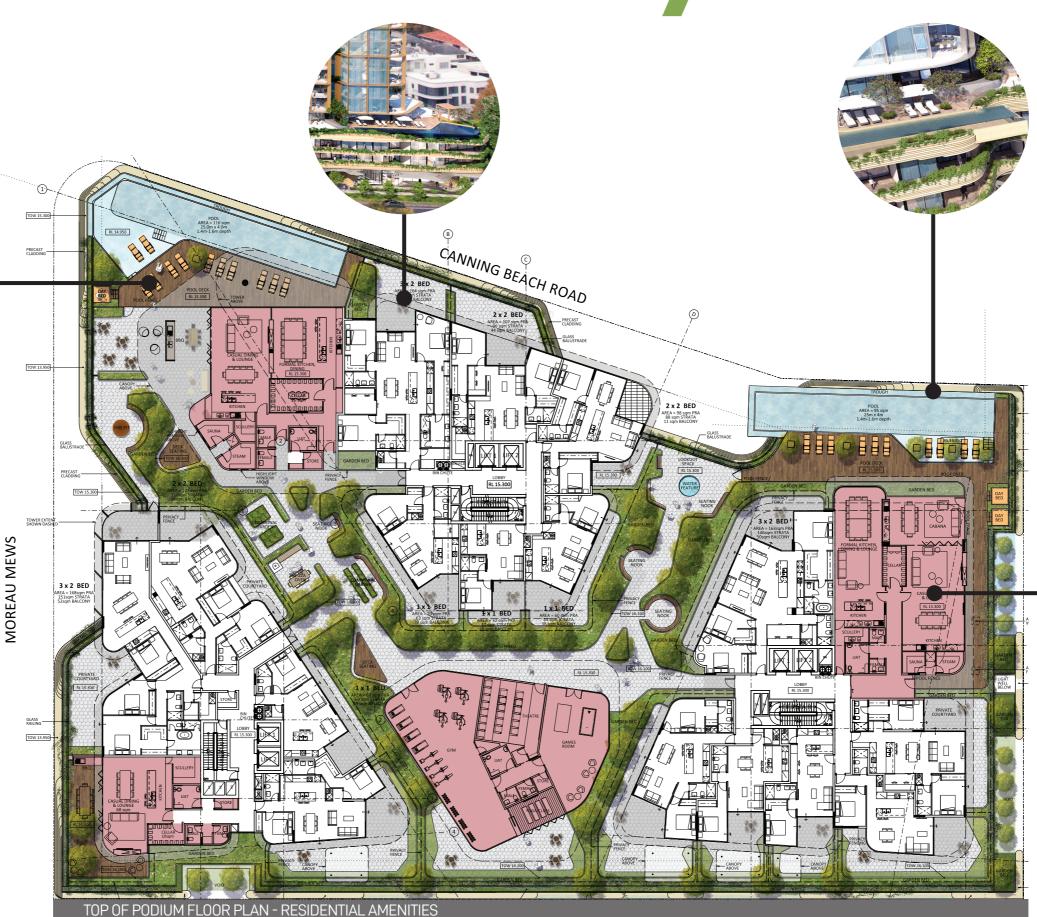
- LEVEL IJ LANDSCAPING
- 26 trees, 494sqm canopy
- 323sqm soft landscape
- 7,789sqm landscape/open space (Measured using definition in CBACP Clause 10.3) equating to 123% of site area (CBACP Clause 10.3 states minimum 75% of site area to be landscaping).
- WAPC Design WA deep soil zone requirements are 10% of site or <u>634sqm</u> (6,341m2 site). Hybrid approach to landscape design utilising deep soil and planing on structure.:
 - 110sqm deep soil planting on ground, 1,057sqm planting on structure (depth 1m+). Total deep soil zone of 639sqm (meeting guidelines).
 - Total canopy cover 2,755sqm
 - Total soft landscape area 1,865sqm

Residential Amenity

2846sqm Total Amenity

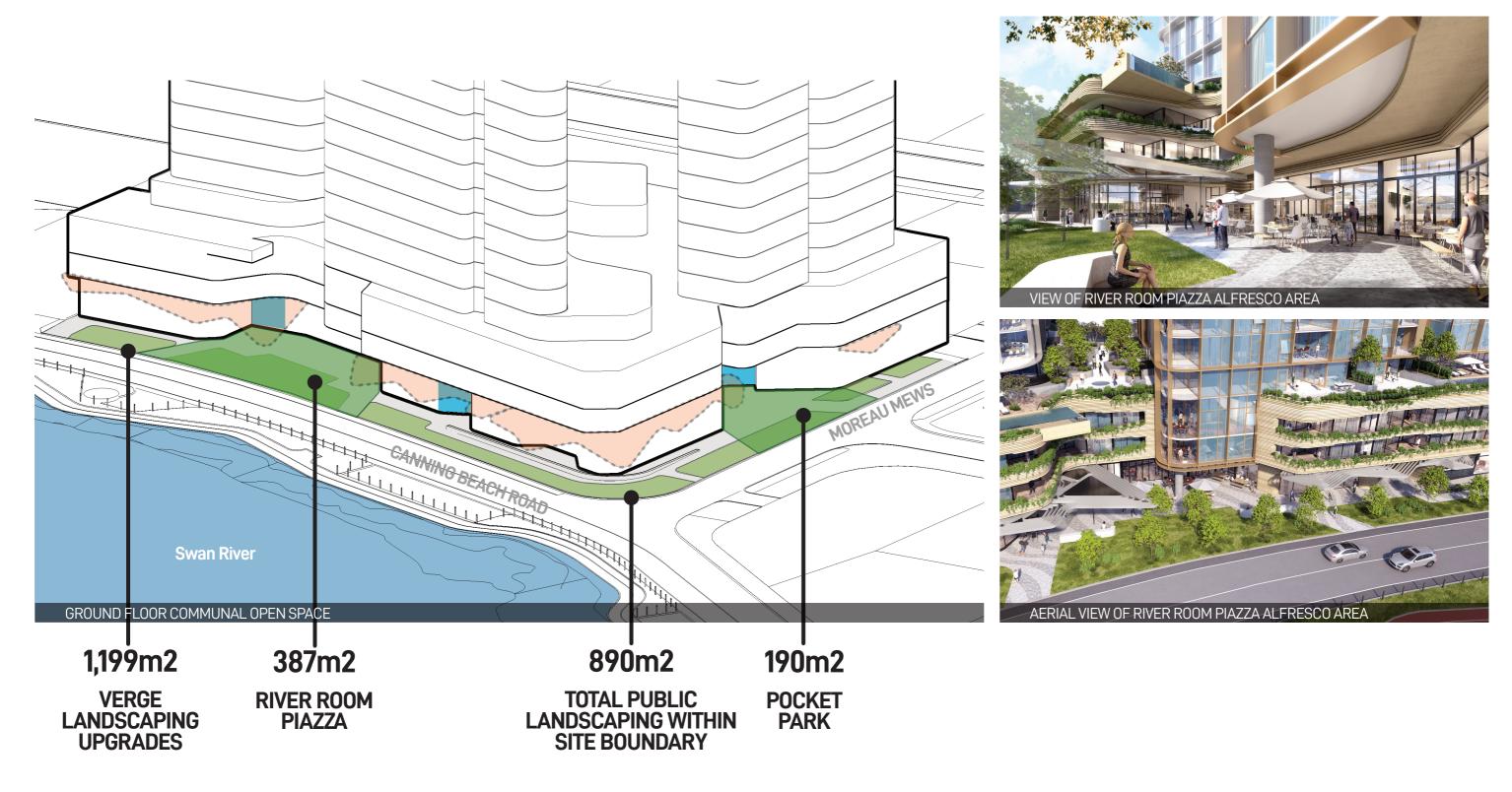
1956sqm Outdoor amenity

- Casual dining & lounge areas
- 2 pools
- Outdoor seating
- Games areas
- BBQ facilities
- Pizza oven
- Fire Pits
- Extensive landscaping with deep planting on structure zones.
- Gym
- Sauna & steam rooms
- Wine Cellars
- Theatre



890sqm Indoor amenity

Communal Open Space



Public Art

- Hillam Architects have an excellent track record with the integration of Public Art into mixed use projects.
- With Edge, we work with some of Australia's most recognised artists, as well as emerging artist's to deliver, both free standing sculptural pieces as well as elements integrated into the building's façade.
- With an extensive public domain there are numerous exciting
 possibilities which will deliver a richer experience to those
 visiting the precinct. These opportunities are carefully
 considered in a collaboration with the artist to ensure that all
 work is delivered in a cohesive manner ensuring an excellent
 outcome.



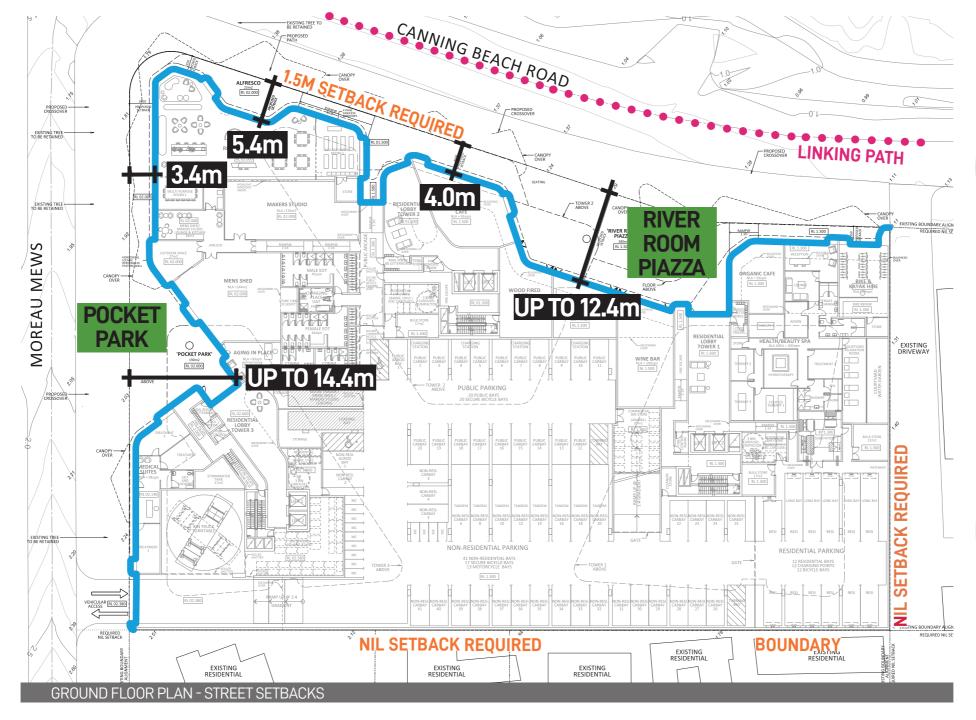








Street Setbacks





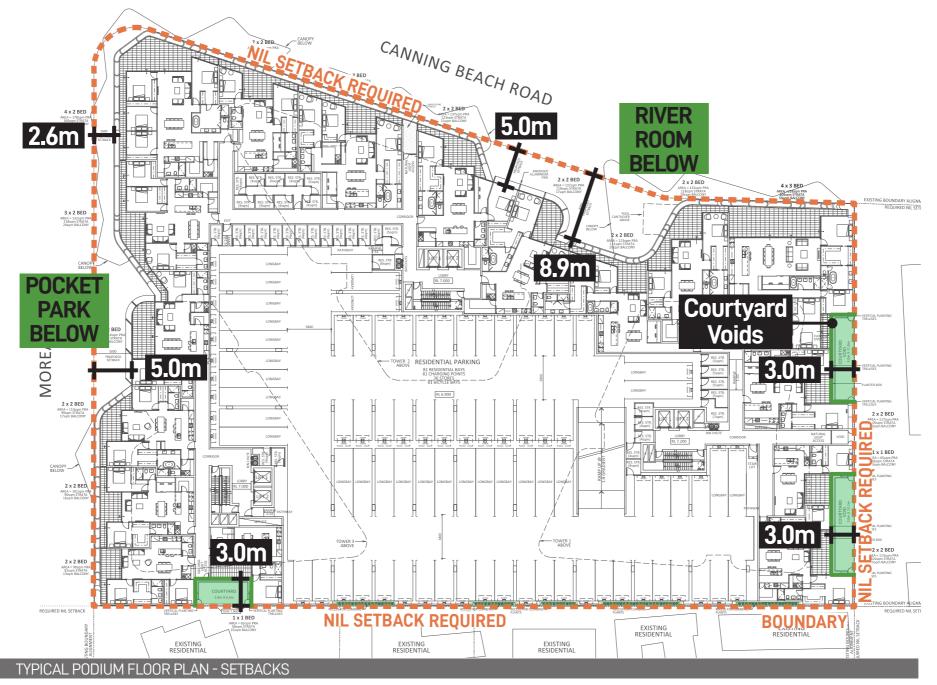
'STANDARD' APPROACH TO PODIUM DESIGN CREATES POOR QUALITY PUBLIC SPACE



HIGHLY ARTICULATED PODIUM WITH LARGE SETBACKS CREATES INVITING PUBLIC SPACE

- Canning Beach Road as a CBACP Linking Path requires 1.5m street setbacks.
- Proposal increased setbacks up to 12.4m in River Room.
- Moreau Mews linking Kintail Road and Canning Beach Road, provides increased setbacks up to 3.4m to preserve mature trees, increasing to 14.4m at the Pocket Park.

Podium Setbacks



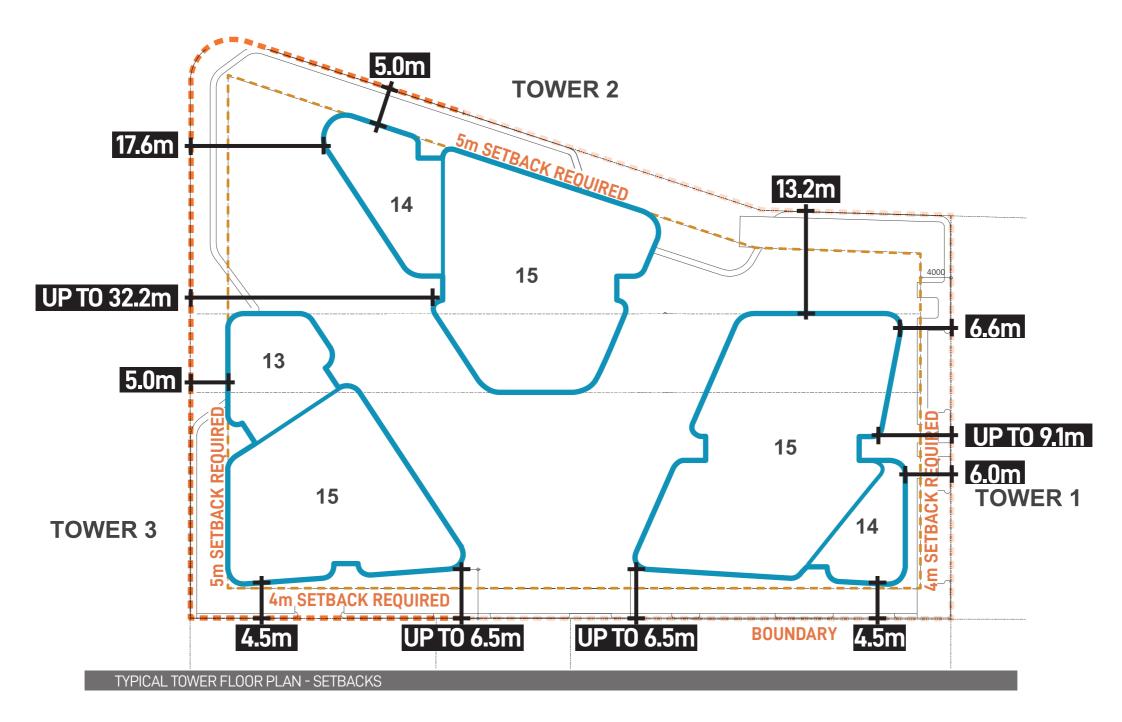
NIL-SETBACK PODIUM BUILT OUT TO SITE BOUNDARIES



HIGHLY ARTICULATED PODIUM PROVIDES PUBLIC SPACE AND BREAKS UP PERCEIVED MASSING

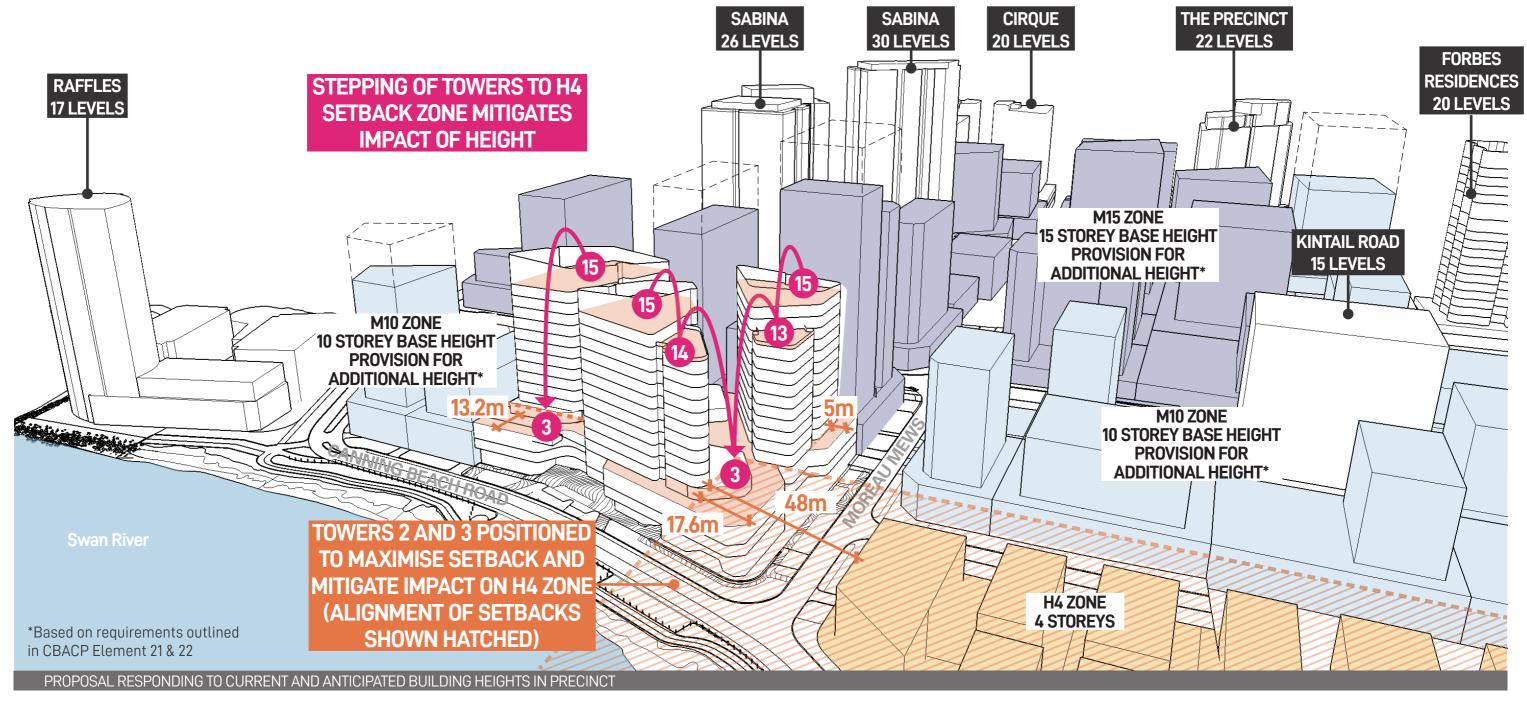
• Recessed courtyards 3.0m deep to southern and eastern boundaries up to 13.2m in length.

Tower Setbacks



- Towers provide increased setbacks up to 9.1m to the rear and side setbacks compared to 4m guideline requirement.
- Increased street setbacks up to 32.2m compared to 5m guideline requirement

Height Transition



Site in M10 Zone, 10 storey base height with provision for additional height based on Design Considerations outlined in Elements 21 & 22 of CBACP.

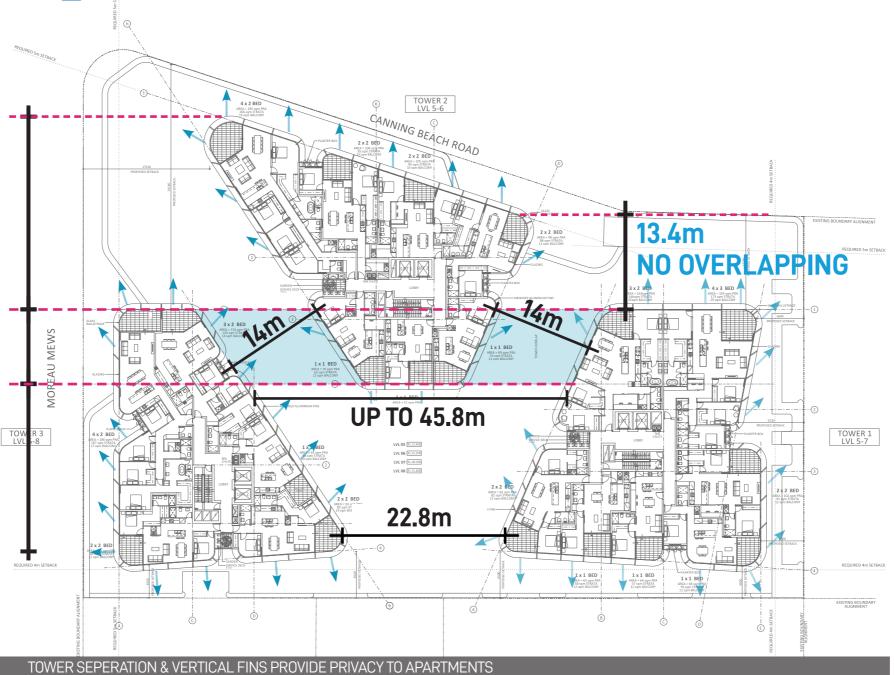
- Proposed towers 13-15 Storeys and address all Element 21 & 22 Requirements for bonus height.
- Tower 3 significantly set back to align with M10 Zone to West of site and create no overlapping with H4 Zone. Furthermore, height transitioning from 15 Levels to 13 Levels adjacent to the H4 zone further provides sympathetic transition that mitigates impact on existing and future developments.
- Tower 2 positioned with substantial setback of 17.6m or more from Moreau Mews with transition in height from 15 to 14 Levels, responding to H4
 Zone.

Privacy

26.2m NO OVERLAPPING

10.4m OVERLAPPING (14m SEPARATION)

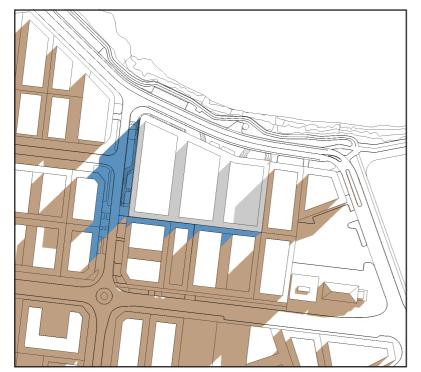
23.3m SUBSTANTIAL SEPARATION (22.8m-45.8m)





- Majority of towers have either no overlapping or substantial separation up to 45.8m, ensuring privacy between towers
- Overlapping is minimised to only 10.4m with 14m of separation.
- Vertical angled fins used to control views and provide privacy to all apartment rooms.

Overshadowing



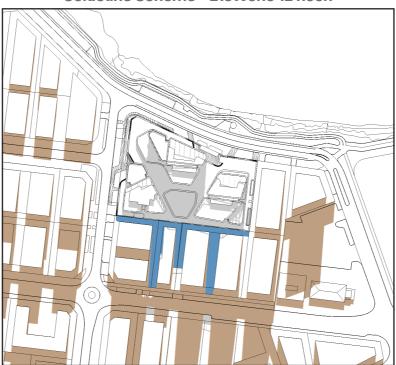
Guideline Scheme - 21st June 9am



Proposed Scheme - 21st June 9am



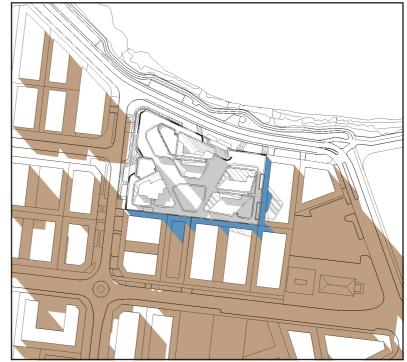
Guideline Scheme - 21st June 12 noon



Proposed Scheme - 21st June 12 noon



Guideline Scheme - 21st June 3pm

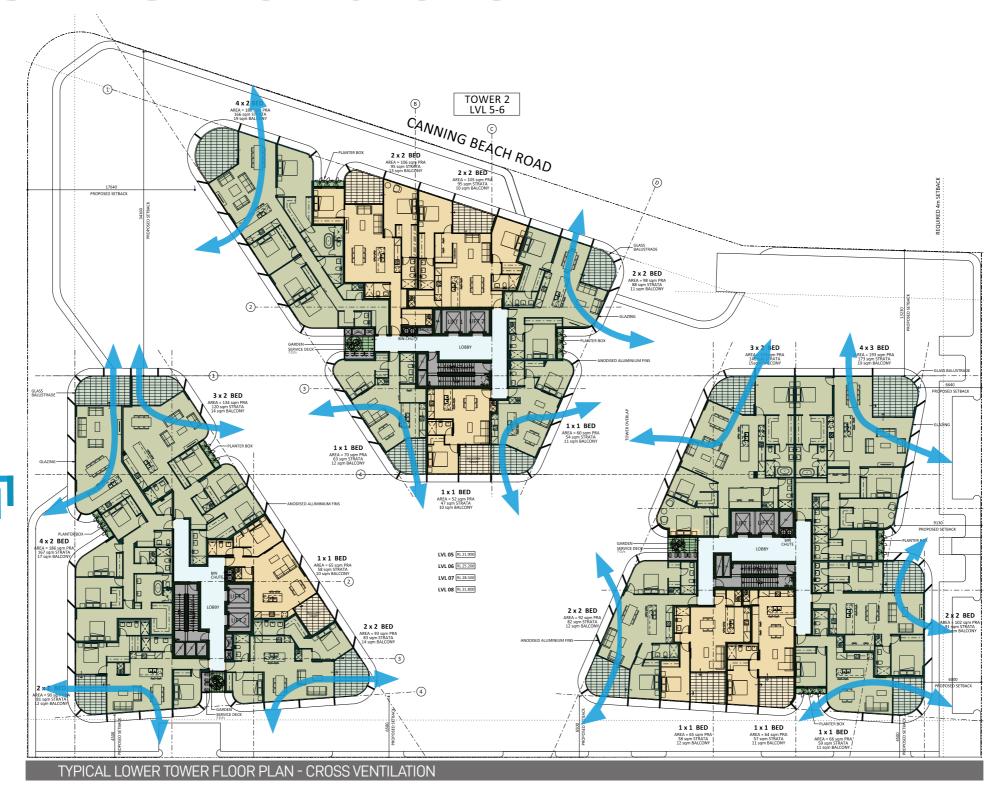


Proposed Scheme - 21st June 3pm

- Shadow Cast by Potential Future Development
- Shadow Cast by Proposed Development

Cross Ventilation

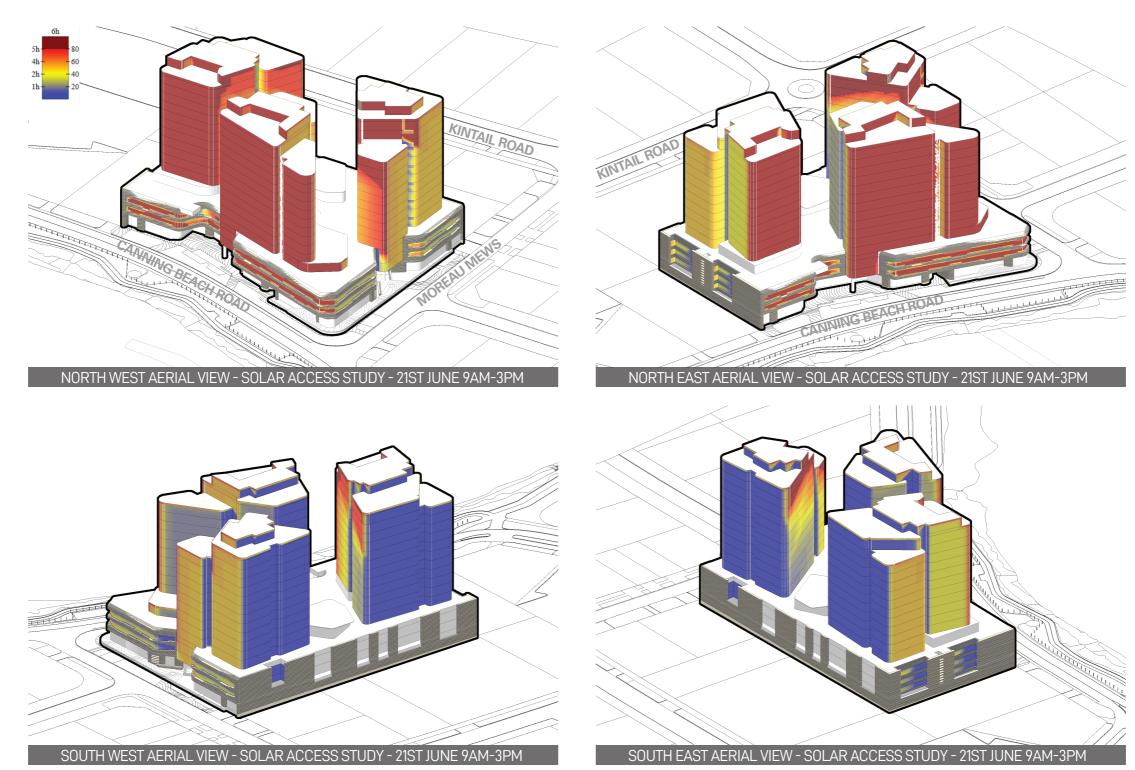
Prevailing SW Wind Direction



- 68% cross ventilation too all residential units (Design WA requires minimum 60%).
- 100% of units above Level 10 achieve cross ventilation.
- Taller, thinner tower typology delivers significantly improved cross ventilation compared to guideline scheme.

Hot Easterly Wind in Summer

Solar Access



- The proposal exceeds the Design WA Solar Access requirements.
- 79% of units receive over the required minimum amount of sunlight between 9am and 3pm on 21st June.
- 14% of units with only Southern orientation.

Design WA Performance





State Planning Policy 7.3

Residential Design Codes

Volume 2 - Apartments







STATE PLANNING POLICY 7.0 DESIGN OF THE BUILT

ENVIRONMENT



The 10 principles that underpin Design WA:

Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Built form and scale

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.

Functionality & build quality

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.

Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

How proposal addresses 10 principles:

.....

.....

Podium striation design & colours reflect local cliff features along **Swan River. 'River Room'** introduces **387sqm of public alfresco area** to take advantage of river front location.



landscaping upgrades. Preservation of all mature verge trees. 890sqm of landscaping on ground floor plane, including 190sqm Pocket Park.

Stepped 'transition corners' in each tower to respond to neighbouring sites with H4 and M10 zoning. Increased street setbacks of up to 12.4m where nil required. Increased tower setbacks of up to 18.9m where 4 or 5m required. Staggered tower arrangement and use of vertical fins achieve visual privacy and complement setback distance between towers.

60% cross ventilation to apartments below Level 9, 100% cross ventilation to apartments on Levels 10-15 in each tower. 79% units exceed solar access requirements. 100% lift lobbies receive natural daylight. 50% apartments achieve Liveable Housing Guidelines Silver rating, with 5% achieving platinum rating.

Development designed to achieve 5 Star Green Star rating.

The proposal includes 2846sqm residential amenity to the top of podium. 387sqm 'River Room' includes highly curated dining offerings. 890sqm of public landscaping including seating areas, pocket park and linking pathways.

Towers 2 and 3 **break through podium mass** to define building entry points. **Canopies to all street frontages** help define pathways. Pocket Park and River Room create **clear lobby entry point signifiers.**

Clearly defined building entry points, along with 78% glazing to ground floor building envelope creates active and safe environment with high levels of passive surveillance. 100% of Ground Floor sleeved with active uses (excluding 6m vehicular crossover).

The proposal includes **640sqm of community facilities**, comprising Community Hub, Mens Shed, Ageing in Place Centre, **94sqm End of Trip facilities and 20 public car bays**.

The **breaking of the podium mass** and **organic tower forms** are the result of a **design driven approach** to the project. **Further articulation** occurs through the 'strations' to the podium and the horizontal and vertical fins to the towers.























MEETING & EXCEDING DESIRED OUTCOMES



Overview

Meeting and Exceeding the Desired Outcomes

The planning scheme anticipates additional building height. This is encouraged by meeting and exceeding the desired outcomes, providing the community with far superior result than applications that sit "safely" within height limits. We understand that the expectation in terms of exceeding outcomes has increased and this application aims to go "above and beyond" in addressing this.

The Bonus provisions in accordance with Elements 21 & 22 outline a clear pathway for approval where exemplary design is achieved, the development includes the provision & management of significant community benefit proportionate to the extent of the bonus sought and where the desired outcomes are met or exceeded.

We have met with the Design Review Panel (DRP) on numerous occasions to review the design. The form and shape of the towers has been developed following feedback and consultation with the Design Advisory Group. A central focus of the review process has been to ensure significant tower separation, setbacks and view corridors. It is these requirements that have contributed to the unique three tower forms of the development. The Design Review Panel will formalise their commentary upon receipt of the formal Development Application submission, however minutes from the DRP advise the design is well on the way to achieving "Exemplary Design" It is worth noting that the Design Review Panel advised that there was justification for additional height in the proposal, particularly toward the centre of the site.

The type of community benefit has been determined by a detailed Community Needs Assessment (CNA), the scale determined by a comprehensive place making strategy and refined via extensive Stakeholder and Community Engagement. This lead to the development of the Place Plan, whereby four distinct precincts were developed for the ground floor consisting of Healthy Living, Riverfront Dining, Healthcare and Community Hub. The Community Hub is the principle community benefit, supported by extensive public facilities, additional public parking and a cohesive mix of retail uses to activate the precinct.

The development easily exceeds the desired outcomes, the responses to the various elements are outlined in detail within the Town Planning Report (Appendix D)

Supported by a detailed engagement process, we can demonstrate that items provided in response to the Bonus Provisions represent a significant benefit to the community, are demonstrated to be meeting a strategic need and that the standard of design of the development is an exemplary level in keeping with the expectations of the Precinct. We have demonstrated our proposed community benefit is more than proportionate to the height bonus sought.

A detailed explanation of the various Community Benefits are included in the body of this report.

The development is seeking a variation of the development requirements under the Bonus Provisions in accordance with Element 21 & 22. In accordance with the Bonus Requirements, please find below our response to Element 21, Development Bonus based on Design Considerations.

21.1 Exemplary design is proposed in the opinion of the Design Advisory Group; and

We have met with the Design Review Panel (DRP) on 6 separate occasions to review the design. Some of these meetings were due to the acquisition of additional land which provided a significantly improved design outcome through the late acquisition of the corner site at the intersection of Moreau Mews and Canning Beach Road. The form and shape of the towers has been developed following feedback and consultation with the independent DRP. A central focus of the design process has been to ensure significant tower separation, setbacks and view corridors. It is these requirements that have contributed to the unique three tower forms of the development. Additionally, in developing the Community Hub area, the Design Review Panel was instrumental in positioning the Resource Centre on the most prominent corner of the development, to illustrate the community inclusiveness and intent of the development. The Design Review Panel will formalise their commentary upon receipt of the formal Development Application submission, however minutes from the DRP advise the design is well on the way to achieving "Exemplary Design".

21.2 For development in the M15 Zone, the site shall have a minimum area of 2,600sqm; or

(Not Applicable)

21.3 For development in the M10 Zone, the site shall have a minimum area of 2,000sqm.

The development has accumulated nine individual sites with a total site area of 6,341sqm, well in excess of the minimum site are requirements of 2,000sqm in an M10 area.

21.4 In addition to Clause 21.1 and Clause 21.2 or 21.3, the applicant proposes the following:

21.4.1 The proposed development has been designed with regard for solar access for adjacent properties taking into account outdoor living areas, major openings to habitable rooms, solar collectors and balconies.

79% of apartments have living rooms and private open space that obtain at least 2 hours direct sunlight between 9am-3pm on 21st June, significantly above the 70% Design WA requirement.

21.4.2 The proposed development meets or exceeds a 5 Star rating under the national rating scheme of the Green Building Council of Australia.

The proposed development meets or exceeds the 5 star Green Star design rating (Designated Australian excellence) under the Green Building Council of Australia (GBCA) design rating or equivalent rating system. The Sustainable Design Report undertaken by a qualified sustainability consultant outlines the GBCA Green Star pathway to achieve the necessary 5 star rating. Please see Appendix I for this information.





21.4.3 A traffic statement is submitted showing that the additional floorspace allowed will not unduly impact on the surrounding centre.

The proposed design with the height increase to 15 levels delivers a building with 744sqm less floor space that a traditional 10 level compliant design. This is because the proposed tower footprints have a smaller area than permitted under the CBACP guidelines. Consequently the increased height has less traffic impact on the surrounding centre than what a 10 level compliant design could have. The traffic report states: "Overall, it is unlikely that the Site will detrimentally affect traffic safety or flow on the surrounding road network". Refer Appendix G for more information

21.4.4 The proposed development includes the provision of infrastructure which supports area wide resource efficiency, such as plant and equipment required to reduce the demand for either building or area wide service infrastructure.

The development includes the provision of the following infrastructure that supports area wide resource efficiency:

- Public car-parking bays will include four charging stations for electric vehicles, a 100% increase to the Sustainability requirements under Element 11. This equipment, surplus to the requirements of the CBACP will reduce the demand on area wide services infrastructure.
- Canning Beach Promenade has a Walk Score of 78, or "Very Walkable" ensuring most errands can be accomplished on foot, thus reducing private vehicle dependency.
- Canning Beach Promenade has a Transit Score of 62, or "Good Transit" indicative of the many nearby public transportation options, including the Canning Bridge Train Station, ensuring multiple alternatives to private vehicle dependency.
- Grey water re-use and recycling for communal landscape irrigation, thus reducing water consumption.
- PV cells on the roof tops to reduce reliance on the existing power network.
- Public End-of-Trip facilities to promote alternative modes of transport to and from the site.

A minimum of 75% (as required by Element 10) of the site area comprises surfaces reducing the impact of the heat island effect has been achieved for this project. In addition to the extensive landscaped areas, roof materials with a high Solar Reflectance Index (SRI) and the two swimming pools on Level 3 will further contribute to achieving this goal.

The landscape design includes the verge, public and communal external spaces of the development at ground floor and podium levels as well as private typical levels and sky gardens to the three towers. The design is intended to create an attractive and high quality landscape for the amenity of residents, visitors and the broader community as well as including extensive areas of new integrated tree and shrub planting to reduce and break up the extent of hard pavement and building areas. These planting areas help reduce urban heat island effects by shading building surfaces, deflecting radiation from the sun, and releasing moisture into the atmosphere. The development includes approximately 140 new trees and 1,865sqm of new planting areas. The development is providing a highly considered landscape response, which includes extensive ground, podium and rooftop plantings. Please refer to the Landscape Report in Appendix F for further details.

21.4.5 In addition to the requirements of Element 10, proposed development within the Kintail and Ogilvie Quarters (that is the Quarters within the City of Melville) demonstrates a mitigation of urban heat island effects through the provision and maintenance of landscaping which includes the planting of mature shade trees.





In accordance with the requirements of Element 22, Development Bonus based on Community Considerations, the development provides substantial and meaningful community benefit more than proportional to the additional development height being sought. In accordance with the Bonus Requirements, please find our response to Element 22, Development based on Community Considerations. The Design Considerations development bonus Clause 22.1 states that design which incorporates community benefit shall include at least four requirements.

Our proposal achieves seven of the ten applicable requirements. Although not specifically providing an aged care facility, we believe the provision of the Multi-Age precinct concept and an in-situ Aging in Place Centre provides a contribution consistent with the intent of the aged care provision and should be considered as a possible eighth applicable requirement. Please find below a summary and within the following pages a detailed explanation of the applicable requirements..

22.1.1 Design comprising high quality active street frontages, furniture and landscaping which contribute
to the character of the centre and are kept and maintained by agreement with the owners and/or strata
company of the building in perpetuity.

Refer Section 4.3.1 (Page 51) for more information.



Refer Section 4.3.2 (Page 51) for more information .

22.1.3 Provision of public facilities such as toilets, showers and sheltered bike storage.

such as rooftop cinema.

Refer Section 4.3.3 (Page 52) for more information .

22.1.5 Improvement to pedestrian networks or the ceding, free of cost, of pedestrian linkages which contribute to the overall character and connectivity of the centre.

Refer Section 4.3.4 (Page 52) for more information.

22.1.6 Provision of view corridors and/or mid-winter sunlight into adjacent properties, particularly where public spaces are provided.

Refer Section 4.3.5 (Page 53) for more information .

22.1.7 Provision of community, communal and/or commercial meeting facilities.

Refer Section 4.3.6 (Page 53) for more information

22.1.11 The provision of car parking for public use beyond the users of the building, where such bays are ceded to the relevant Local Government free of charge or where such bays are unbundled from private ownership and are permanently made available to any user of the CBACP area by deed or agreement with the Local Government. In Q1 and Q2, this element is only applicable where car parking is capped in total in accordance with Clause 18.3 and 18.4.

Refer Section 4.3.7 (Page 56) for more information.

4.3.1 Active Street Frontages (Element 22.1.1)

All portions of the ground floor frontages are highly activated through a range of active community and commercial land uses which are accessible to the public. These include bicycle and kayak hire (given the site's close proximity to the Swan River) and the surrounding public open space, as well as a number of cafés, restaurants, a small bar, health and beauty spa, community hub and medical suites, all fronting onto public space. The mixed nature of uses will ensure activity all through the day and will draw on current riverside users, including pedestrians and cyclists enjoying the magnificent environment and views.



4.3.2. Landscape (Element 22.1.2)

The provision of over 2,089 sqm of feature and incidental landscaped areas within the ground floor of the property, including the 387sqm River Room Piazza alfresco entertainment and dining area along Canning Beach Road, and the contemplative 190sqm Moreau Mews Pocket Park.

Feature Landscape

The ground floors have been well setback from the lot boundaries, incorporating additional landscaping and enlarged open spaces at the ground plane. This is particularly important along Moreau Mews & Canning Beach Road, as these generous landscaped areas separate pedestrians from the roadway creating a safer environment with the pedestrian linkages contributing to the overall character and connectivity of the centre.

River Room Piazza

Anchoring the public space at the base of the building along Canning Beach Road, a protected, outdoor River Room Piazza will create a new riverfront civic space for Applecross. Acting as an incidental recreation and entertainment spaces to the general public, it will bring people together from mornings through to early evenings and connects the development to the adjacent foreshore. The new piazza is setback in excess of 12 metres from the property boundary, and provides an extensive 387sqm of outdoor space. This extensive outdoor area provides a unique and fantastic opportunity to pause, stay and enjoy the environment and views, whilst enjoying the variety of food and beverage offerings.

Pocket Park

A pocket park along Moreau Mews provides an alternative space to the grand gesture of outdoor piazza. This discreet space allows a place for reflection and contemplation in response to the activities of the River Room.

4.3.3 Provision of Public Amenities (Element 22.1.3)

The ground floor contains extensive public facilities in addition to the development requirements which include:

Changing Place Toilet

Following meetings with the City's Access Advisory Group, the development now includes a highly desirable Changing Places toilet, a facility designed for people with profound and severe disabilities. Currently, there are only three other Changing Place facilities south of the river within the Perth metropolitan area. It is expected this facility will emulate the success of the City's Salter Point, by providing an essential amenity to the disabled unable to be accommodated by traditional accessible facilities.

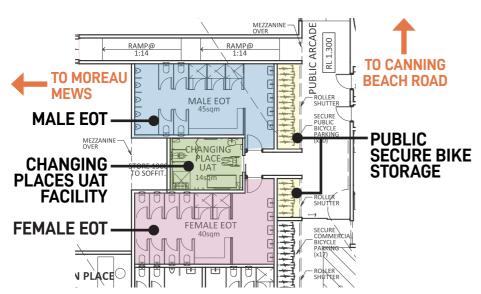
These facilities have been demonstrated to be a destination in themselves and have been highly utilised in providing important support and inclusivity to the disabled. It is seen as highly desirable that this support is provided in this location given the wide activity offering of the precinct.

End of Trip Facilities

Included on the ground floor are separate End-of Trip (EoT) facilities (in addition to those required for buildings occupants) specifically catering to the public. These facilities include dedicated male and female EoT areas, which include showers and lockers.

Public Sheltered Bike Storage

The provision of secure undercover bike storage catering for 20 bikes specifically for public users only.

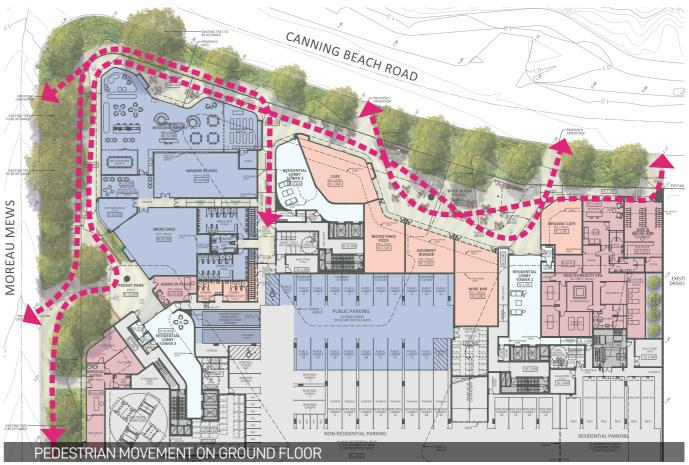


4.3.4 Improvement of Pedestrian Networks (Element 22.1.5)

In accordance with the vision for the Canning Bridge precinct, improved internal access through better pedestrian and cycling environments will facilitate better connectivity. The proposed Moreau Mews linkages will connect from the identified low speed pedestrian environment of Kintail Road, facilitating access to the river, creating greater pedestrian activity and safer outdoor recreation opportunities.

The ground floors have been setback from the lot boundaries by 2.35 metres along Canning Beach Road and 3.4 metres along Moreau Mews creating new pedestrian linkages where there are presently none. This has permitted the creation of a new pedestrian footpath within the lot on the eastern side of Moreau Mews which was not previously possible due to significant and protected street trees consuming the public verge space. The extensive pedestrian linkages continue onto Canning Beach Road, again located within the lot to create green verge separation between the roadways.

The wide paved areas are free of driveway perforations and contribute to a highly activated mixed-use ground floor streetscape. These generous paved areas separate pedestrians from the roadway creating a safer environment with the pedestrian linkages contributing to the overall character and connectivity of the centre.



DETAIL PLAN - PUBLIC FACILITIES ON GROUND FLOOR

4.3.5 View Corridors (Element 22.1.6)

The proposal comprises three towers with significant tower separation to allow view corridors for future and current development that sits adjacent the subject site. The form and shape of the towers has been developed following numerous meetings with the City's independent Design Review Panel, with a central focus on increased tower separation, setbacks and view corridors. It is these requirements that have contributed to the unique tower forms of the development. The tower separation at 14 and 22 metres is significantly greater than the 8 metres allowed for under the CBACP, and the increased tower setbacks of up to 13 and 19 metres from Canning Beach Road for the towers 1 & 3 are again greater than the 5 metres setbacks identified in the CBACP. The increased separation and setbacks provide much greater open space, with significantly improved views compared to a bulkier code compliant 10 storey design.

4.3.6 Provision of Community Facilities (Element 22.1.7)

The proposal includes approximately 1,370sqm of Community Facilities, or the "Community Hub" consisting of the Community Resource Centre, two Gallery/Workshop spaces and associated lounge and kitchen facilities and additional public parking. These spaces will be ceded to the City for ownership and management. The nominated areas have been developed in response to a detailed Community Needs Analysis and Placemaking response as part of the overarching activation strategy for the Canning Bridge precinct.

A summarized list of the community benefits is provided on this page, with a detailed summary of each benefit located on the following pages.

Community Benefit Summary

In consideration of the detailed engagement process, we have provided the following Community Benefit areas that support the strategic vision of the project.

Community Hub

The Community Resource Centre
Gallery/Workshop Space 1 (Men's Shed)
Gallery/Workshop Space 2 (Maker's Studio)
Shared kitchen and lounge facilities

Public Parking

20 Public bays

Extensive Public Facilities

Changing Places Toilet
Dedicated public End of Trip facilities
Sheltered bike storage
Extensive landscaping, River Room Piazza and pocket park.
Improved pedestrian networks

Multi-Age precinct

Aging in Place Centre



Commercial Place Strategy

_Riverfront Dining

Café, artisan bakery, Wood fired pizzeria Wine bar Gourmet burger

River Room Piazza alfresco dining

_Healthy Living

Health Spa Organic cafe Bike and kayak hire

_Healthcare

Aging in Place Centre Medical suites

4.2.6.1 Community Hub

Our analysis identified relevant trends in community facility provision to co-locate a variety of amenities and facilities into a single multi-purpose community hub, bringing asset management and operational efficiencies. With the advent of new technologies and community standards, community hubs are now combining meeting spaces, function spaces, libraries, play areas and care as well as arts & crafts studios and senior's activity and respite centres. We anticipate this project will act as an exemplar to future projects, where the more intimate grouping of facilities will provide a more accessible and comfortable local amenity.

Located at the corner of Canning Beach Promenade and Moreau Mews, the Community Hub is the heart and soul of the development – and will make a significant contribution to the broader community. As the transition point between the new development and existing community across Moreau Mews, it has been designed to welcome in the community through a diverse range of facilities and services for all ages and interests. The intent is to provide a multi-function adaptable space where the community can socialise, learn, create, support each other and have the opportunity to 'give back' to their communities.

The Community Hub consists of the Community Resource Centre, two separate Gallery/ Workshop Spaces containing a Men's Shed and Maker's Studio, with associated kitchen and lounge facilities and outdoor spaces. All Community Hub space will be ceded by the developer to the City, with the City to manage in perpetuity. The City of Melville have shown a desire to undertake this as their preferred model.

Community Resource Centre

We have developed the Community Resource Centre concept further with the City of Melville, preparing a detailed design in response to their brief. The resultant space provides in excess of 300sqm which includes a number of flexible, multi-function spaces with meeting rooms, co-working spaces, quiet areas, AV facilities, library shelving and storage. The "Resource Centre" provides a bespoke state of the art community space that may ultimately replace the function and use of the nearby Canning Bridge Library Lounge. The Library Lounge also extensive break-out areas to north and west facing terraces overlooking the Swan River. The developer is to provide all furniture and fittings to the completed space, and has allowed for a budget of \$1,500 per square metre, or approximately \$800,000.

Gallery/Workshop Space 1

In consultation with the City and a number of community groups, we have provided two Gallery/Workshop spaces to accommodate art and craft uses. We have secured strong in principle support from key community groups.

Gallery/Workshop Space 2

Men's Sheds of WA and South of the River Potters' Club have been earmarked to operate the gallery/workshop spaces located within the Community Hub, with the ultimate selection to be undertaken the City. The proposed uses and activities proposed for these spaces under this occupancy arrangement aligns with the vision and overall development intent. The developer will provide warm shell tenancies for these areas, with fit-out and equipment by others.

Shared Kitchen and Lounge

The ground floor contains a centrally shared kitchen and lounge. In consultation with the City, particular attention has been made to the location to enable sharing and connectivity between the various spaces. The developer is to provide all furniture and fittings to the completed space, and has allowed for a budget of \$1,500 per square metre.

Community Hub Area Summary

A summary of the Community Hub areas are outlined below. The size, scope and quality of this offering at ground level is likely to exceed any other residential project known in Perth.

Sub-total		
•	20 bay Public Parking (Surplus to development requirements)	518sqm
•	Outdoor space	27sqm
•	Shared kitchen and lounge facilities :	34sqm
•	Gallery/Workshop Space 1 (Maker's Studio):	126sqm
•	Gallery/Workshop Space 1 (Men's Shed):	144sqm
•	The Community Resource Centre:	309sqm

Community Hub Ownership

The Community Hub areas will be ceded to the City of Melville and managed by the City in perpetuity. The mechanism will include the creation of specific "Community Benefit" strata lot(s) to be transferred to the City upon construction. The by-laws would regulate the use of the Community Benefit lots moving forward, and would be unable to be repealed without the consent of the city. This strategy is consistent with the recent Cirque development draft strata laws. The by-laws would also provide that the Community Hub is required to pay a portion of the commercial strata levies, which are significantly reduced from that of the residential levies.

The City of Melville will be responsible for management of the Community Hub areas within the development. The City of Melville have shown a strong desire to undertake this as their preferred model.

Please see the Placemaking Report, section "Management & Governance", Appendix N for more detailed information on the governance strategies for these areas.

Community Hub Governance: Deed between Edge Visionary Living and City of Melville

Edge Visionary Living (Edge) has established a clear vision and intent for the role, function and purpose of each key zone within the Place Plan. This has been developed in close collaboration with both CoM and key stakeholders. Ensuring the vision is embedded on the ground is a key focus of the proposed governance and management arrangements for these spaces.

Proposed arrangements under the Deed:

- Edge will complete a comprehensive high end fit out of the Resource Centre, Shared Lounge & Kitchen and provide a "warm shell" fitout for the Makers Studio, Men's Shed and Public Parking in line with specifications identified in the Deed. A condition to occupancy permit for the primary development is expected to ensure all tenancy works has been completed to its satisfaction, ensuring usability and functionality of the space in line with the proposed scheme and development vision.
- The relevant strata lots will be transferred to the city immediately after the building has been constructed, and a separate strata lot (Community Benefit Lot) will be created.
- Use of the ceded spaces will be guided by the Strata by-laws for Community Benefit Lots as outlined below:
 - The Community Tenancy must not be used for any purposes other than a community benefit agreed in writing by the City and the Developer/Strata Company from time to time
 - The Developer or Strata Company must provide its consent to the use of the Community Tenancy for community benefit purpose proposed by the City, provided that the use will not:
 - Create a security risk
 - Be inappropriate having regard to the nature and standing of the Strata Scheme, or
 - Be materially detrimental to the interest of other owners.
- The by-laws relating to the community benefit lot cannot be amended or repealed without the consent of the City.
- Specific prohibited uses are not prescribed. Instead, general protections prohibit uses that are not in keeping with the nature and standing of the strata scheme or are materially detrimental to the owners

- The strata lots will be required to pay their proportional obligation of the commercial strata levies. The retail strata levies will be significantly lower than the residential levies as the exclude all resident communal facilities, elevators etc.
- The deed will be similar in principle to the recent Cirque development, and will also address key issues of:
 - Maintenance;
 - Utilities charges (with the expectation that they may be charged a rates no greater than commercial rates); and
 - Refurbishment (with the expectation the council will refurbish community lots every 7 years as a minimum to ensure the quality and standard of the fit out is maintained)

4.2.6.2 Place Strategy & Other Community Facilities

A wider definition of the community facilities includes the uses and operations as identified in our Community Needs Assessment (CNA) and refined via extensive Stakeholder and Community Engagement. The CNA identified appropriate "uses, needs and wants" within the immediate area, and lead to the development of the Place Plan, whereby four distinct precincts of Healthy Living, Riverfront Dining, Healthcare and Community Hub were developed. The Community Hub is the principle Community Benefit, with the Healthy Living, Riverfront Dining and Healthcare precincts contributing to placemaking strategy to create a large, vibrant mixed-use development. Responding to this, we have included the following in addition to the Community Hub:



- A new Riverfront Dining precinct for Applecross connecting nearby river destinations and boosting the provision of quality hospitality options for the Precinct, including a mix of businesses including:
 - Café, artisan bakery,
 - Wood fired pizzeria
 - Wine bar
 - Gourmet burger
 - River Room Piazza alfresco dining
- Healthy Living precinct focusing on lifestyle and relaxation initiatives
 - Health Spa offering health and beauty treatments
 - Organic cafe
 - Bike and kayak hire
- Healthcare precinct including:
 - Aging in Place Centre
 - Medical suites

4.3.7 Public Car Parking for Public Use Beyond Building Users (Element 22.1.11)

Element 22 allows for the provision of car parking for public use beyond the users of the building. In accordance with the requirements 22.1.11, the development is providing 20 additional bays for public use which are surplus to the parking demands of the development to be ceded to the City of Melville free of charge. The total number of parking bays for the development is in accordance with clauses 18.3 & 18.4. The public bays will include four charging stations for electric vehicles, a 100% increase to the Sustainability requirements under Element 11.

The public use bays are located on the ground floor of the development and will be included in the community benefit areas ceded to the city via creation of a separate strata lot. The City of Melville will be responsible for managing the ceded bays.

These 20 public bays are supported by the nearby on-street parking along Canning Beach Road (31 bays) and the City of Melville Canning Beach Road car-park opposite the Raffles (59 bays). In accordance with the vision for the Canning Bridge precinct, improved internal access through better pedestrian and cycling environments will facilitate better connectivity. We anticipate that many of the building users will be locals as the precinct is highly accessible and walkable.

4.3.8 Provision of an aged care facility (Element 22.1.9)

Although we are not specifically providing an aged care facility, we have developed an integrated, all ages precinct – uniting the existing community and new residents through amenity and services which respond to both localised community need and the drivers for an aging population. We believe this Multi-Age Precinct (MAP) approach will provide a more effective and relevant development, facilitating an aging in in place strategy to enable the residents to "age in place" and avoid an aged care facility altogether.

Working closely with the advocacy group Perth ALIVE and our placemakers at Element, we have crafted a carefully considered development which fulfils PerthALIVE key criteria for MAP's as follows:

- Creation of a large, vibrant mixed-use development in an established area;
- Provision of more than 200 dwellings within walking distance of a major transport hub, urban town centre and associated facilities;
- A focus on social sustainability with dedicated accommodation for multiple community facilities, supported by formalised management and governance arrangements that encourage positive community engagement by residents of both the precinct development and the local neighbourhood (Community Hub)
- In-situ Aging in Place Centre offering a range of lifestyle and aged care services suited to people of all ages and stages of life;



Aging in Place Centre

Although the majority of key criteria have previously been explained in detail, the provision of an Aging in Place Center is the outstanding element that completes the MAP concept. The Aging in Place Center allows for a range of lifestyle and aged care services suited to people of all ages and stages of life. Importantly, these services will be available not only to precinct residents, but also to the wider community in which the precinct sits – delivering a real community benefit.

A Memorandum of Understanding has been entered into with Amana Living to provide onsite services offering a combination of traditional aged care/disability services with an array of 'lifestyle services' that will suit younger, often time-poor people. The anticipated services are likely to include:

Provision of funded and self-funded Home Care packages
Nursing services
Medication Support
Physiotherapy services
Occupational therapy
Podiatry

A detailed list of the proposed services is provided in Attachment XX. The provision of these services is aligned with the current government focus on the increased provision of in-home services to facilitate an aging in place strategy.

The Aging in Place Centre will have a dedicated office of 30sqm, protected by a caveat on title restricting the use and operation of services for the nominated space and the developer will offer discounted/subsidized rent at no more than 50% of valuation for a period of 5 years.

Multi-Age Precinct Assessment Tool

Dietician

The development has been assessed in accordance with the PerthALIVE MAPS (Multi-Age Precincts) Assessment Framework and has achieved 38 out of a possible 39 points. This high score indicates the proposed development far exceeds the PerthALIVE MAP standard, and is intended to be an exemplar of "best practice" MAP design for the state of Western Australia.



BUILDING FUNCTIONALITY

Planning Report Summary



The proposal is "considered to be of an appropriate bulk and scale, an improvement to the overall locality and therefore consistent with the objectives of 'State Planning Policy 2.10: Swan Canning River System'."

The report outlines how the proposal is consistent with the planning framework of the CBACP, in line with objectives of future urban growth and development given its proximity major transportation hubs including bus and rail interchanges and the Kwinana Freeway.

The proposal is "consistent with the planning that has already occurred for 'the Canning Bridge centre' and will result in an outcome that is consistent with State Planning Policy 4.2: Activity Centres for Perth and Peel."

A summary is provided outlining the interface between the Swan Canning Development Control Area, Corporate Policy Statement No 48 and CBACP and how the proposal sits within these frameworks. Further information can be found in Appendix D - Planning Report.

Landscape Report Summary



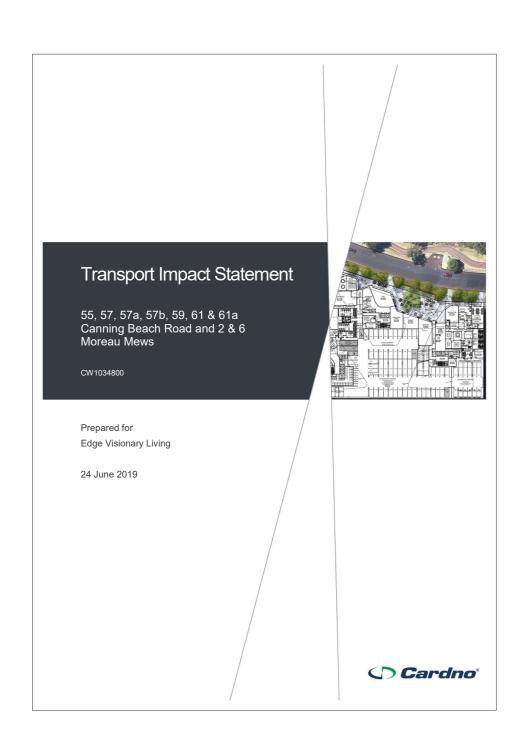
The report provides an analysis of existing site conditions and the landscape qualities that emerge from this.

A description is provided of:

- Specific landscaping by level
- Materials and fixed furniture strategies
- Planting strategies including species selections
- Water efficiency methodologies
- A quantified summary of tree canopy and deep soil areas ensuring compliance with Design WA objectives and State Planning Policy 7.3 Volume 2 as well as WAPC Deep Soil requirements.
- An inspection and maintenance matrix to ensure the longevity of the landscaping

A detailed description of the above can be found in Appendix F -Landscape Report.

Traffic Report Summary



The report assess the impacts of the proposed development upon the adjacent road network as well as providing an overview of existing transport infrastructure and accessibility of the site in general.

A summary of the car, bicycle and motorcycle parking provision is provided demonstrating compliance with the Canning Bridge Activity Centre Plan requirements.

A SIDRA assessment demonstrates how it is "unlikely that the Site will detrimentally affect traffic safety or flow on the surrounding road network."

As the primary target demographic comprises of mature professionals and retirees, peak hour commuter trips are likely low, resulting in actual peak hour trips to be even less.

A full summary of the existing and anticipated traffic conditions and methodologies can be found in Appendix G - Traffic Report.

Waste Report Summary



The Waste Management Plan demonstrates how the proposal is designed to:

- Adequately cater for the anticipated quantities of waste based on appropriate calculations for residential and commercial generation
- Provides suitable bin storage areas including appropriate bins and well sized enclosures
- Allows for efficient collection of bins by waste vehicles to City of Melville's specifications, entirely within the development with entry and exit in forward gear, taking into account frequency of collection
- Achieve a Green Star compliant operational waste management strategy

Further details relating to the above can be found in Appendix H - Waste Report.

ESD Report Summary



The development is designed to meet or exceed a 5 Star Green Star design rating under Green Building Council of Australia (GBCA) requirements. A detailed pathway of how this will be achieved can be found in Appendix I - ESD Report

The Report additionally summarises how:

- The development meets or exceeds the requirements outlined within the CBACP
- The building is targeting a minimum 5.5 Star, average 7.8 Star NatHERS rating for the residential component.
- The proposal will comply with the National Construction Code of Australia (NCC) Section J for Energy Efficiency

Wind Report Summary



PEDESTRIAN WIND ENVIRONMENT STATEMENT 55, 59 & 61 CANNING BEACH ROAD, APPLECROSS

WE471-03F02(REV0)- WS REPORT

JUNE 11, 2019

Prepared for:

Edge Holdings No.10 Pty Ltd

U2/31 Hood Street, Subiaco, WA 6008

WINDTECH Consultants Pty Ltd

Sydney | Dubai | London | Melbourne | Mumbai | New York | Hong Kong | Singapore

The report assesses the wind effects of the proposal in the context of local wind climate, building morphology and land topography.

A summary of anticipated conditions is made including a synopsis of proposed interventions to mitigate the effects of wind throughout the development where required.

Based on these interventions, it is expected that suitable wind conditions will be experienced by pedestrians for all trafficable outdoor ground level locations within and around the development.

Further details relating to the above can be found in Appendix J - Wind Report.

Acoustic Report Summary



EDGE VISIONARY LIVING

MULTI-RESIDENTIAL DEVELOPMENT
CANNING BEACH PROMENADE
APPLECROSS

DEVELOPMENT APPLICATION
ACOUSTIC REPORT

JUNE 2019

OUR REFERENCE: 24419-3-19119

The acoustic design addresses the requirements of:

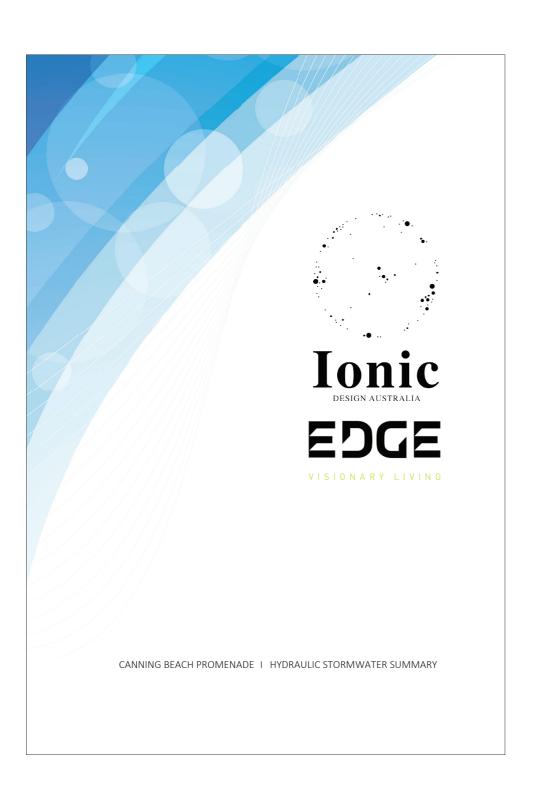
- Part F5 of the NCC
- State Planning Policy 5.4
- Environmental Protection (Noise) Regulations 1997.

Preliminary assessments of noise emissions from the food & beverage tenancies has been shown to be compliant as per the above regulatory criteria.

The Men's Shed and Makers Space are to be designed with appropriate acoustic measures including acoustic treatments and airlocks which will ensure regulatory compliance.

Specific details relating to the above and a full summary of individual acoustic topics and methodologies used can be found in Appendix K - Acoustic Report.

Hydraulic Report Summary



The report addresses the stormwater disposal methodology responding to the site conditions of a high water table.

The hyrdaulic design addresses the requirements of:

- City of Melville's stormwater disposal policies
- Building Code of Australia (BCA)
- Australian Standards (AS 3500)
- Containing a 100 year Average Recurrence Interval (ARI) event within the site Specific details relating to the compliance with the above criteria can be found in Appendix L Hydraulic Report.

Liveable/Adaptable Housing



There is currently no provision for Adaptable Housing under the Canning Beach Activity Centre Plan (CBACP).

The project has embraced the Liveable Housing Design guidelines, which provide key easy living features that make them easier and safer to use for all occupants including: people with a disability, aging Australians, people with temporary injuries, and families with young children.

50% of all dwellings will be designed to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).

The development will also allow for a further 5% of dwellings to be adapted to the Platinum level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).

The provision of such a high proportion of compliant units greatly enhances an aging in place strategy.

Multi-Age Precincts



ALL AGES LIVING IN VIBRANT ENVIRONMENTS



Canning Beach Promenade is the first project to be assessed in accordance with PerthAlive's Multi-Age Precinct Assessment tool.

The purpose of this too is to assist planners, developers and community members towards achieving optimum MAPs outcomes, particularly in the early stages of the MAP's development.

The proposed Canning Beach Promenade development has been assessed and achieves 38 out of a possible 39 points, indicating a very high quality MAP development.

The proposed development will be an exemplar of "best practice" MAP design for the state of Western Australia.

Specific details relating to the above including the MAP scoring can be found in Appendix O -Multi-Age Precinct Report.