

# Annexure 6

## Architectural Statement

**Design WA - State Planning Policy 7.0 Design of the Built Environment responses**

Design Principle	Applicant's Response
<p><b>1. Context and Character</b>                      Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<p>The immediate precinct is dominated by a traffic intersection of two major roads. The design response allows the proposed building to be legible at greater distances so as to provide a landmark at this location.</p> <p>At closer distances or from a more intimate street view, the scale is broken down to recognisable elements that reflect the scale of some of the existing built fabric in the precinct; small clusters of apartments; unit developments, and single houses.</p> <p>Although it is not anticipated that this location would be a highly pedestrianized area, the design defines the ground floor as a human scale element by recessing it, such that the upper residential levels are accentuated.</p> <div data-bbox="582 670 1411 1173" data-label="Image"> <p>The image shows a modern architectural interior or courtyard. It features a prominent white metal railing in the foreground, possibly on a balcony or walkway. In the background, there is a lush, multi-level green space with various plants and trees. The structure is made of dark, solid materials, likely concrete, with clean lines and a sense of depth. The lighting is soft, highlighting the textures of the concrete and the vibrant colors of the vegetation.</p> </div> <p>It is envisaged that the building portrays an assertive character with the use of robust materials such as concrete which could be perceived as protecting the occupants from an otherwise harsh context but at the same time alluding to a softer centre that offers the occupants and visitors comforts with lush landscaping and warm materials.</p> <p>Retention and protection of the Jarrah tree on the northern verge will assist maintaining this landmark tree as a key element to the local sense of place. This natural character will be reinforced with establishing the streetscape with small flowering trees, shrubs, and groundcovers indigenous to this part of the Swan Coastal Plain.</p>

**Design Principle**

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

**Applicant's Response**



Landscape is a key feature of the project with interconnected and open internal courtyards and upper-level landscaped terraces.

The soft landscape design rationale will assist to articulate the building forms and soften the structure as viewed from the street. The interconnected walkways at the upper-level support both built-in and large format unfixed planters to support vertical greening using climbers and cascading green shrouds through the voids and common balconies.

Plants have been carefully selected to respond to varying light conditions with native forest floor species incorporated for deeper shaded areas.

Upper levels will support an edible garden theme with many perennial herbs and fruiting vines underpinning the vegetative framework.

**3. 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.

The building form and massing responds to the East West linear nature of the site and incorporates the heights and presence desired in future visioning for the site and precinct.

This development will be the first in this location taking advantage of the desired built form envisaged in the City's Better Suburbs Strategy. Surrounding development is typically one and two storeys. It is considered likely that the built form of this locality will change significantly as a result of the desired built form outcomes of the Better Suburbs Strategy when implemented as part of the City of Stirling Scheme Review.

The main portion of the building follows the City's Better Suburbs Strategy, incorporates nil setbacks to the two street frontages and articulates the ground floor commercial level as a recess so as to create a strong shadow-line that underscores the main residential component above.

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	<p>The top floor is also recessed to firstly give the building a 5 level appearance instead of 6; but also, to articulate the top of the building. Due to the size of the site, the overall massing is broken down into smaller sections in reference to some of the smaller scale unit developments prevalent in the area.</p>
<p><b>4. Functionality and build quality</b>            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.</p>	<p>It is envisaged that the building will be sprinklered, however windows, stairs and balconies will be designed to comply with the relevant codes. A Fire Engineer has been engaged to ensure compliance with fire protection and the recommendations of the fire consultant have been adopted into the design.</p> <p>The bin store location and size has been developed together with a waste collection strategy that has been considered by waste management consultants, with due consideration of the City of Stirling current and future waste management practices and policy.</p> <div data-bbox="577 662 1523 1141" data-label="Image"> </div> <p>The residential bicycle store has been separated from the visitor and commercial facilities and end of trip amenities are provided in an adjacent Gym and communal space, as well as a shower and universal access toilet between the carpark and the commercial tenancy fronting Main Street.</p> <p>The gym area also provides a kitchenette and outdoor barbeque facilities in a courtyard garden on the South East corner of the site</p> <p>This garden space can be accessed by residents via the ground floor parking area or by a stair connection from the communal terrace on the first floor.</p> <p>A timber batten screen wall between the carpark and the garden will provide some privacy whilst allowing for some surveillance and will allow air to naturally circulate through the carpark</p>

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<p><b>5. Sustainability</b>            Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</p>	<p>The development's principal design centres on all units enjoying natural cross ventilation and optimising the control of natural light.</p> <p>Electrical power and hot water in the development will be primarily supplied by photovoltaic panels on the roof.</p> <p>Waterwise taps and fixtures along will be incorporated into the apartments along with "Cool Start" taps in basins and sinks that minimise the drawing of hot water when not actually required</p> <p>Excess stormwater will be harvested and infiltrated to replenish ground water via soak wells and drainage cells below the structure.</p> <p>Drought tolerant Australian plants and succulents have been incorporated into the landscape design wherever suited to the growing context. All plant stock must be certified phytothphora-free.</p> <p>Irrigation will be provided via a fully automated, 'smart' drip irrigation system that will respond to weather and soil moisture conditions to conserve water. Passive irrigation will also be detailed into the grading of hard areas to drain to garden beds wherever possible.</p> <p>The Application includes a Sustainability Report by CADDs provided as an attachment to the planning report.</p>
<p><b>6. Amenity</b>            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.</p>	<p>The ground floor garden and upper level communal terraces have incorporated extensive landscape features and have been themed to cater for a variety of uses such as a kids oriented play area on level 1 and edible gardens on level 4 where solar exposure is more favourable to growing herbs, fruit and vegetables.</p> <p>A gym on the Ground Floor also includes a kitchenette, universally accessible bathroom, and a barbeque area in the adjacent outdoor garden. The generously sized gym area has the potential to be a multi-use area for all residents.</p>

Design Principle	Applicant's Response
<p><b>7. Legibility</b>            Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</p>	<div data-bbox="577 252 1415 529" data-label="Image"> </div> <p data-bbox="1435 268 2011 517">The composition of the building provides a relatively central entrance on Morley Drive which is reinforced by the glazed ground floor and upper level lift lobbies on this façade. Each level incorporates a garden beds that cantilever over the entrance, alluding to the garden theme inside the building.</p> <div data-bbox="577 571 1075 1070" data-label="Image"> </div> <p data-bbox="1095 560 2011 660">A key feature of the building is a landscaped east - west central axial void running the length of the building with suspended walkways and bridges connecting to the apartments at the various levels</p> <p data-bbox="1095 703 2011 911">A deep soil zone has been incorporated at the centre of the building with voids all the way up to the sky that will allow tall transplanted fan palms (2-3 storey tall at installation) to penetrate through the first 2- 3 levels of the building. This central feature highlights the lift lobby as a point of reference in the building and provides a North – South axial view through the building to the Perth City skyline as a central orientation feature.</p> <p data-bbox="1095 954 2011 1054">Key entry points to the building and shared spaces are punctuated with natural boulders and feature planting to further reinforce natural wayfinding cues.</p>
<p><b>8. Safety</b>            Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p data-bbox="577 1075 2011 1107">The bin store area has been located away from the street deeper into the site, so it is closer to the ground floor lift lobby.</p> <p data-bbox="577 1150 2011 1283">The ground floor carpark is not considered to be a high traffic area but access points to and from spaces on the ground floor have been enhanced by the incorporation of recessed pedestrian spaces. Primary residential parking is located in the basement with its own dedicated entrance from Morley Drive with the intention of delineating private and public areas</p>

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	<p>Vertical gardens are all accessible for maintenance from the safety of adjacent walkways and operable panels. Where fall hazards are identified, harness points will be integrated into the fabric of the building to ensure maintenance is safe and easily accessible.</p>
<p><b>9. Community</b>            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.</p>	<p>The building provides commercial office spaces along the two street frontages which contribute to the activation of the streets and provide opportunities for businesses to establish highly visible premises in this locality. At the same time these businesses provide employment opportunities for people in the area or on the numerous bus routes that serve the locality.</p> <p>The mix of apartments ranges from compact 1 bedroom units to 2 level apartments with 3 bedrooms and a study or family area meaning that a wide demographic is being catered for including people that are wishing to downsize and stay in the area</p>
<p><b>10. Aesthetics</b>            Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<div data-bbox="577 639 1223 954" data-label="Image"> </div> <p>The intention is to utilise concrete finishes to the main articulated external walls and frame expressions. This will be contrasted by the use of dark toned window framing and solid infill panels where needed, along with the metal balustrading.</p> <p>Timber or a composite equivalent will be used to clad the stores in the central arcade. These stores have been placed only on the north facing apartments to help to create interest and break up the length of the atrium whilst ensuring that access to natural light for the south facing apartments is not affected. The warmth of the timber look will contrast with the concrete and complement the landscape finishes. Timber panelling will also be used in the lift lobby ceilings and western walls where it will be visible when looking up at this central space.</p> <p>Overall the intention is to minimize the number of different materials to give a sense of simplicity and tranquillity in an otherwise chaotic and noisy location</p> <p>The walkways and courtyards throughout the complex will be punctuated with colourful, textured, and scented planting on both horizontal and vertical planes to create sense of comfort and amenity. These shady, hanging gardens and lush forest floor vegetation will create visual interest, compliment architectural finishes and soften outlooks for residents and visitors alike</p>