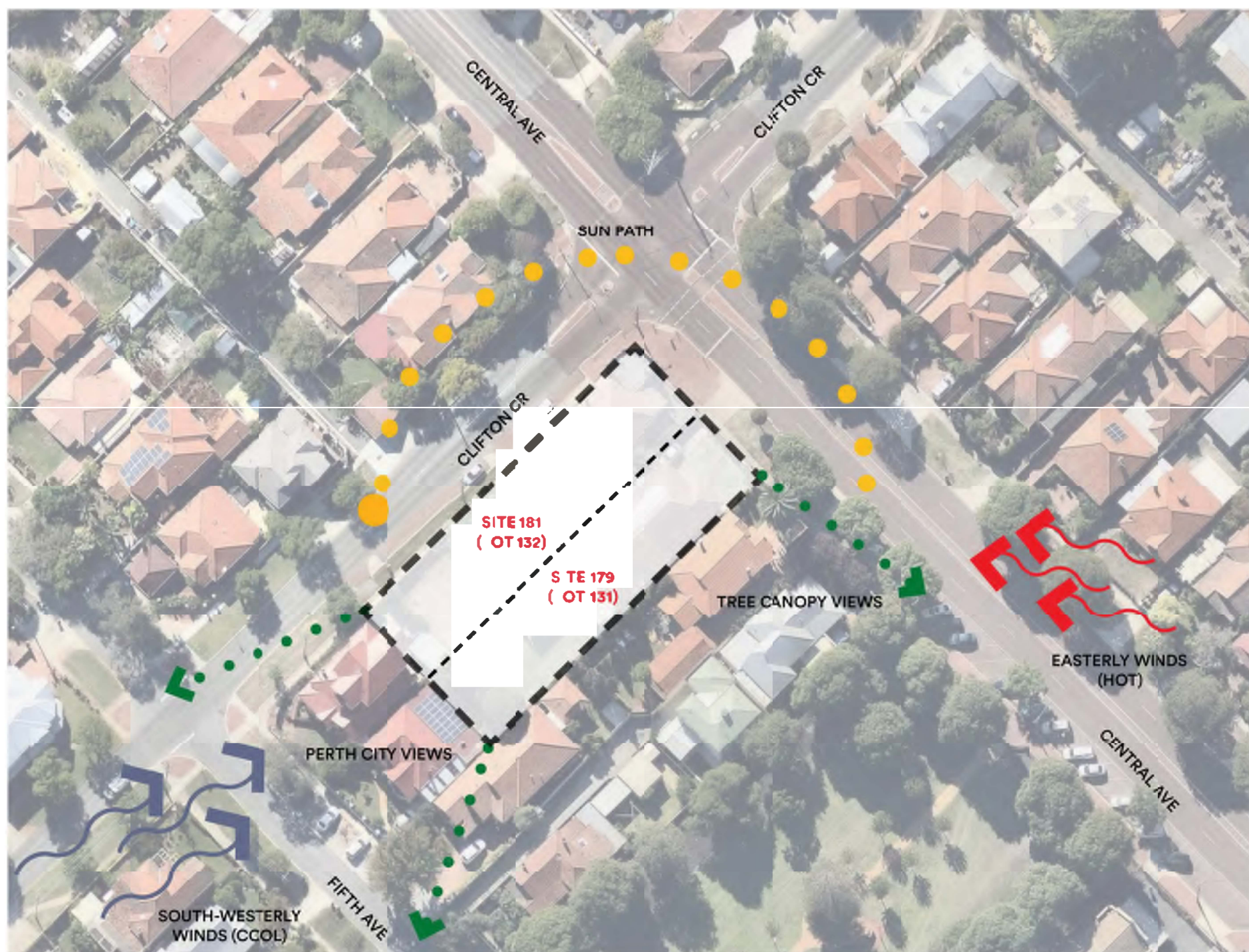


# PRINCIPLE: CONTEXT AND CHARACTER

## LOCATION DIAGRAM









# PRINCIPLE: CONTEXT AND CHARACTER

EXISTING BUILT FORM: FUNCTION + RESIDENTIAL LANGUAGE



**EXISTING BUILT-FORM FUNCTION**  
The area is largely residential in function.

Key buildings retain their traditional iconography and language, however a number of newer commercial developments are developed in a residential language.

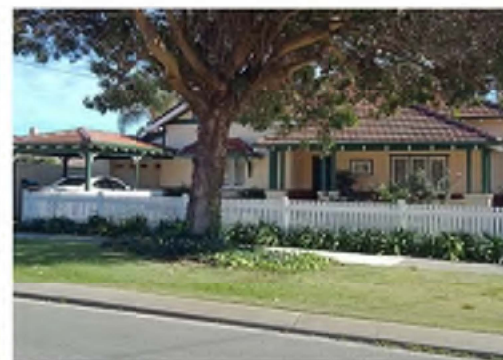
The largest buildings in the context are typically ecclesiastical with simple roof forms.

**PROPOSAL RESPONSE**  
The design incorporates boutique commercial tenancies to ground which are incorporated in the overall composition which seeks to balance typical domestic and high street forms with the simplified nature of larger local buildings.



# PRINCIPLE: CONTEXT AND CHARACTER

## EXISTING BUILT FORM: MATERIALS

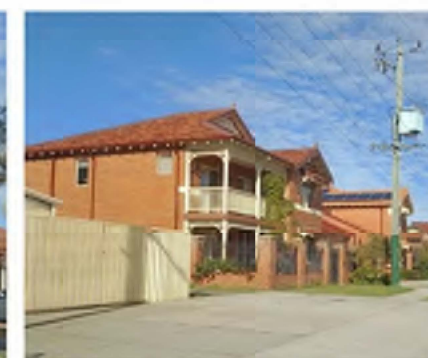
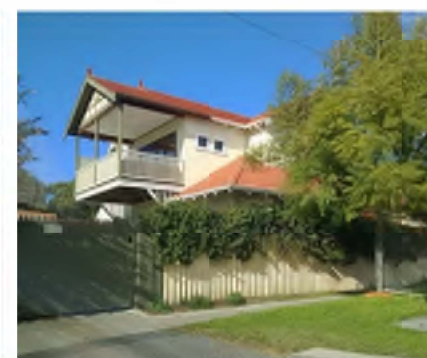
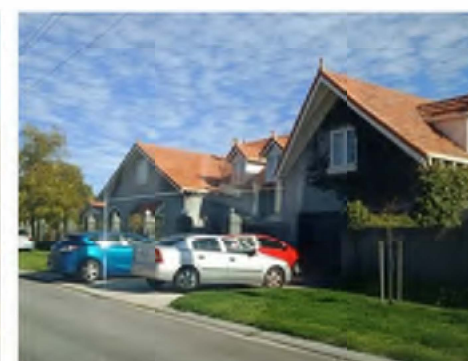
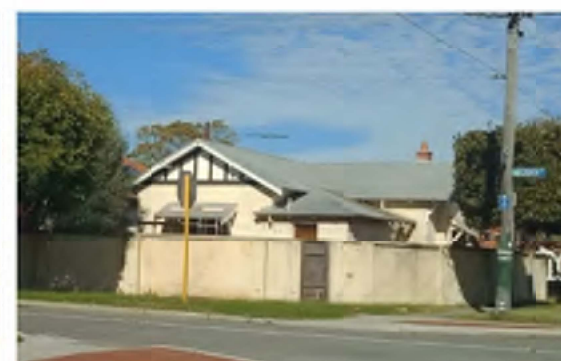


**MATERIALS** - Render predominant  
(Clifton Cr - North East)

Across the road, continuing north- east of site, down Clifton Crescent, render and paint finish is the predominant material.

This changes to face brickwork to the other side of Central Avenue at our SITE.

Robinson St - Clifton Crescent (North-West of Central Avenue)



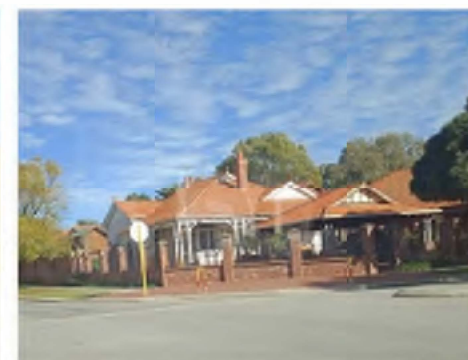
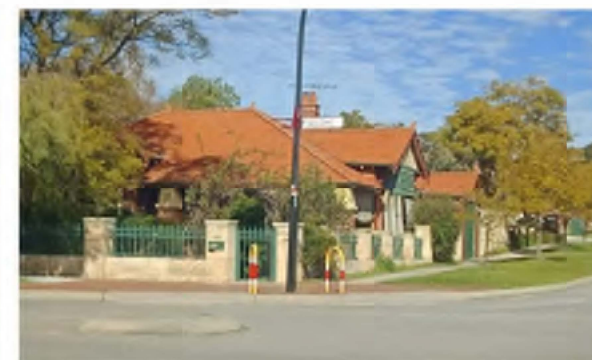
**MATERIALS** - Ret toned face brickwork predominant  
(Clifton Cr - South West)

The residences to Clifton Crescent, extending from the site to Walcott St feature face brick to the majority of the residences.

### PROPOSAL RESPONSE

The design features face brickwork to the project which is in keeping with the nearby properties to the street. This is important as the project is the entry for the street at Central Avenue.

Clifton Crescent (South-East of Central Avenue)





PRINCIPLE: CONTEXT AND CHARACTER

EXISTING BUILT FORM: APPROACH TO SCALE



**EXISTING SCALE TO CORNERS**  
(Clifton Cr - South West)

Approaching the SITE from Walcott St towards Central Avenue, there a number of residences to the key corners of intersections.

**PROPOSAL RESPONSE**  
The design to the corner of Clifton and Central Av is not out of keeping with the existing built form developed to the adjacent areas on Clifton Crescent.



**EXISTING BUILT-FORM SCALE**  
The surrounding locale also includes multi-level residential, with an array of material colours.

**PROPOSAL RESPONSE**  
The design incorporates multi-level scale, however it reflects material selections to the near vicinity of Clifton Crescent. (refer to materials)

Locale Area



## PRINCIPLE: CONTEXT AND CHARACTER

### EXISTING BUILT FORM: UPPER LEVEL ARTICULATION



**UPPER LEVEL ARTICULATION**  
Interpretive of existing residence features  
(Clifton Cr - South West)

With new and/or additions to existing residences to Clifton Crescent, extending from the site to Walcott St, the upper levels are characterised by an interpretation of the of the existing residences.

- Face brickwork. Red tones
- Gable roof elements
- Dado datum bandings. White finish
- Tiled rooves. Terracotta finish.
- Roof finials
- Awnings over windows
- Solid material bases to the buildings
- 

#### PROPOSAL RESPONSE

The design provides a number of these existing features and is consistent in interpreting them as a unified approach to the whole design.





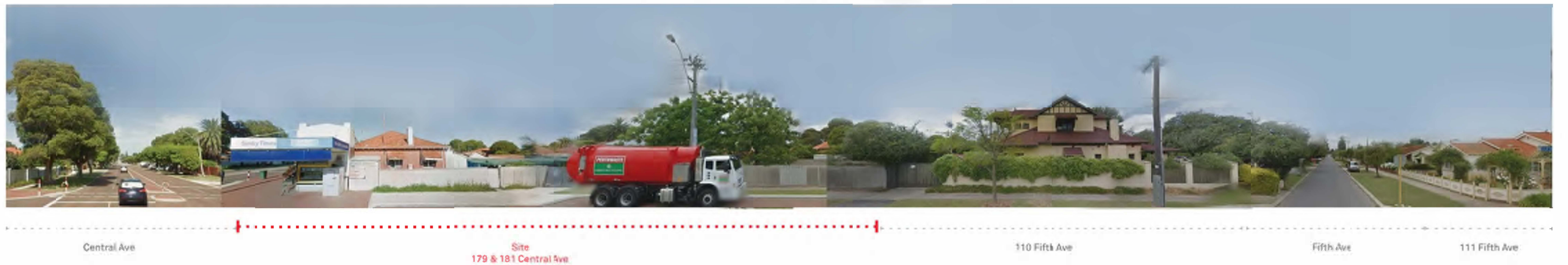
# PRINCIPLE: BUILT FORM AND SCALE

## EXISTING STREETSCAPE + PROPOSED & FUTURE STREETSCAPE

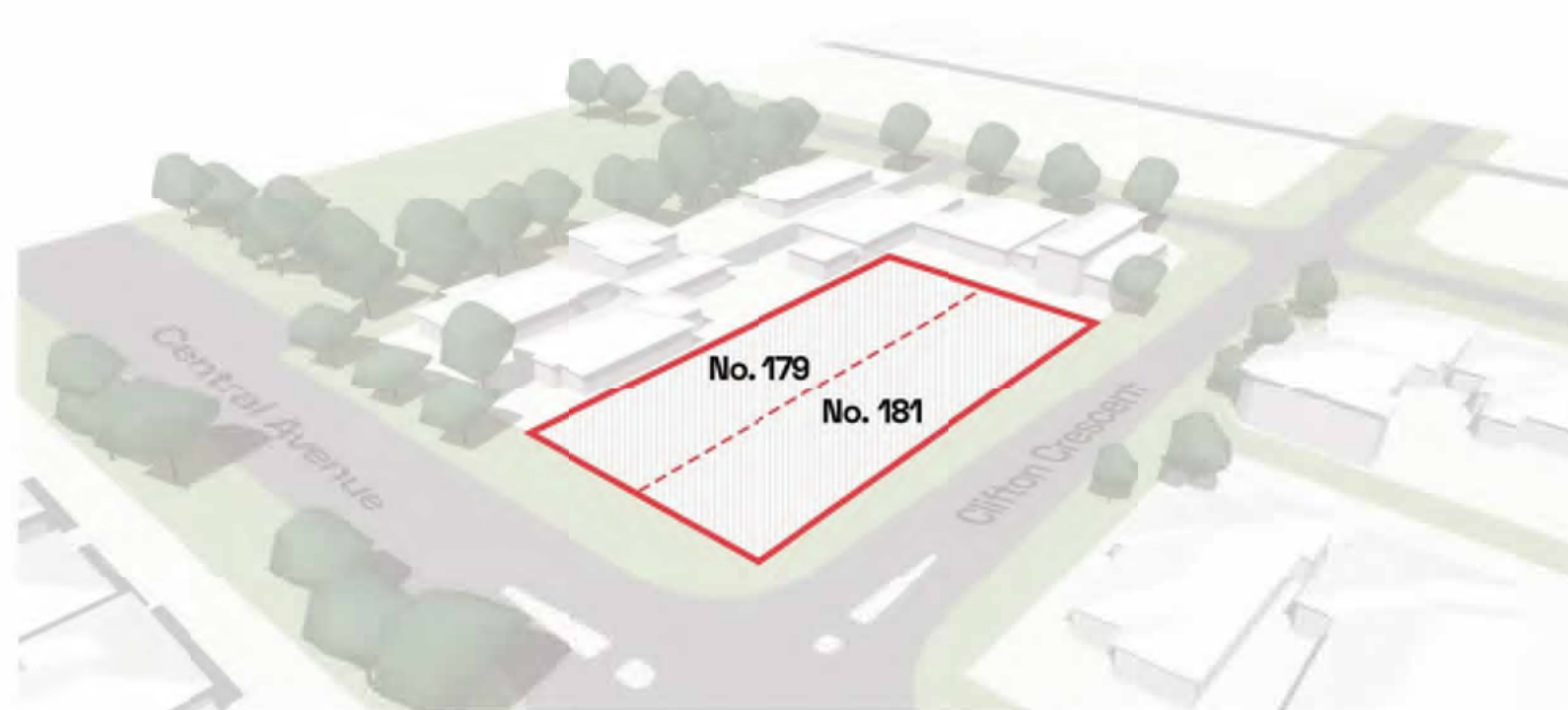
NO STREETSCAPE - CENTRAL AV (NORTH EAST ELEVATION)



EXISTING STREETSCAPE - CLIFTON CRES (NORTH WEST ELEVATION)

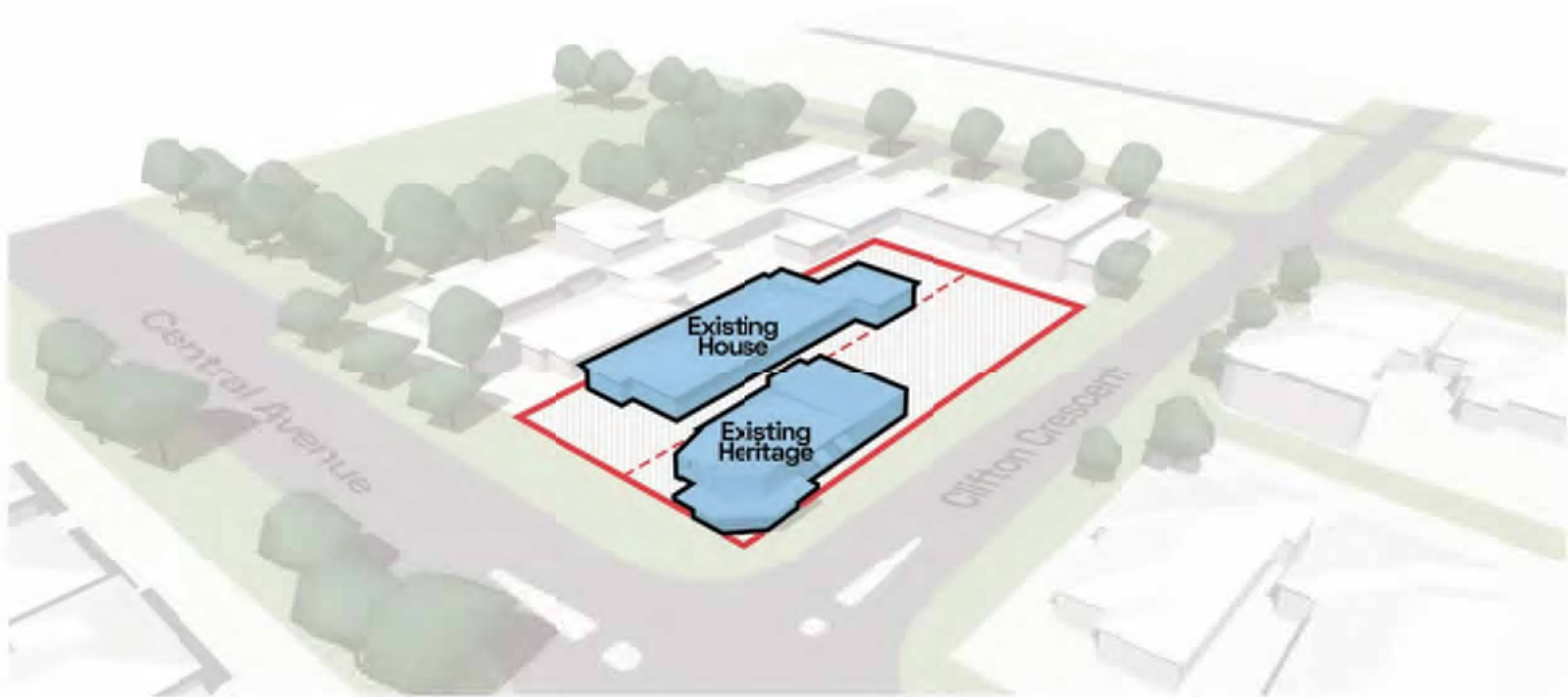






SITE





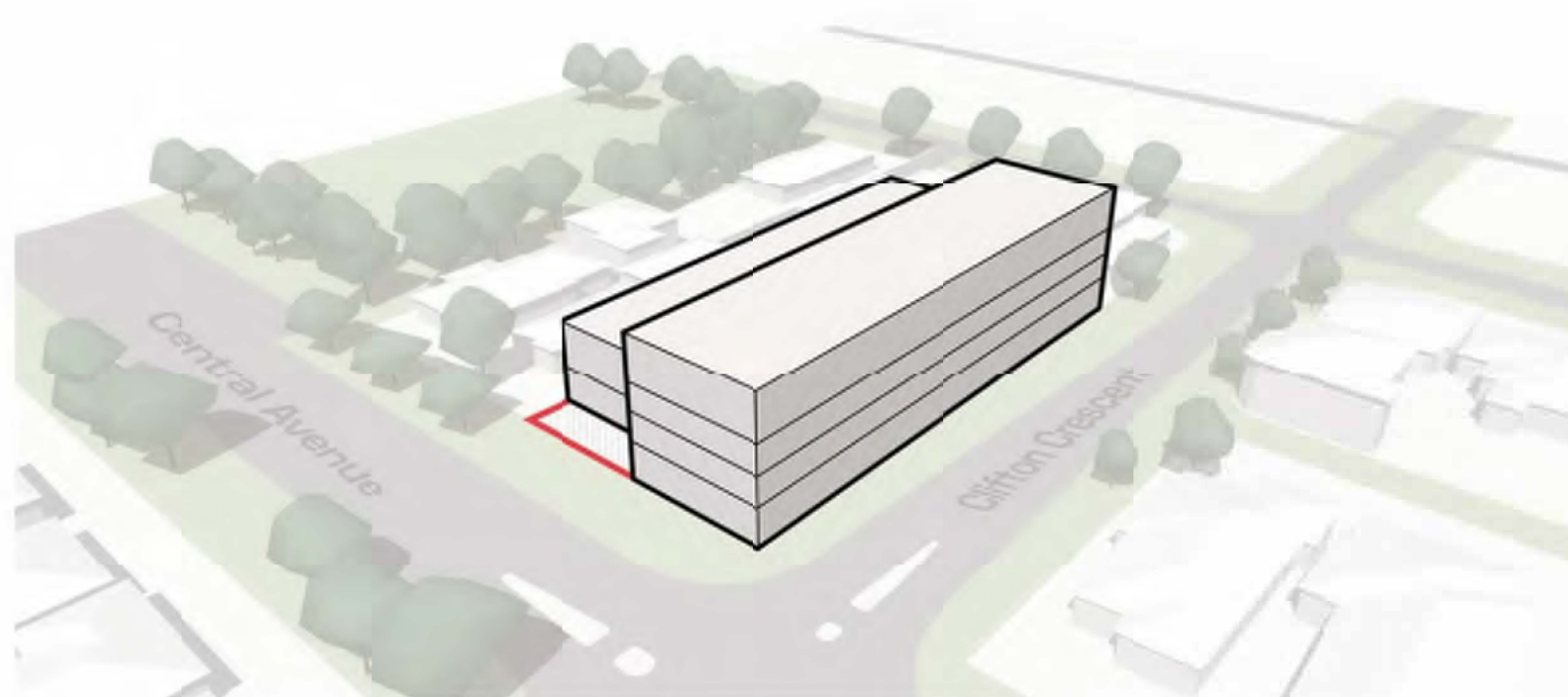
EXISTING





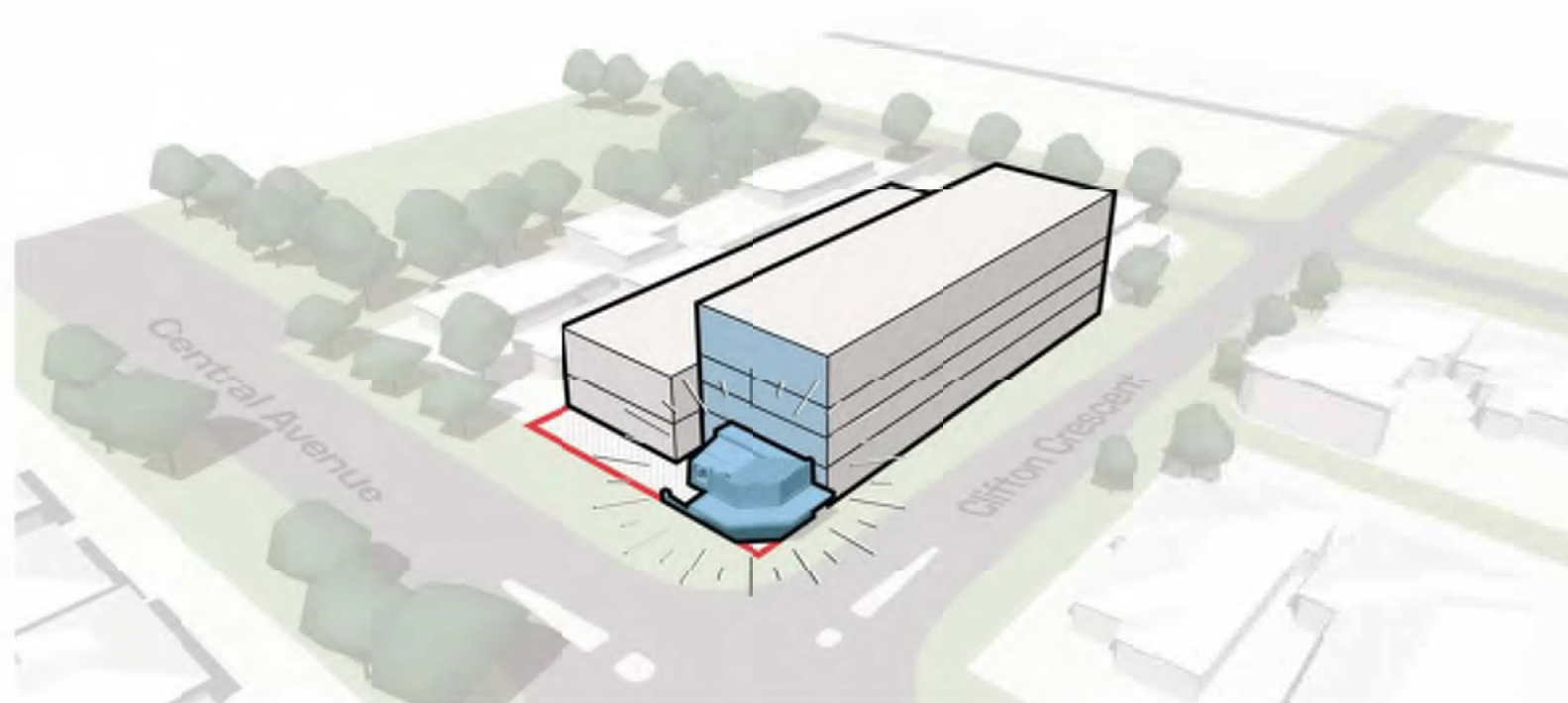
APPROVED MULTI-RES DA





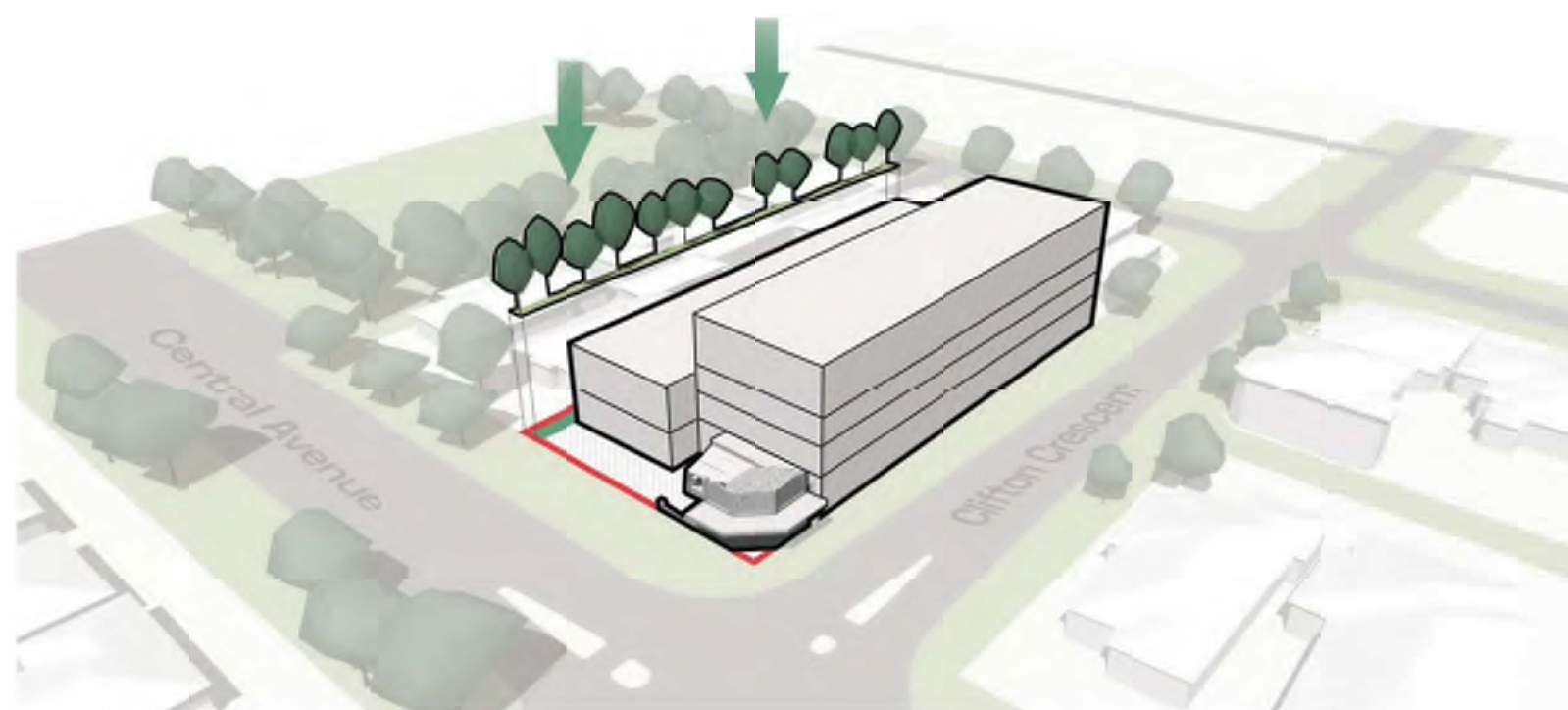
CURRENT HEIGHT CONTROLS





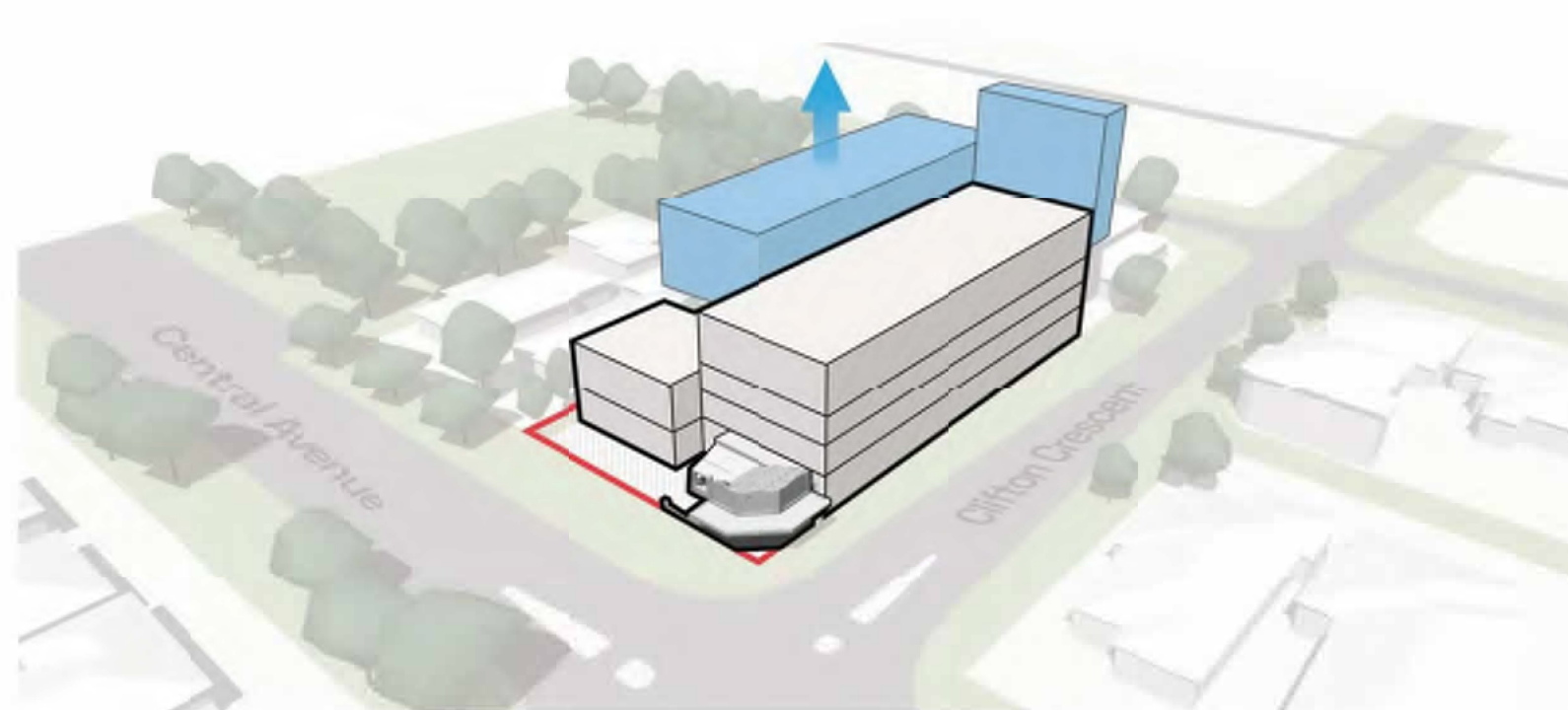
PUSH MASS OFF CORNER TO  
RETAIN AND REINSTATE DELI





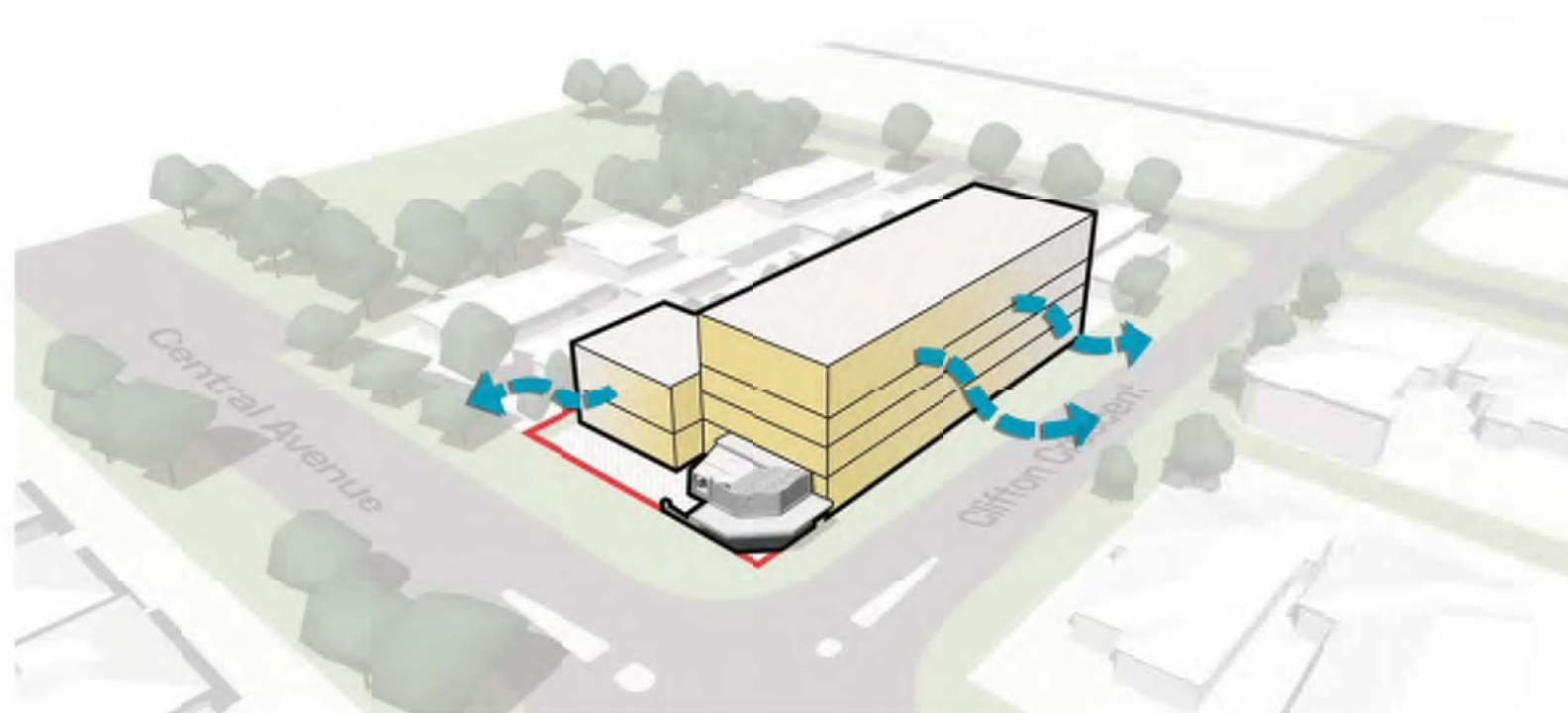
CREATE GREEN BUFFER OF DEEP PLANTING  
TO EASTERN NEIGHBOURS





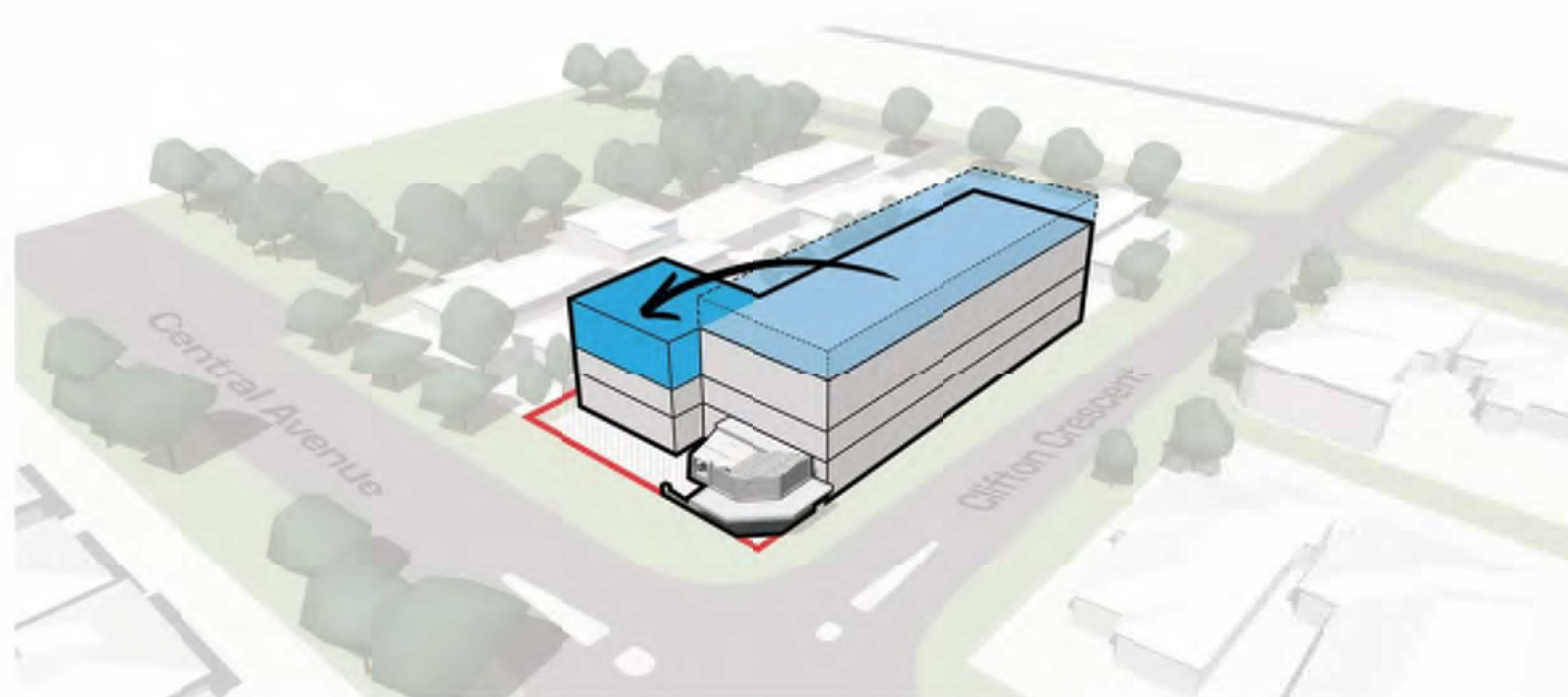
SUBTRACT MASS AWAY FROM SOUTH AND EAST  
TO REDUCE IMPACT TO NEIGHBOURS



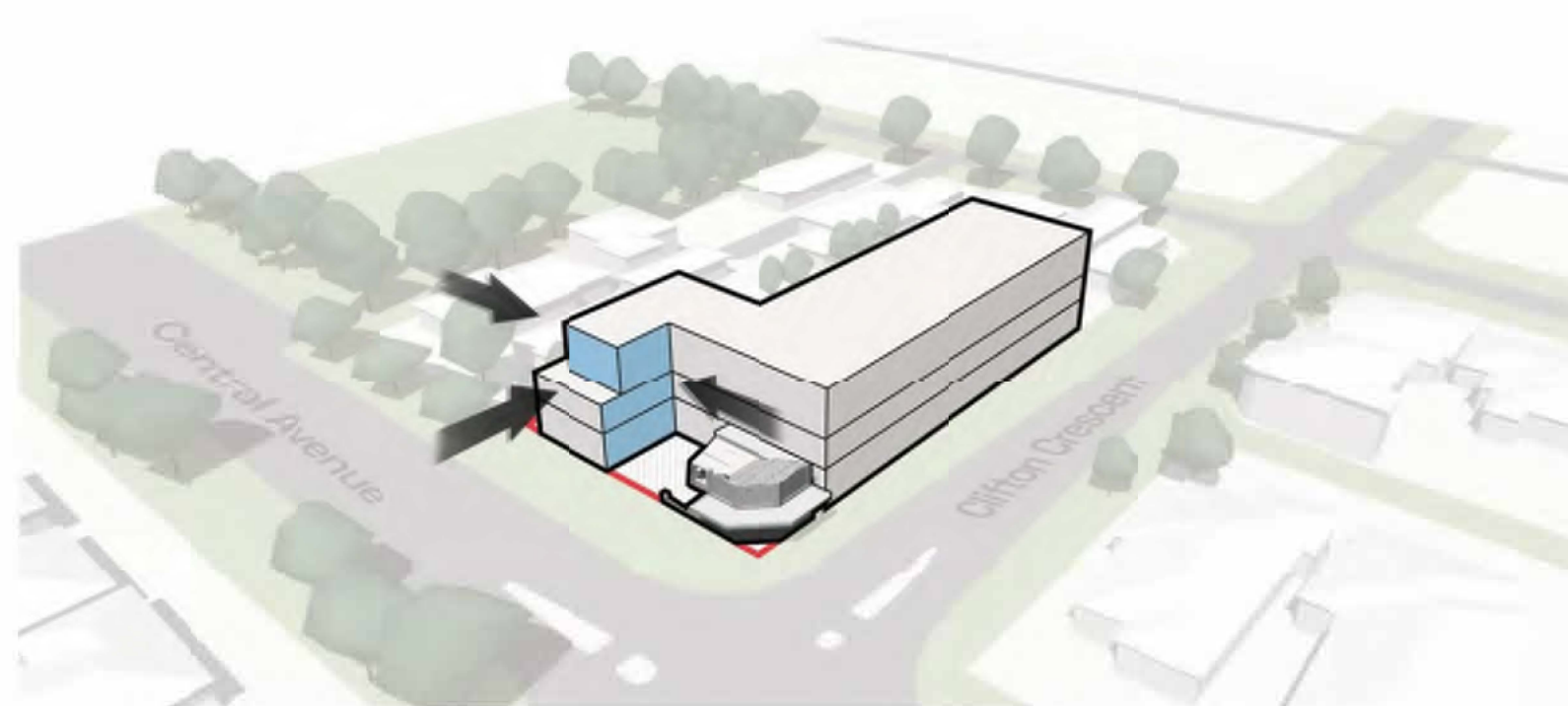


ALLOWING DUAL ASPECT APARTMENTS  
MAXIMIZING NATURAL LIGHT AND VENTILATION





BALANCE THE HEIGHT ACROSS THE SITES



BUT SET IN AND SETBACK





WHILE ARTICULATING ROOFSCAPE WITH DOMESTIC FORMS  
REFERENCING LOCAL BUILDINGS



CREATE DIVERSITY WITH TOWNHOUSES TO CENTRAL AND  
SHOPHOUSES TO CLIFTON





INTEGRATED LANDSCAPING INTO  
ARTICULATED FACADE OF VARYING DEPTH



PROPOSED NEW LOCAL HUB









VIEW SOUTH  
(Orientation: North arrow pointing up and slightly to the right)





**VIEW SOUTH-EAST**  
Clifton Crescent, integration of commercial shopfronts





VIEW EAST  
Clifton Crescent streetscape alignment





VIEW NORTH-EAST  
4500px / 1000px



# PRINCIPLE: BUILT FORM AND SCALE

## DESIGN EXEMPLARS



INTIMATE SCALE  
Boutique Shop Fronts



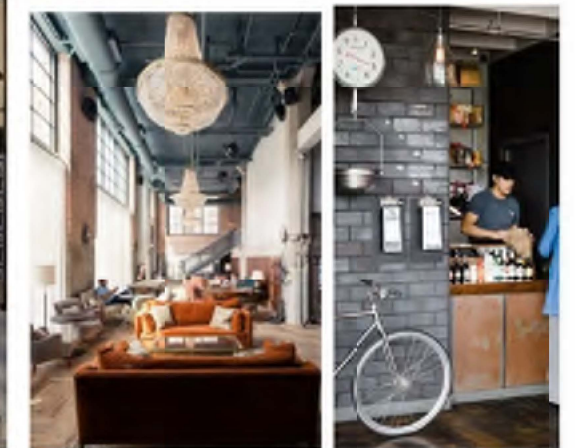
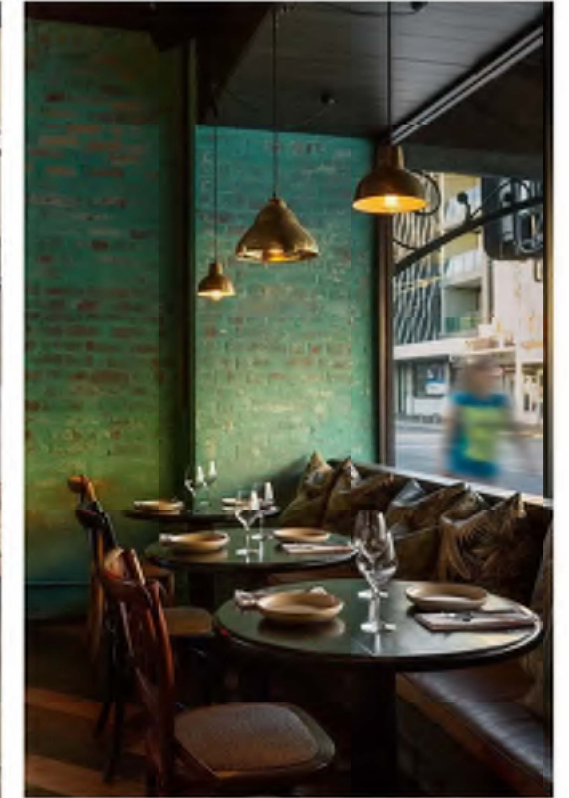
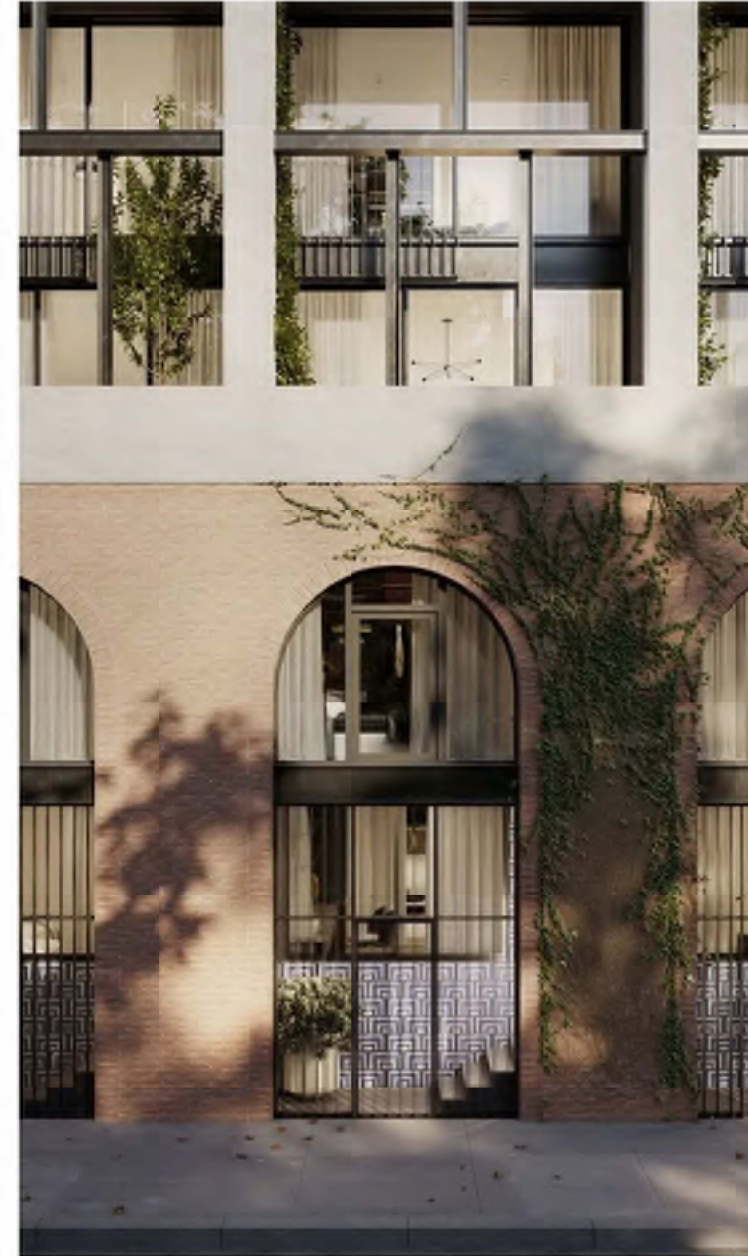
WALK-UP APARTMENTS  
Street Address



STREET AWNING  
Continuous awning with receding upper floors.



TRADITIONAL MATERIAL  
Face Brickwork palette

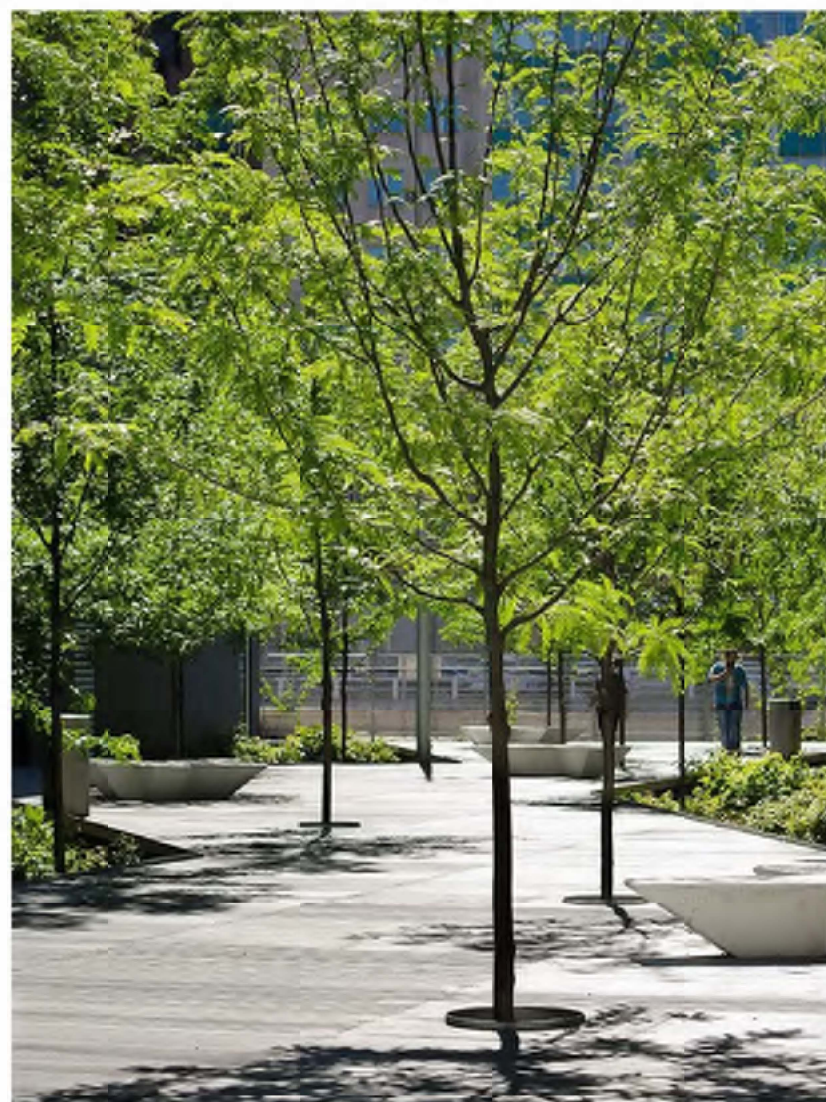


MATERIAL INTEREST  
Face Brickwork palette



# PRINCIPLE: BUILT FORM AND SCALE

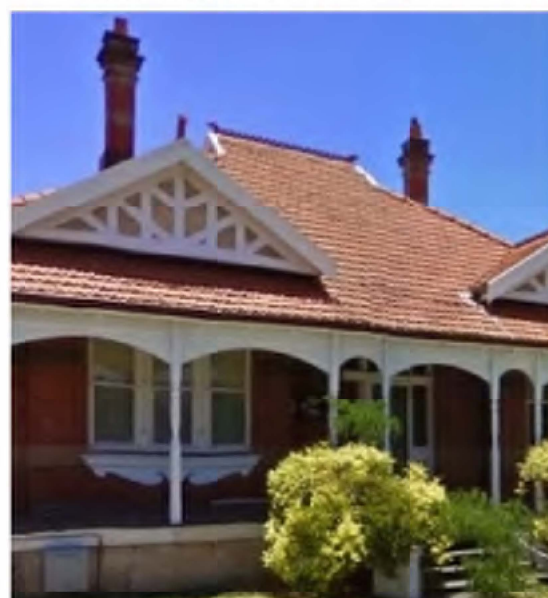
## DESIGN EXEMPLARS



**TREE ENVIRONMENT**  
Opportunity to make parking into a tree plaza



**NT LAWLEY BRICKWORK + FILIGRE MOTIFS**  
Opportunities to echo existing locale building elements in building elevations and landscape elements



**LANDSCAPE ELEMENTS**  
Landscape filigre screening



**TERRACES**  
Integrated landscapes and generous north facing terraces

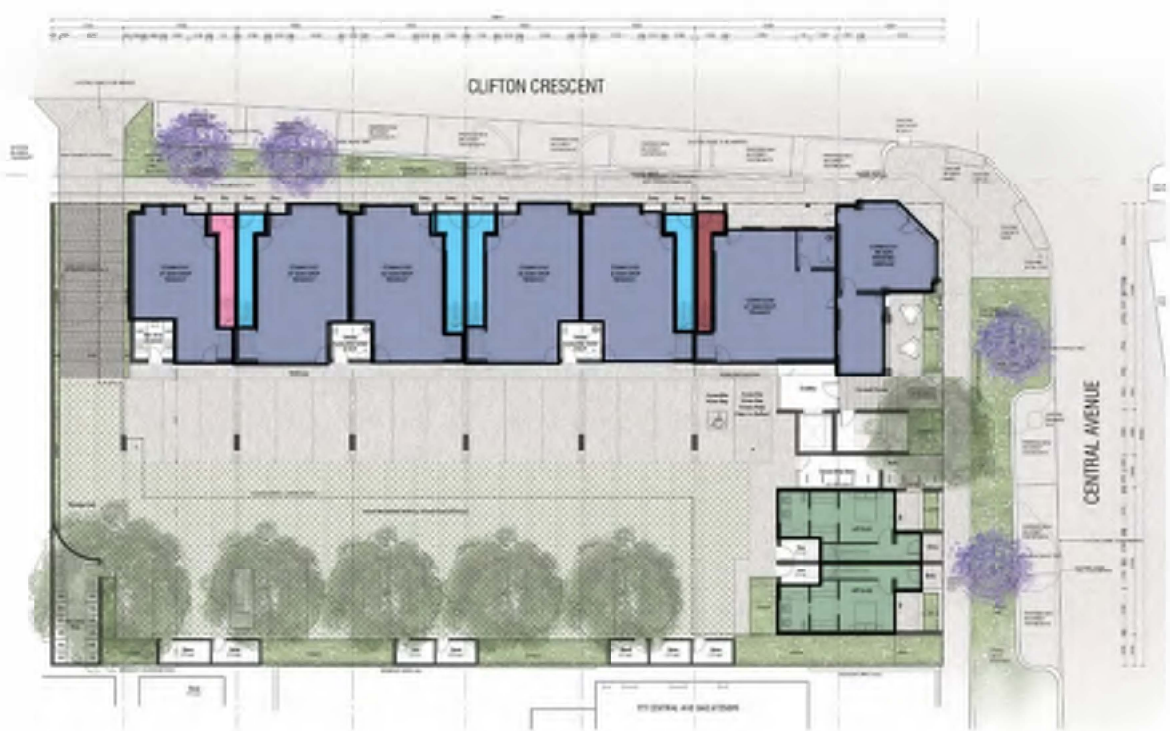


**LANDSCAPE PLANTINGS**  
Perfumed plantings



PRINCIPLE: FUNCTIONALITY AND BUILD QUALITY
 

DWELLING MIX



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



MEZZANINE FLOOR PLAN

DWELLING MIX

COMMERCIAL UNIT		
SHOP HOUSE TYPE A	117 m <sup>2</sup>	3 BED X 2 BATH
SHOP HOUSE TYPE B	100 m <sup>2</sup>	2 BED X 2 BATH
SHOP HOUSE TYPE C	111 m <sup>2</sup>	3 BED X 2 BATH
WALK-UP APARTMENT TYPE D	89 m <sup>2</sup>	2 BED X 2 BATH
APARTMENT TYPE E	145 m <sup>2</sup>	3 BED X 2 BATH
APARTMENT TYPE F	133 m <sup>2</sup>	3 BED X 2 BATH
APARTMENT TYPE G	129 m <sup>2</sup>	2 BED X 2 BATH
APARTMENT TYPE H	96 m <sup>2</sup>	3 BED X 2 BATH



PRINCIPLE: FUNCTIONALITY AND BUILD QUALITY

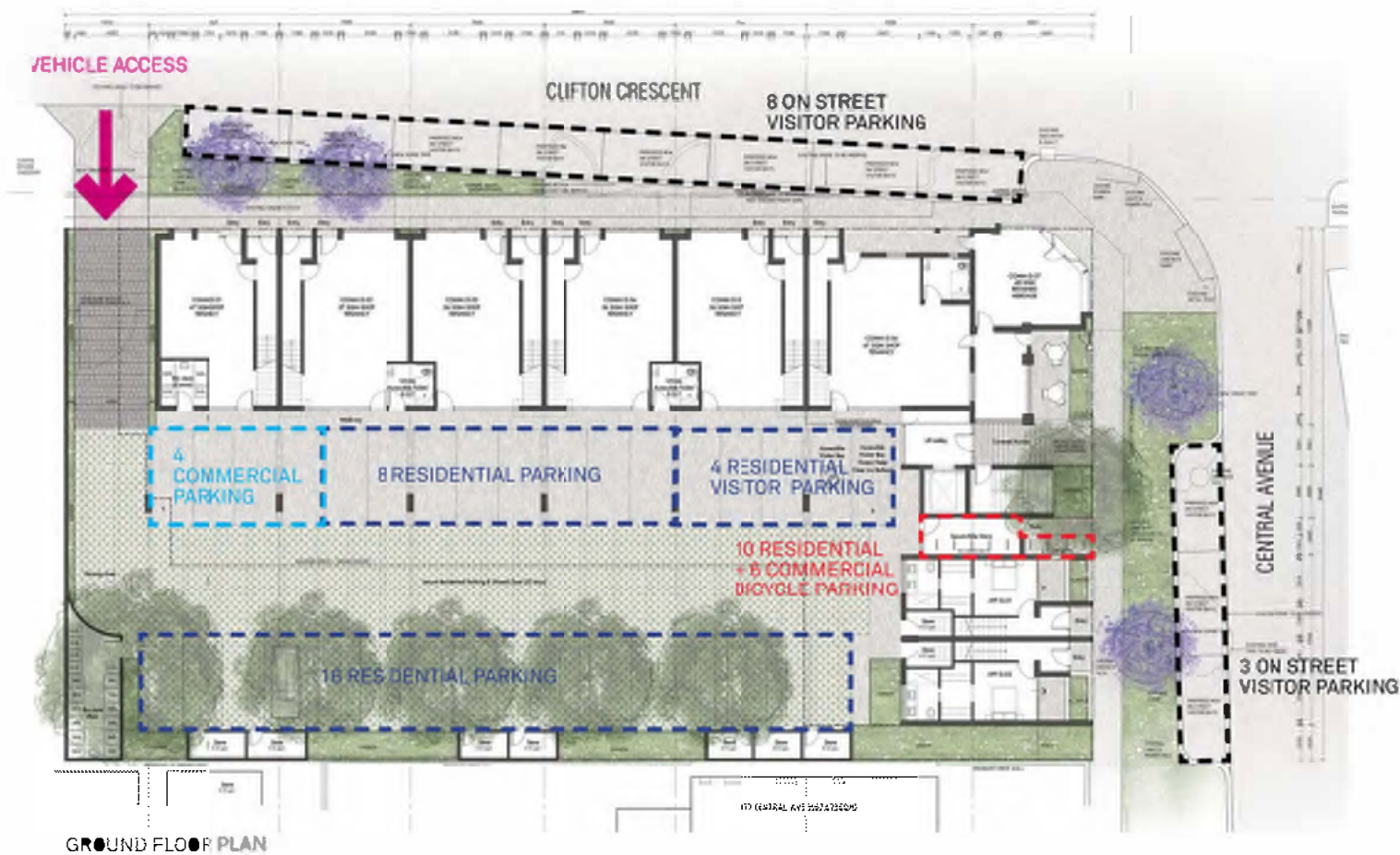
PLOT RATIO



	COMM	HERITAGE COMM	APT TYPE A	APT TYPE B	APT TYPE C	APT TYPE D	APT TYPE E	APT TYPE F	APT TYPE G	APT TYPE H	TOTAL COMM	TOTAL RES
PLOT RATIO AREA	384 m <sup>2</sup>	54 m <sup>2</sup>	128 m <sup>2</sup>	107 m <sup>2</sup>	121 m <sup>2</sup>	102 m <sup>2</sup>	161 m <sup>2</sup>	145 m <sup>2</sup>	145 m <sup>2</sup>	106 m <sup>2</sup>		
GROUND FLOOR	6	1									6+1	
FIRST FLOOR			1	4	1	2						8
SECOND FLOOR							1	4	1	1		7
TOTAL											6+1	15
TOTAL PLOT RATIO	384 m <sup>2</sup>	54 m <sup>2</sup>	128 m <sup>2</sup>	428 m <sup>2</sup>	121 m <sup>2</sup>	204 m <sup>2</sup>	161 m <sup>2</sup>	580 m <sup>2</sup>	145 m <sup>2</sup>	106 m <sup>2</sup>	384 m <sup>2</sup>	1873 m <sup>2</sup>

# PRINCIPLE: FUNCTIONALITY AND BUILD QUALITY

## VEHICLES ACCESS & PARKING



RESIDENT CAR & BICYCLE PARKING REQUIREMENTS

REQUIRED RESIDENT CAR PARKING*	19	PROPOSED RESIDENT CAR PARKING	24 (4 APARTMENTS WITH 1 BAY) (10 APARTMENTS WITH 2 BAYS)
REQUIRED VISITOR CAR PARKING*	4	PROPOSED VISITOR CAR PARKING	4
REQUIRED RESIDENT BICYCLE PARKING*	8	PROPOSED RESIDENT BICYCLE PARKING	8
REQUIRED VISITOR BICYCLE PARKING*	2	PROPOSED VISITOR BICYCLE PARKING	2

PROPOSED CAR AND BICYCLE PARKINGS ARE COMPLIANT IN ACCORDANCE TO \*DESIGN WA WAPC POLICY 7.3 FOR CAR AND BICYCLCE REQUIREMENTS

COMMERCIAL BICYCLE PARKING REQUIREMENT

REQUIRED COMMERCIAL BICYCLE PARKING*	2 (1 SPACE PER 200 m² GFA - CITY OF STIRLING LPP6.2)
PROPOSED COMMERCIAL BICYCLE PARKING	6

PROPOSED CAR AND BICYCLE PARKINGS ARE COMPLIANT IN ACCORDANCE TO \*CITY OF STIRLING LPP6.7 & 6.2 FOR CAR AND BICYCLCE REQUIREMENTS

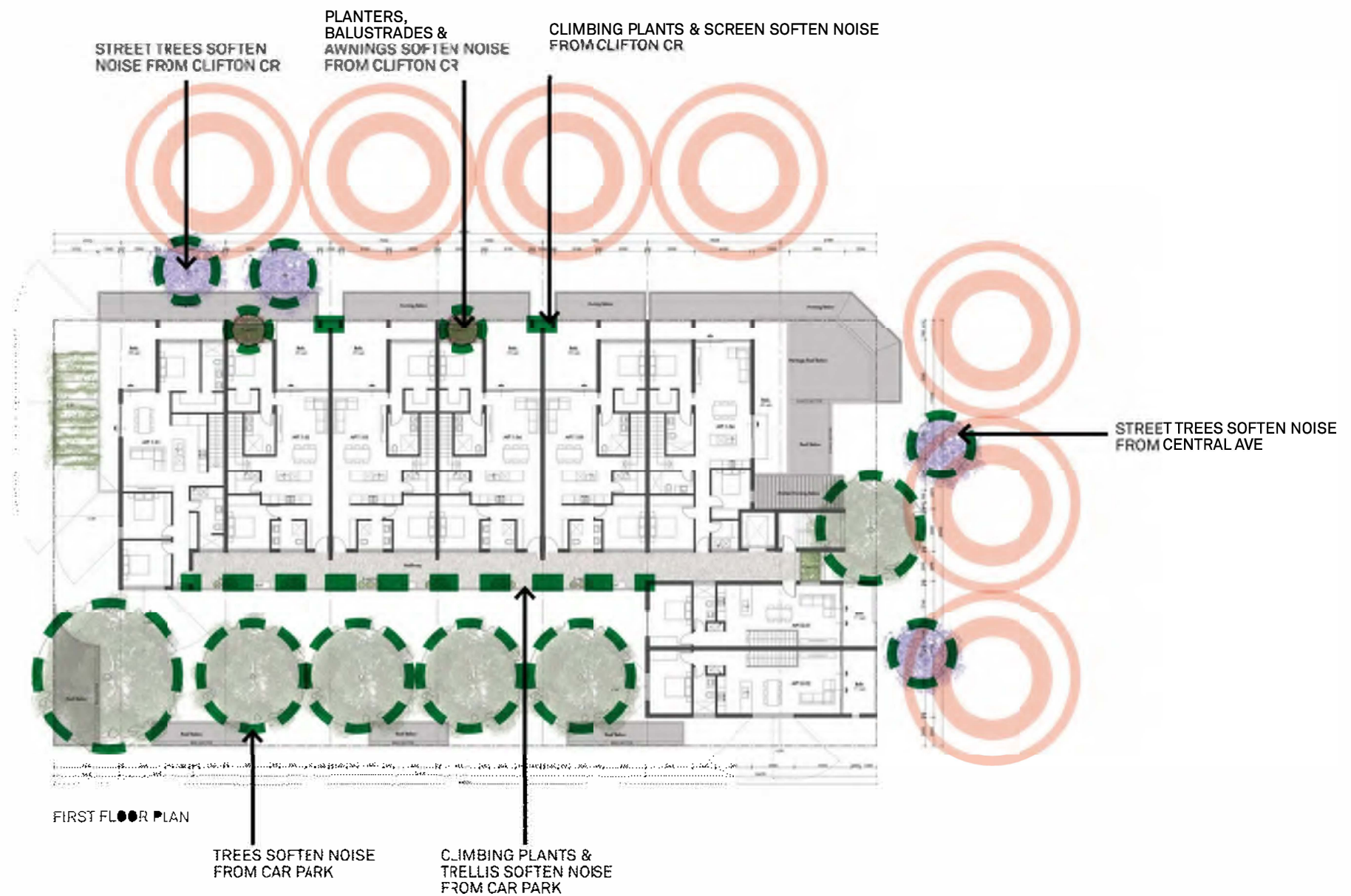
COMMERCIAL CAR PARKING REQUIREMENT

COMMERCIAL CAR PARKING REQUIRED*	31 (8 BAYS PER 100 m² GFA - CITY OF STIRLING LPP6.7)
CAR PARKING REDUCTIONS*	<ul style="list-style-type: none"> <li>- 10% (THE PROPOSED DEVELOPMENT IS WITHIN 400M OF A STOP ON A HIGH FREQUENCY BUS ROUTE OR A BUS STATION)</li> <li>- 10% (THE PROPOSED DEVELOPMENT PROVIDES AN ADDITIONAL NUMBER OF BICYCLE BAYS AT LEAST 10% MORE THAN THE TOTAL REQUIRED)</li> </ul>
REQUIRED COMMERCIAL PARKING AFTER REDUCTIONS	25 (31X0.8)

COMMERCIAL CAR PARKING PROVIDED

EXISTING ON STREET PARKING WITHIN 100M OF THE MAIN PUBLIC PEDESTRIAN ENTRANCE	13 ON CENTRAL AVE
PROPOSED NEW ON STREET PARKING	8 ON CLIFTON CR
ON SITE COMMERCIAL PARKING	4
TOTAL COMMERCIAL PARKING PROVIDED	25 (13 + 8 + 4)







6m x 6m deep soil areas  
1 large tree

1 medium tree  
3m x 3m deep soil areas

GROUND FLOOR PLAN



2 small trees

FIRST FLOOR PLAN



SECOND FLOOR PLAN

## PRINCIPLE: LANDSCAPE QUALITY

### TREE CANOPY + DEEP SOIL AREAS

#### LANDSCAPE AREA REQUIREMENT (DESIGN WA)

SITE AREA	1766 m <sup>2</sup>
REQUIRED DEEP SOIL*	176.6 m <sup>2</sup> (10% OF TOTAL SITE AREA)
PROPOSED DEEP SOIL	166.5 m <sup>2</sup> (9.4% OF TOTAL SITE AREA)
REQUIRED LANDSCAPE ON STRUCTURE	21.2 m <sup>2</sup> 1.2% OF TOTAL SITE AREA (0.6% DSA shortfall X 2)
PROPOSED LANDSCAPE ON STRUCTURE	84.1 m <sup>2</sup> (4.8% OF TOTAL SITE AREA)

PROPOSED DEEP SOIL AREAS ARE COMPLIANT IN ACCORDANCE TO \*DESIGN WA WAPC POLICY 7.3 FOR DEEP SOIL AREA REQUIREMENTS

#### TREE PROVISION REQUIREMENT

SITE AREA	1766m <sup>2</sup>
REQUIRED TREES*	1 LARGE TREE + 2 MEDIUM TREES
PROPOSED TREES	1 LARGE TREE + 5 MEDIUM TREES + 2 SMALL TREES

PROPOSED TREES ARE COMPLIANT IN ACCORDANCE TO \*DESIGN WA WAPC POLICY 7.3 FOR TREE PROVISION REQUIREMENTS



# PRINCIPLE: LANDSCAPE QUALITY

## GROUND FLOOR PLANTING PALETTE



GROUND FLOOR PLAN

### KEY

1. VERGE TREES - New street trees with low underplanting. Species selected to be sympathetic with existing streetscape.
2. SHARED SPACE - Planting on ground floor carpark, resilient and hardy selections.
3. FRONT GARDENS - Feature garden addressing Central Ave.

### VERGE AND GROUND FLOOR PLANTING SELECTIONS



Jacaranda mimosifolia 'Jacaranda Tree'  
Height: 10-12m high x 8-10m wide



Platanus acerifolia 'London Plane Tree'  
Height: 15m tall x 10m wide



Gleditsia triacanthos 'inermis' 'Shademaster'  
Height: 12m tall x 7m wide



Pyrus 'Bradford'  
Height: 10m tall x 6m wide



Philodendron 'Xanadu'  
Height: 1-1.5m high x 1m wide



Pittosporum tobira 'Miss Muffet'  
Height: 1m high x 2m wide



Liriope muscari 'Just Right' (Lily Turf)  
Height: 50cm high x 50cm wide



Arthropodium cernuum (NZ Rock Lily)  
Height: 60cm high x 50cm wide



Viburnum suspensum (Sandankwa Viburnum)  
Height: 3.5m high x 1.5m wide



Wisteria floribunda alba  
Height: 3m high x 1.5m wide



Trachelospermum jasminoides  
Height: 20cm high x 3m wide



Myoporum parvifolium 'Yareena' (Australian Native)  
Height: 10cm high x 1m wide



Rhaphidopsis 'Oriental Pearl'  
Height: 1m wide x 1m high



Lomandra longifolia 'tanika'  
Height: 50-60cm high x wide.



Helichrysum petiolare 'Liosrice plant'  
Height: 0.4-0.6m high x 1.5m wide



Pittosporum tobira 'Creme de Mint'  
Height: 60cm high x 1m wide



Lomandra 'Share'  
Height: 0.8m high x 0.5m wide

### SECOND FLOOR PLAN



# PRINCIPLE: LANDSCAPE QUALITY

## FIRST + SECOND FLOOR PLANTING PALETTE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

### FIRST AND SECOND FLOOR PLANTING SELECTIONS



*Lagerstroemia indica* x *L. fauriei*  
'Sioux Crepe Myrtle'  
Height: 5m high x 3m wide.



*Trachelospermum jasmioides*  
Height: 20cm high x 3m wide



*Rosmarinus* 'Blue Lagoon'  
Height: 1-1.5m high and 0.8-1.2m wide



*Phormium cookianum* 'Green Dwarf'  
(Flax)  
Height: 70-80cm high x wide



*Liriope muscari* 'Just Right' (Lily Turf)  
Height: 50cm high x 50cm wide



*Pelargonium* White  
Height: 40cm high x 50cm wide



*Pittosporum tobira* 'Creme de Mint'  
Height: 60cm high x 1m wide

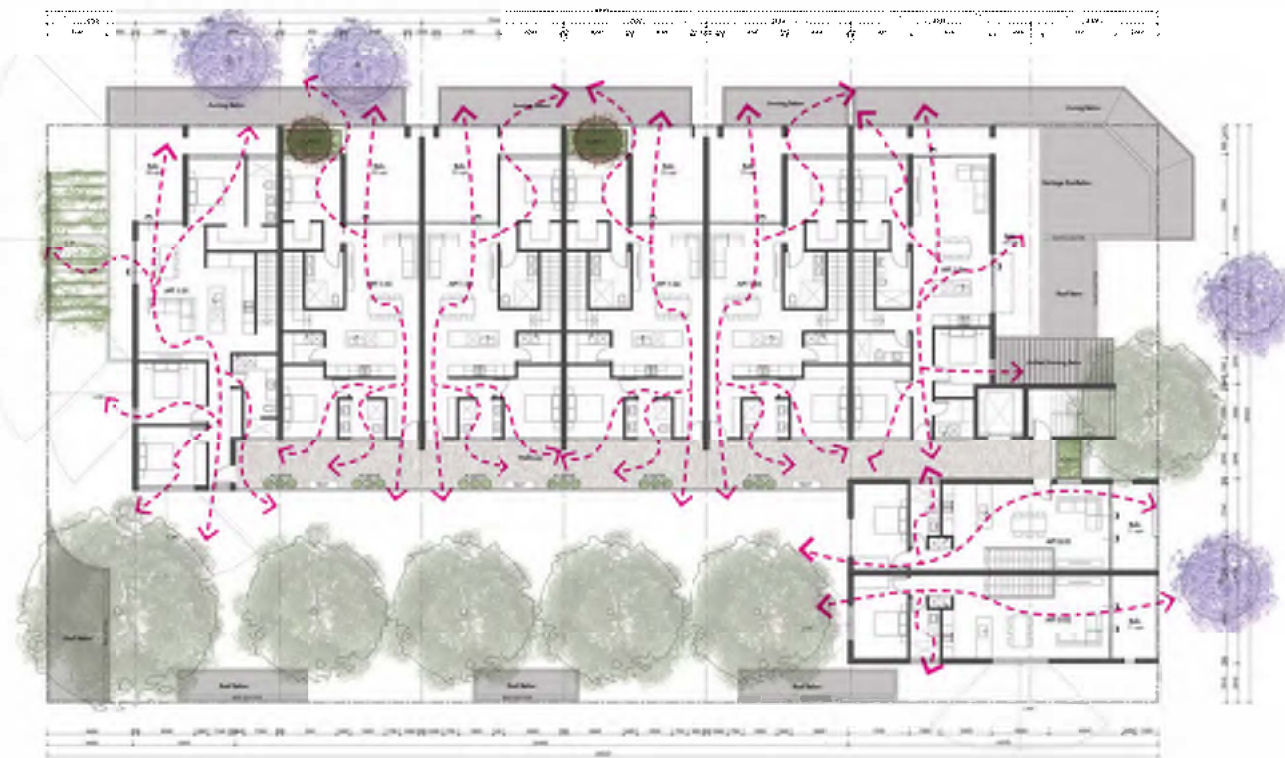
### KEY

1. BALCONY PLANTERS - Lush and green selection.
2. WALKWAY PLANTERS - Climbing plants to trellis.

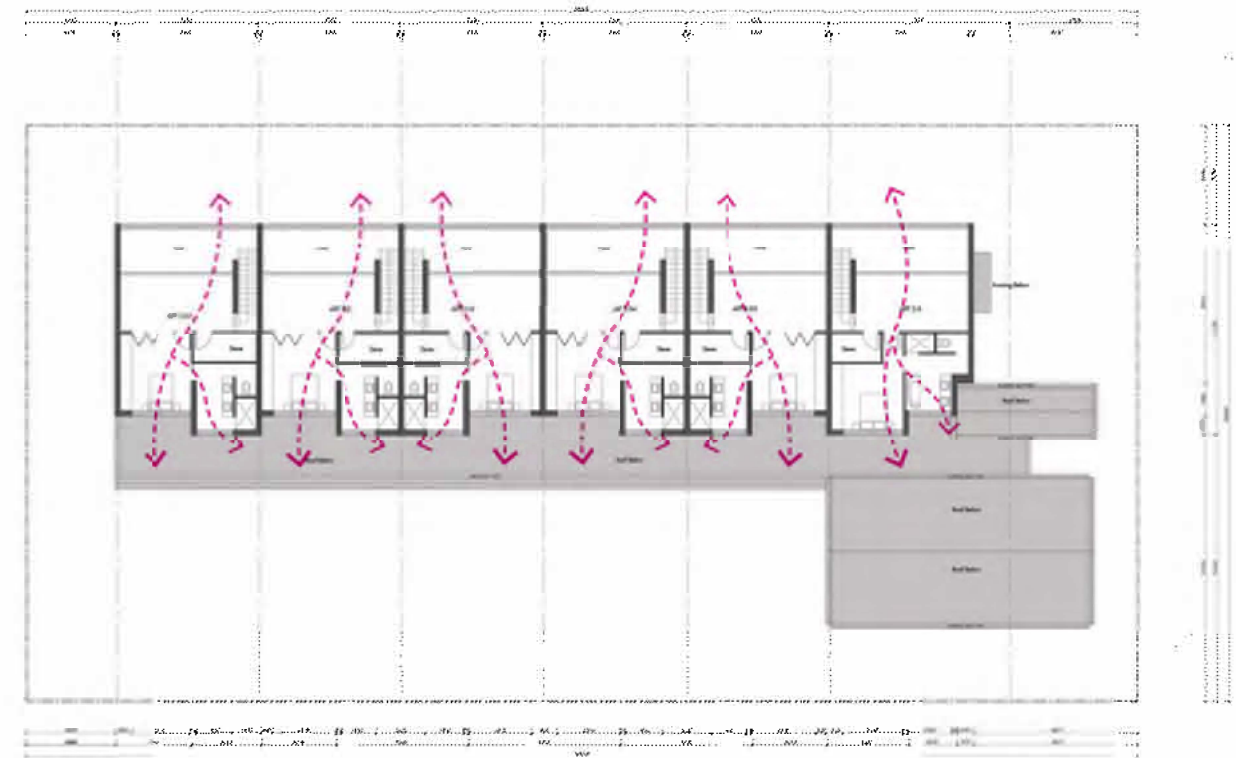


## PRINCIPLE: SUSTAINABILITY

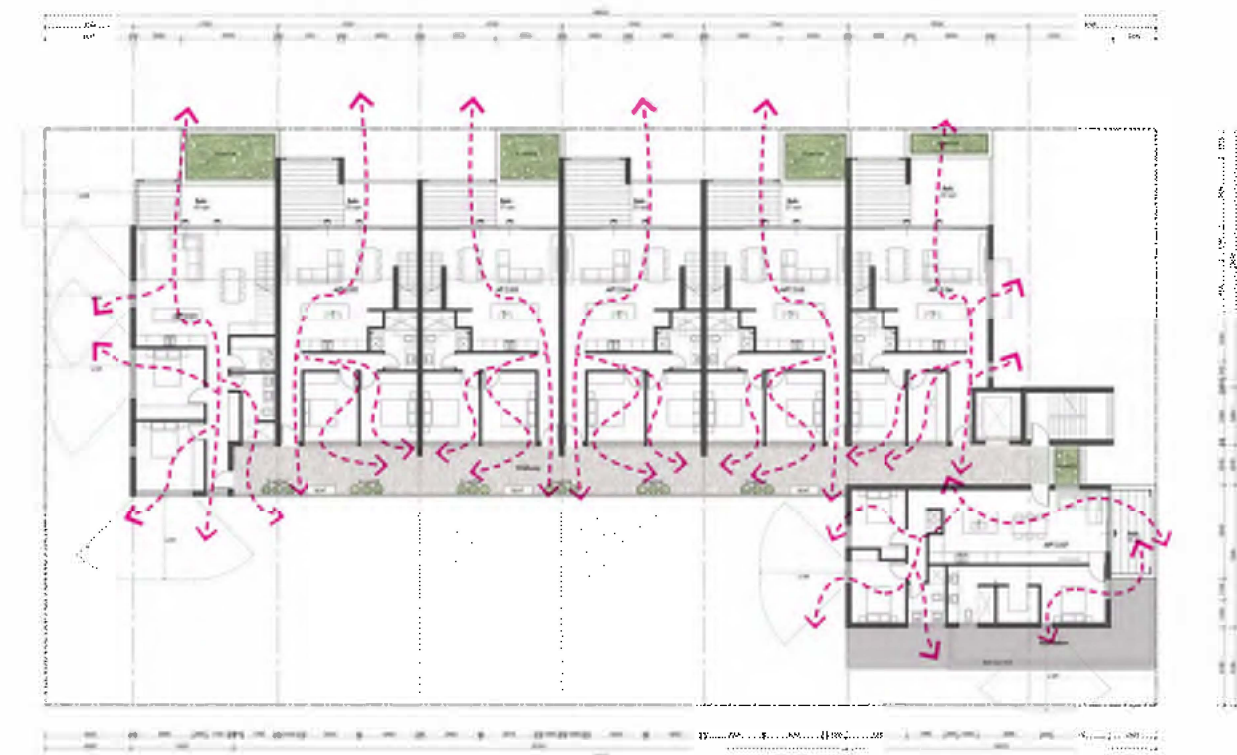
### CROSS VENTILATION



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

## SUSTAINABILITY

Our approach to sustainability is to start with a solid first principles base of passive design which provides excellent natural light and ventilation to homes, supported by shaded glazing and quality insulation to reduce energy demands.

Our ideal solar orientation allows majority of internal and external living areas to be able to enjoy Northern solar access.

The majority of apartments are dual or triple aspect meaning they can easily cross ventilate and get light from multiple sides of their apartment giving the occupant choice and control over their internal environment.

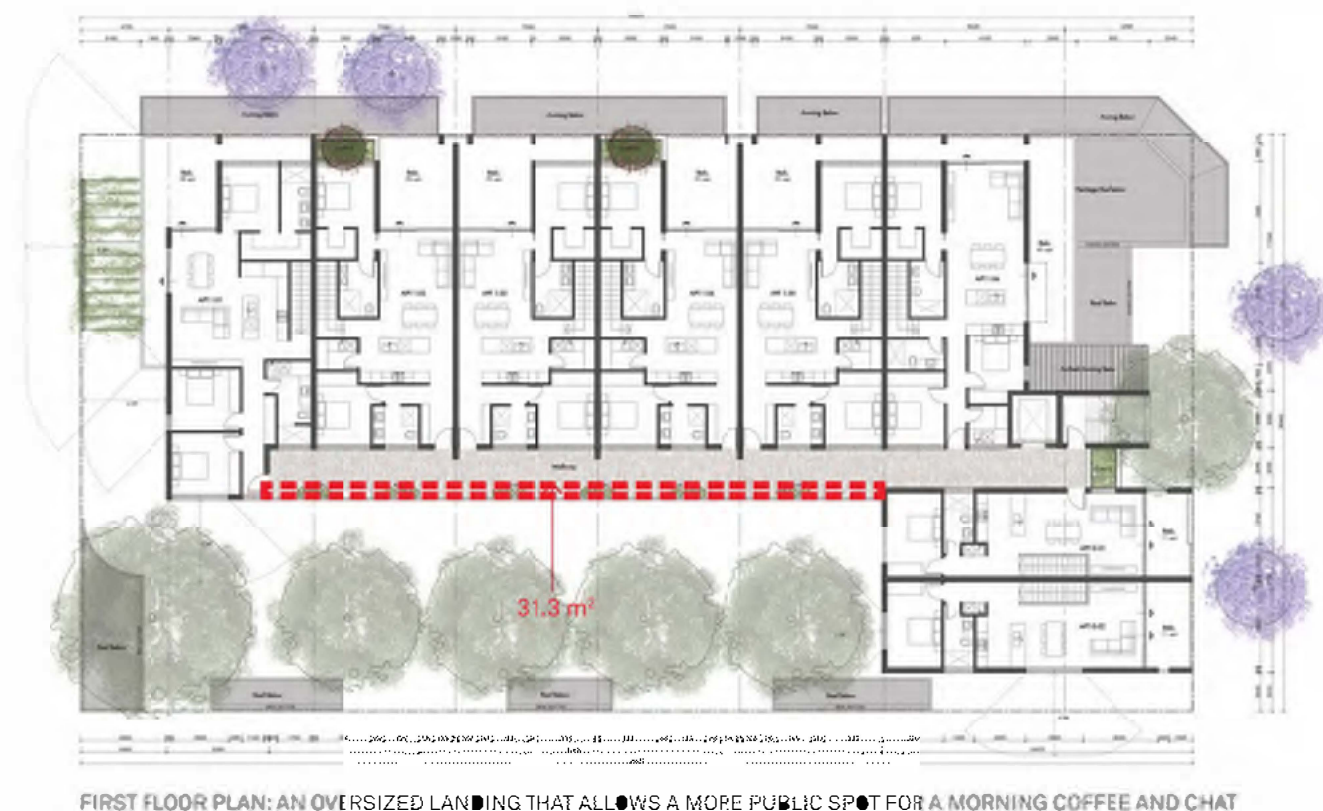
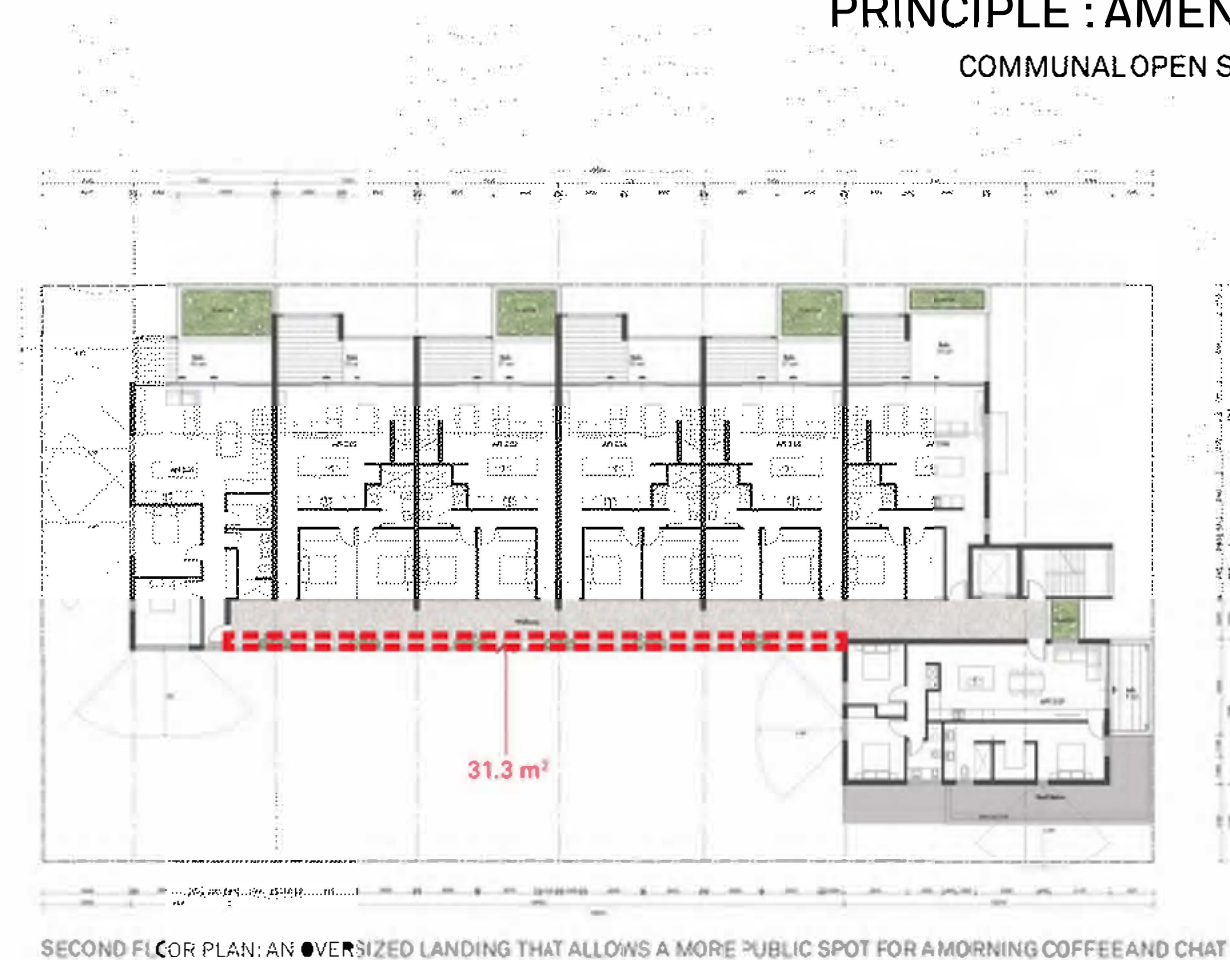
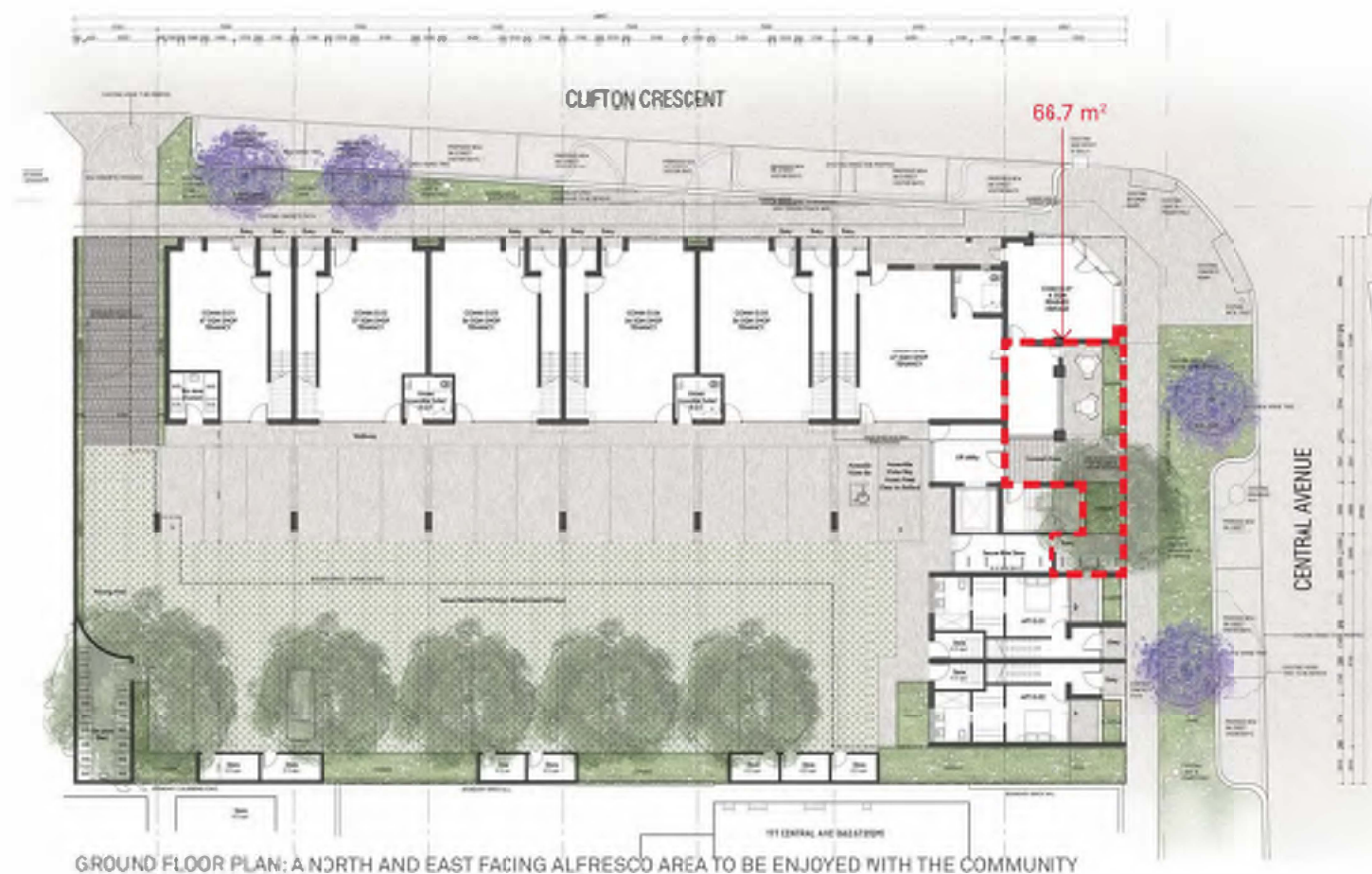
From there we **start to install** high efficiency fixtures and appliances.





## PRINCIPLE : AMENITY

### COMMUNAL OPEN SPACE

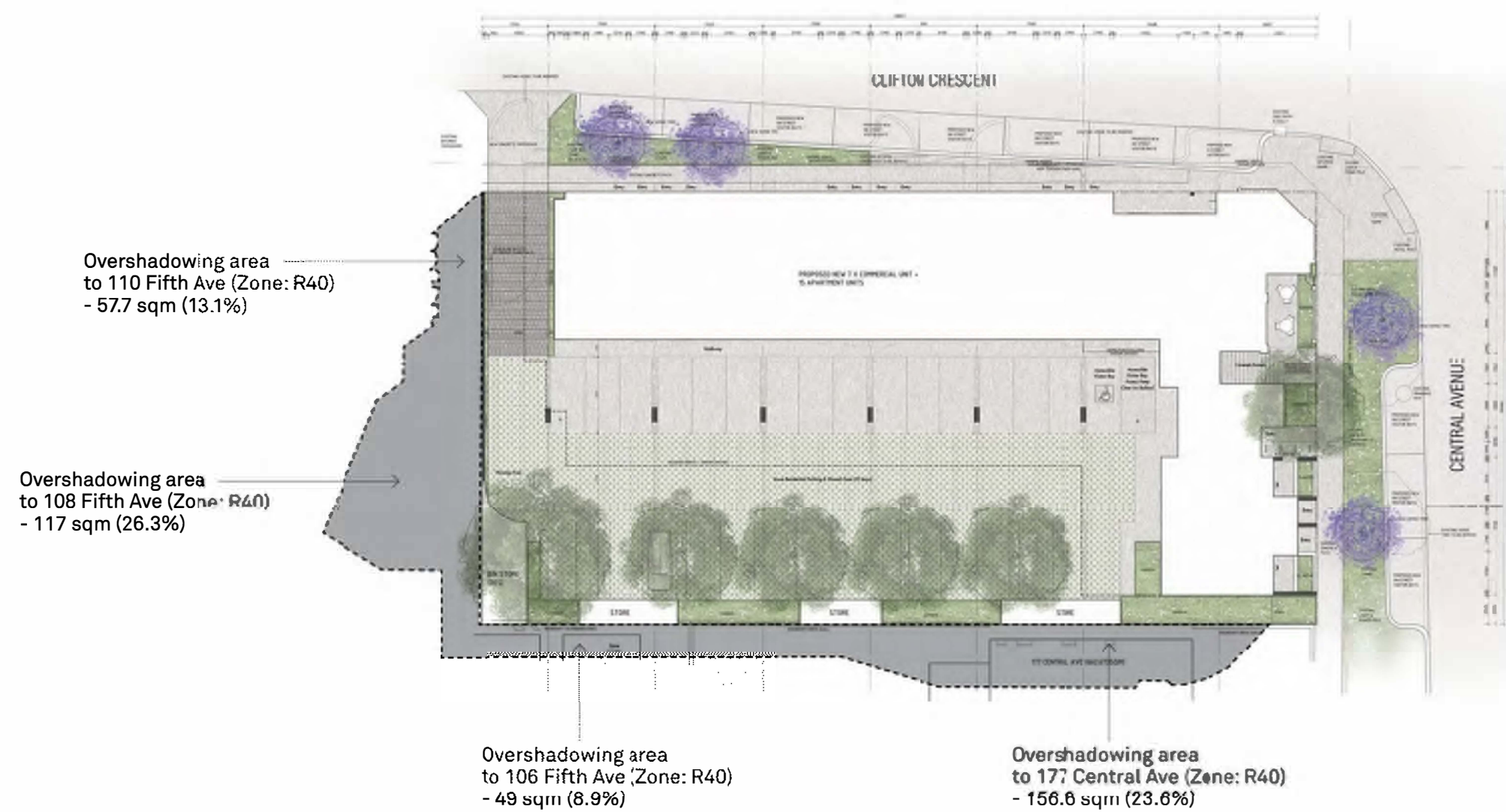


#### COMMUNAL OPEN SPACE REQUIREMENT

REQUIRED COMMUNAL OPEN SPACE*	90 m <sup>2</sup> (6 m <sup>2</sup> PER DWELLING)
PROPOSED COMMUNAL OPEN SPACE	129.3 m <sup>2</sup>

PROPOSED COMMUNAL OPEN SPACE ARE COMPLIANT IN ACCORDANCE TO \*DESIGN WA WAPC POLICY 7.3 FOR COMMUNAL OPEN SPACE REQUIREMENTS





# PRINCIPLE: LEGIBILITY

## PUBLIC DOMAIN INTERFACE



STREETSCAPE DETAIL WITH CLEARLY ARTICULATED AND DIFFERENTIATED COMMERCIAL/RESIDENTIAL ENTRY POINTS  
THOUGHTFUL INTEGRATION OF COMMERCIAL SIGNAGE INTO BUILT FORM



## PRINCIPLE: SAFETY & VISUAL PRIVACY



FIRST FLOOR PLAN

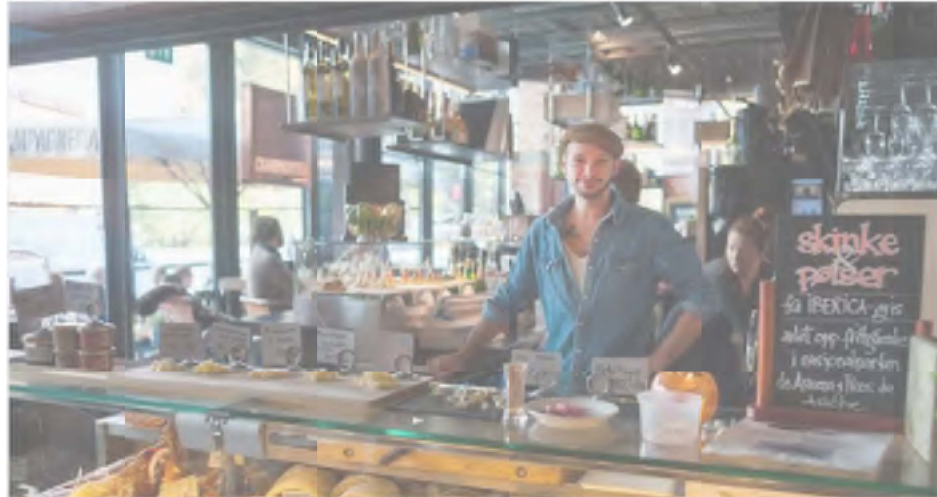


SECOND FLOOR PLAN

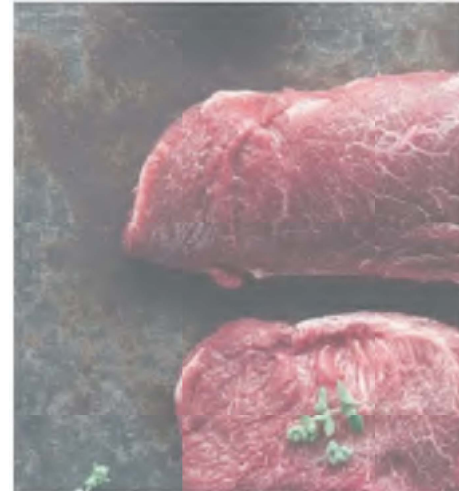
Our design intent is to create an active and engaging street presence with multiple residential and commercial entry points directly off street. Activation of the ground plane throughout the day with support from a considered lighting plan at night will help create safer streets. From upper levels private open space in the form of terraces and balconies provides excellent visual surveillance of the adjacent streets.

Secure entry points for occupants are discrete and integrated into built form.

## PRINCIPLE: COMMUNITY



The vision for this site is to reinstate and expand on the concept of the local deli being a convenience hub for the community. The intent for these shopfronts is to curate a bespoke offering of useful small businesses, fostering community interaction and becoming an local asset.



FLORIST



BIKE SHOP



CONFECTIONERY DELI



BUTCHER



COFFEE ROASTERY SHOP

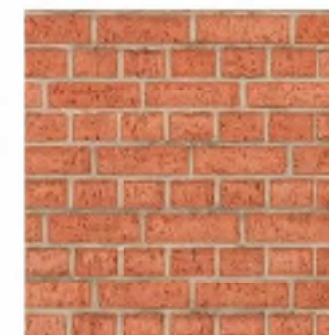


T-SHIRT



## PRINCIPLE: AESTHETICS

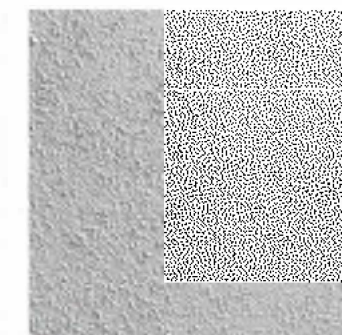
### EXTERIOR FINISHES



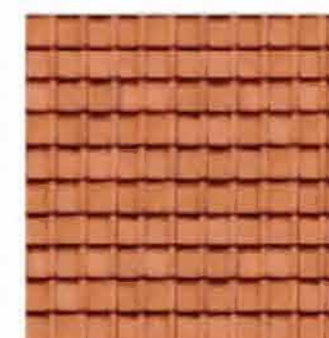
1 Red brick



2 Grey brick



3 Acrylic render - white



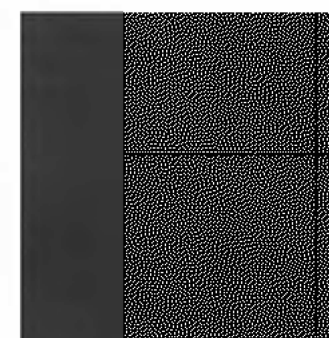
4 Terracotta roof tiles



5 Permeable pavers



6 Cobblestone



7 Powdercoated steel -  
matt black





1. 167 & 169 Lonsdale Street, Leederville  
- DA Approved

3. 212 Glen Place, Leederville  
- DA Approved

6. Shenton Park Residence, Shenton Park  
- Completed

2. 31 Kingshill Street, Southbridge

4, 5. Cypher Apartments, Southbridge





1. The Bottleyard- Completed

2. Fringe on William- completed



3. Raphael st - Completed

4. The Bottleyard- Completed



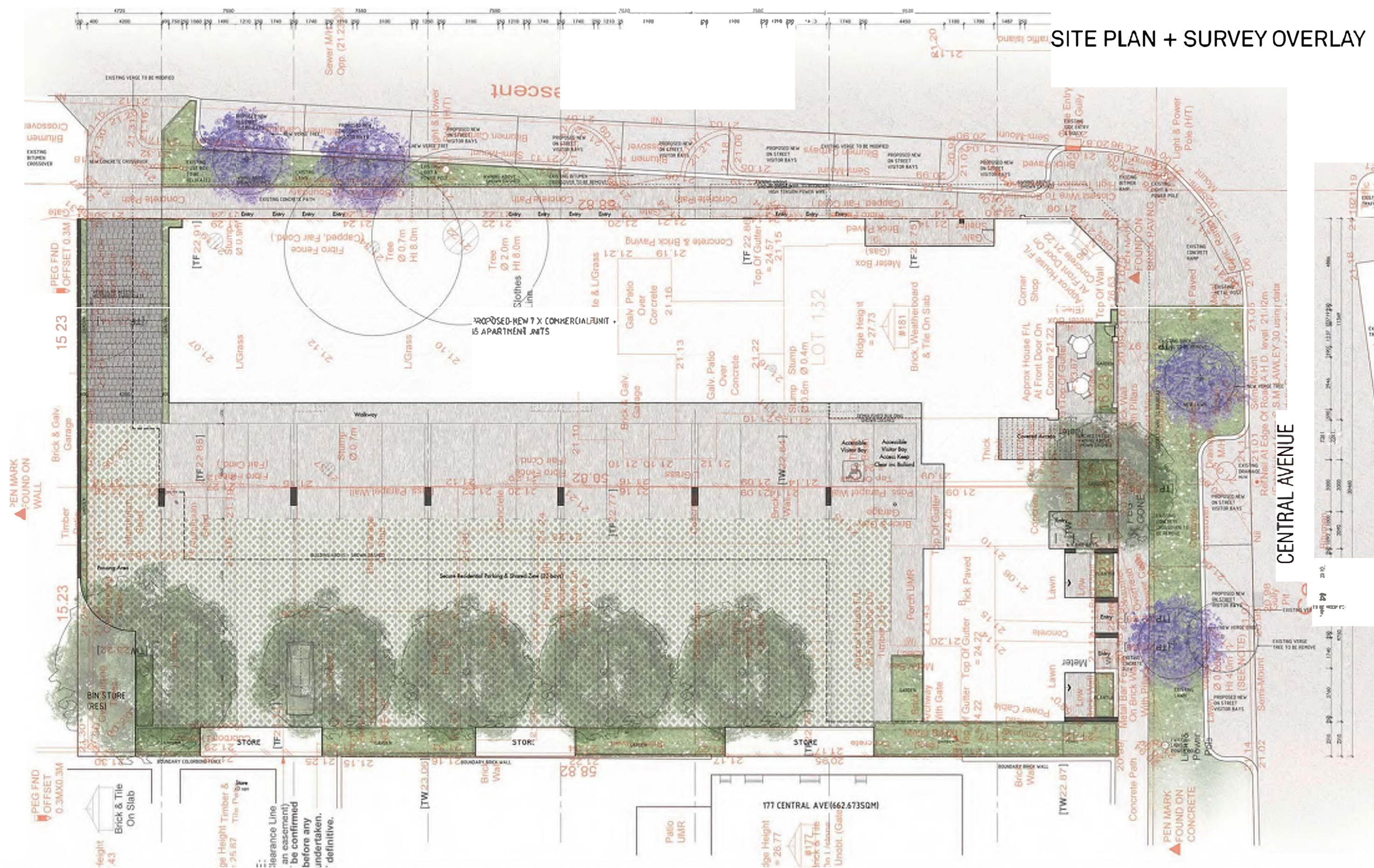
5. George st - Under Construction





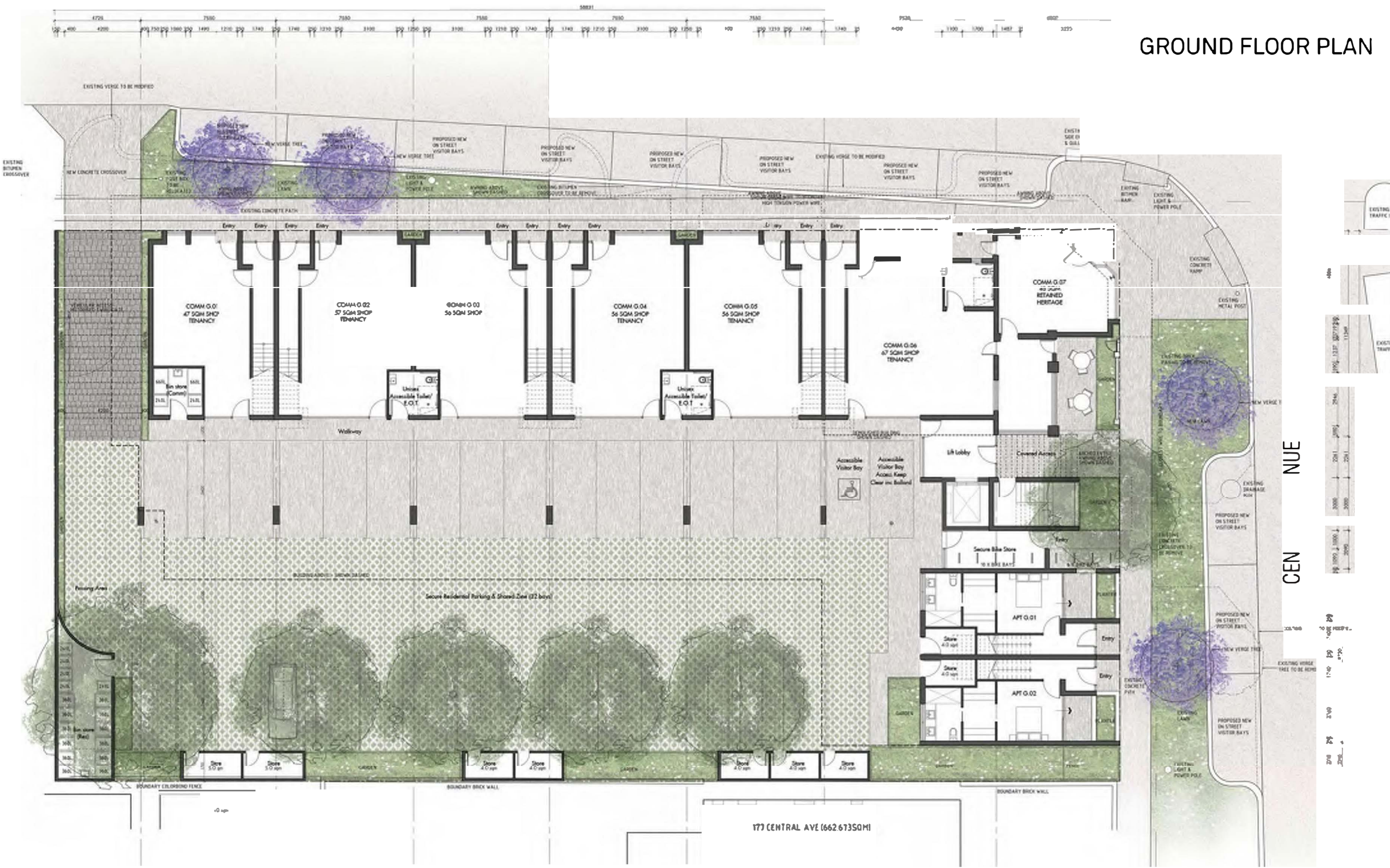


## SITE PLAN + SURVEY OVERLAY





GROUND FLOOR PLAN



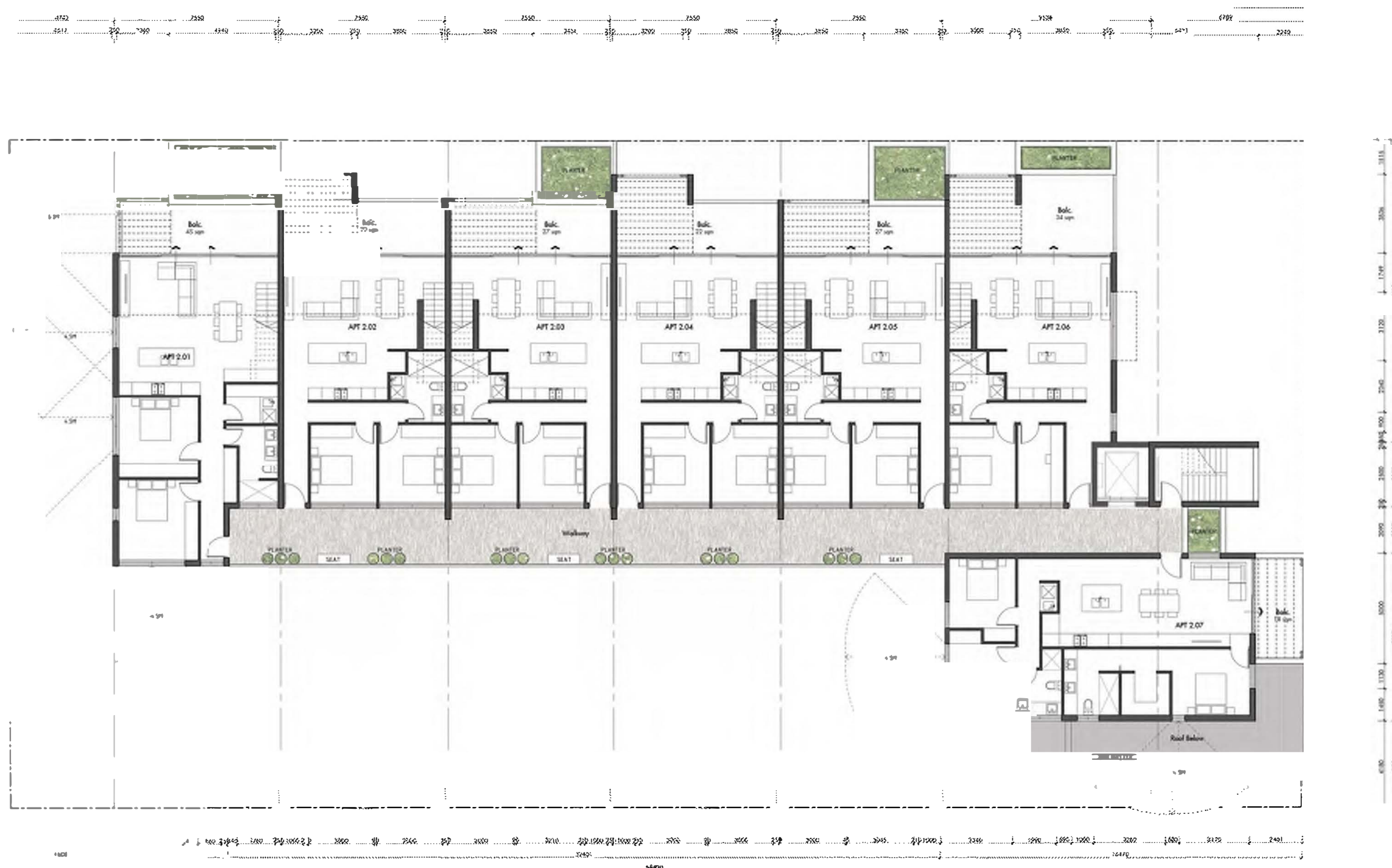


# FIRST FLOOR PLAN



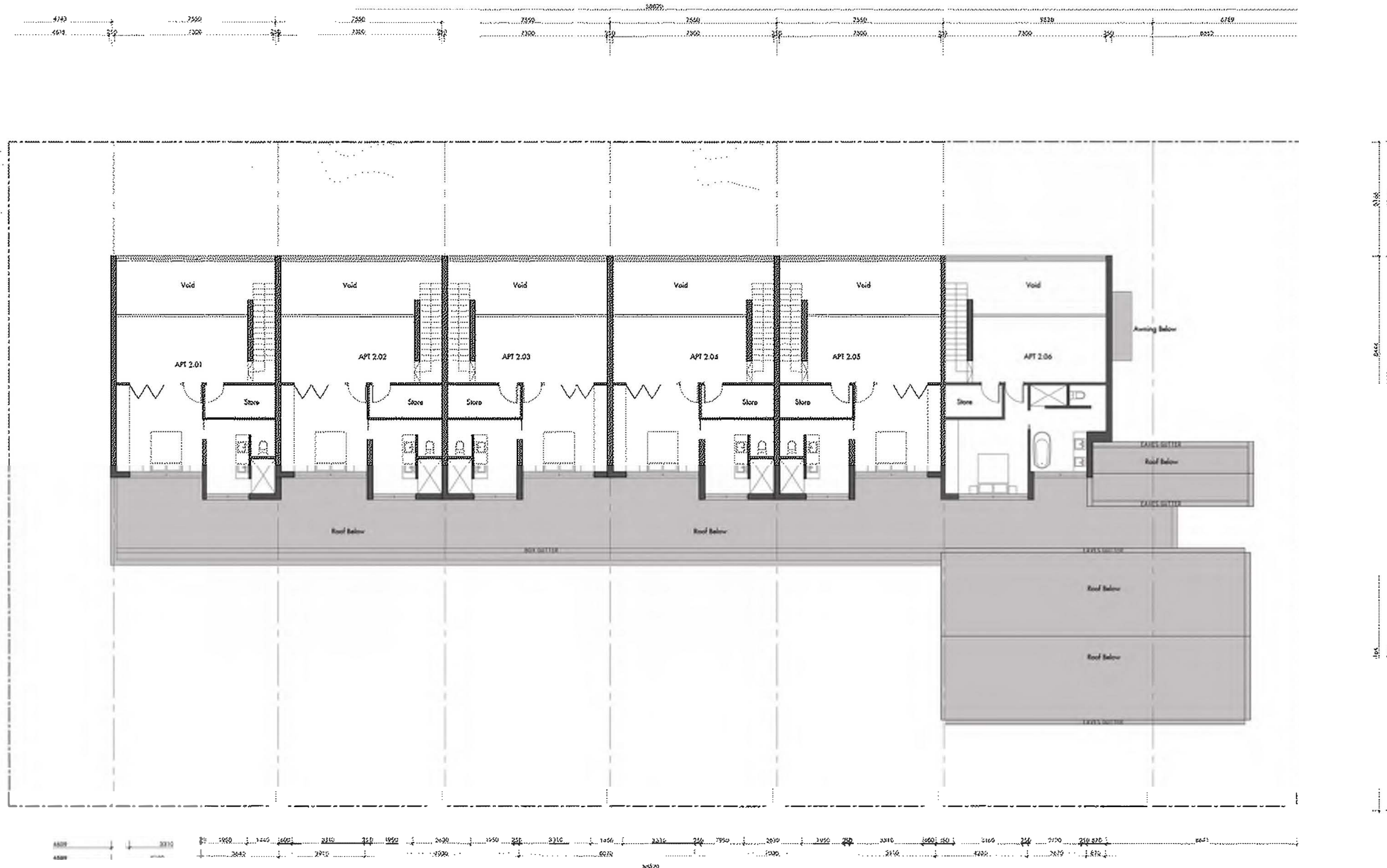


# SECOND FLOOR PLAN



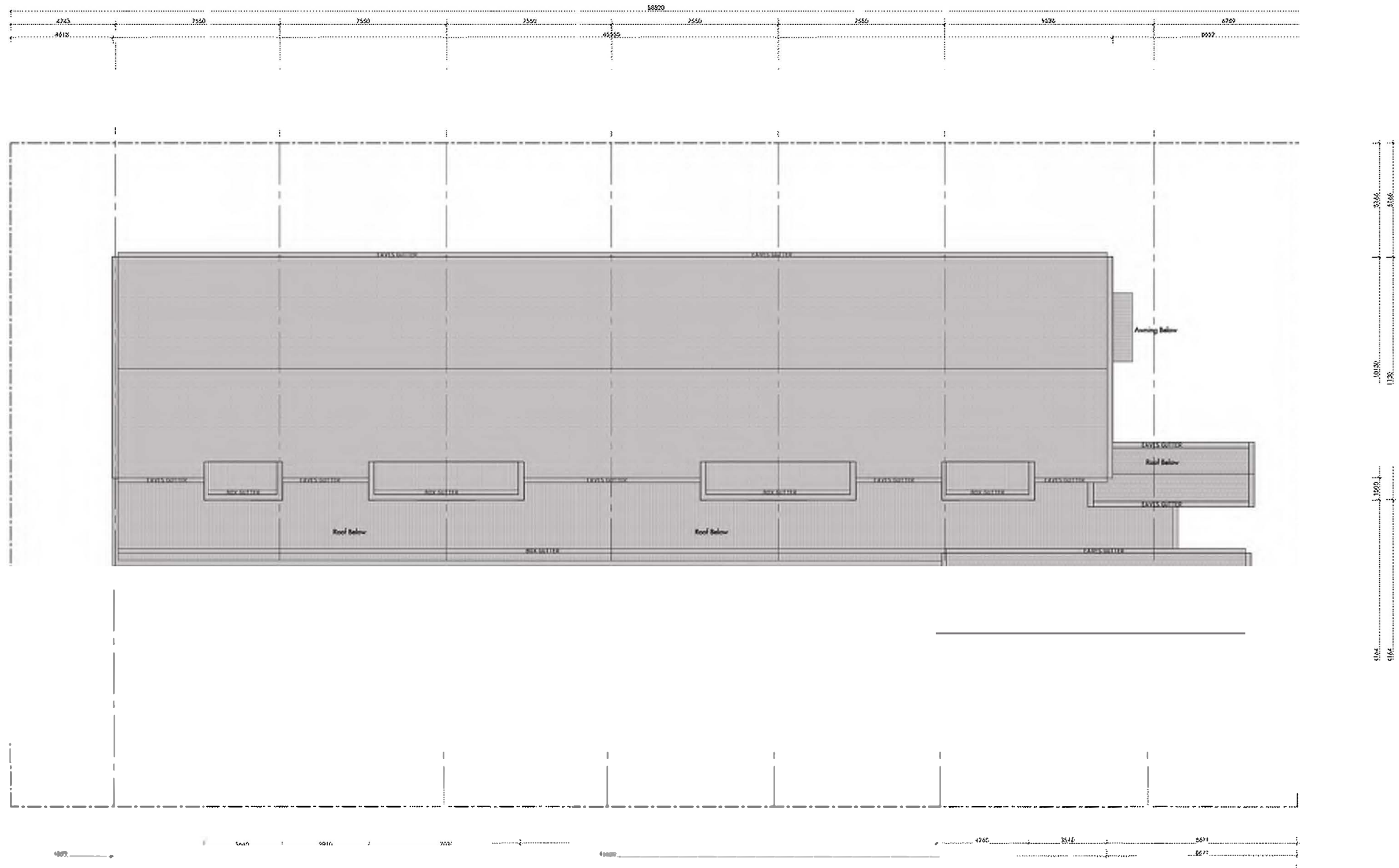


# MEZZANINE FLOOR PLAN





## ROOF PLAN



Development Requirement	Residential R40 – Lot 131	Local Centre – Lot 132	Proposed	Compliance
Plot Ratio	Plot Ratio: 0.6	Plot ratio: 1.0	TBC	Design principle assessment
	Total plot ratio area = 1412m²			
Building Height	2 storeys (9 metres)	4 storeys (15 metres)	3 storeys plus loft to Clifton Street  3 storeys on residential lot	Design principle assessment (for residential lot)
Boundary Walls	1 storey for 2/3 the length of the boundary	1 storey for 2/3 the length of the boundary	Storerooms abut south-east boundary for 1/3 length of the boundary	✓
Street Setback	As per established street setback (175 and 177 Central Avenue setback 6m – 8m)	Pursuant to Clause 6.1.2.1 of Character Protection Area Policy: Ground floor: Nil front setback to any street frontage.	Residential: Nil setback to balconies on upper floor; 1.4m setback to building line  Local Centre: Nil setback to Central Avenue and Clifton Street.	Design principle assessment (for residential lot)
Side Setbacks	2 metres	N/A (internal boundary)	Setback 2.06m from south-east boundary.	✓
Rear Setbacks	3 metres	3 metres	3m to balconies	✓
Communal Open Space	More than 10 dwellings: 6m² per dwelling up to a maximum of 300m²  15 dwellings = 90m² communal open space required.		104.7m²	✓
Residential Parking	2+ bedrooms dwellings: 1.25 bays per dwelling = 19 bays		24 residents' bays provided	✓
	Visitor: 1 bay per 4 dwellings up to 12 dwellings and 1 bay per 8 dwellings for the 13 <sup>th</sup> dwelling and above = 4 bays		4 visitor bays provided	

Development Requirement	Residential R40 – Lot 131	Local Centre – Lot 132	Proposed	Compliance
<b>Commercial Parking</b>	<b>OPTION 1 – SHOP LAND USE</b> <i>Means premises used to sell goods by retail, or hire goods, but does not include a showroom or fast food outlet.</i>  8 bays per 100m² of GLA  386m² GLA = 30.88 bays.  10% reduction applicable, as site located 385m from high frequency bus route (950 bus) on Beaufort street + 10% reduction applicable with site the provision of end of trip facilities  <b>Total Requirement = 25 bays</b>		8 car parking bays on Clifton Crescent* 11 car parking bays on Central Avenue* 4 parking bays on site  <b>Total bays provided: 23</b> (shortfall of two bays)	Discretion required (2 bay shortfall)
	<b>OPTION 2 – HOME STORE LAND USE</b> <i>Means any shop with a net lettable area not exceeding 100 square metres attached to a dwelling and which is operated by a person resident in the dwelling</i>  No rate specified in policy. Therefore, parking at the discretion of the City.  <i>Likely assessment by City:</i> 25 bays for shop land use – 6 bays because residents and shopkeepers use the same bay = <b>19 bays</b>		8 car parking bays on Clifton Crescent* 11 car parking bays on Central Avenue* 4 parking bays on site  <b>Total bays provided: 23</b> (surplus of four bays)	✓

\*Pursuant to clause 5.1.3 of the City's Parking Policy, on-street parking within 100m of the main entrance may be included in parking calculations.