Applecross Apartments
65a+b Canning Beach Road, Applecross

JDAP Presentation
November 2021

CAPA

CARRIER AND POSTMUS ARCHITECTS

Architecture and Landscape Design

DESIGN PRINCIPLES

SPP 7.3 - RDC - Vol. 2 - Apartments

Context
+
Character

Landscape
Quality

Built-Form
+
Scale

Sustainability

Functionality
+
Build Quality

Amenity

Legibility

Safety

Community

Aesthetics

PRINCIPLE 1
CONTEXT + CHARACTER

PRINCIPLE 1: CONTEXT AND CHARACTER

SITE OBSERVATIONS

‘the approach to site is heavily shaped by road networks’

PRINCIPLE 1: CONTEXT AND CHARACTER

SITE OBSERVATIONS

‘the site has an unusual road linkage, with a short run of Canning Beach Rd and existing heritage buildings providing a threshold approach to the river’

PRINCIPLE 1: CONTEXT AND CHARACTER

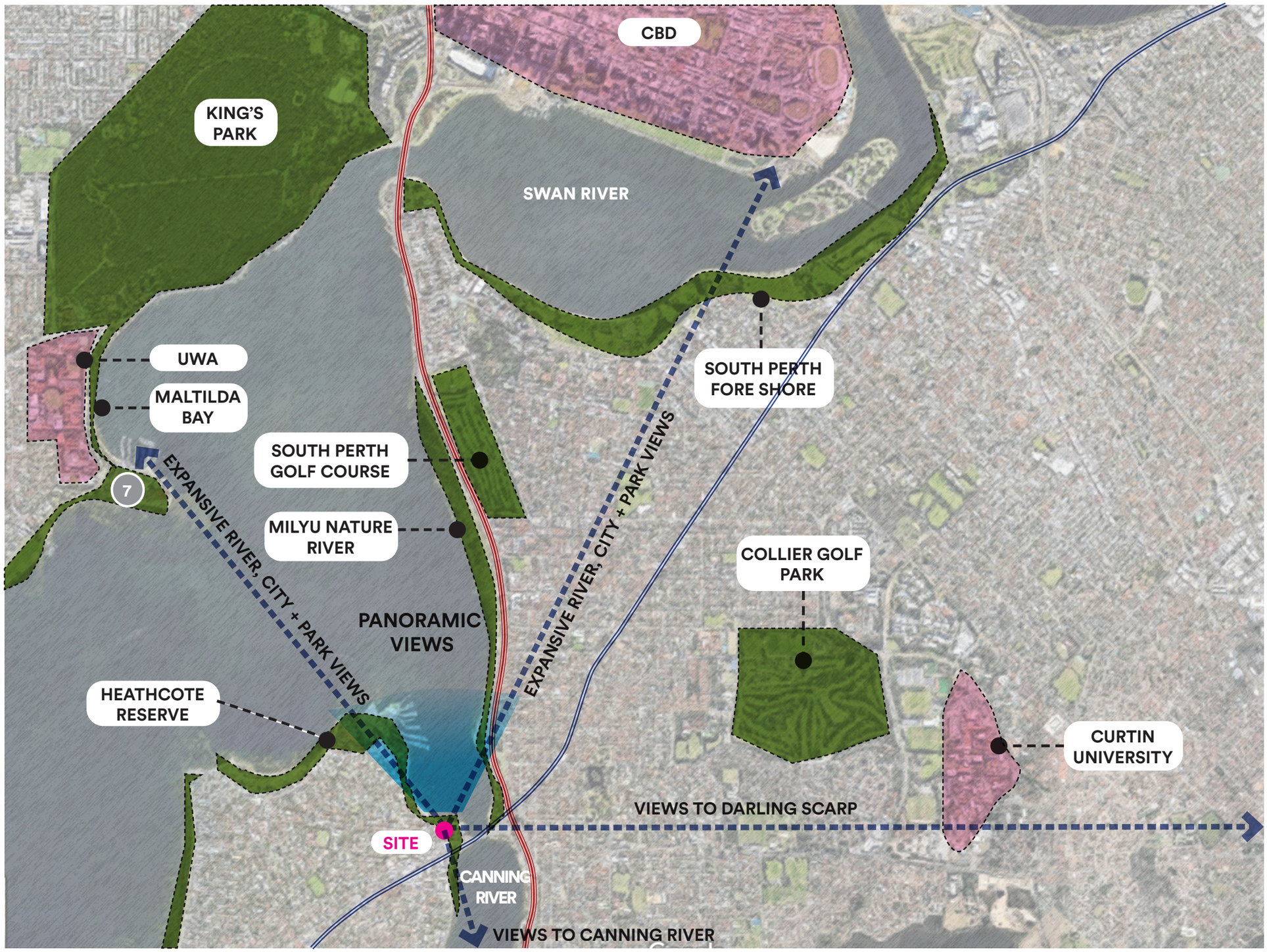
SITE OBSERVATIONS

‘the site is like a promontory site, with every elevation visible and important’

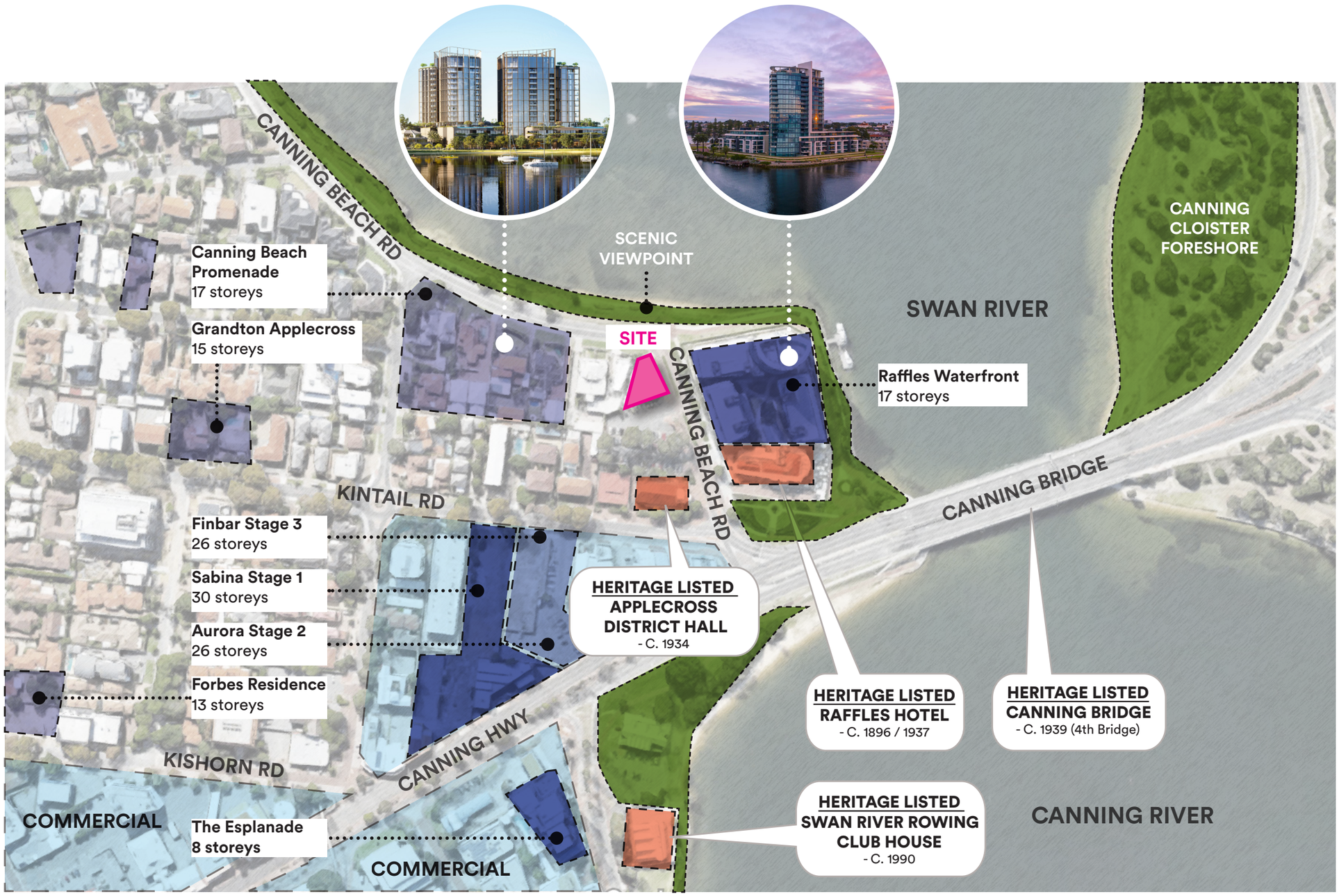
PRINCIPLE 1: CONTEXT AND CHARACTER

SITE OBSERVATIONS

‘....the river character and infrastructure is proximate but disconnected from site’



65a-b Canning Beach Rd is located 8 km from the Perth CBD, adjacent the Swan foreshore at the confluence of the Swan and Canning Rivers, with views capturing Kings Park, the City, River and Darling Scarp.



‘ the site is fronted with significant heritage listed buildings and mixed with new and proposed low, medium and high density apartments to the locale.’

Golf Course's

Pedestrian + Bike Paths

Playgrounds + Open Reserves

Children's Playgrounds

Proximity to significant transport nodes, iconic recreationsal spaces and bustling cafe strips allow for a development with access to countless activities.

Cafes + Shops

Water Sports

Natural Water Features

Heritage Places

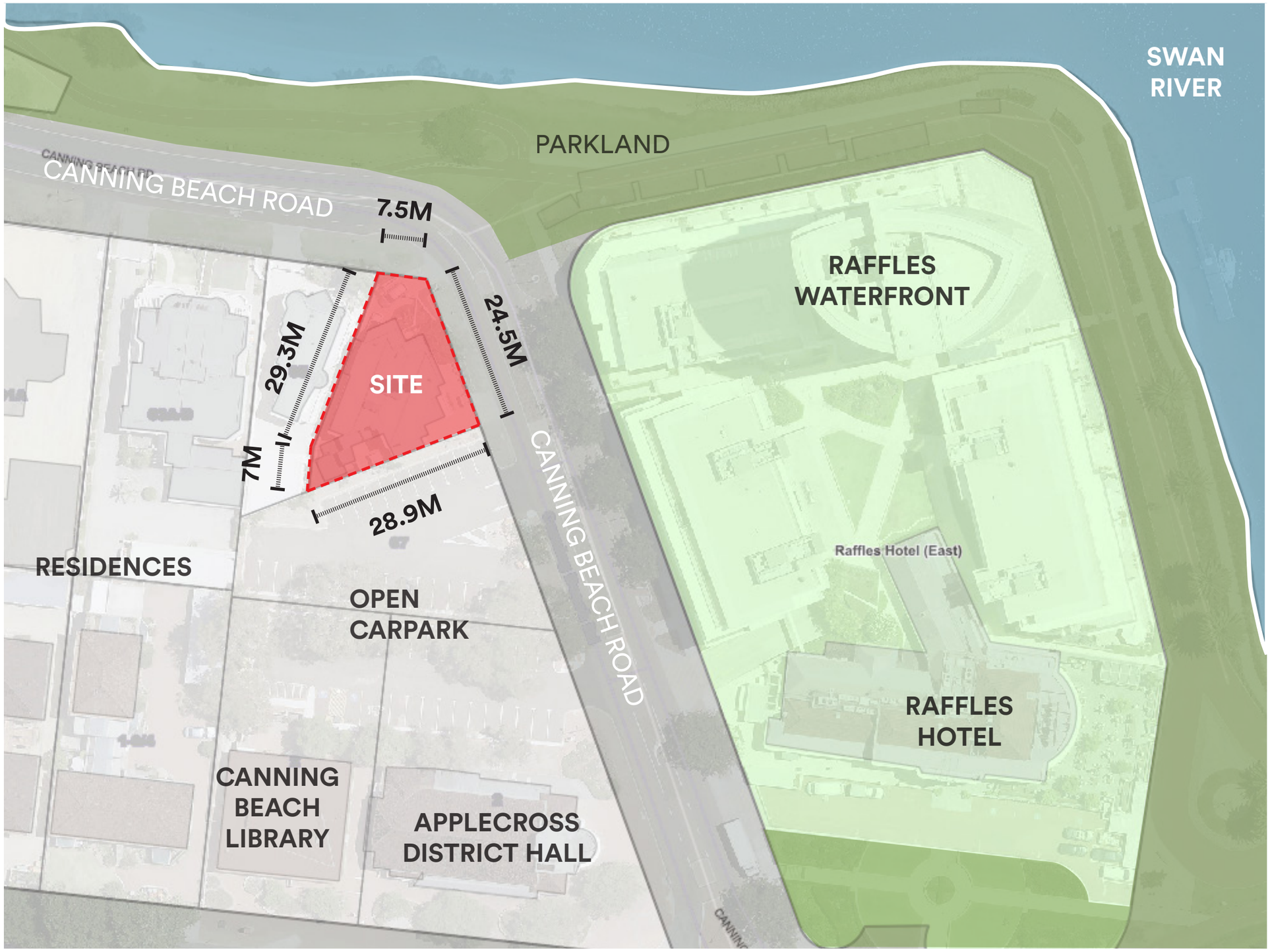
APPLECROSS DISTRICT HALL

THE RAFFLES HOTEL

PROPOSED FORBES RESIDENCES
BY WOHA + MJA + CAPA

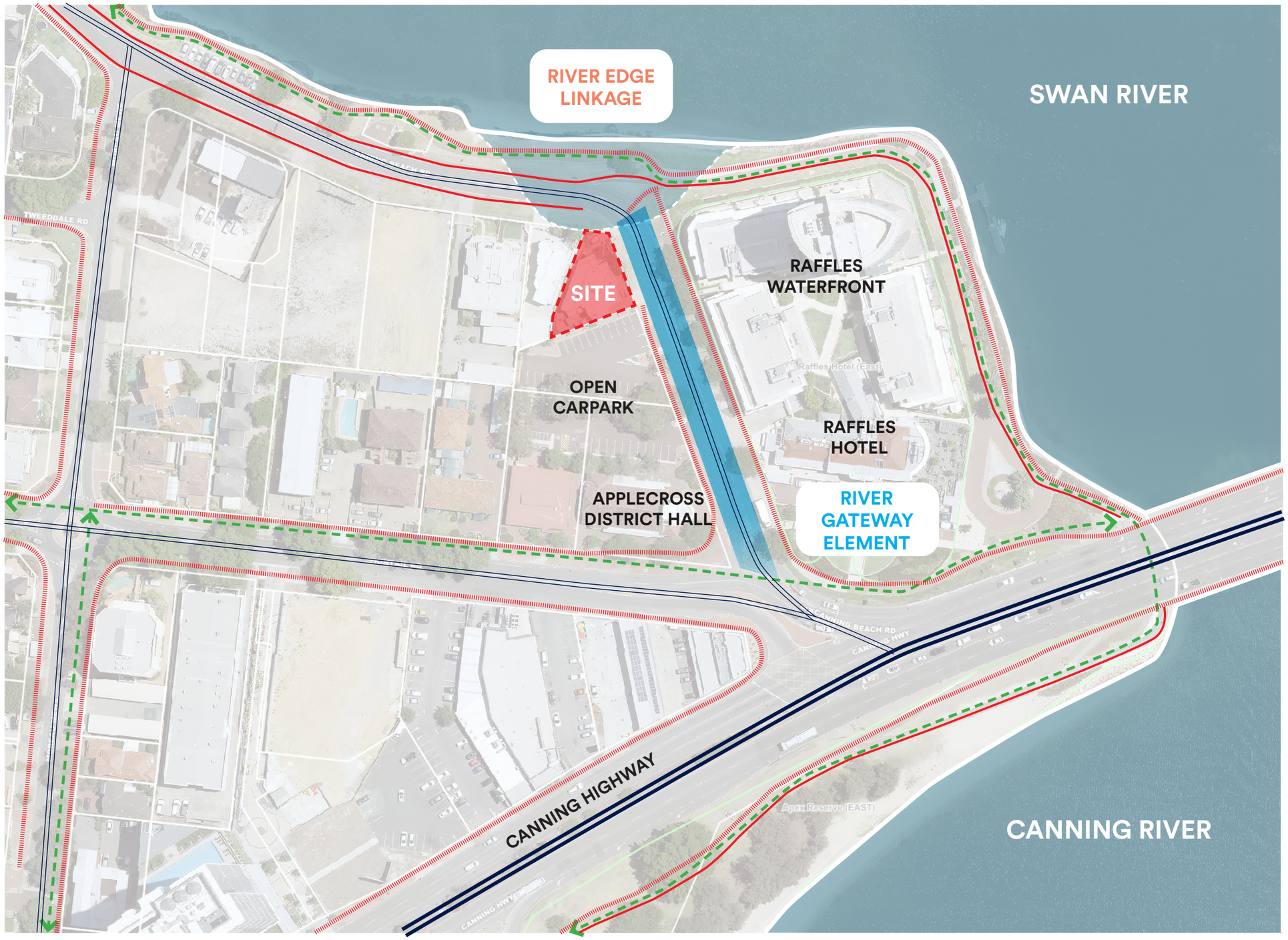
THE RAFFLES WATERFRONT TOWER

PROPOSED CANNING BEACH PROMENADE
BY HILLAM ARCHITECTS



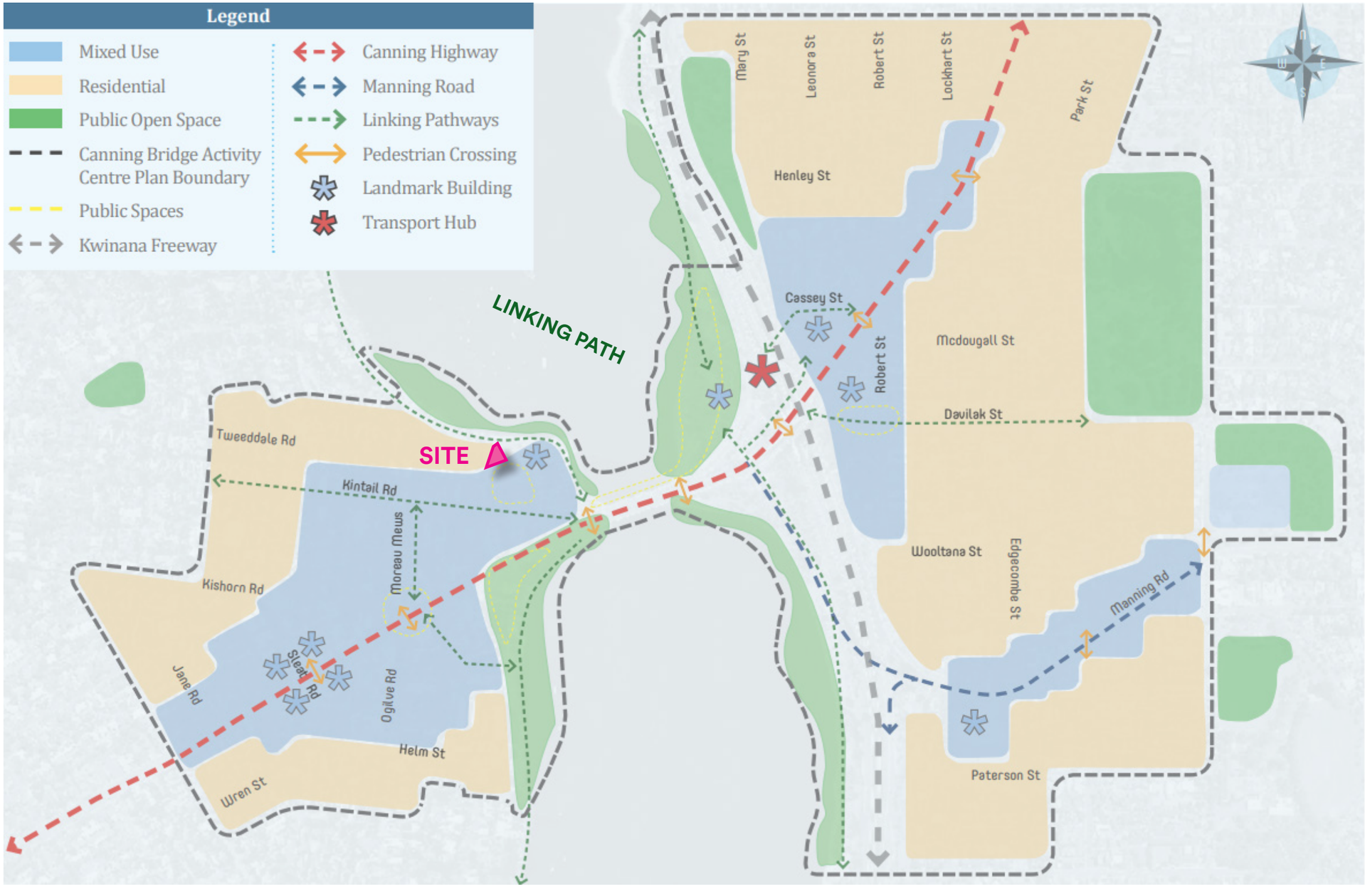
‘the site has an unusual footprint, cornered by road and bordered by a public carpark.’

Zone:	M10 within Q1 (Kintail Quarter)
Local Area Policy:	City of Melville Zone - Centre C2 LPS 6
Land Area:	512m²
Building height:	20m (CBACP 2.1 - Lot < 1200m²)
Plot Ratio:	NA
Privacy:	RDC Vol. 2 Apart. 3.5
Solar access + overshadowing:	N/A - R-AC0 Nil Req.
Open space:	40%
Setbacks:	Refer CBACP Design Guidelines + SPP7.3
Design Guidelines:	CBACP Design Guidelines + SPP 7.3 + Design WA



1. RIVER EDGE LINKAGE
+
2. RIVER GATEWAY ELEMENT

'these two ideas arise from the site context, reflecting existing strengths, weaknesses and future possibilities.
The site is more than the view.'

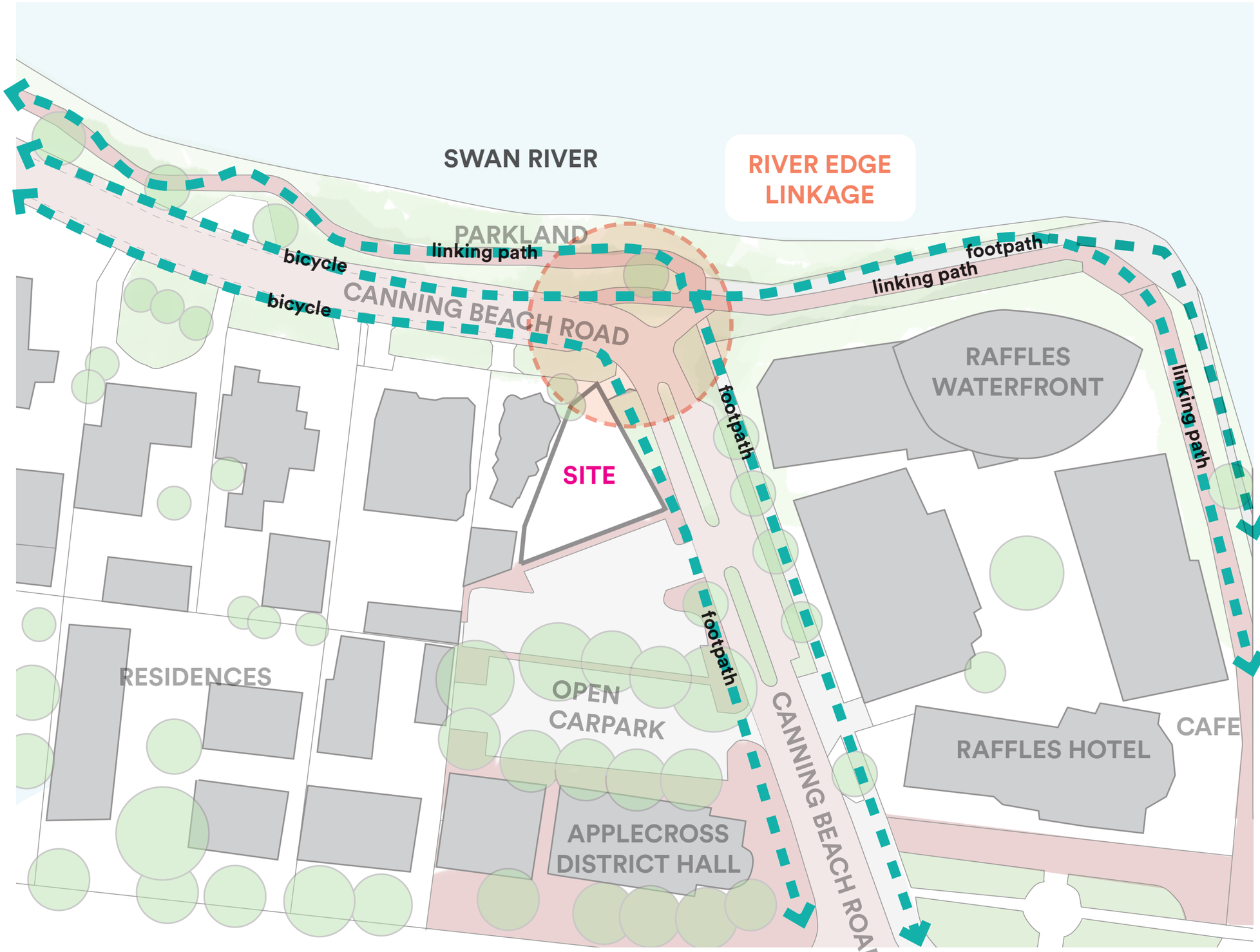


1. RIVER EDGE LINKAGE - linking paths -

'The future vision of having Linking Pathways is part of the Canning Beach Activity Centre Plan'

FOR THE PURPOSE OF THIS APPLICATION THE SITE HAS BEEN ADDRESSED AS BEING A PROMINENT LOCATION ALONG THE LINKING PATHWAYS AND A KEY

LINKING PATHWAY
PEDESTRIAN CROSSOVERS
OPEN PUBLIC SPACE
PROPOSED CAFES IN FUTURE
EXISTING CAFES



1. RIVER EDGE LINKAGE - linking paths -

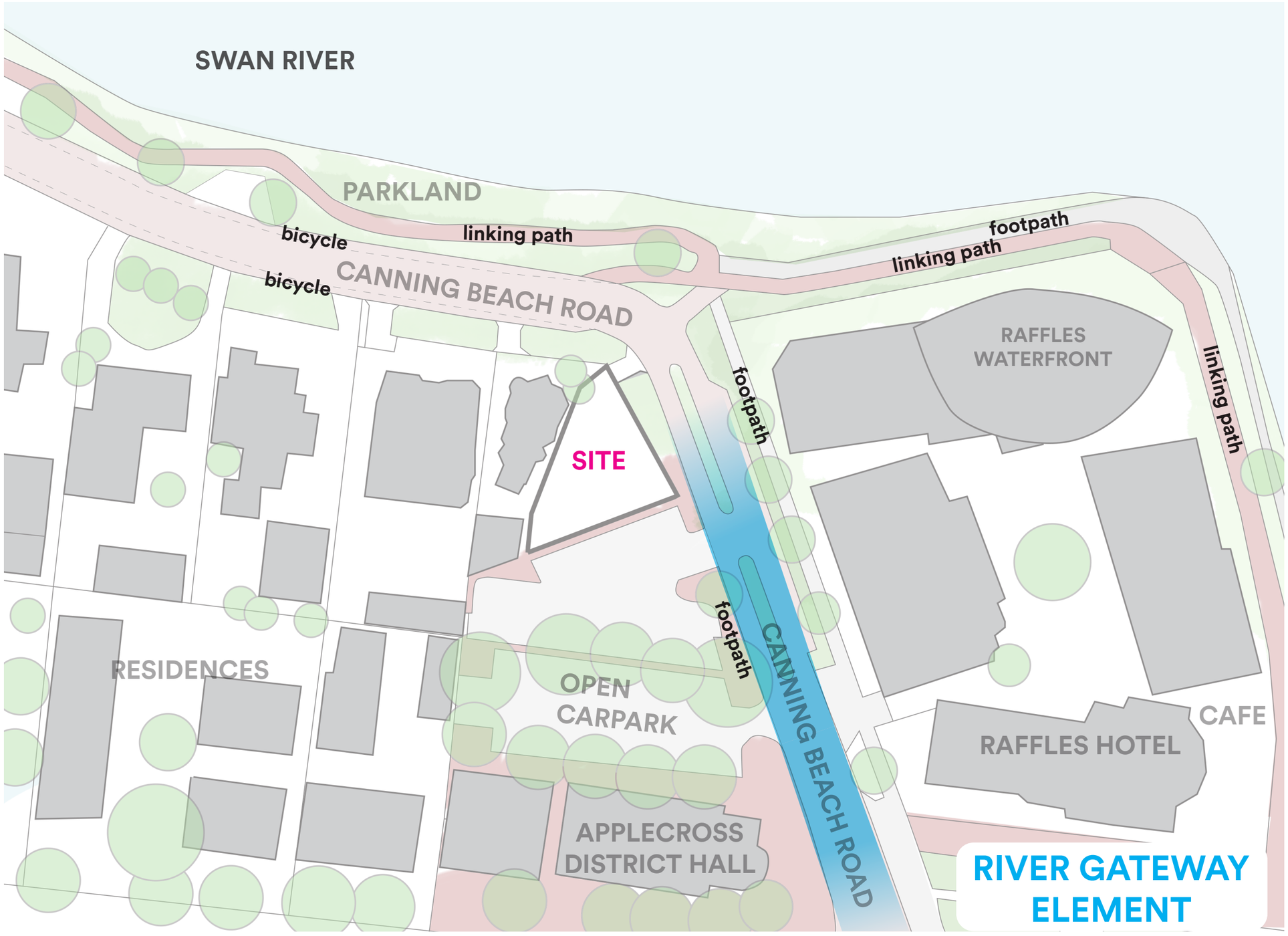
'The design necessitates the need to make meaningful connections in function and infrastructure'

1. RIVER EDGE LINKAGE - linking stories -

'We also acknowledge the significance of the River (historically and culturally) to the site'.

1. RIVER EDGE LINKAGE - Landscapes -

‘understanding the existing landscape enables us to integrate it with our built form.’



2. RIVER GATEWAY ELEMENT

'a river entry precinct is formed by heritage frontage buildings, scale + form relationships and experiences, both vehicular, pedestrian'


SWAN RIVER
FREEWAY EXPERIENCE
A
KWINANA FWY
CANNING BRIDGE STATION
APPROACH ALONG PARK EXPERIENCE
E
F
DISCONNECTED SITE EXPERIENCE
SITE
CANNING BEACH RD
APPROACH FROM CANNING BEACH ROAD EXPERIENCE
D
RIVER GATEWAY EXPERIENCE
C
CANNING BRIDGE
B
CANNING BRIDGE EXPERIENCE
CANNING HWY
RIVER GATEWAY ELEMENT
CANNING RIVER

A EXPERIENCE A: FREEWAY

BUILDING

ROAD
(KWINANA FREEWAY)

SWAN RIVER

B EXPERIENCE B: CANNING BRIDGE

CANNING RIVER

ROAD
(CANNING BRIDGE)

SWAN RIVER

C EXPERIENCE C: RIVER GATEWAY

HERITAGE LANDMARK

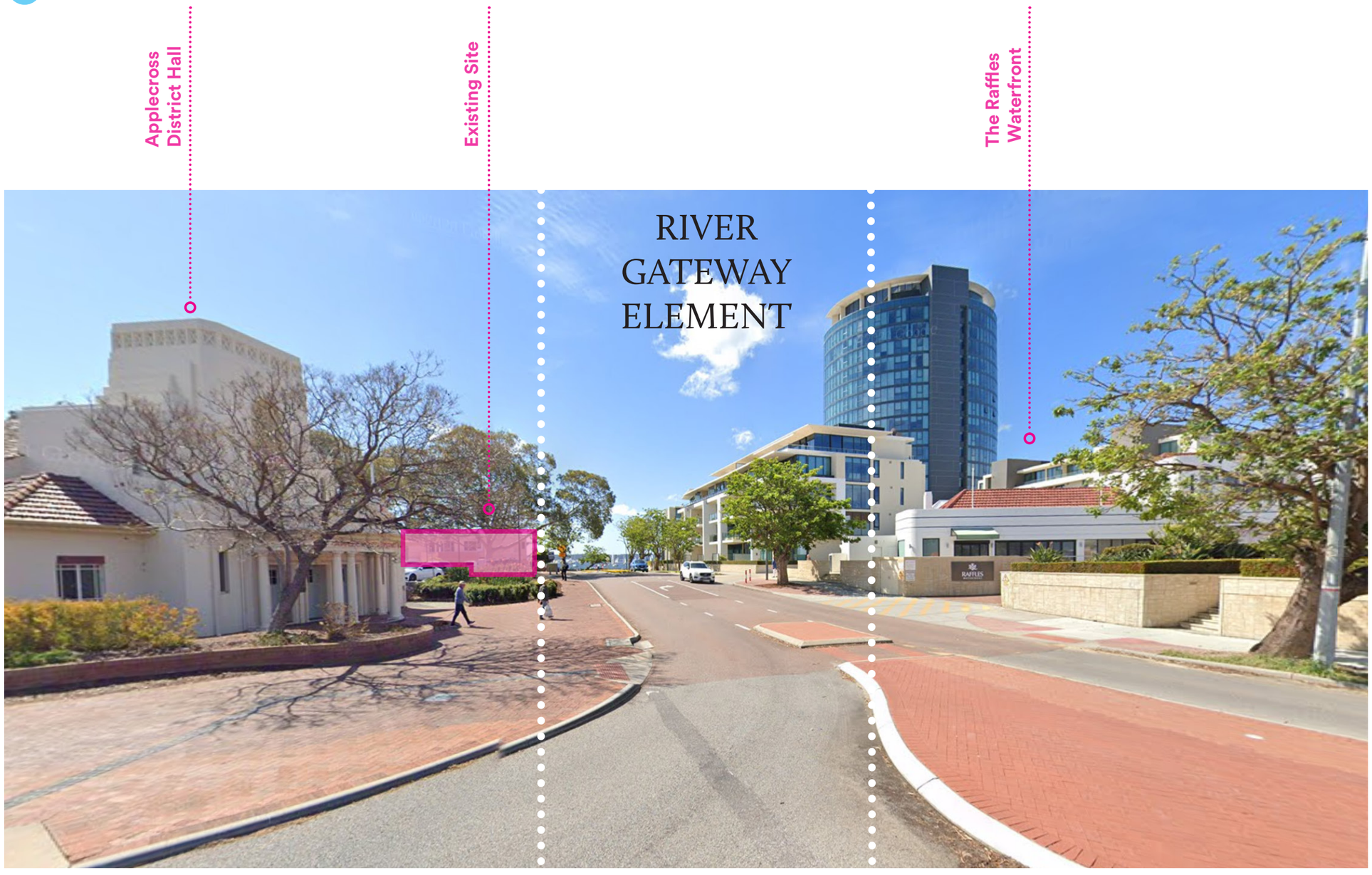
RIVER GATEWAY
(CANNING BEACH RD)

HERITAGE LANDMARK

RIVER GATEWAY ELEMENT

‘a river entry precinct is formed by heritage frontage buildings, scale + form relationships and experiences, both vehicular + pedestrian’

D EXPERIENCE D: APPROACH FROM CANNING BEACH ROAD



HERITAGE LANDMARK

ROAD
(CANNING BEACH RD)

LANDMARK

E **EXPERIENCE E:** APPROACH ALONG PARK

RIVER
EXPERIENCE

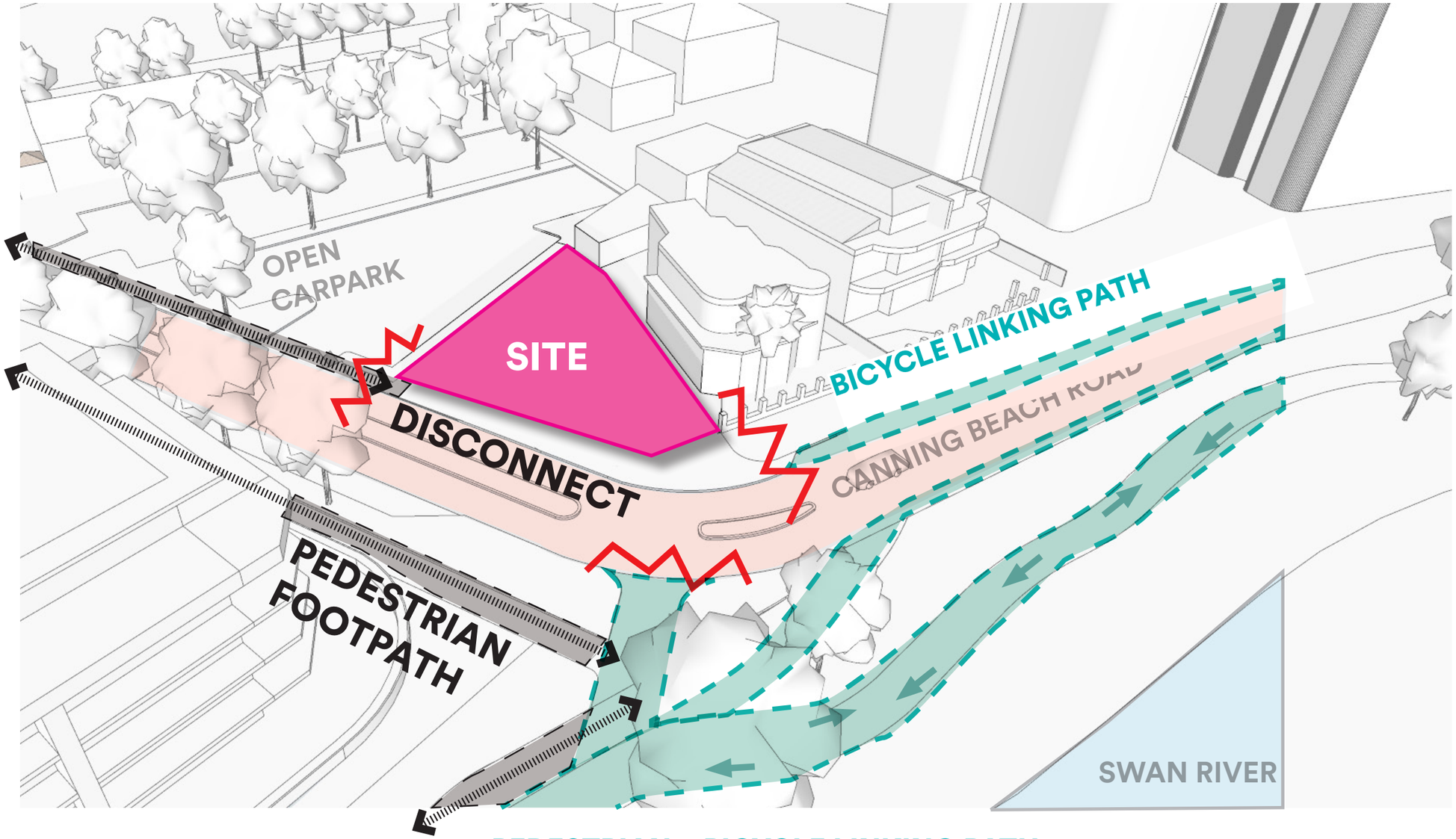
LANDSCAPE + WATER

ROAD
(CANNING BEACH RD)

BUILDING

F **EXPERIENCE F:** DISCONNECTED SITE EXPERIENCE

LANDSCAPE + WATER **LANDMARK** **ROAD** (CANNING BEACH RD) **SITE**

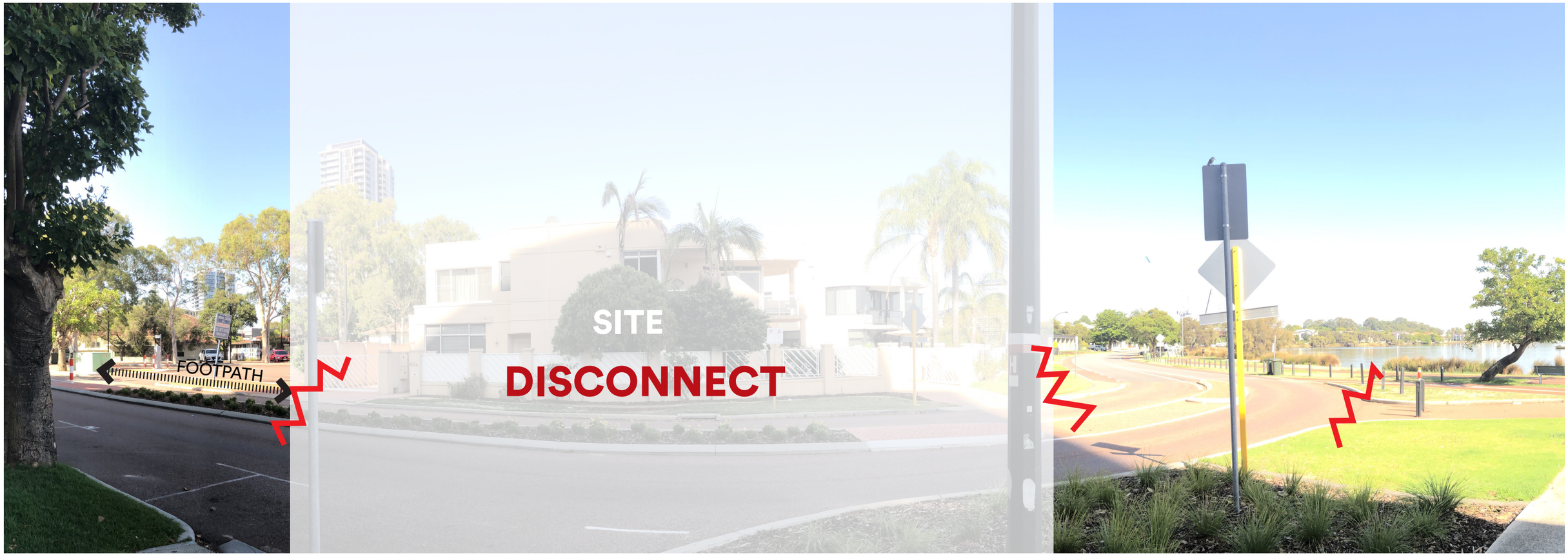


PEDESTRIAN + BICYCLE LINKING PATH

New Programme Linkages

Although the site is currently located along a Linking Pathway, there is currently a disconnect in use and with civic spaces, pedestrian and bicycle linkages.'

2. RIVER GATEWAY ELEMENT



The existing built form does not allow a safe pedestrian or cyclist movement onto Linking Paths.

The Raffles Waterfront

Missed opportunity to create a considered public domain connection to location of importance + significance.

LANDMARK

RETAINING WALL

LINKING PATH

LANDSCAPE + WATER

PRINCIPLE 2

LANDSCAPE QUALITY

EXISTING LANDSCAPE
ECLECTIC TREE SPECIES
CORAL TREE + EUCALYPTUS

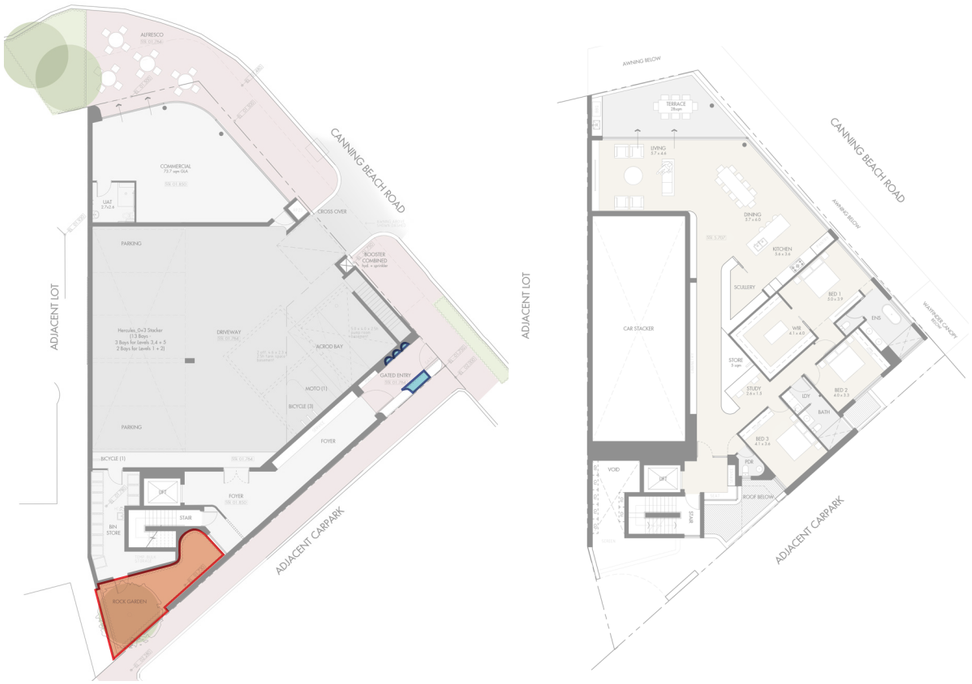
EXISTING SITE LANDSCAPE
Cupressus + Alexander Palm trees

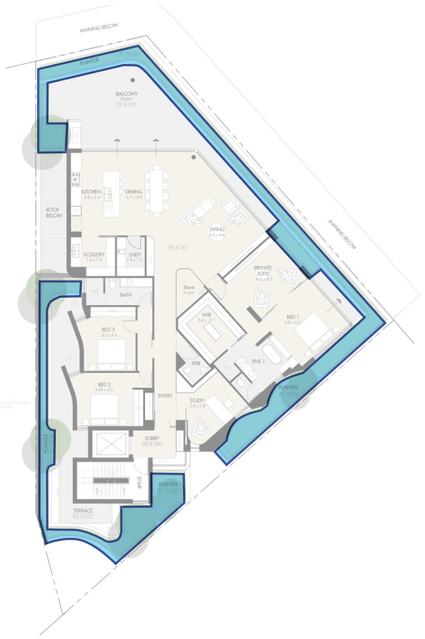
EXISTING LANDSCAPE
RIVERSIDE PLANTING
JUNCUS SP.

Existing trees on site are insignificant, with only exotic trees present. As a response to the site's proximity to the River and surrounding landscapes, a mix of native planting has been carefully layered into the proposed facade and floor plates.

GREEN EDGE + TREES TO SOFTEN BUILDING

‘The overall landscape integration provide both significant horizontal and vertical integration to assist in grounding and softening the proposed developments form.’





PRINCIPLE 2: LANDSCAPE QUALITY

CALCULATIONS + EXISTING

Existing trees on site are insignificant, with only exotic trees present. As a response to the site's proximity to the River and surrounding landscapes, a mix of native planting has been carefully layered into the proposed facade and floor plates.

DEEP SOIL AREAS (>1x1m²)

PLANTING ON SLAB

DSA + LANDSCAPED AREAS

	ON STRUCTURE + GENERAL PLANTING	DEEP SOIL
GROUND FLOOR LEVEL	1.66 m²	28.3 m²
FIRST FLOOR LEVEL	nil	
SECOND FLOOR LEVEL	115.89 m²	
THIRD thru FIFTH FLOOR LEVEL	3.29 m²	
ROOF AMENITY LEVEL	40.19 m²	

SITE AREA - 512m²

REQUIRED 10% DSA - 51.2m²
PROPOSED DSA - 28.3m²

REQUIRED SHORTFALL - 45.8m²
PROPOSED SHORTFALL - 161.03m²

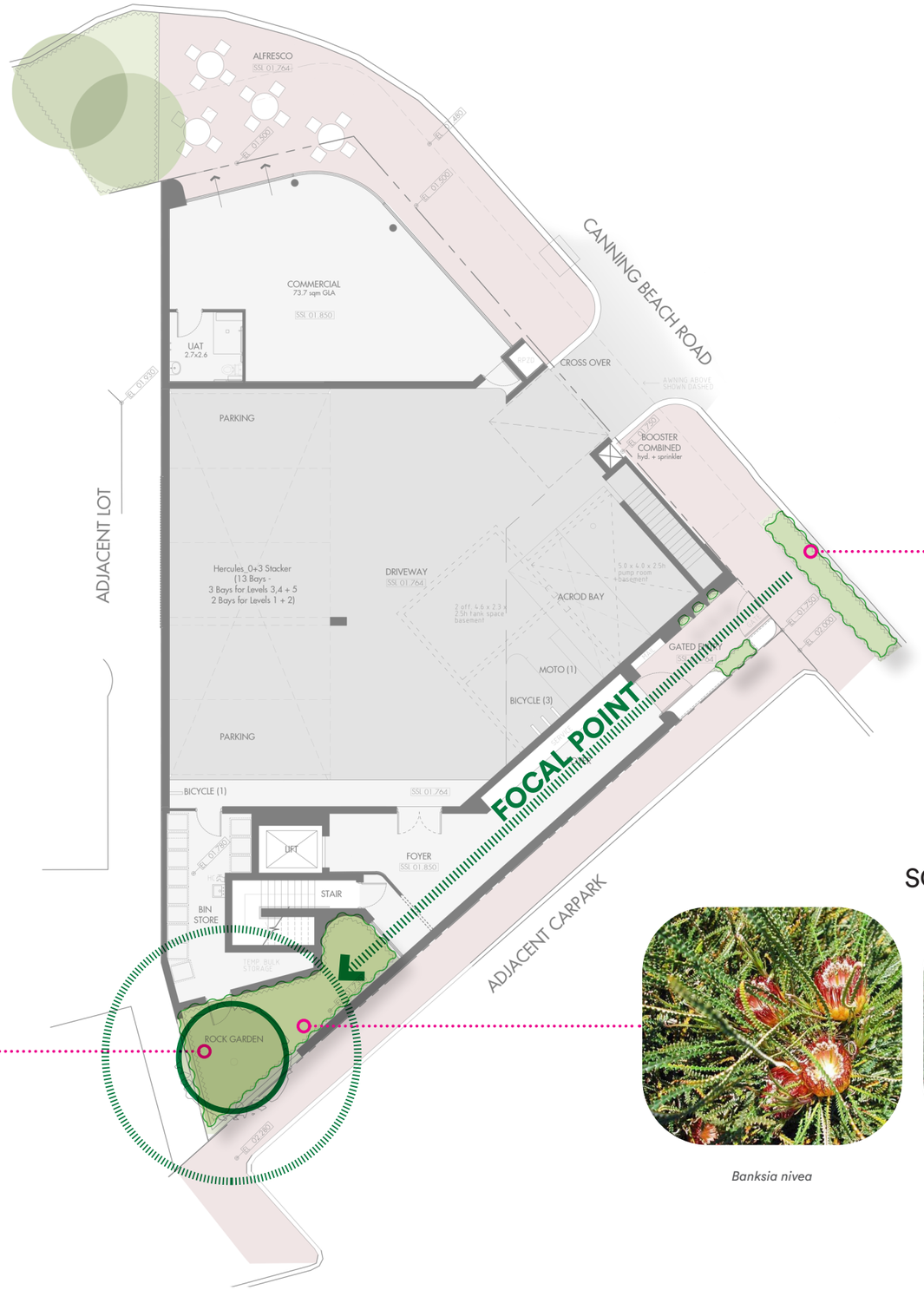
CBACP ELEMTN 10.3
As per Element 10.3 of the CBACP a minimum landscaping area of 75% is to be acheived in M10 development sites (Inclusive of Rootop Terraces, Gardens, Podiums, Communal Open Spaces and Balconies over 12m².

75% x Site Area (512m²) = 384m²
Total lanscaping area provided as per Element 10.3 = 396.98m²

COMPLIES WITH RELEVANT CBACP ELEMENTS AND RDC Vol. 2

PRINCIPLE 2: LANDSCAPE QUALITY

GROUND FLOOR PLANTING PALETTE



VERGE PALETTE

Myoporum parvifolium

Trachelospermum jasminoides

FEATURE TREE

*Tristaniopsis Lusciou*s

SOFTSCAPE PALETTE - NATIVES + VIBRANT

Banksia nivea

Gastrolobium celsianum

Lomandra 'pacific sky'

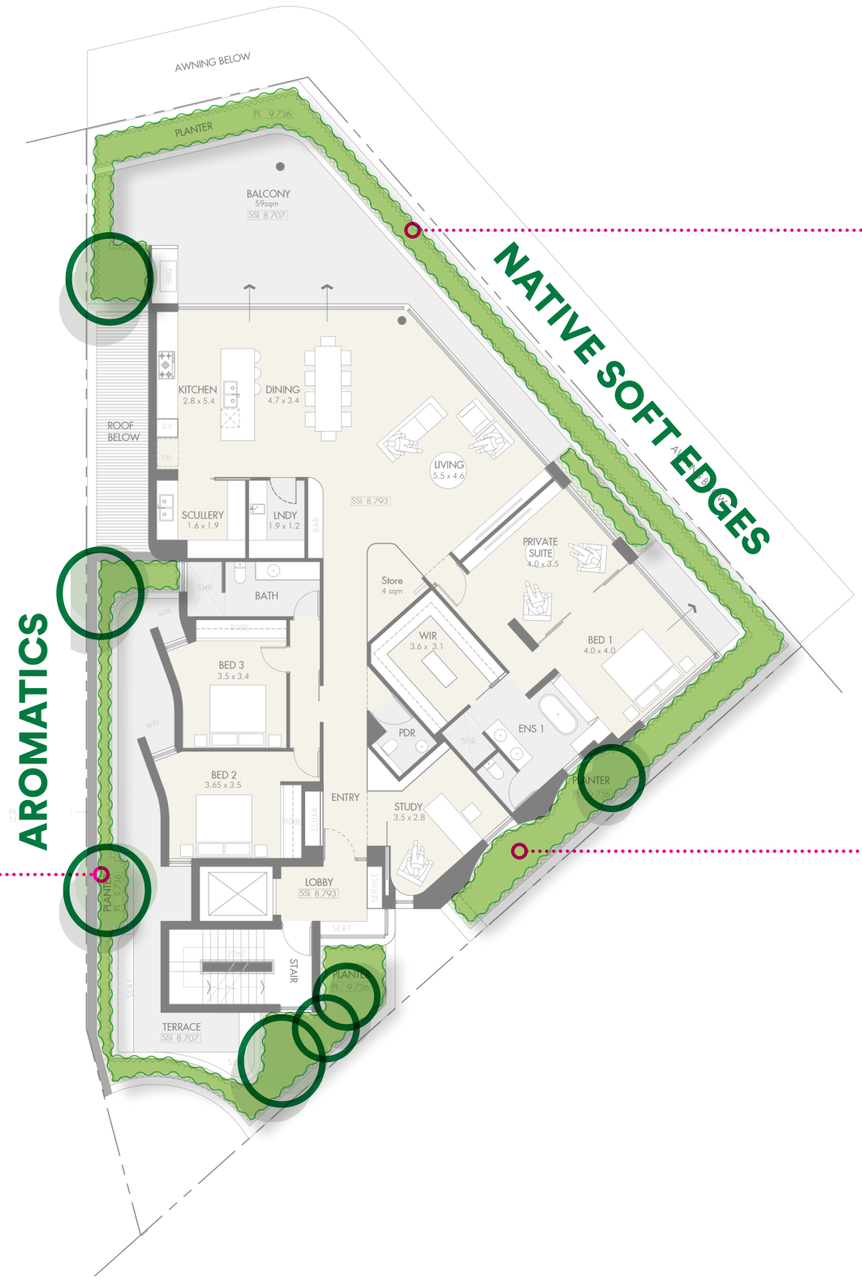
Viola hederacea

PRINCIPLE 2: LANDSCAPE QUALITY

SECOND FLOOR PLANTING PALETTE

Gardenia sp.

Dianella tasmanica



SOFTSCAPE PALETTE - CASCADES (NORTH)

Myoporum parvifolium

Acacia saligna

Casuarina glauca

Conostylis canidcans

Grevillea crithmifolia

SOFTSCAPE PALETTE - CASCADES (SOUTH)

Grevillea crithmifolia

Bauhinia alba

Melaleuca incana ‘nana’

Ficinia nodosa

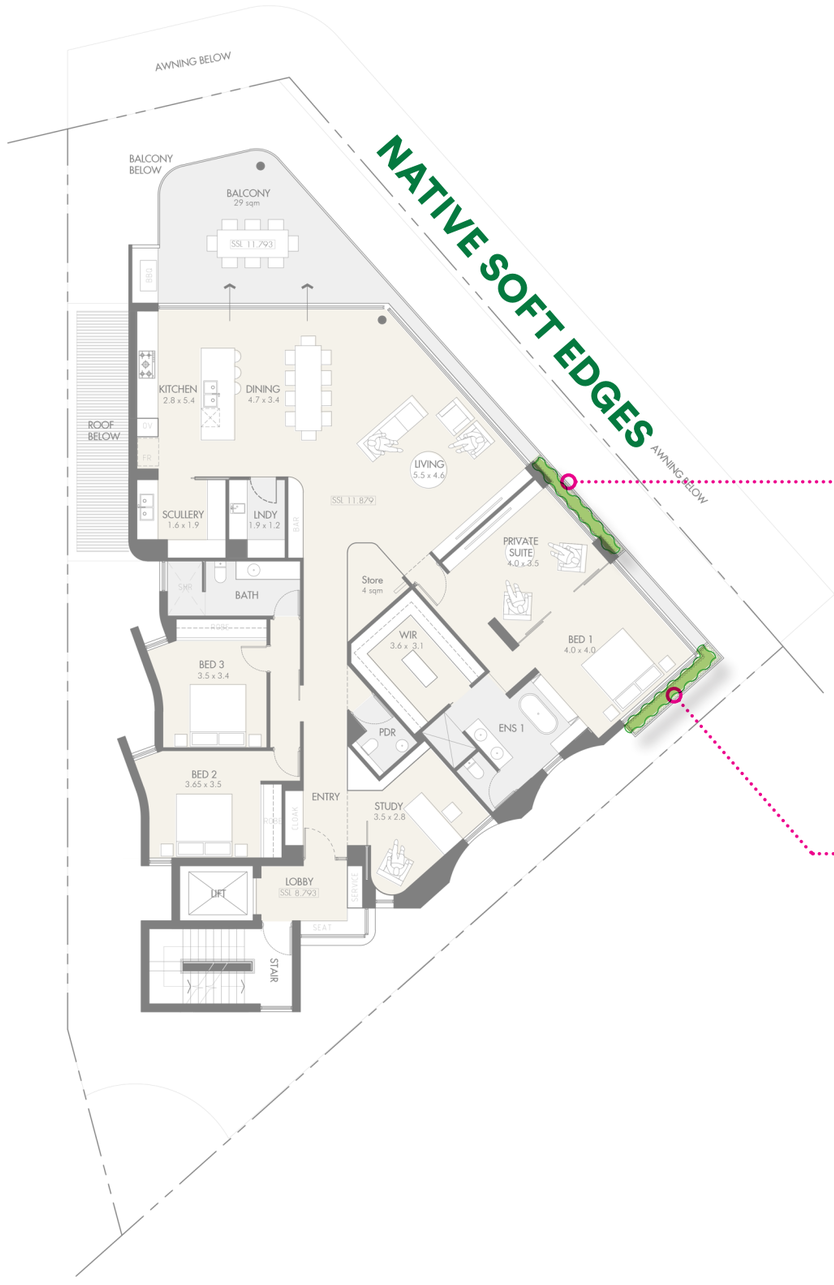
Myoporum parvifolium

Chorizema cordatum

Acacia cognata “Emerald Curl’

PRINCIPLE 2: LANDSCAPE QUALITY

THIRD thru FIFTH FLOOR PLANTING PALETTE



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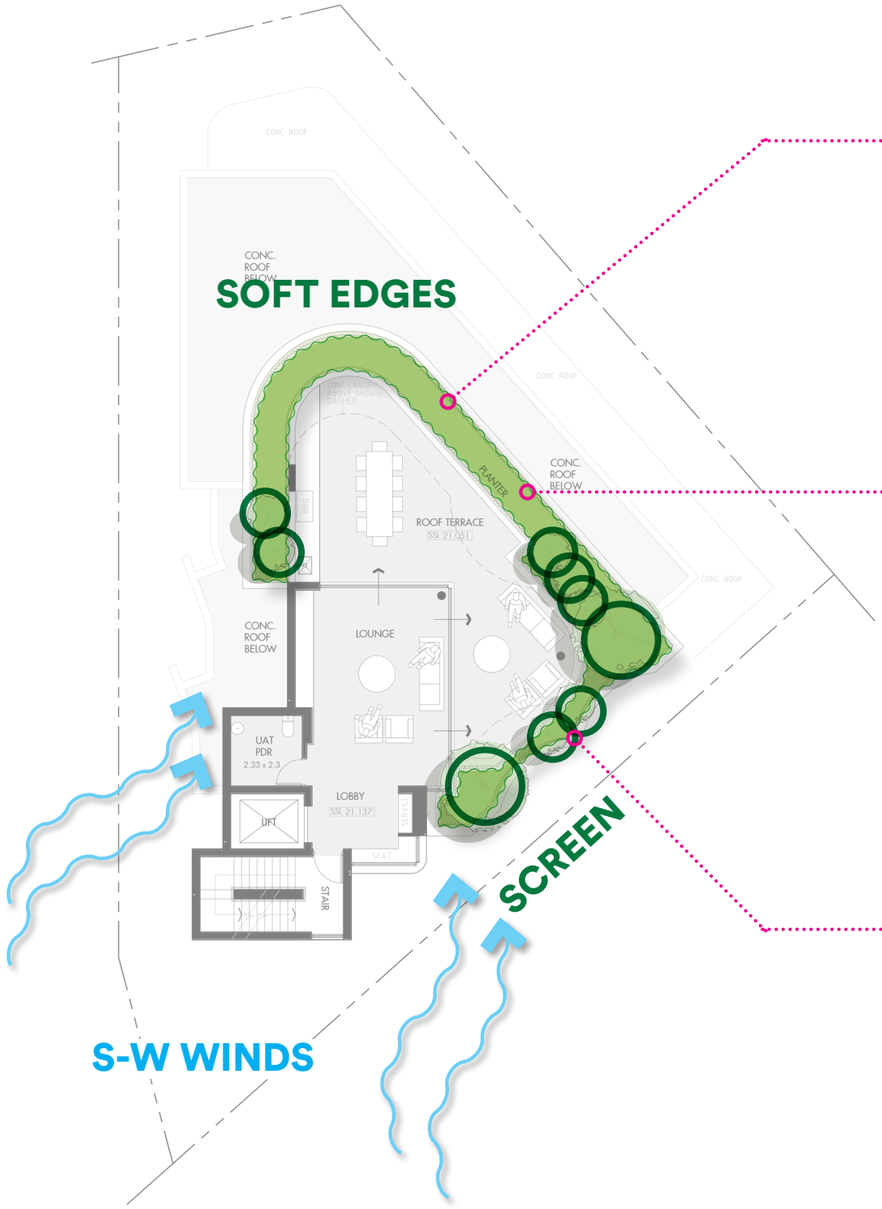

SOFTSCAPE PALETTE - SOFT + SILVERS

Baumea Junca

Grevillea 'sea spray'

Lomandra 'little con'

SOFTSCAPE PALETTE - NATIVE SHRUBS

Verticordia plumosa

Leucophyta brownii

Banksia ashbyii 'dwarf form'

SCREENING TREES

Corymbia ficifolia

ORNAMENTAL TREES

Eucalyptus kruseana

TREES REQUIRED
2 no. MEDIUM

TREES PROVIDED
13 no. SMALL

PRINCIPLE 3
BUILT FORM
+
SCALE

APPLECROSS DISTRICT HALL

THE RAFFLES HOTEL

PROPOSED FORBES RESIDENCES
BY WOHA + MJA + CAPA

THE RAFFLES WATERFRONT TOWER

PROPOSED CANNING BEACH PROMENADE
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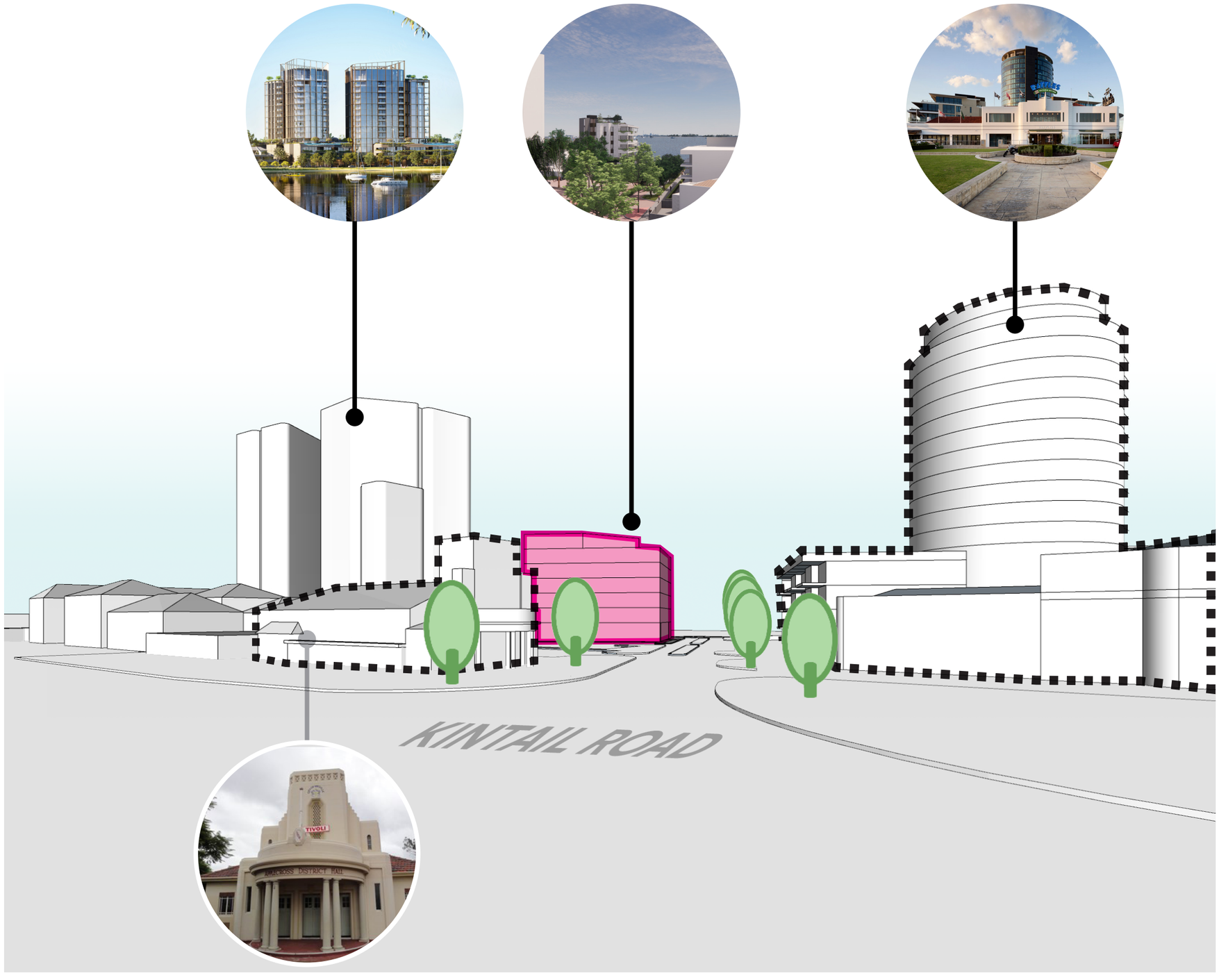


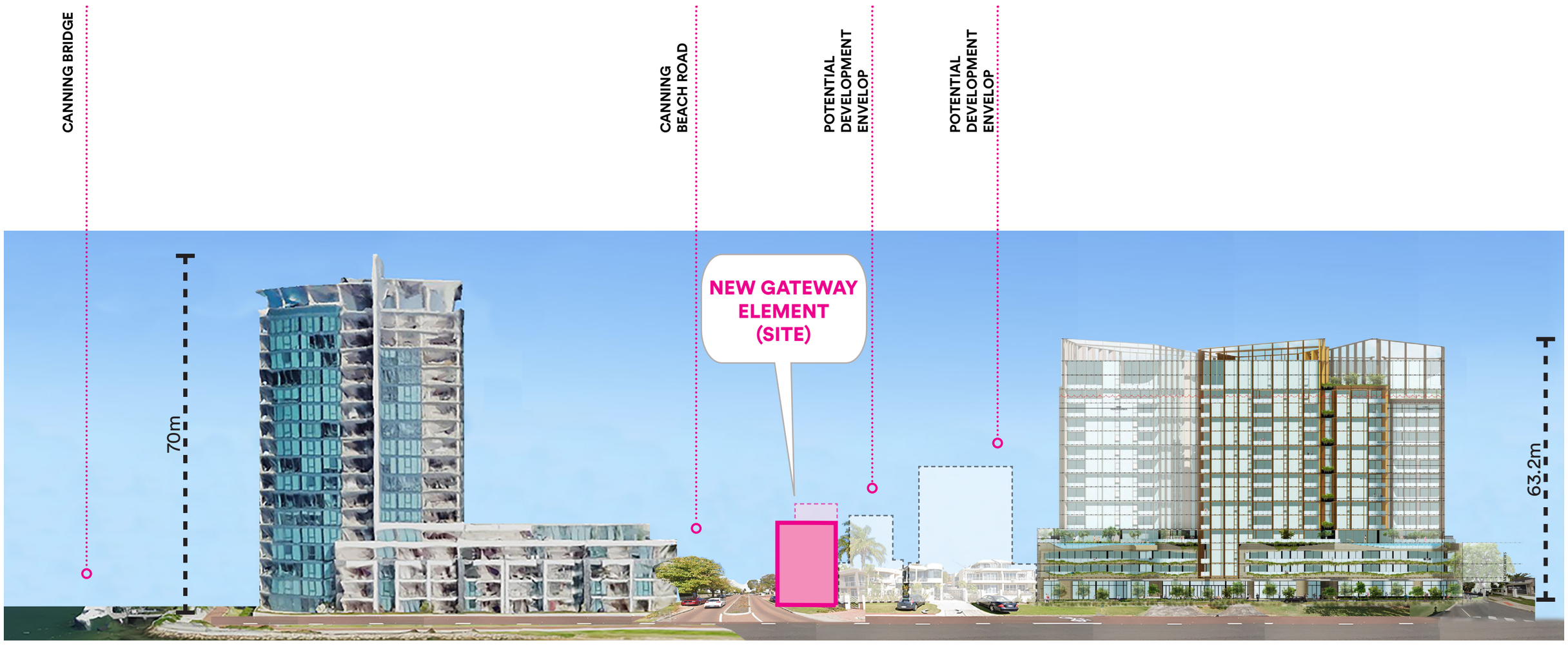
New Building

‘Existing heritage landmark buildings provide a transitionary scale to the site, and reinforces the proposed building as a new gateway element. While new developments increase the significant scale and bulk of the surrounding built fabric’

2. RIVER GATEWAY ELEMENT

PRINCIPLE 3: BUILT FORM AND SCALE

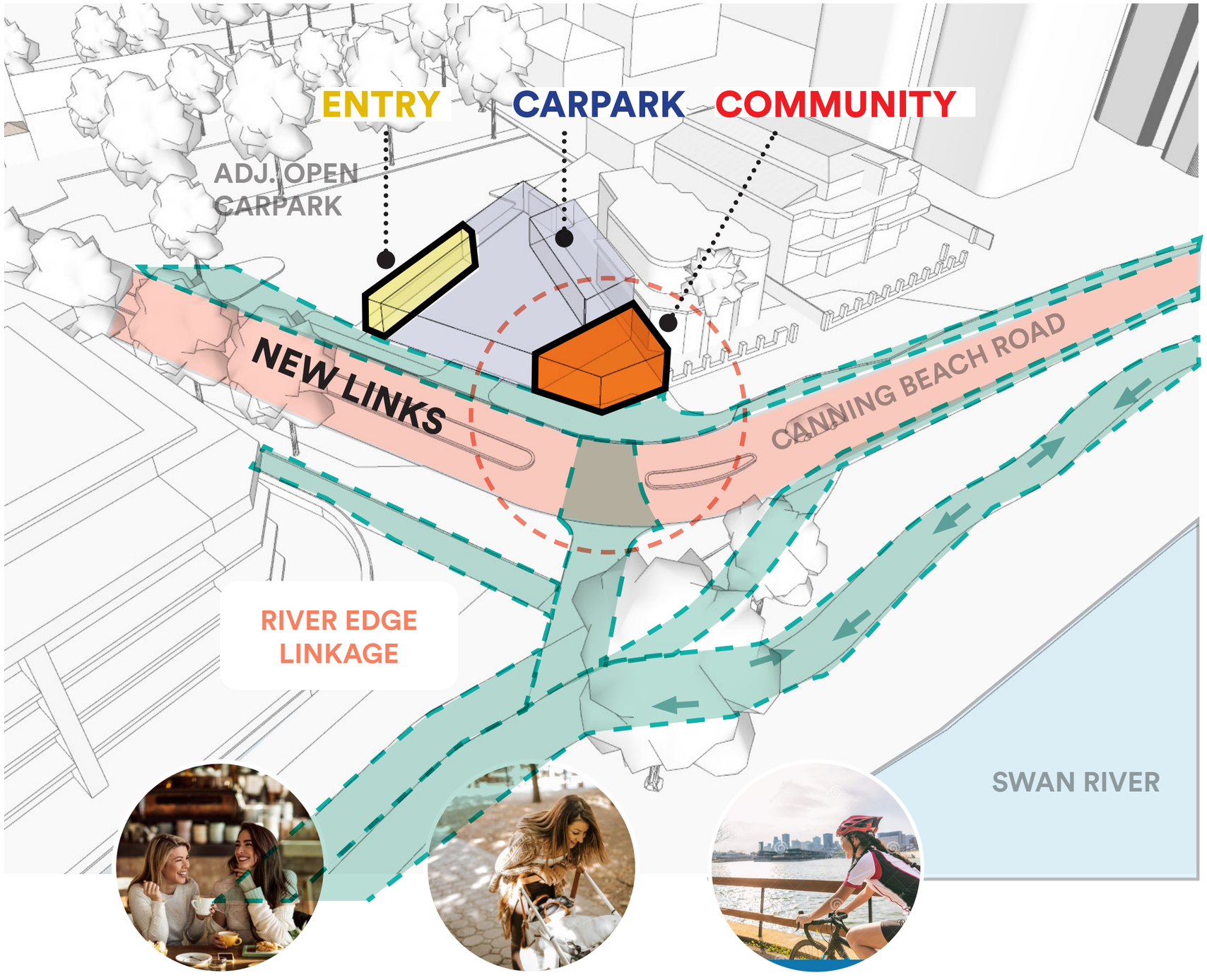
NEW GATEWAY BUILDING IN EXISTING CONTEXT



Raffles Waterfront Hotel
Grouped Dwelling -
17 storeys

65A Canning Beach Rd
6 storey apartment mixed-use
(PROPOSED)

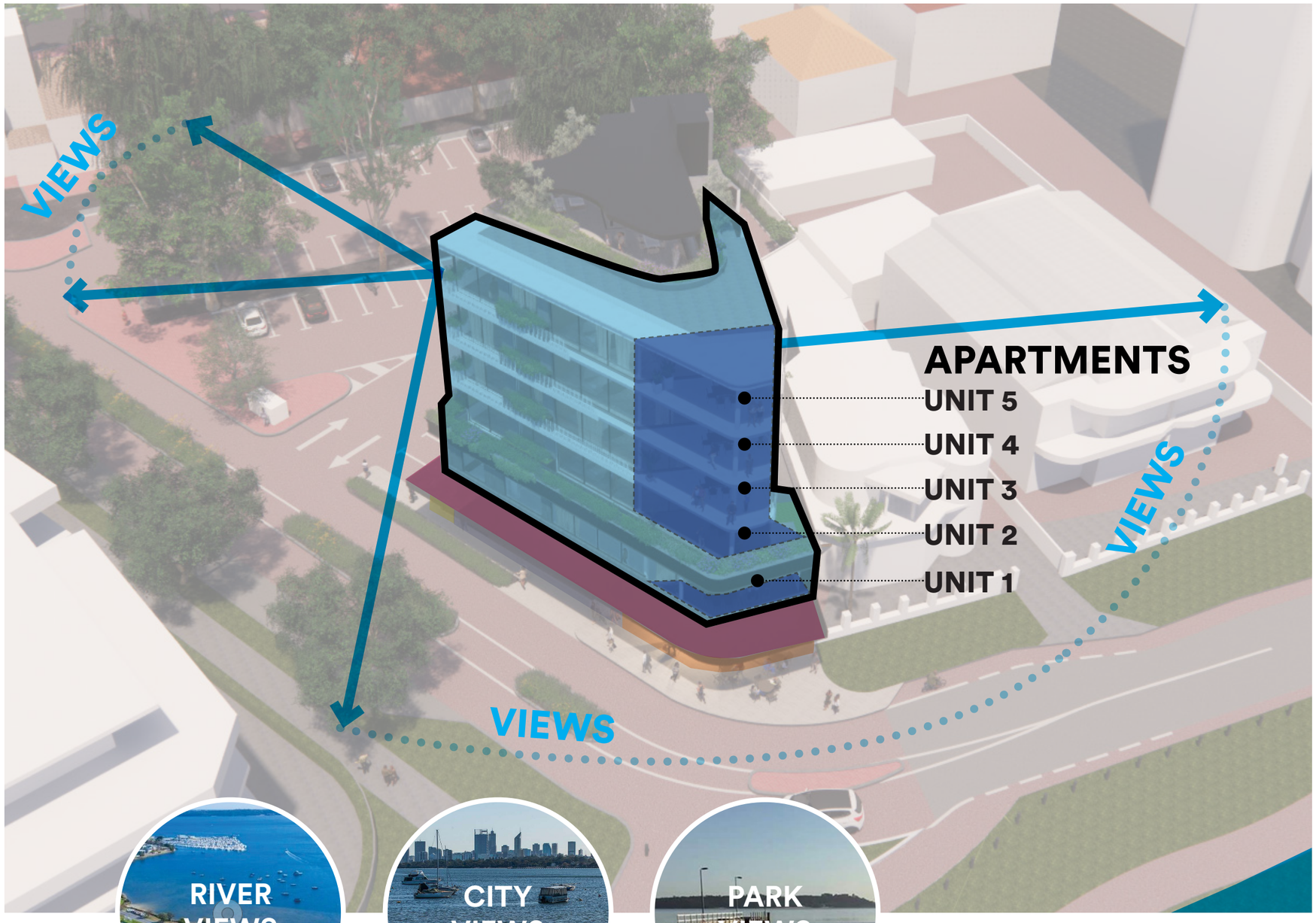
55-61 Canning Beach Rd
15 storey apartment mixed-use
(APPROVED)



New Programme Linkages

We sought to establish the site as an important corner that reconnects the building to its community and future developments by means of careful zoning on the ground plane. A space that has been inherently private is to be given back to the community and allow for new experiences at a significant and inspirational position.

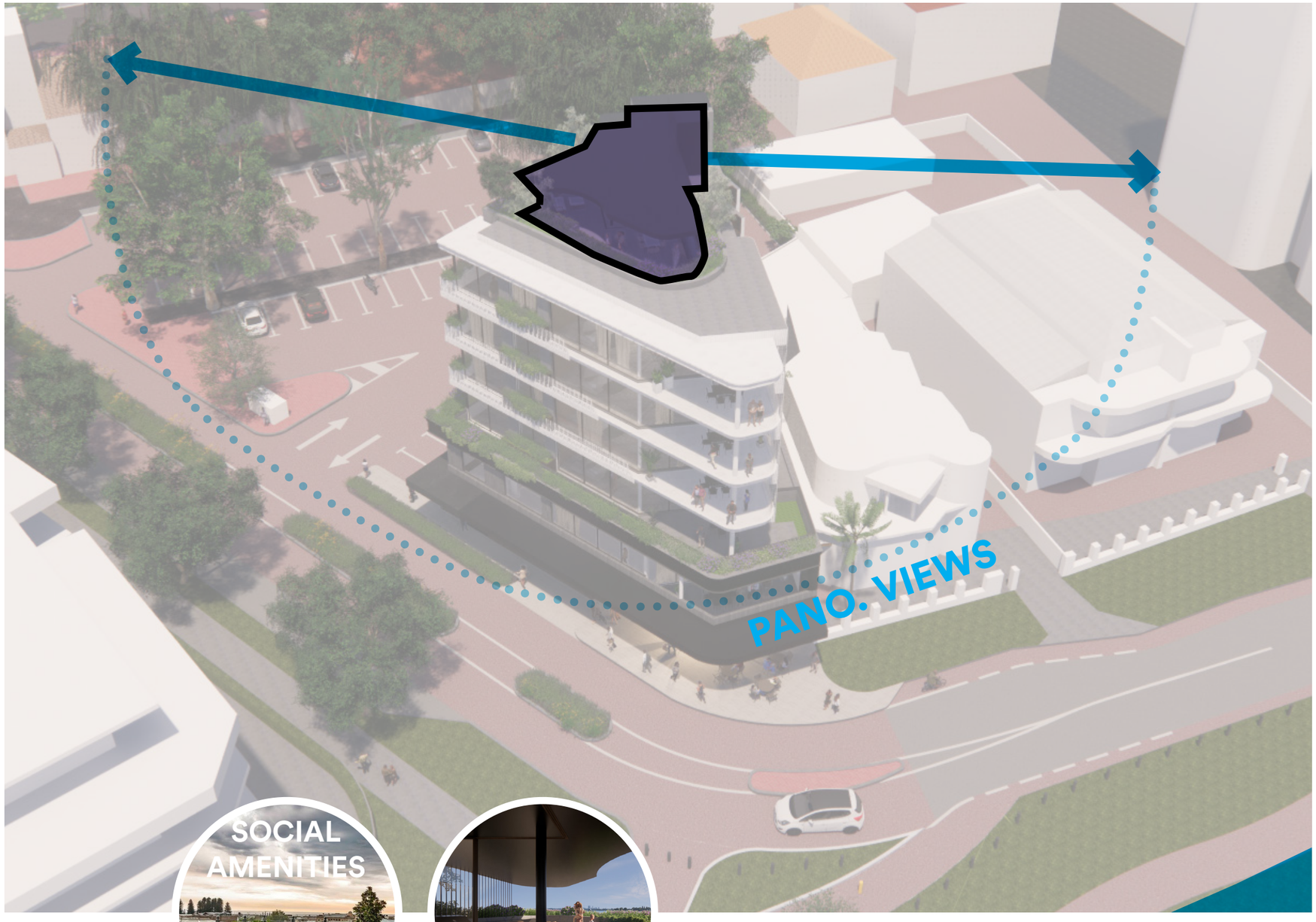
2. RIVER GATEWAY ELEMENT



New Building Amenities

'with only one apartment per floor, the proposed building offers generous and comfortable living with large balcony spaces, panoramic views and connection to the natural landscape.'

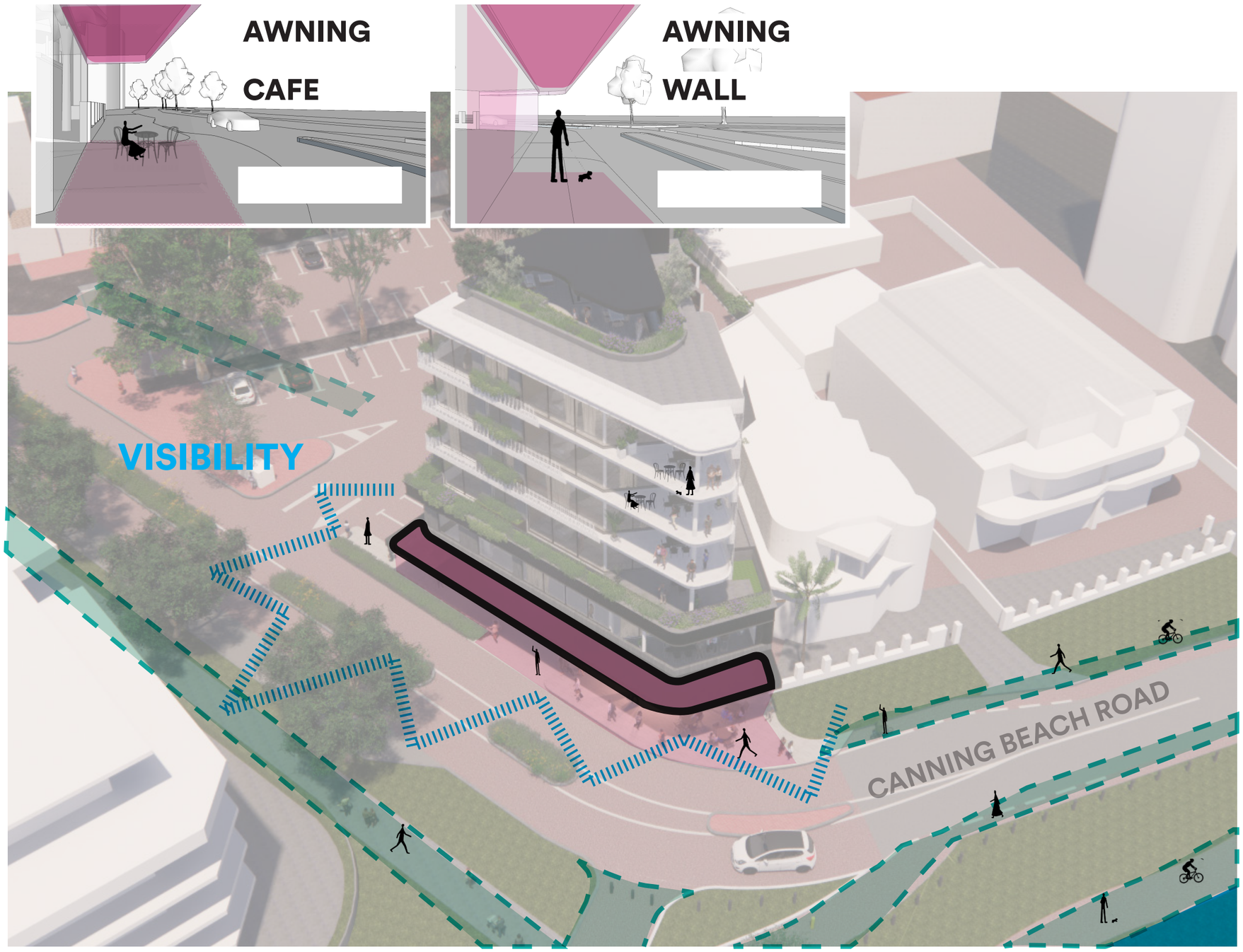
1. RIVER EDGE LINKAGE



New Building Amenities

‘ a roof top amenity space will provide residents opportunities for intimate gatherings whilst enjoying panoramic views from Kings Park and the City to the North and the Darling Scarp and Canning RIvers to the East and South’.

1. RIVER EDGE LINKAGE



Public Art Opportunities

'Activating multiple planes for artwork provides an enveloping experience which can reinforce the site as a significant social gathering space along the Linking Pathway'

1. RIVER EDGE LINKAGE

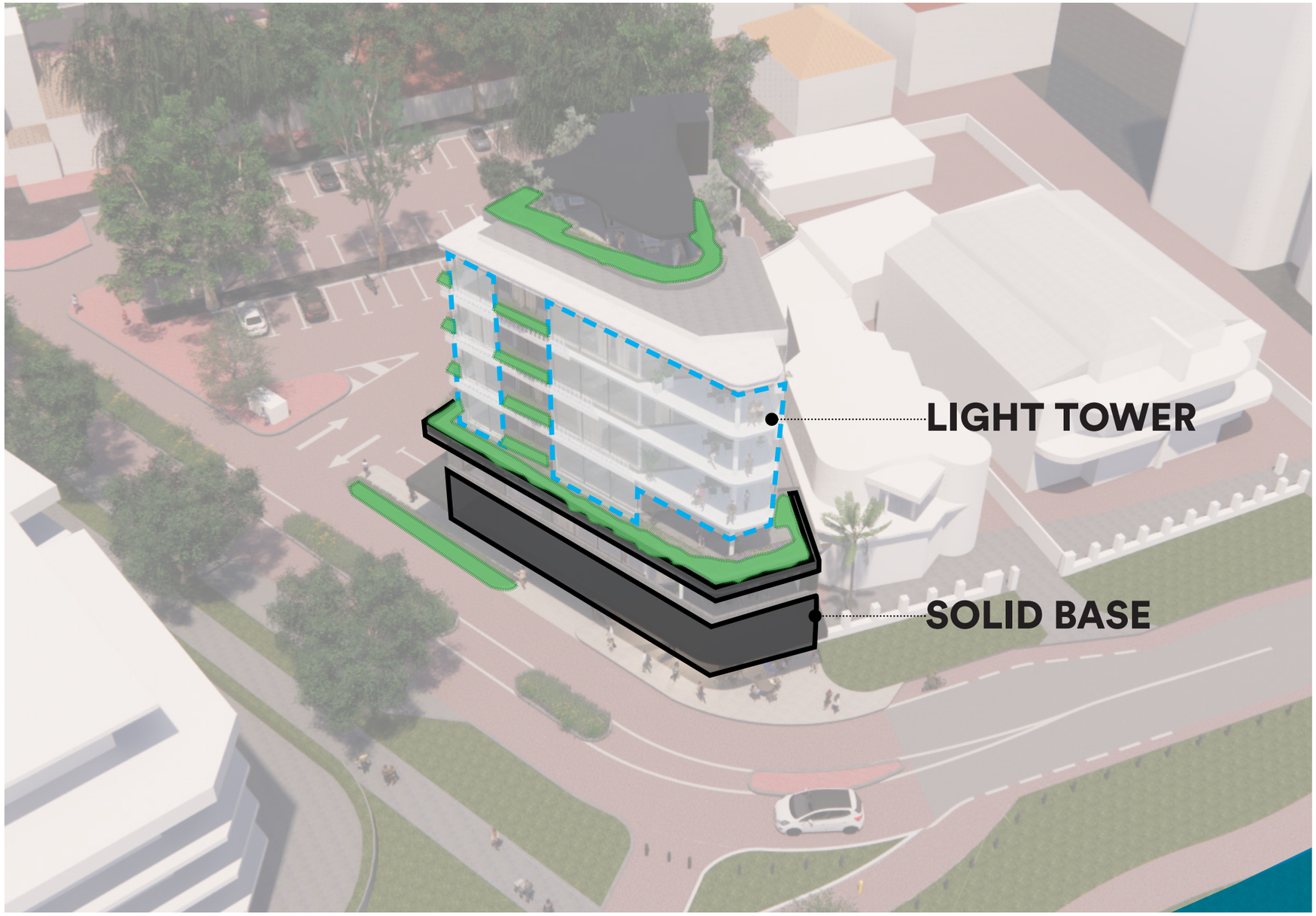
+

2. RIVER GATEWAY ELEMENT

Landscape

‘ Landscape is conceived as a river landscape palette to the perimeter of the building’ making river character connections’.

1. RIVER EDGE LINKAGE



Form + Materiality

‘ refined + understated

curved forms echoing riverine formations.

High quality materials will provide street presence, while a light ‘lantern’ to the top apartments act as a gateway building.’

1. RIVER EDGE LINKAGE

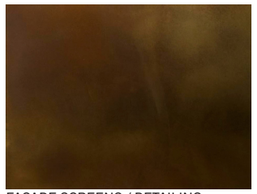
+

2. RIVER GATEWAY ELEMENT

PRINCIPLE 3: BUILT FORM AND SCALE

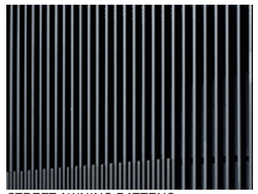
MATERIALITY

LOBBY / FOYER
Sto - Milano Black



FACADE SCREENS / DETAILING
Aluminium - Variations

FACADE FINISH
Stolit K Texture Black



STREET AWNING BATTENS
Aluminium - Black

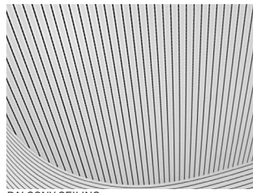
FACADE TILE
Black- Gloss/Matte

FACADE FINISH
Precast concrete render

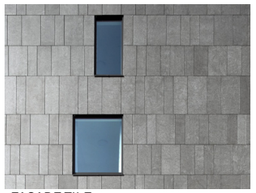
BALUSTRADE
White

FACADE FINISH + BALCONY EDGES
Sto Milano - Antique White

WINDOW FRAMES
Aluminium



BALCONY CEILING
White Batten



FACADE TILE
Grey

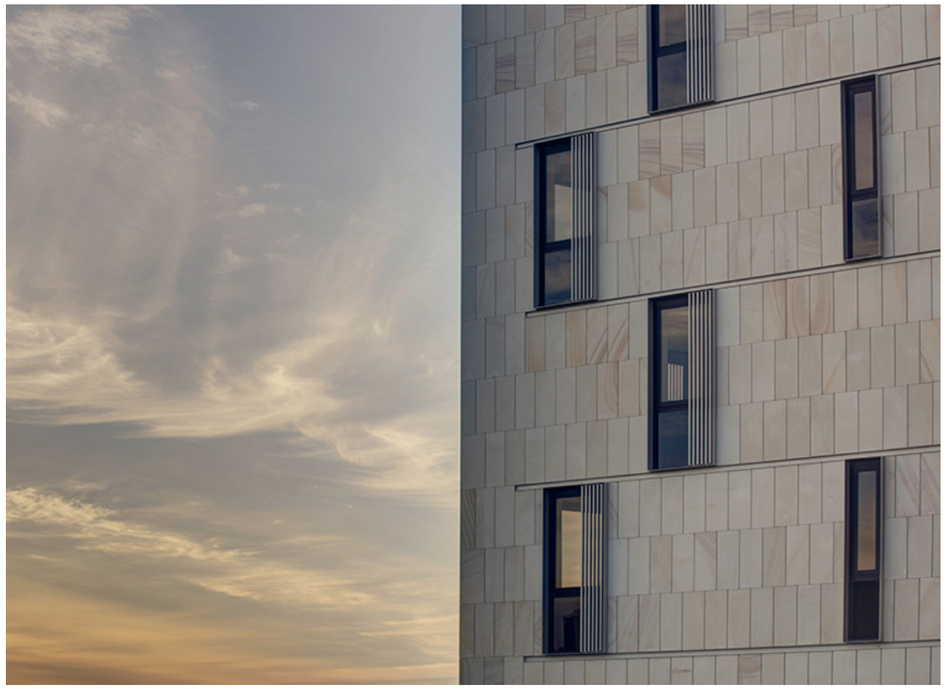
FEATURE GLAZING
Bronze

SETBACK REQUIREMENTS

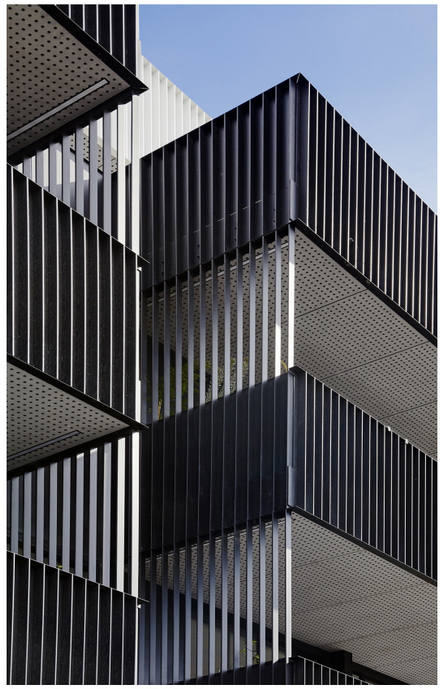
BUILDING HEIGHT* Lot Area <1200m2 CBACP Element 2.3	6 STOREYS/ 20m	PROPOSED BUILDING HEIGHT	6 STOREYS 21.99 Level 5 Parapet 24.6m Roof Deck Parapet 25.928 Lift Overrun
PODIUM HEIGHT Ground, 1st + 2nd Level Parapet CBACP Element 3.3	7m MIN. 13.5m MAX.	PROPOSED PODIUM HEIGHT	8.05m Compliant
MINIMUM PRIMARY & SECONDARY STREET SETBACKS*	Min. 5m	PROPOSED PRIMARY & SECONDARY STREET SETBACKS	Level Ground - 1st: Podium Level Compliant Levels 2nd thru 5th: Varies 2.05m-5.68m with articulation. Level Roof: Varies 5.33m-9.08 with articulation.
MINIMUM SIDE / REAR SETBACKS* CBACP Element 5.1/5.3	4m	PROPOSED SIDE SETBACKS (STH) PROPOSED SIDE SETBACKS (NTH)	Levels 2nd thru 5th: WEST - 2.0m-2.4m with articulation. SOUTH/EAST - 1.5m-3.2m with articulation. Level Roof: WEST - 2.0m-5.5m with articulation. SOUTH/EAST - 1.5m-3.2m with articulation.

VARIATION TO HEIGHT AND SETBACKS BEING SOUGHT ON THE GROUND THAT THE SURROUNDING EXISTING AND PROPOSED DEVELOPMENTS DWARF THE PROPOSED BUILDING.

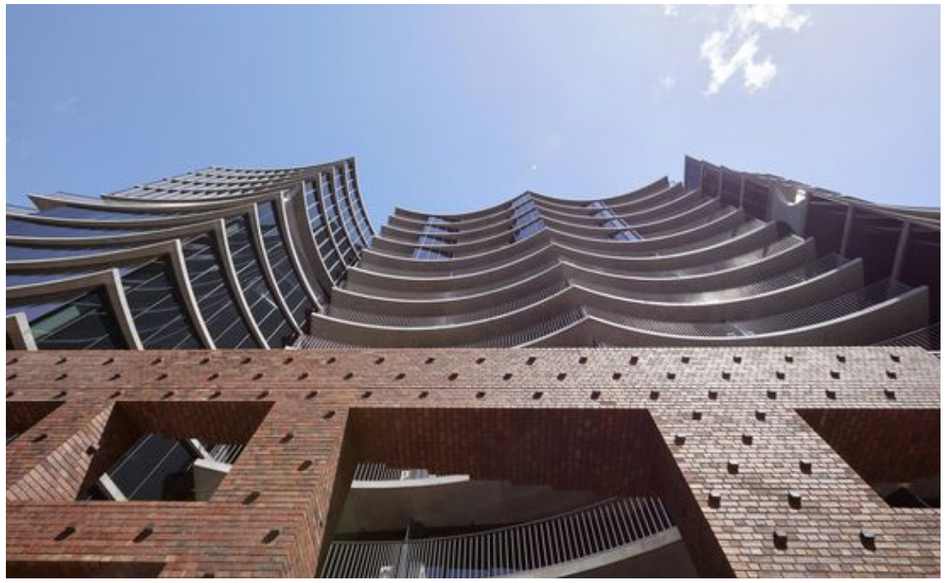
THE PROPSOED BUILDING CREATES A STAGED AND VARIABLE TRANSITION TO THE BUILT FABRIC ENSURING A STRATEGIC TRANSITIONARY BUILT FORM AT AN ICONIC RIVER GATEWAY LOCATION.



STONE CLADDING ARTICULATION



FILIGREE DETAILS



DETAIL + FINESSE + SCALLOPING

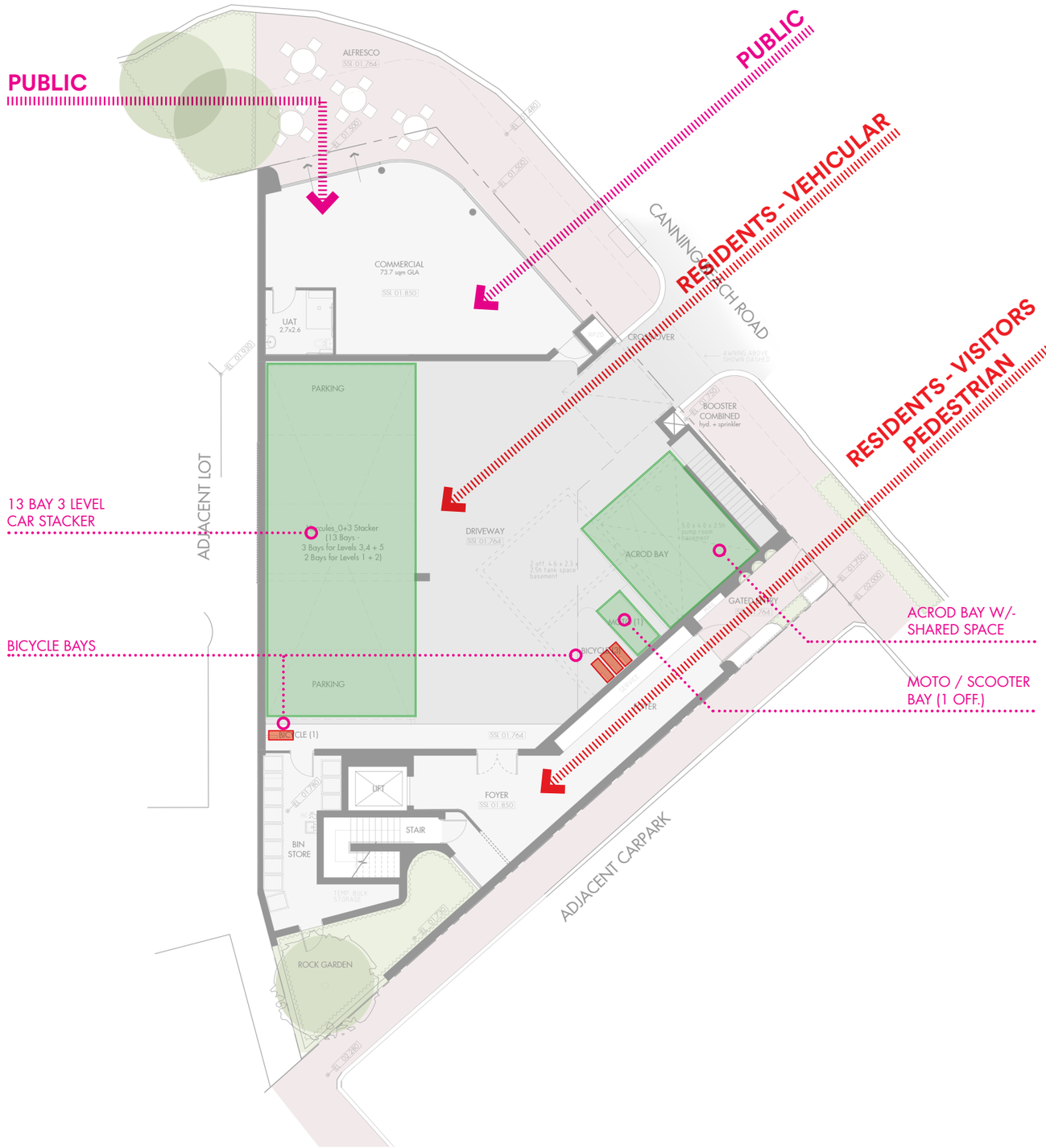
FILIGREE DETAILS

PRINCIPLE 4

FUNCTIONALITY + BUILD QUALITY

PRINCIPLE 4: FUNCTIONALITY AND BUILD QUALITY

ACCESS_PEDESTRIAN + VEHILCULAR + WASTE



VEHICLE + BICYCLE PARKING

For the purposes of car parking calculations, Location A under the Design WA Guidelines has been used.

Development located less that 800m from Canning Bridge Station (650m).

VEHICLE PARKING (CAR)

Vehicle access is provided off Canning Beach Road with a 4m wide single carriage driveway. Vehicles can enter and exit in forward gear to the development.

Apartments: 1.25 bays per dwelling of 2+ Bedrooms (Rounded up to 2 bays per dwelling).

5 Apartments x 2 Bays = 10 Bays

Visitor Bays: 1 bay per 4 dwellings.

5 Apartments = 2 Bays.

Total bays required = 12 Bays.

Total bays provided = 13 Bays (Additional Bay allocated for Level 5 Apartment)

VEHICLE PARKING (MOTO/SCOOTER)

CBACP Element 18.6 - 1 Bay required.

BICYCLE PARKING

Resident: 0.5 spaces per dwelling = 2.5 bays (rounded up to 3 bays)

Visitor: 1 space per 10 dwellings.

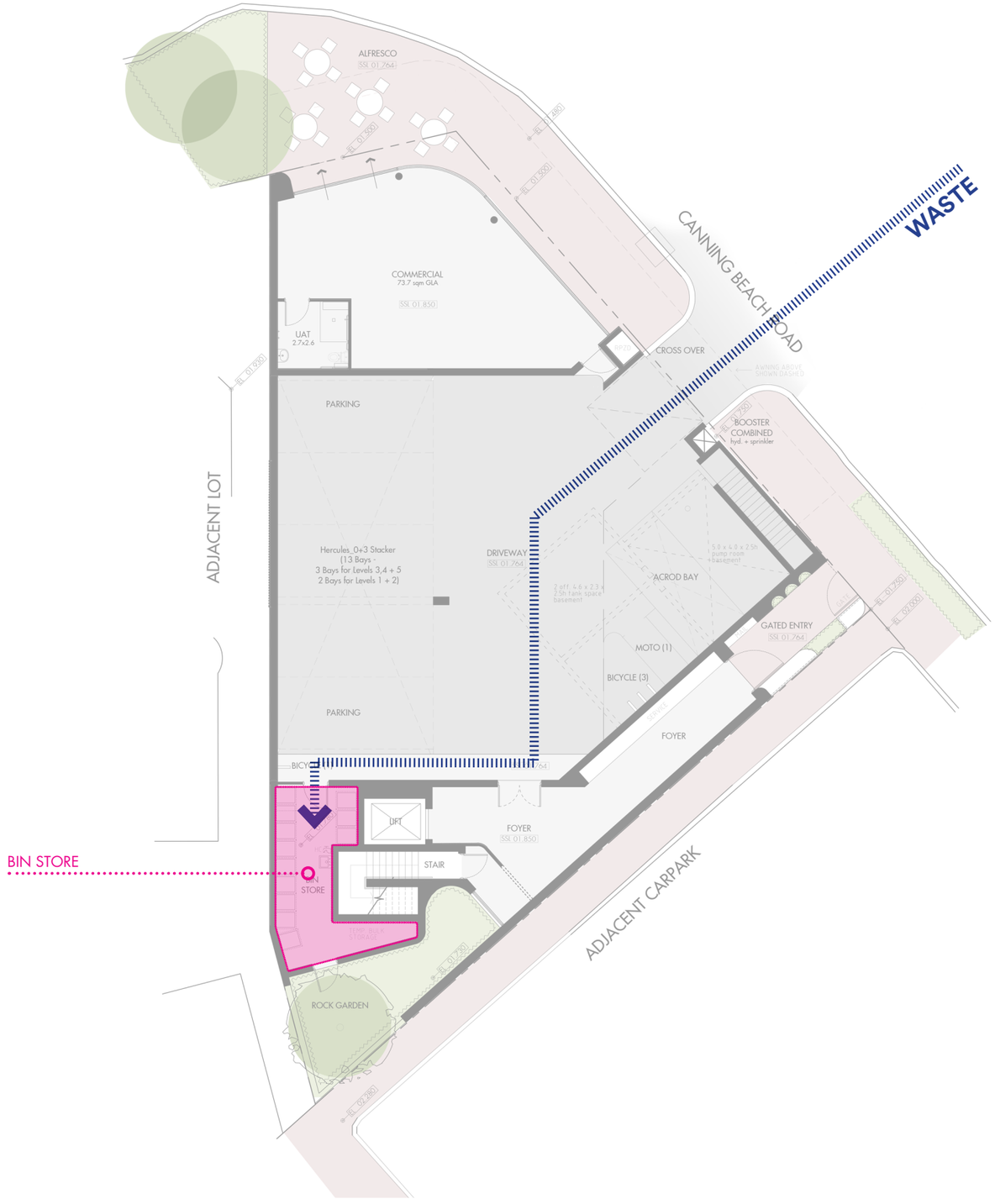
Total bays required = 4 bays.

Total bays provided = 9 bays (1 per apartment in individual store rooms with 4 bays for visitors and/or co-share)

PROPOSED CAR, MOTO AND BICYCLE PARKING EXCEED BOTH *DESIGN WA WAPC POLICY 7.3 AND CBACP ELEMENT REQUIREMENTS

PRINCIPLE 4: FUNCTIONALITY AND BUILD QUALITY

ACCESS_PEDESTRIAN + VEHILCULAR



BIN STORE

WASTE

A bin store with a wash down area has been provided. Verge collection of bins occurring along Canning Beach Road at nominated hardstand location. Liaison with the City of Melville waste department has confirmed the proposed waste strategy and bin numbers:

BIN STORE

Bin store in carparking area to accommodate:

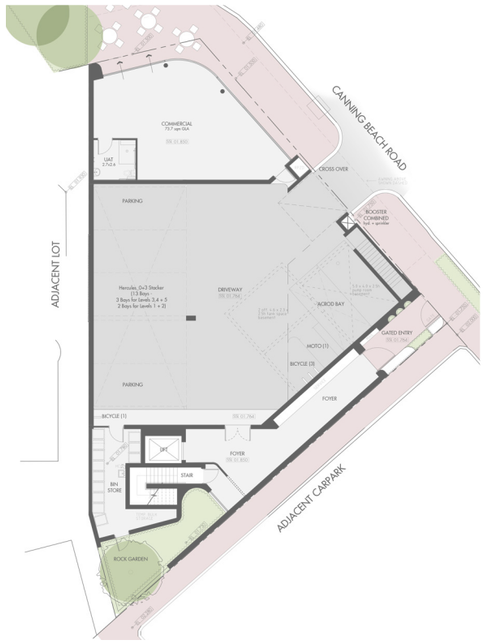
3 x waste + 2 x Recycle + 1 x FOGO for Residential

5 x waste + 1 x Recycle for Commercial tenancy * see next point

Private contractor will be arranged to collect waste for the commercial tenancy 3 x a week to meet LPP1.3 dated 09.02.2021

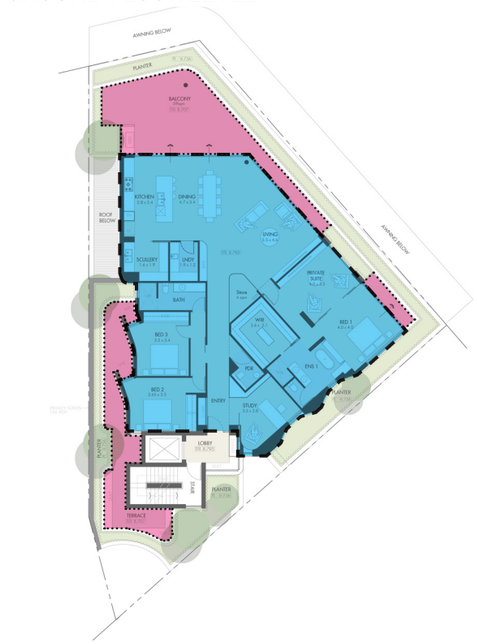
PRINCIPLE 4: FUNCTIONALITY AND BUILD QUALITY

DWELLING MIX, CIRCULATION & NOISE

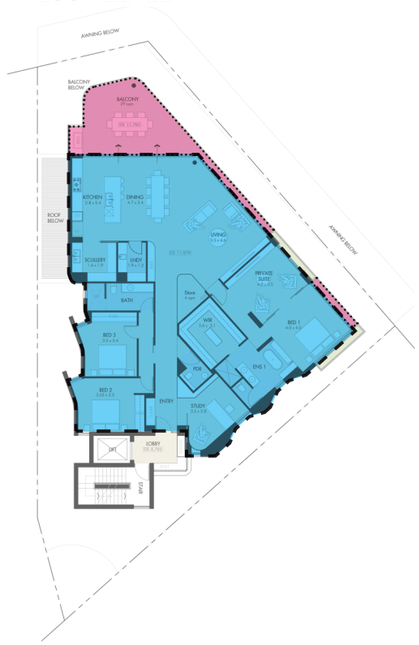


GROUND FLOOR LEVEL

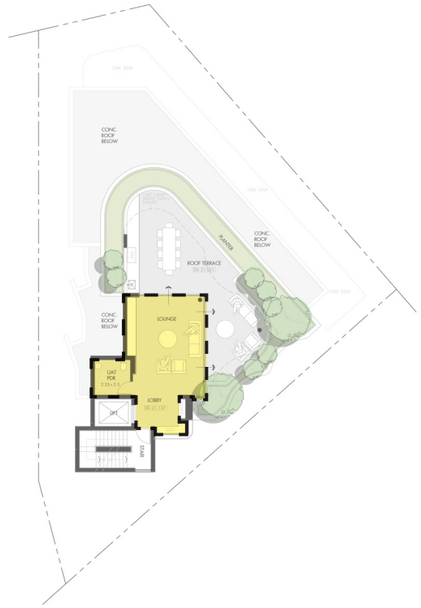
FIRST FLOOR LEVEL



SECOND FLOOR LEVEL



THIRD thru FIFTH FLOOR LEVELS



ROOF AMENITY LEVEL

DWELLING TYPES, SIZES +MIX

The proposed dwelling types are made up of 5 full floor, 3 bedroom aparments.

The dwellings range in size from xxxsqm to xxxsqm. Internal room sizes are generous and open plan living areas access directly to outdoor living areas which significant northern aspect. Units enjoy River, City, King Park and Darling Scarp views from living and bedroom spaces. Each dwelling has excellent access to natural ventilation and light.

DESIGN WA ELEMENT 4.3 MINIMUM FLOOR AREAS

3 Bedroom = 90m2
Additional Bedroom = 5m2
Additional Toilet = 3m2

Total Apartment Min. Size = 98m2

All apartments exceed minimum requirements.

DESIGN WA ELEMENT 4.4 PRIVATE OPEN SPACE + BALCONIES

3 Bedroom Min. Area = 12m^2 / Min. Dimension = 3m

All Apartments exceed minimum requirements.

APARTMENT DESIGN

- Living areas oriented to generous sized outdoor living spaces.
- The units are generous though still efficient in layout. Bedroom sizes are minimum 3m x 3m clear with all being larger than this.
- All units have aspect and views to the River, City, King Park and Darling Scarp.
- All bedrooms capture views to the surrounding environment.
- Units have been planned to provide good light and ventilation with the placement of operable windows and doors assisting with this.

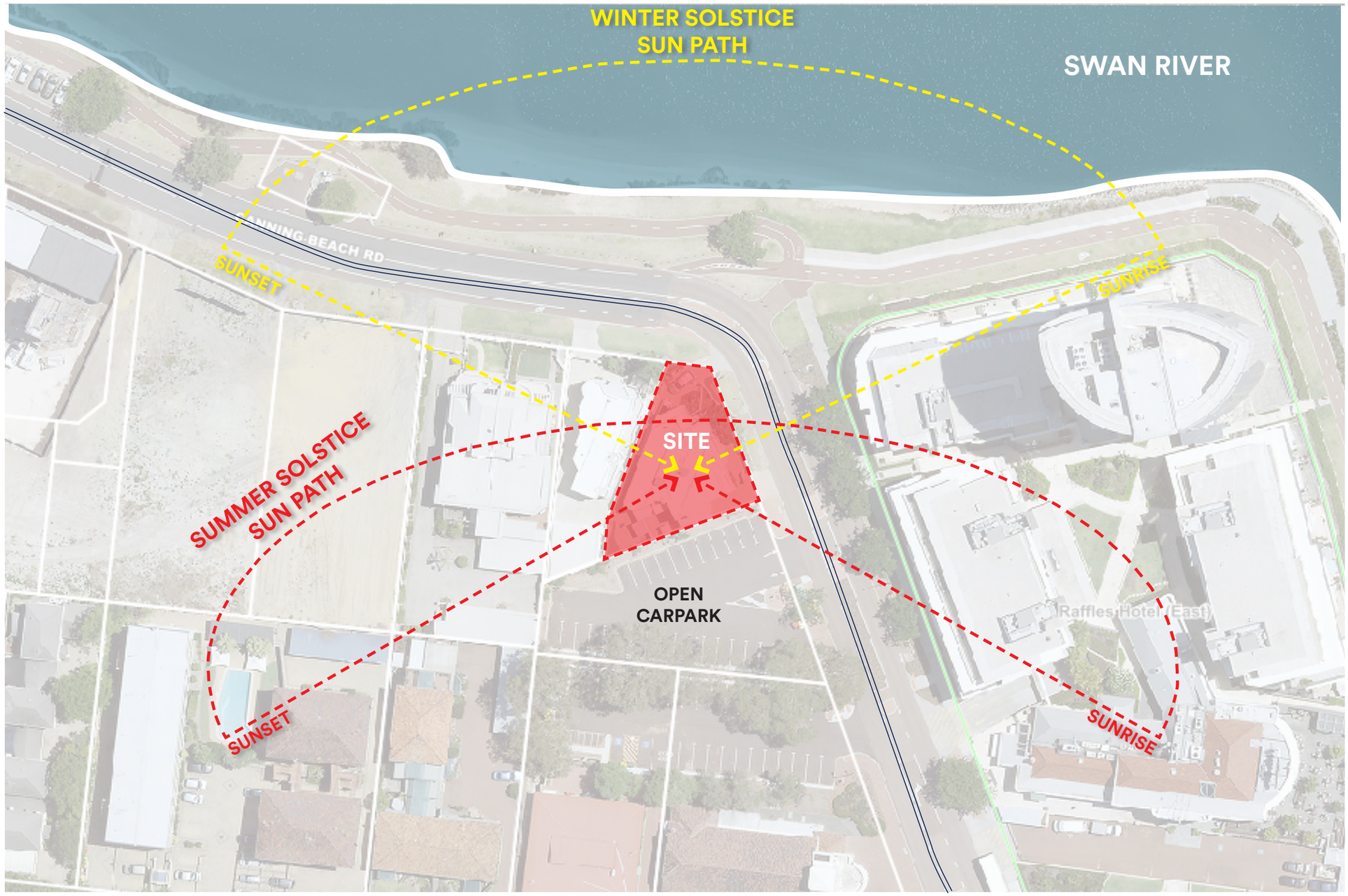
CIRCULATION

Circulation into the apartment entry is via a lobby on the Ground Floor. The lift will enter each apartment level to a private foyer, and security access will be designed into the lift. Natural light and ventilation has been incorporated to the internal circulation space with articulated openings through the stairwell, private foyers and internal spaces.

NOISE

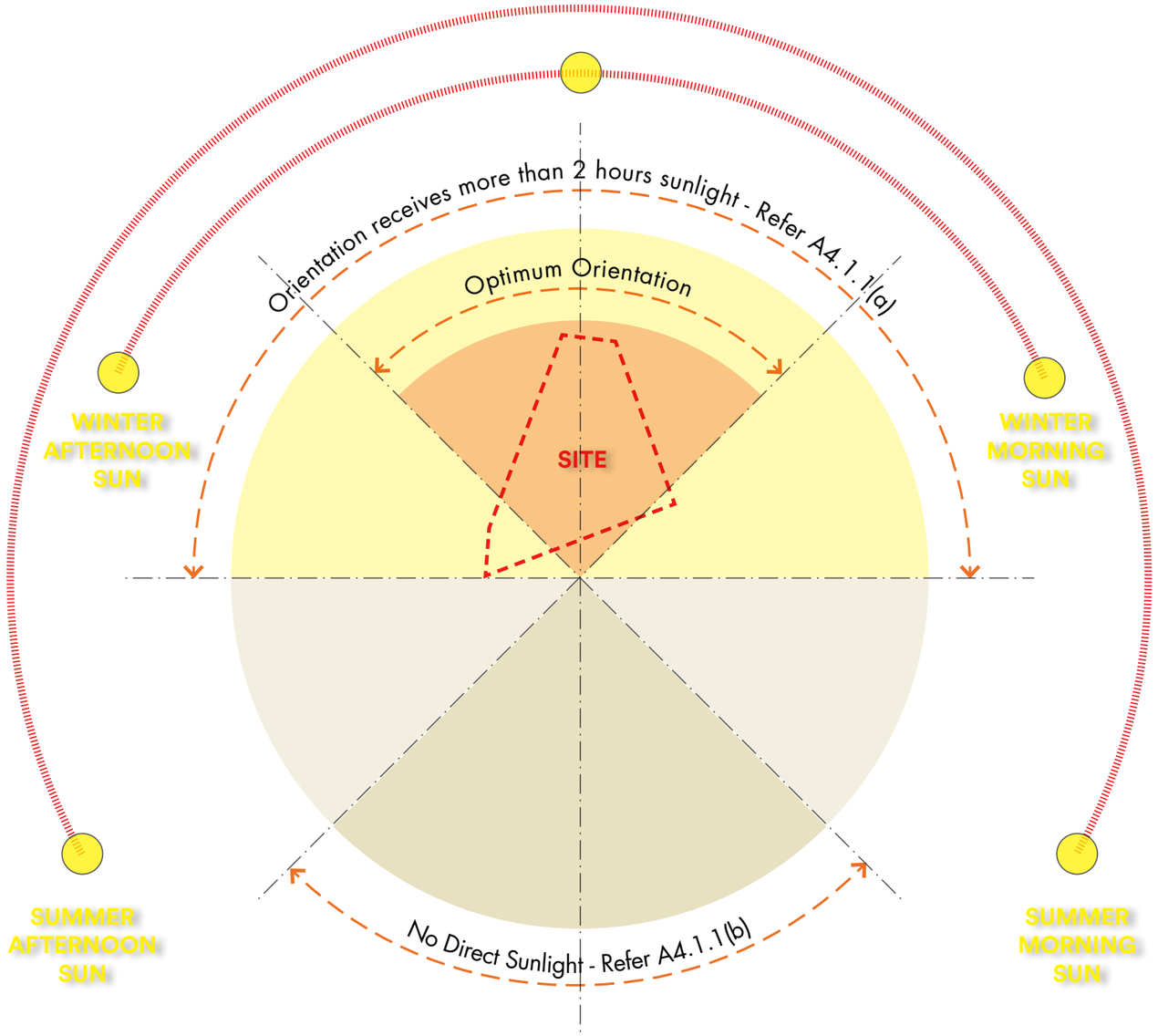
An acoustic engineer will be engaged in the next stage to provide compliancy report which the proposed design will adhere to.

PRINCIPLE 5
SUSTAINABILITY



SOLAR ORIENTATION

'An irregular site envelope provides a benefitial relationship between the internal layouts and their positioning in relation to solar access.'



SOLAR ORIENTATION

An irregular site envelope provides a benefitial relationship between the internal layouts and their positioning in relation to
solar access.

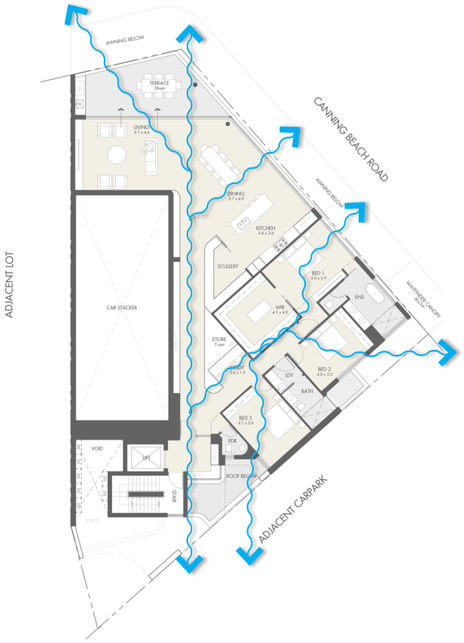
The unique design strategy for the development provides five full floor apartments, allowing the spaces to be orientated with living and open space facing north, and comfortable eastern and western orientation for bedrooms.

The development is designed to optimise the number of dwellings receiving sunlight to private open space and via windows to habitable rooms. 100% of the units have living rooms and private open space facing between east and north.

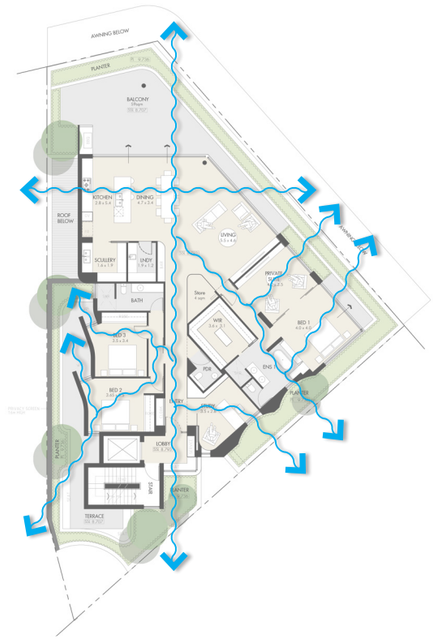
Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10% of the floor area and comprising a minimum of 50% of clear glazing. Most rooms have two windows providing good cross ventilation.

OVERSHADOWING

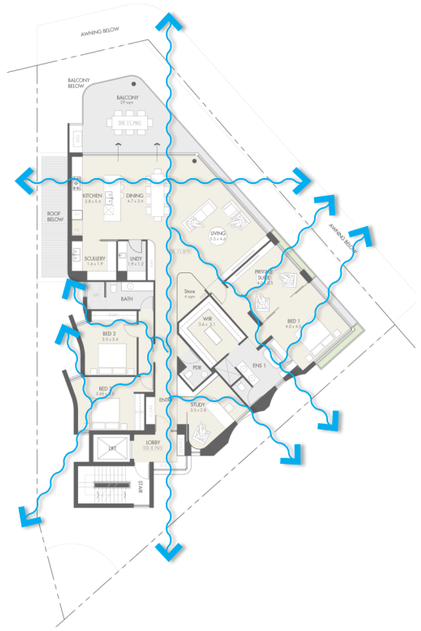
Provisions of overshadowing do not apply when referenced against State Planning Policy 7.3 RDC Volume 2 - Apartments, Part 3.2, A3.2.3. : adjoining properties coded R80 or higher - Nil Requirements.



FIRST FLOOR LEVEL
CROSS VENTILATION DIAGRAM



SECOND FLOOR LEVEL
CROSS VENTILATION DIAGRAM



THIRD thru FIFTH FLOOR LEVELS
CROSS VENTILATION DIAGRAM

VENTILATION

All aparment's are provided with significant access to the prevailing winds year-round due to strategically placed openings

ENERGY EFFICIENCY

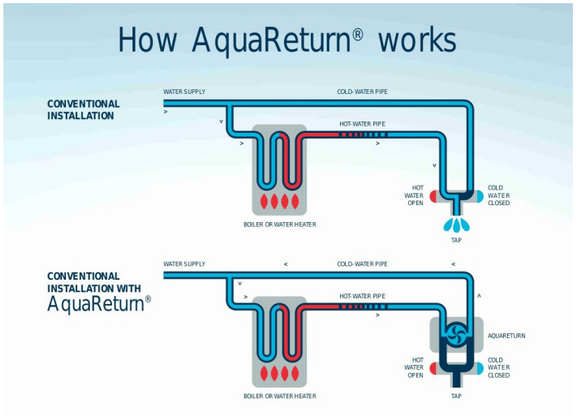
- Softscape can lower the temperature of air moving through buildings so surrounding the units with landscape will be beneficial for cooling the units.
- It is also envisaged that infrastructure for solar panels on the roof along with clear glass PV solar collectors will be provided for both common amenities and all of the units.
- Reduction of A/C loading by cross ventilation, required insulation and the provision of ceiling fans will assist with reducing power consumption.
- A hot water ring main is envisaged for the project which is preheated by the solar panel system on the roof, thereby saving on energy usage.
- Thermally broken double glazed aluninium framing suites will assist in mitigating the tranfer of heat to the internal environment.
- Motion sensors to common lighting.
- Water wise and native species planting to softscape areas.
- High efficiency rated plumbing fittings and fixtures.
- Energy efficient appliances.

LONGEVITY + MAINTENANCE

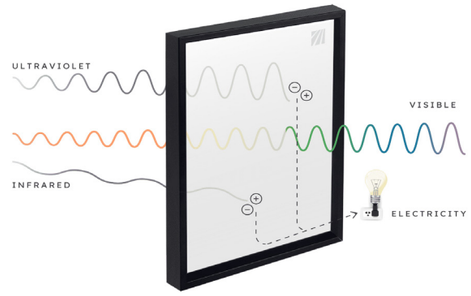
One of the key objectives of the design was to provide a building which would incorporate sustainable materials, not only for sustainability, but for the long term maintenance of the building. Robust materials and finishes are incorporated into the design and include stonework, tile, precast concrete walls and double glazed window suites.

INDUSTRY LEADING PV PANEL SOLUTIONS

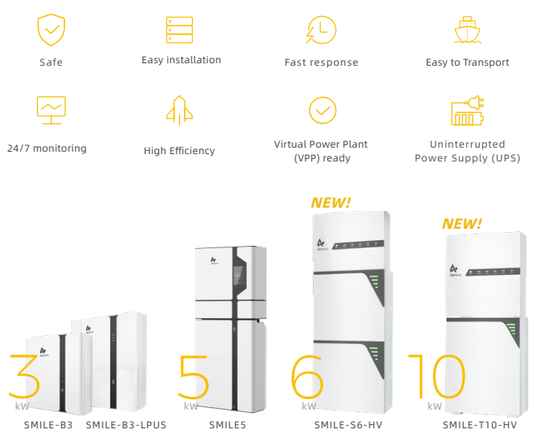
INTEGRATED METERING MANAGEMENT SYSTEM



WATER SAVING DEVICES



EMBEDDED PV CLEAR STRUCTURAL GLAZING SYSTEM



BATTERY STORAGE SYSTEM

CLEAN_TECH INFRASTRUCTURE

1. Embedded electrical network through a combination of roof mounted Solar PV Panels and PV Embedded structural glass balustrading;
2. Central Hot Water system (via Air Source Heat Pump);
3. Smart Metering; and
4. Central Li Battery Storage

Integratiion of infrastructure design to the development will assist in achieving a far greater penetration of renewable energy consumption than the simple placement of rooftop solar and installation of a distributed (individual) hot water system solution.

Benefits to tenants will include;

1. Access to renewable energy at a tariff discounted to grid power
2. Access to hot water at a tariff discounted to traditional hot water heating;
3. Better energy consumption management via a Customer Portal;
4. Reduced infrastructure within their dwellings;
5. No concerns over asset maintenance and replacement; and
6. Potentially – access to discounted energy via central Li Battery Storage
7. Carbon reduction via consumption of renewable energy and reductions in the power required to meet hot water demand.

Current estimatates calculate an annual carbon emissions reduction of 32 tonne or between 700 and 800 tonnes over the life of the power purchase agreement.

PRINCIPLE 6
AMENITY

CBACP 'Open Space + Landscape' Required

CBACP OPEN SPACE + LANDSCAPE REQUIRED*	384m^2
OPEN SPACE + LANDSCAPE PROPOSED*	395m^2 (11m2 Over Requirement)

Design WA Balcony Areas

REQUIRED*	Minimum 12m^2
PROPOSED*	Varies 29m^2 - 58m^2 (11m2 Over Requirement)

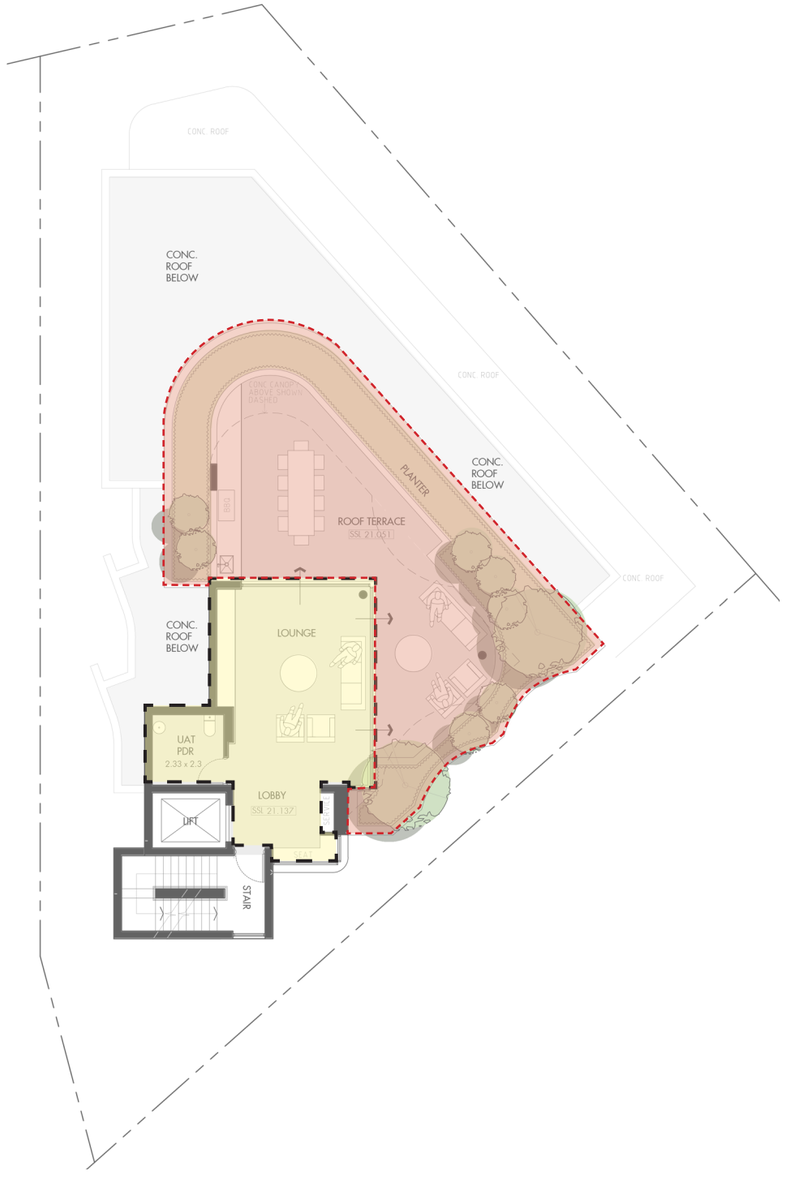
COMMUNAL OPEN SPACE REQUIREMENT

REQUIRED COMMUNAL OPEN SPACE*	30 m² (6 m² PER DWELLING)
PROPOSED COMMUNAL OPEN SPACE	108.8 m² (PODIUM LANDSCAPE AREA)

MINIMAL ACCESSIBLE HARDSCAPE AREA

REQUIRED ACCESSIBLE HARDSCAPE*	10 m² (2 m² PER DWELLING)
PROPOSED ACCESSIBLE HARDSCAPE	115 m²

PROPOSED COMMUNAL OPEN SPACE AND ACCESSIBLE HARDSCAPE SIGNIFICANTLY EXCEED REQUIREMENTS.



Communal Open Space has been **posited** to take **advantage** of the sites **unique and iconic** location. A true **gateway** destination.

RDC Vol. 2 Apartments - 3.4 Communal Open Space

Requirement: Up to 10 Dwellings - Informal seating associated with deepsoil or other landscaped areas.
Provided: 108.8m² incorporating amenities and considerable landscaping.

The development incorporates a roof top terrace, posited to maximise panoramic views to the City , Kings Park and Darling Scarp, focusing on group gathering with sheltered areas for dining and bbq.

A landscaped buffer to the perimeter of the roof terrace ensures visual privacy setbacks are adhered to and provides a feeling of safeness and security for residents on the roof top (buffer from the building edge).

The landscape of the roof deck has trees carefully positioned to assist in mitigating south-westerly winds. Trees on roof will be permanently guyed for safety. Species selected talk to the Japenese principals of *shakkei* or ‘borrowed greenery’.

PRINCIPLE 7
LEGIBILITY

PRINCIPLE 7: LEGIBILITY

PUBLIC DOMAIN INTERFACE

APARTMENT ENTRY / STREETSCAPE INTERFACE

APARTMENT

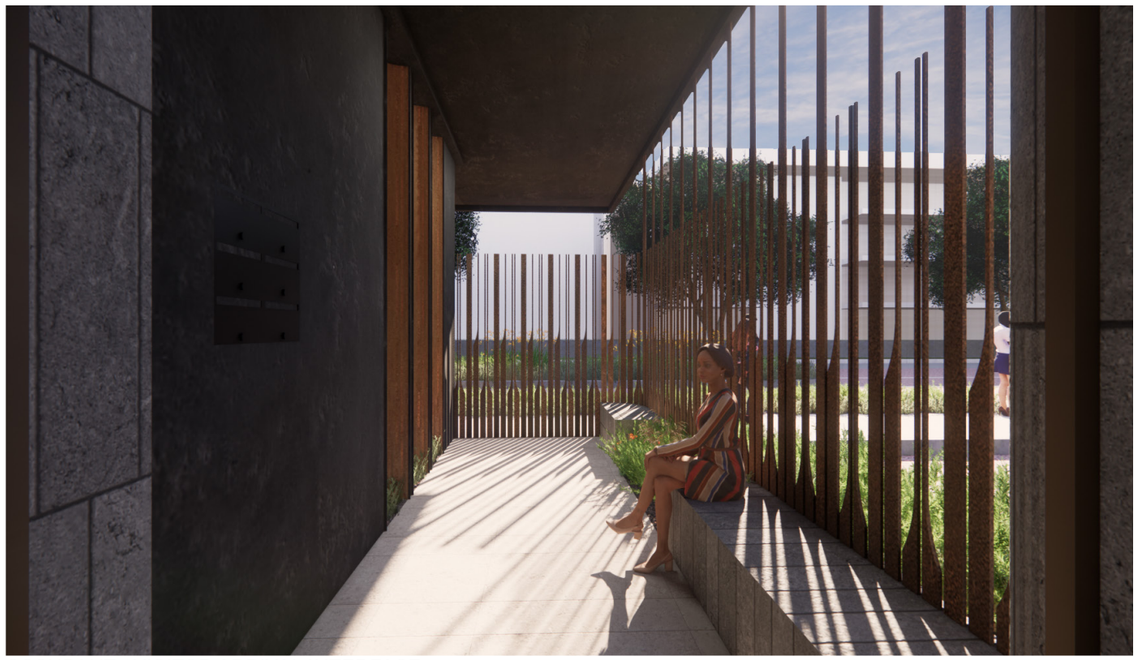
The apartment entry is located on the South-East coner of the development to provide separation from the public domain access. The transition into the building is gradiated and resolved to give a secure and experiential threshold for both occupant and visitor.

The enclosed lobby is secured and circulates occupants to the main lift / stairwell. Access directly from the private parking area allows for a quiet and undisturbed transition into the lobby.

VEHICLE

The vehicle entrance is via a tilt door that is articulated for incorporation into the facade. Artwork is proposed to integrate both the static and dynamic facade to create a uniform sentiment and visual interest. A tactic to diminish the dominance of the access door and provide a seemless transition between the apartment entry and cafe space.

APARTMENT / VEHICLE / CAFE STREETSCAPE INTERFACE



OCCUPANT / VISITOR ARRIVAL INTERFACE

STREET ACTIVATION CONTEXT

CAFE

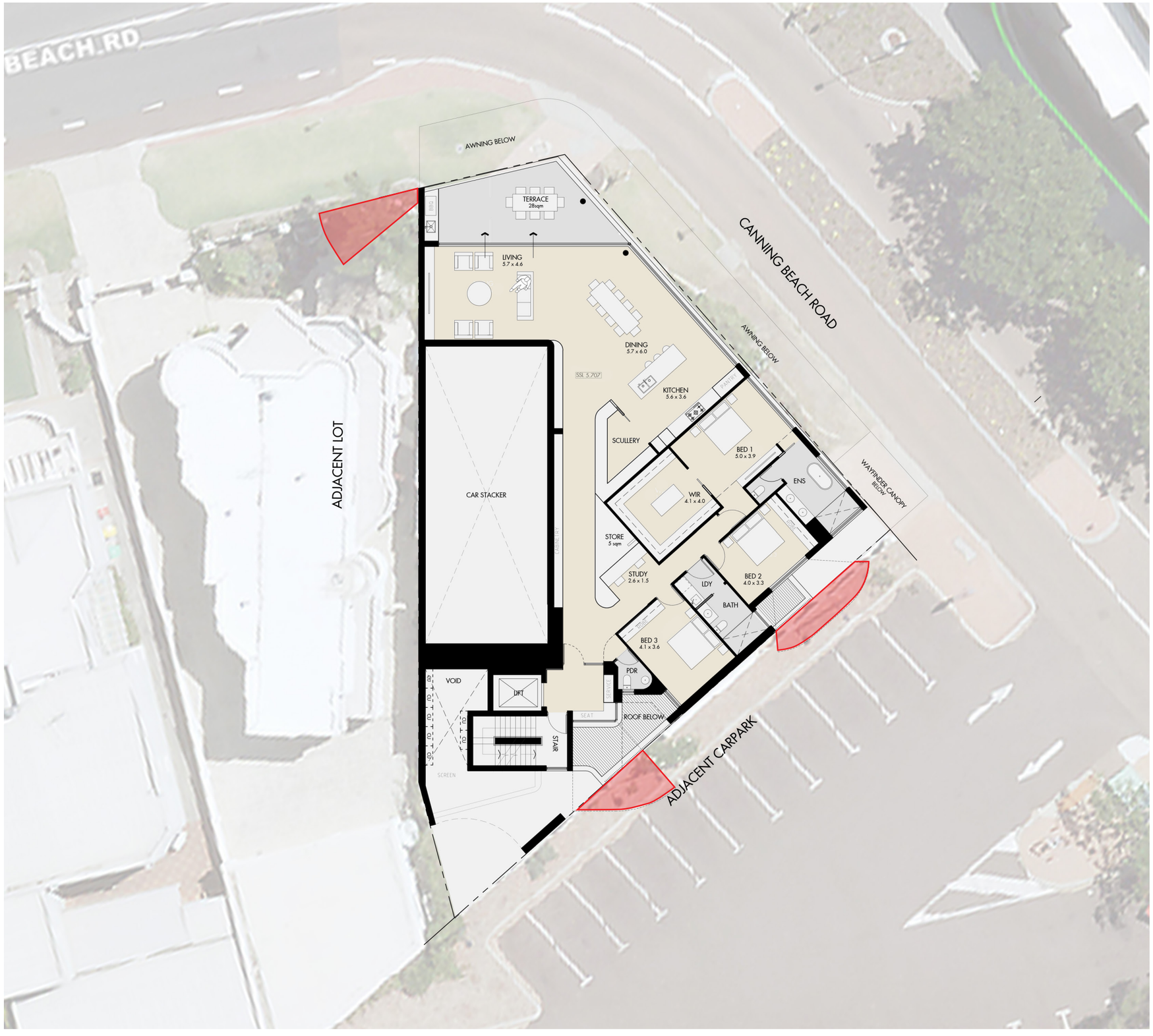
The public domain interface is posited at the prime northern corner of the site to take advantage of the view and cnnection to the surrounding environment. Direct access to the Linking Pathways encourage a communal response to a site that is historically private.

Clear, minimally framed glazing suites open the facade to bring the views into the internal space and take advantage of the location.

CAFE / PUBLIC DOMAIN INTERFACE

PRINCIPLE 8

SAFETY



PRINCIPLE 8: SAFETY

VISUAL PRIVACY

CONE OF VISION FROM UNSCREENED	FIRST 4 STOREYS - ADJ. SITES CODED HIGHER THAN R50	LEVEL 2 SETBACKS
Major openings to bedroom, study + open access walkway	3m	Bed 1, Study Setback Min. 2.25m in lieu of 3m Lobby Setback Min. Setback 2.05m in lieu of 3m
Major openings to habitable rooms other than bedrooms and studies	4.5m	Kitchen + Scullery Setback Min. Setback 2m in lieu of 4.5m
Unenclosed private outdoor space	6m	West Balcony Min. Setback Nil in lieu of 6m

Justification

ADJOINING NEIGHBOUR (WEST)

Balcony overlooking into front setback zone. Does not visually impede external living space of neighbouring residence.

ADJOINING NEIGHBOUR (SOUTH)

The southern neighbouring property is currently utilized as a public parking lot. Short, medium and long term development of the land is unknown.

PRINCIPLE 8: SAFETY

VISUAL PRIVACY

CONE OF VISION FROM UNSCREENED	FIRST 4 STOREYS - ADJ. SITES CODED HIGHER THAN R50	LEVEL 2 SETBACKS
Major openings to bedroom, study + open access walkway	3m	Bed 1, Study Setback Min. 2.25m in lieu of 3m Lobby Setback Min. Setback 2.05m in lieu of 3m
Major openings to habitable rooms other than bedrooms and studies	4.5m	Kitchen + Scullery Setback Min. Setback 2m in lieu of 4.5m
Unenclosed private outdoor space	6m	West + Southern Balconies Min. Setback 1m in lieu of 6m

Justification

ADJOINING NEIGHBOUR (WEST)
Kitchen overlooking, in plan, encroaches the neighbouring site. However, the roof parapet below mitigates the ability for the occupant to view down into the site ensuring privacy for the adjoining neighbour is maintained.

Balcony overlooking into front setback zone. Does not visually impede external living space of neighbouring residence.

ADJOINING NEIGHBOUR (SOUTH)
The southern neighbouring property is currently utilized as a public parking lot. Short, medium and long term development of the land is unknown.

High level planting to the southern perimeter act as a screen device along with a wind mitigation strategy. This will also mitigate overlooking to the south acting as a visual buffer.

The concerntration of views to the north along with solar orientation will ensure the majority of spatial occupation will occur to the north of the site.

PRINCIPLE 8: SAFETY

VISUAL PRIVACY

CONE OF VISION FROM UNSCREENED	FIRST 4 STOREYS - ADJ. SITES CODED HIGHER THAN R50	LEVEL 2 SETBACKS
Major openings to bedroom, study + open access walkway	3m	Bed 1, Study Setback Min. 2.25m in lieu of 3m Lobby Setback Min. Setback 2.05m in lieu of 3m
Major openings to habitable rooms other than bedrooms and studies	4.5m	Kitchen + Scullery Setback Min. Setback 2m in lieu of 4.5m
Unenclosed private outdoor space	6m	West Balcony Min. Setback 3m in lieu of 6m

Justification

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Kitchen overlooking, in plan, encroaches the neighbouring site. However, the roof parapet below mitigates the ability for the occupant to view down into the site ensuring privacy for the adjoining neighbour is maintained.

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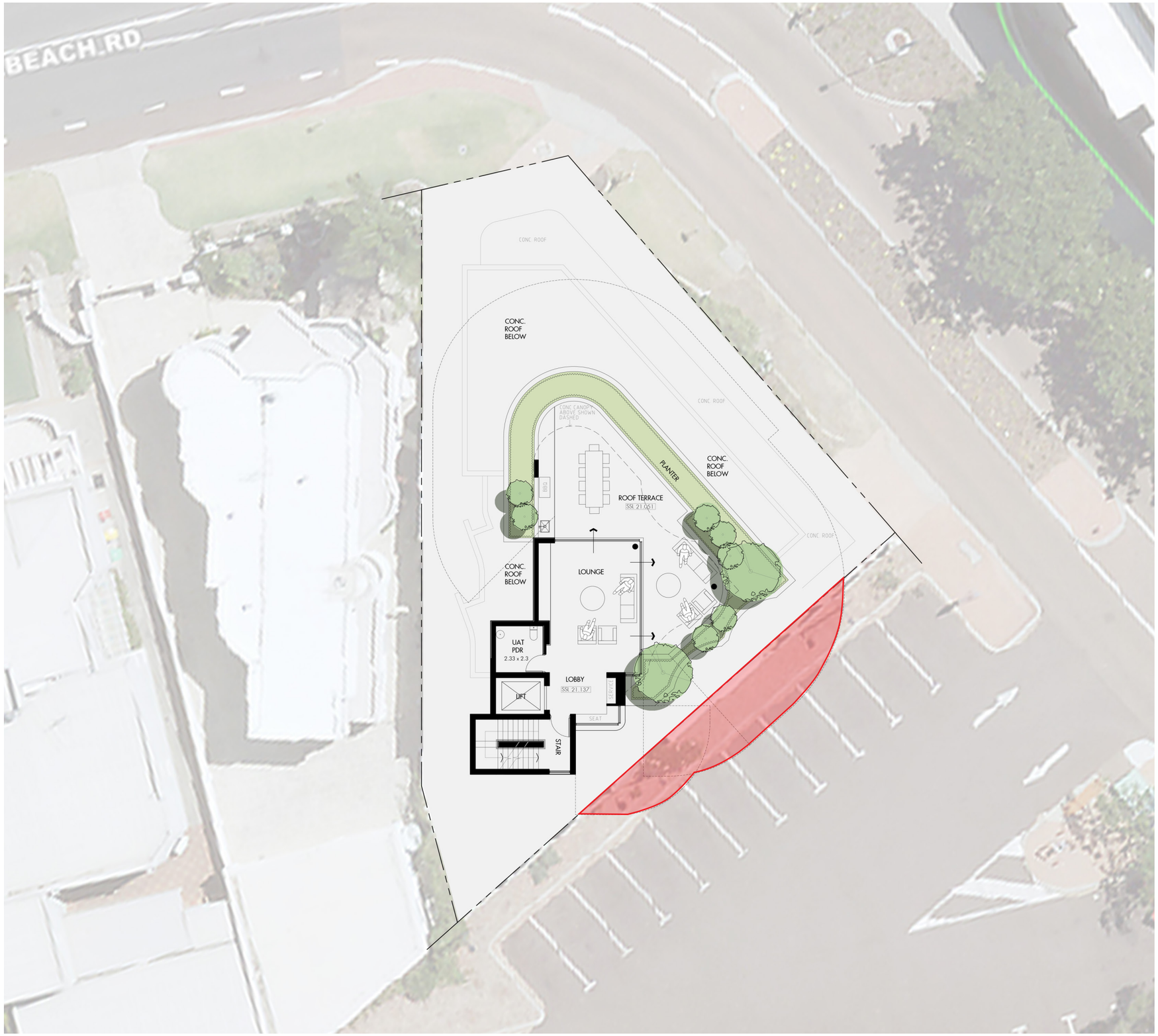


PRINCIPLE 8: SAFETY

VISUAL PRIVACY

CONE OF VISION FROM UNSCREENED	FIRST 4 STOREYS - ADJ. SITES CODED HIGHER THAN R50	LEVEL 6 SETBACKS
Major openings to bedroom, study + open access walkway	3m	Non-Compliant
Major openings to habitable rooms other than bedrooms and studies	4.5m	Compliant
Unenclosed private outdoor space	6m	Non-Compliant

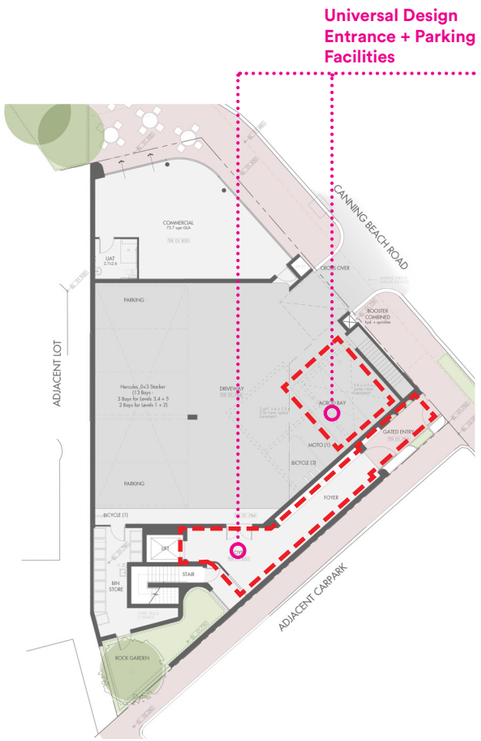
Justification

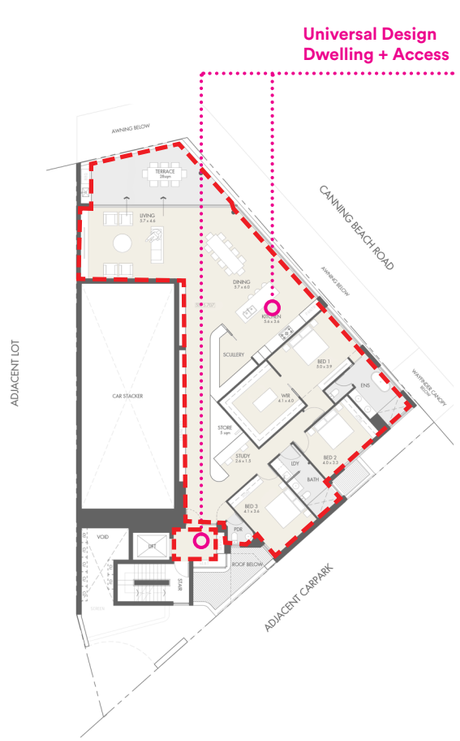
ADJOINING NEIGHBOUR (SOUTH)
The southern neighbouring property is currently utilized as a public parking lot. Short, medium and long term development of the land is unknown.

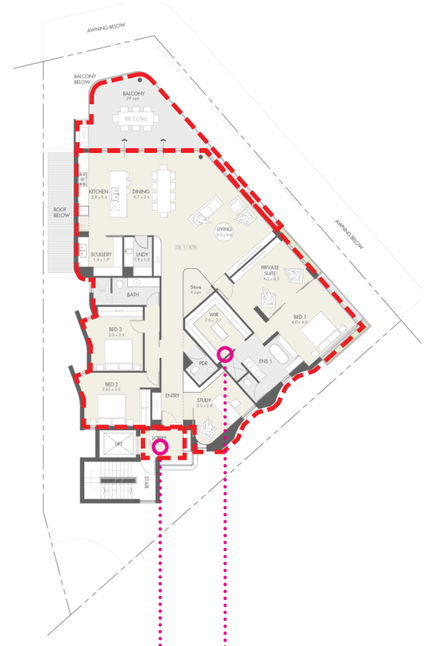
High level planting to the southern perimeter act as a screen device along with a wind mitigation strategy. This will also mitigate overlooking to the south acting as a visual buffer.

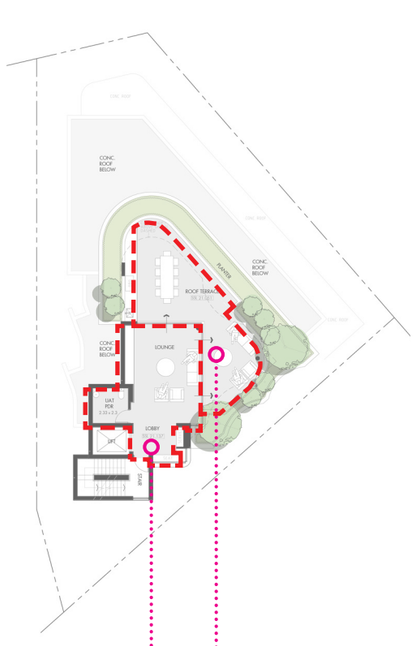
The concerntration of views to the north along with solar orientation will ensure the majority of sptial occupation will occur to the north of the site.

PRINCIPLE 9
COMMUNITY









UNIVERSAL ACCESS

The development includes all dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing-in-place.

This development, when addressing it against the Universal Design objectives, from the State Planning Policy 7.3 RDC - Vol. 2 Apartments Section 4.9, acheives the Silver Level requirements as defined in the Livable Housing Design Guidelines.

1. DWELLING ACCESS - Gold Level Acheived

There is a safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level.

2. DWELLING ENTRANCE - Platinum Level Acheived

There is at least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.

3. INTERNAL DOORS + CORRIDORS - Silver Level Acheived

Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.

4. TOILET - Platinum Level Acheived

The ground (or entry) level has a toilet to support easy access for home occupants and visitors.

5. SHOWER - Gold Level Acheived

The bathroom and shower is designed for easy and independent access for all home occupants.

6. REINFORCEMENT OF BATHROOM AND TOILET WALLS - Platinum Level Acheived

The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.

7. INTERNAL STAIRCASE - Not Applicable

Where installed, stairways are designed to reduce the likelihood of injury and also enable safety pathway.

8. KITCHEN SPACE - Platinum Level Acheived

The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.

Not Applicable to Silver Level Requirements.

9. LAUNDRY SPACE - Gold Level Acheived

The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation.

Not Applicable to Silver Level Requirements.

10. GROUND (ENTRY LEVEL) BEDROOM SPACE - Gold Level Acheived

There is a space on the ground (or entry) level that can be used as a bedroom.

Not Applicable to Silver Level Requirements.

PRINCIPLE 10

AESTHETICS

LOFTHAUS APARTMENTS, Leederville
Under Construction

ABODE APARTMENTS, Como
Building Permit

CUBE MIXED USE DEVELOPMENT, Attadale
Building Permit

OYSTER APARMENTS, Scarborough
Completed

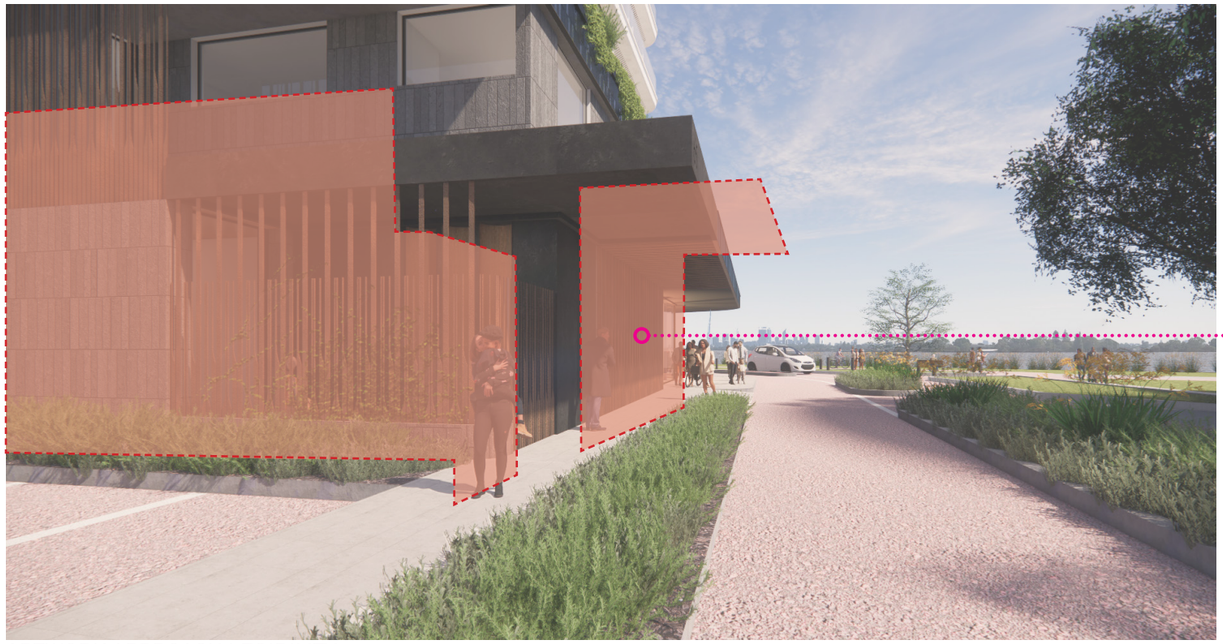
COASTAL EDGE APARTMENTS, North Coogee
Building Permit

MILANO MIXED USE DEVELOPMENT, Leederville
Under Construction

PRINCIPLE 10: AESTHETICS

PUBLIC ART OPPORTUNITY

STREETSCAPE ELEVATION THRESHOLD



ARTWORK APPROACH LEGIBILITY

Integration of artwork into the streetscape facade of the propsoed devlopment will elevate the design aesthetic and provide a higher end, sophisticated and tactile response to the iconic location.

Refined materiality and a rigorous selection approach to the proposed artist and integration of artwork into the facade will ensure a beneficial outcome to not just the proposal but to the pedestrian and transient visual engagement.

‘Activating multiple planes for artwork provides an enveloping experience which can reinforce the site as a significant social gathering space along the Linking Pathway’

KITTEY MALARVIE
Jaru

Born 1938, Brockman near Halls Creek, Western Australia
Lives and works in Kununurra, Western Australia

Senior Waringarri artist, Kittey Malarvie's traditional country is the desert landscape around Sturt Creek, south west of Kununurra and north of the Great Sandy Desert of Western Australia. It is here in a remote environment that the artist learned her traditional culture.

Kittey's paintings reveal layers of cultural meaning and connectedness; memories of a childhood, recollections of family histories and during more recent visits, communications with the rainbow serpent on a moonlit night from the water's edge.

At the heart of Kittey's current art practice is an enduring connection to her traditional country and childhood memories as a way of reconnecting with a time before the disruptions to family and cultural traditions that have increasingly occurred during her lifetime.

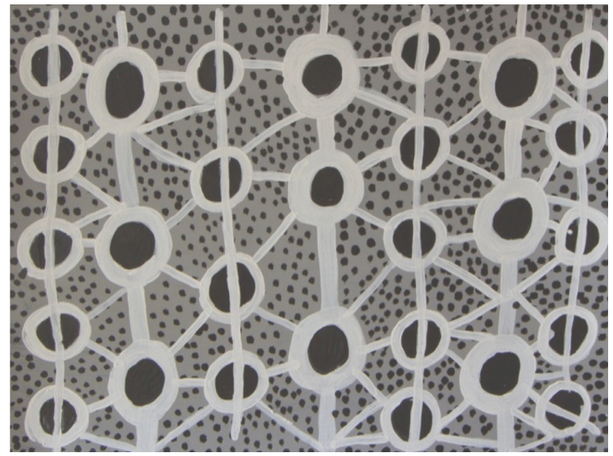
"When I paint I remember my childhood... when we were all together..."

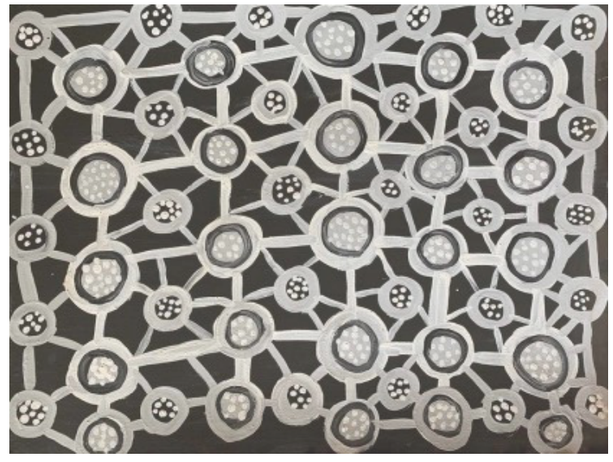
The images interpret the transition of the seasons across a remarkable landscape of parched black soil plains and water the colour of milk as the artist meditates on her rich childhood growing up at Sturt Creek Station.

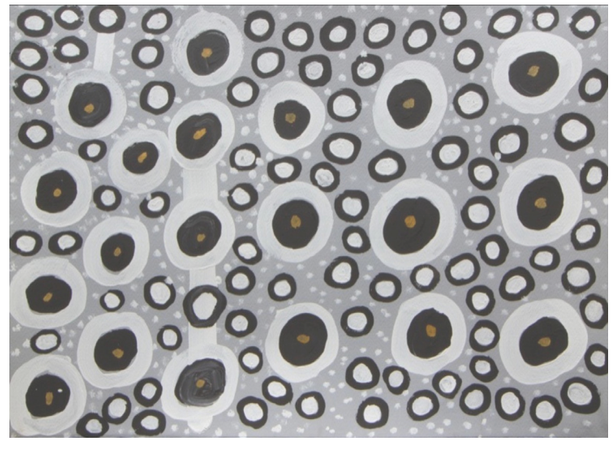
Initially Kittey created images that indicate layers of intersecting lines that map the mudflats along the river banks where 'Luga' - layers of dried and cracked clay pans provides hopscotch play for children as well as medicine in the salt enriched clays, she progressed to images of increasing fluidity as she began to paint the waters of Sturt Creek.

In her evolving 'Milkwater' series the artist depicts a meditation on the multifaceted play of wind and light on water. During still days the semi-translucent water shimmers and glistens with a unique beauty contrasting unmistakeably with paintings expressing the stormy crescendo of wind and waves stirring the darker river bed beneath.

Painting primarily in ochres of pinks, black, greys, milky whites and earth colours the artist translates the language of the place into the gestures and utterances of international abstraction. Her increasing meditation on movement, not only of wind and light but also of the energetic presence below the waters' surface, reveal an artist fully immersed in the expression of intangible forces and which perhaps also allude to her own cultural powers as a healer. With each layer of paint application, the artist adds to the complexity of her meditation and expands our understanding of east Kimberly painting and cultural traditions.







EXHIBITIONS (solo)

2013 “Kittey Malarvie” Mossenson Galleries Melbourne VIC

EXHIBITIONS (selected group)

2014 Mossenson Galleries, Melbourne Art fair, Royal Exhibition Building, Vic
2013 “Salon de Refuses”, Paul Johnston Gallery, Darwin, NT
2013 “Conversations & Connection” Kittey Malarvie & Karen Mills,
The Cross Art Projects, NSW
2013 The Calleen Art Award, Cowra Regional Art Gallery, NSW
2013 “Our Living Land” An Exhibition of Leading Artists from the East Kimberley,
OFOTO ANART Gallery,Shanghai, China
2012 The 2013 Sulman Prize, Art Gallery of NSW
2012 “Songlines - A Coo-ee Christmas” Coo-ee Gallery, Bondi Beach, NSW
2012 “Our Living Land” An Exhibition of Leading Artists from the East Kimberley,
Salvo Hotel, Shanghai, China
2012 “Colourists of Mirriwoong Country”,Tali Gallery , Rozelle, NSW

COLLECTIONS

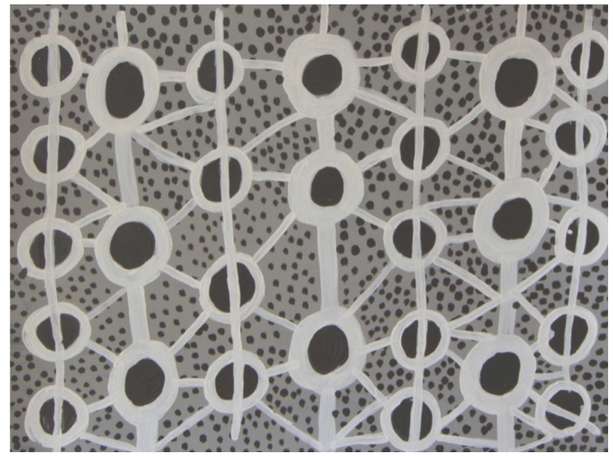
Zhongfu Group Collection, China
Kerry Stokes Collection
King Edward Memorial Hospital Collection
National Gallery of Australia (Boab collection)
Wesfarmers Collection (Boab Collection)
Nevada Museum of Art Reno Nevada USA
Sordello Missana Collection, Cap D’Antibes France

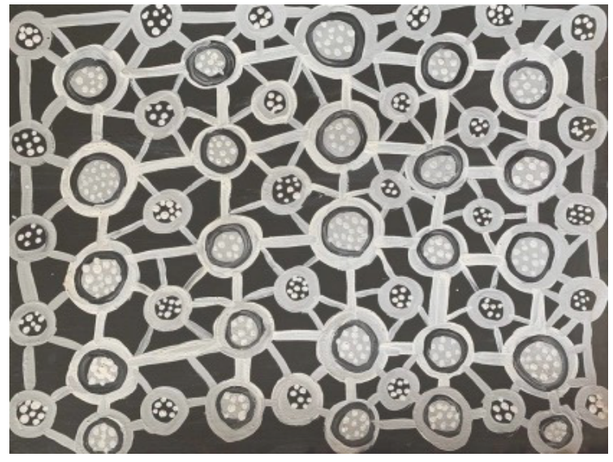
AWARDS/GRANTS/COMMISSIONS (selected)

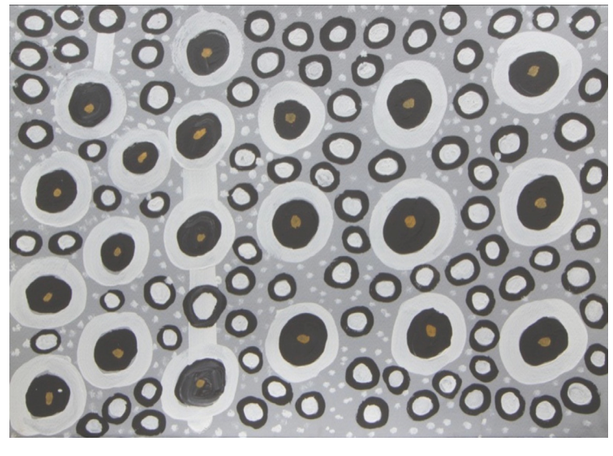
2019 Westfarmers Ngappa ceramic beaker, Perth WA
2018 Perth Airport Design, Perth WA
2015 Highly Commended - City of Albany Art Prize, Albany WA
2014 Finalist – Kimberley Art Award, Shire of Derby, WA
2013 Finalist-The Calleen Art Award, Cowra Regional Art Gallery, NSW
2012 Finalist - Hedland Art Awards, Courthouse Gallery, Port Hedland WA
2012 Finalist - John Fries Memorial Prize, Gaffa Galleries, Sydney

PUBLICATIONS

2013 “Our Living Land” Exhibition Catalogue



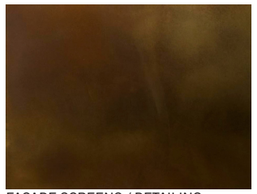




PRINCIPLE 10: AESTHETICS

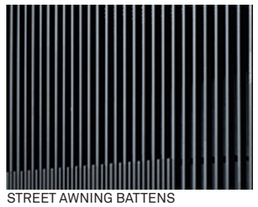
MATERIALITY

LOBBY / FOYER
Sto - Milano Black



FACADE SCREENS / DETAILING
Aluminium - Variations

FACADE FINISH
Stolit K Texture Black



STREET AWNING BATTENS
Aluminium - Black

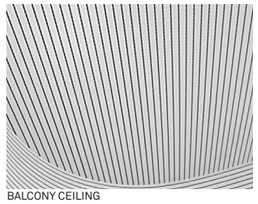
FACADE TILE
Black- Gloss/Matte

FACADE FINISH
Precast concrete render

BALUSTRADE
White

FACADE FINISH + BALCONY EDGES
Sto Milano - Antique White

WINDOW FRAMES
Aluminium



BALCONY CEILING
White Batten

FACADE TILE
Grey

FEATURE GLAZING
Bronze