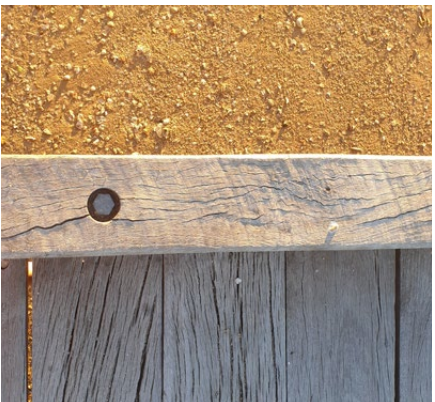


88 MILL POINT RD STATEMENT OF DESIGN



Hassell
Level 1 Commonwealth Bank Building 242 Murray Street Perth
WA 6000
+61 8 6477 6000
Australia / Asia / United Kingdom / United States
Hassell Limited ABN 24 007 711 435

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EXECUTIVE SUMMARY

Hassell are pleased to present the following report in support of Peakstone's Development Application for "88 Mill Point Road", a premium residential development located at 86-90 (Lots 2, 15 and 16) Mill Point Road, South Perth.

Located within one of Perth's most picturesque suburbs, the proposed development aims to meet the needs of a shifting Perth demographic with a high quality building design that responds to its riverine context and compliments the developing South Perth skyline.

“The architecture aims to achieve design excellence by taking inspiration from its local riverine context on the South Perth Peninsula ”



SNAPSHOT

175 APARTMENTS

16 - 1 Bed
58 - 2 Bed
10 - Townhouses
42 - 3 Bed
39 - Large 3 Bed
10 - 4 Bed +

360 CAR BAYS over 4 levels

9 Commercial Bays

25 Visitor Bays

326 Resident Bays

113 Resident Bike racks

8 Tenant Bike racks

27 Motorcycle Bays

COMMUNAL SPACE

- Residents Live-Work and function spaces space on ground level
- Recreation Facilities and large communal outdoor living with gardens and play spaces to Podium level
- Level 20 Wellness Centre & Club Lounge

COMMERCIAL SPACE

_450m2 of commercial space in 3 tenancies including Cafe, Wine Bar and co-working spaces

**Exceptional architectural design -
A building of its place**

Significant street activation

**High quality amenities and lush
landscape podium**

- Well appointed, highly functional apartments
- Highly active street facade, large F&B tenancies & Co-working facilities.
- Triple height volume residential lobby opening directly onto the street
- Efficient basement and podium levels to accommodate parking, services and plant
- Sustainable Design



DESIGN WA PERFORMANCE

The 10 principles that underpin Design WA.

1. Context & Character

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

2. Landscape Quality

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

3. Built Form & Scale

Good design ensures that the massing & height of development is appropriate to its setting & successfully negotiates between existing built form & the intended future character of the local area.

4. Functionality & Build Quality

Good design meets the needs of users efficiently & effectively, balancing functional requirements to perform well & deliver optimum benefit over the full life-cycle.

5. Sustainability

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

6. Amenity

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

7. Legibility

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

8. Safety

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

9. Community

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

10. Aesthetics

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

How our design addresses 10 principles:

1. The design reinterprets the riverine contextual characteristics of South Perth. Its gently scalloping facades & bronze glazing alludes to the light reflecting on the river surface, calmly & elegantly sitting within its highly visible surrounding & adding to the evolving South Perth skyline.
2. Significant landscaping to Mill Point Road and Ferry Street will blend the podium with the existing mature treescape and activate the commercial/retail frontage with an extensive landscaped plaza. Extensive podium landscaping will further soften the built form and provide amenity to residents and their visitors.
3. The proposed tower footprint comprises 19% of the site area, well below the 30% maximum. It's design is driven by the desire to embrace river views and create an elegant landmark profile. The podium is scaled to align with its adjoining properties and is set back from the street to create a landscaped plaza which interacts with the ground floor lobbies and tenancies. The tower meets the ground at the corners of Mill Point Rd and Ferry Street to both embrace the streets and provide a landmark intersection of activation and landscaping.
4. The design contains simple well resolved & functional apartment layouts and communal spaces to all levels. The ground floor, basements and podium are designed to aid in the efficient operation of the development whilst minimising the impact of traffic and servicing on residents and the neighbourhood. High quality and robust materials have been selected to reflect the quality of the development.
5. Sustainability is integrated into the first principles of the 88 Mill Point Rd design. Efficient natural ventilation & high levels of natural light along with significant landscaping, provides a healthy environment for residents, their visitors and tenants. Further initiatives include a PV solar array, high efficiency building systems, low water use fixtures, & building monitoring & metering.
6. The proposal provides residents with three significant areas of shared amenity. The ground floor contains a public plaza, cafe, bar and co-working tenancies, as well as residential function rooms and live work opportunities. The podium level houses communal recreation facilities and landscaped gardens while level 20 contains a Wellness Centre and Club lounge.
7. 88 Mill Point Rd has been designed to provide clear wayfinding externally and internally. The tower has been designed to meet the ground at the corner of the street frontages with the specific intent of clearly defining residential entries, commercial tenancies and servicing zones.
8. Clearly defined building entry points with the lobby communal spaces and tenancies overlooking the street creates an active & safe environment with high levels of passive surveillance. Internal servicing zones have been designed for safe operation with minimal impact on residents.
9. A substantial landscaped plaza with cafe, bar and co-working, as well as bookable function spaces provides substantial amenity to the local and wider community. Within the development, multiple communal areas create opportunities for interaction with residents and their visitors.
10. The architecture aims to achieve design excellence by taking inspiration from the local riverine context on the South Perth Peninsula. The dynamic, elegant tower form echoes the play of light upon the river surface. The gently scalloping facade ever changing as the sun tracks across its surface, the podium form echoes the dynamism of the tower whilst it's materiality is rooted in the texture of the foreshore.

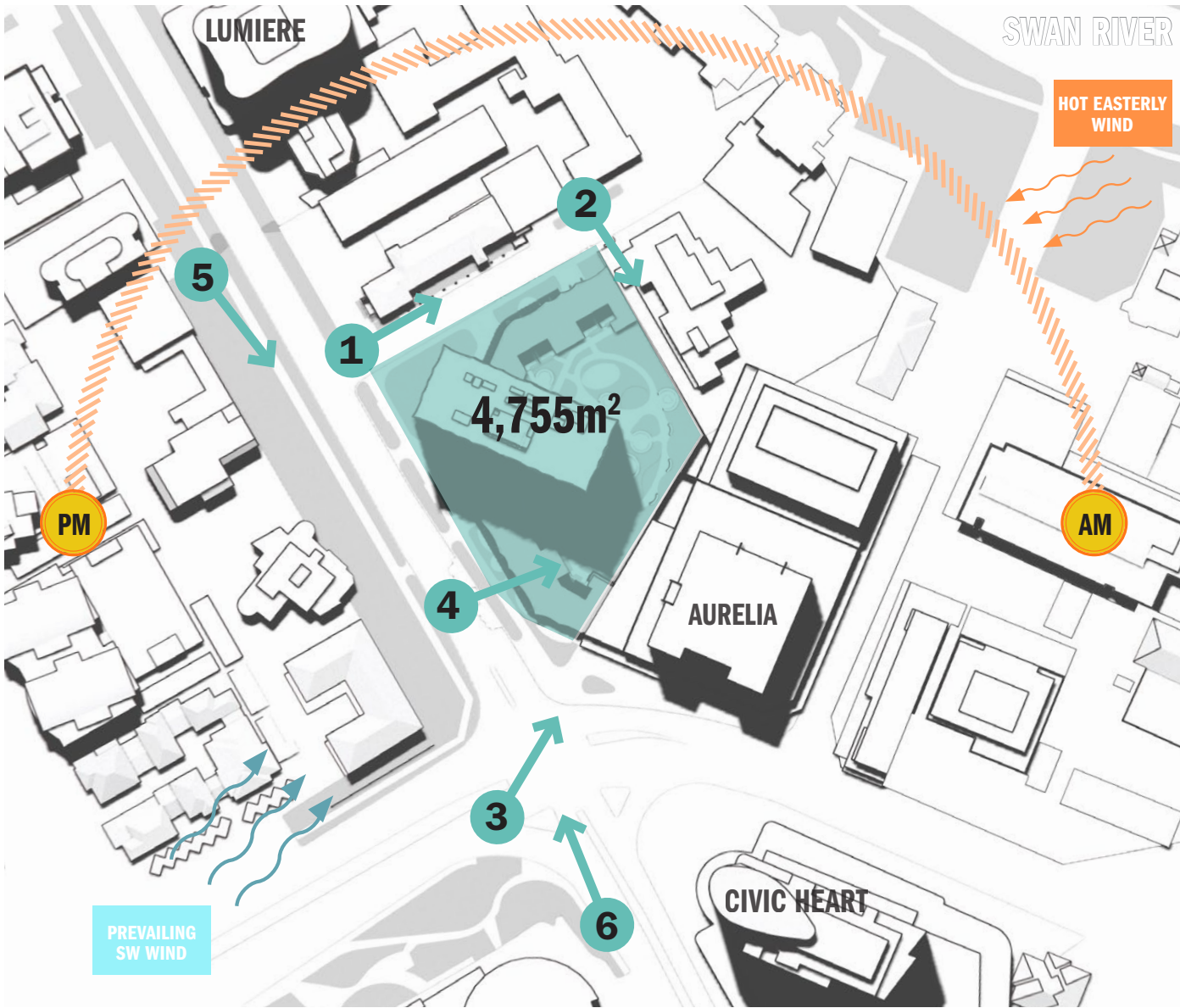
SITE LOCATION



Site Location



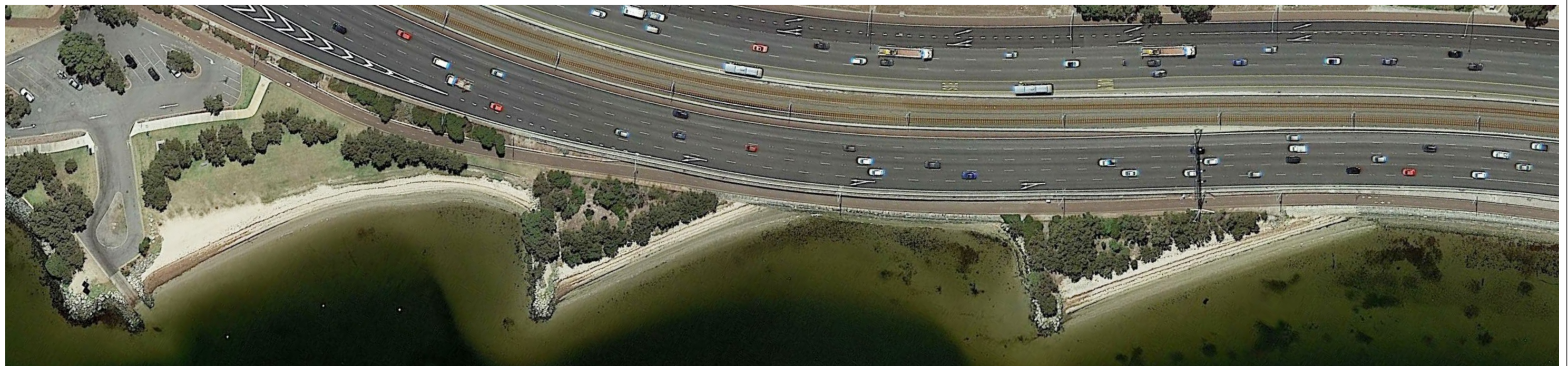
Views + Analysis



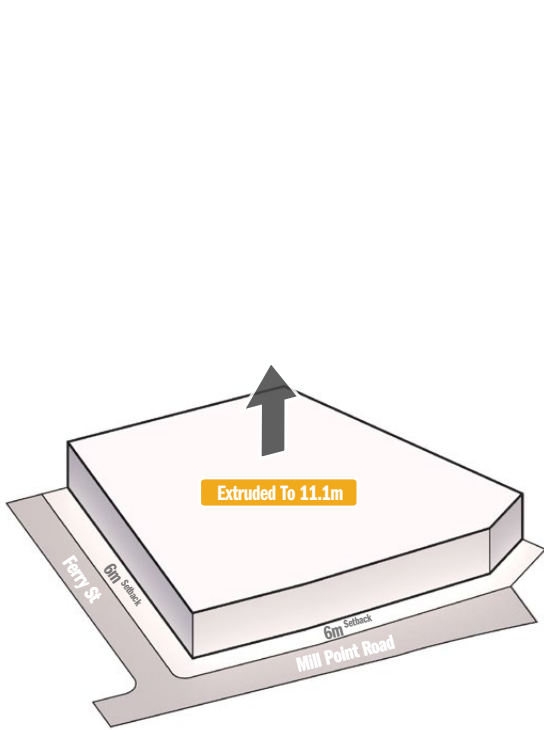
The orientation of the tower maximises solar access, natural ventilation opportunities and panoramic views of the Swan River and Perth city skyline.

DESIGN RESPONSE

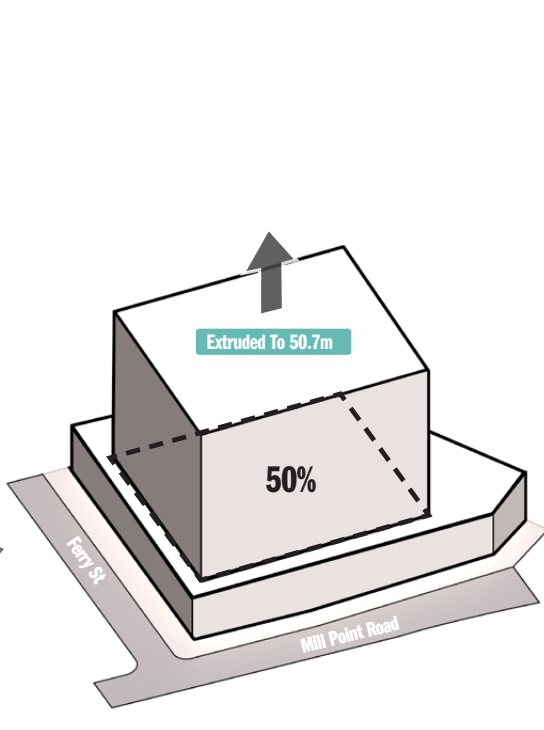
88 Mill Point Road sits at the heart one of Perth's finest residential locations. The Mill Point promontory offers spectacular views of the Swan River, the CBD, Kings Park and beyond. The design response is directly inspired by an extraordinary riverine context.



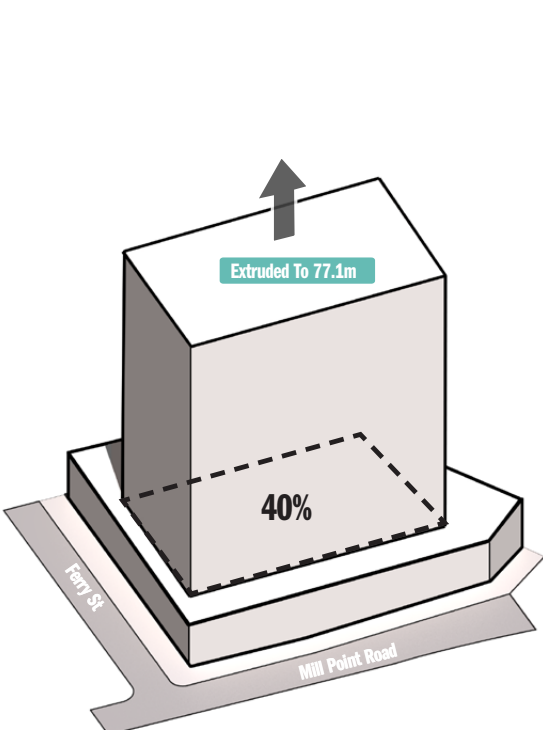
Design Response - Massing + Orientation



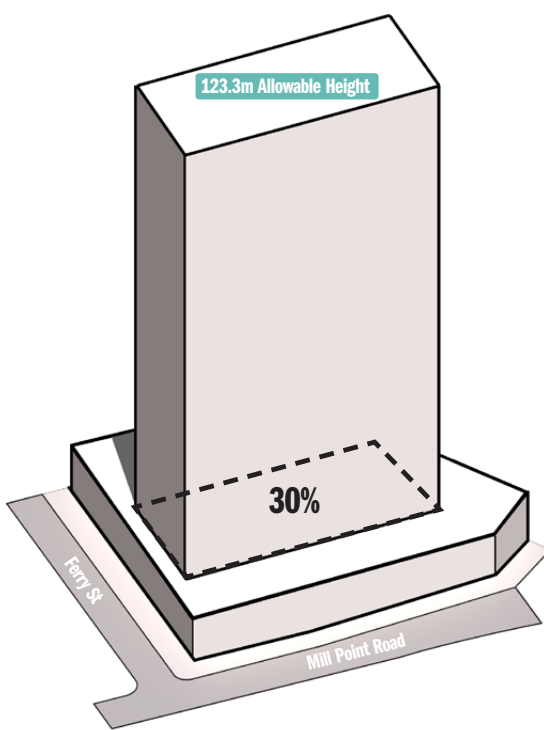
01 Podium Base Massing
6m Setbacks To Podium
Maximum 80% site coverage



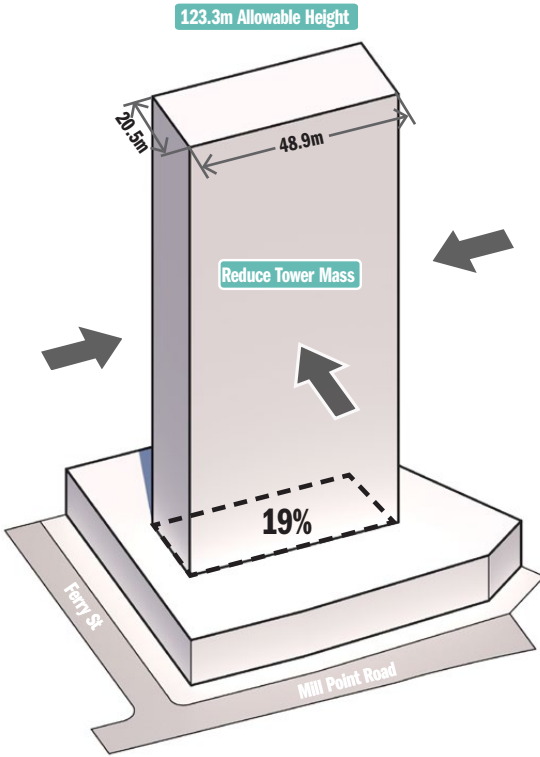
02 Allowable Primary Tower Form
50.7 Metres High
50% Site Coverage



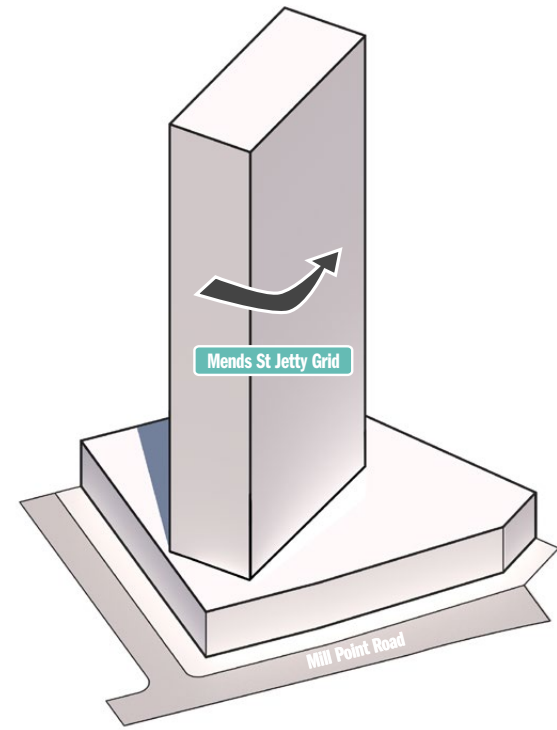
03 Allowable Tier 1 Tower Form
77.1 Metres High
40% Site Coverage



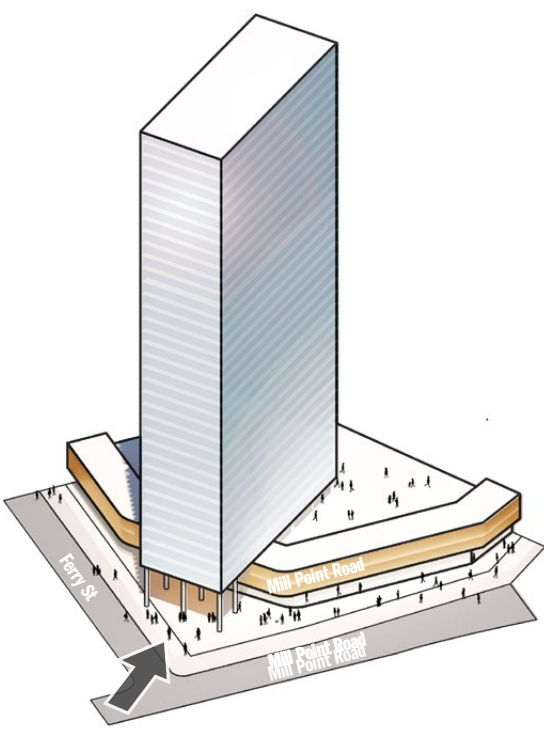
04 Allowable Tier 2 Tower Form
123.3 Metres High
30% Tower Site Coverage



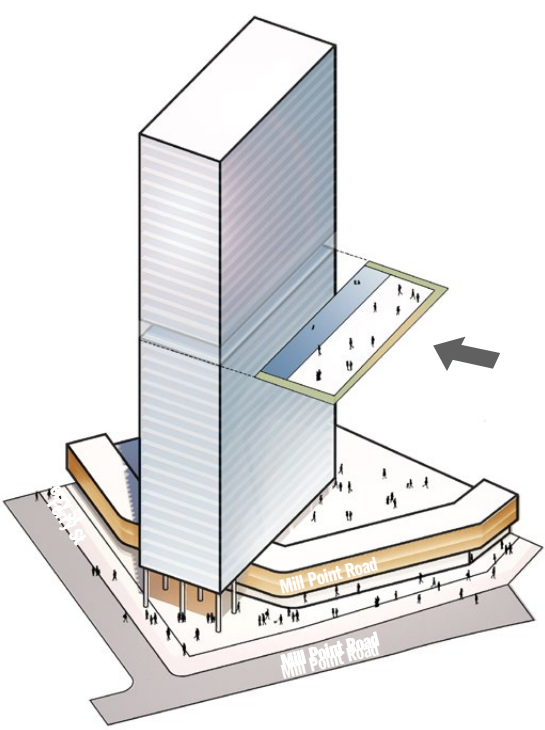
05 Tower Base Massing
123.3 Metres High
Reduced Tower Mass to 19% Site Coverage



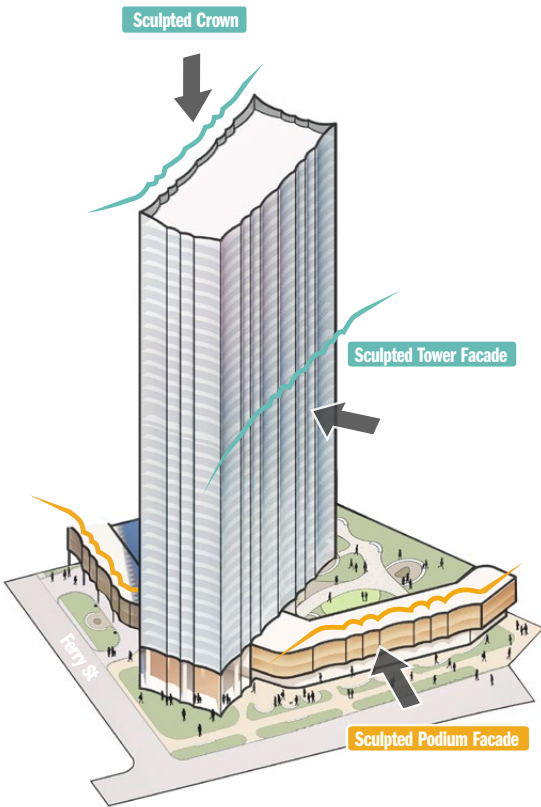
06 Tower Rotated To Mends St Jetty Grid
Improved Views
Maximised Solar Access



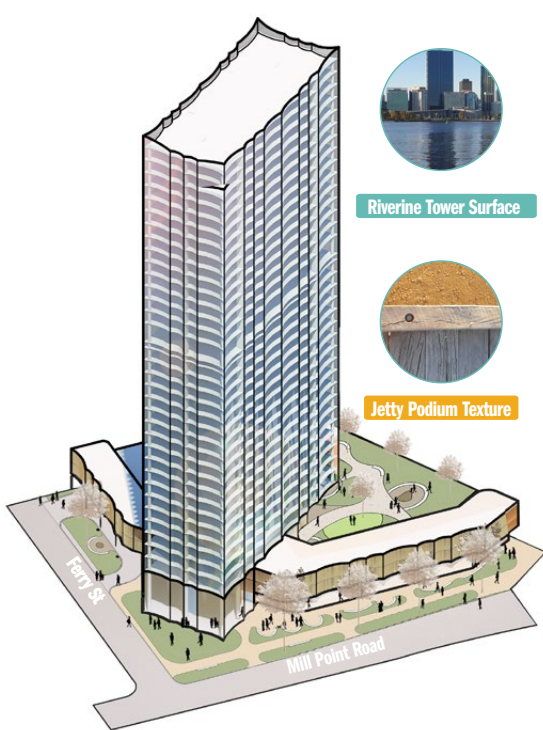
07 Tower Grounds At Corner
Triple Height Lobby
Podium Facade Wraps Around From Mill Point Rd To Ferry St



08 Sky Lounge Inserted
Pool, Wellness centre + Club Lounge
Spectacular Views



09 Facades Sculpted
Improved Views
Form Articulated With Direct Foreshore Reference
Distinctive Identity
Simple + Elegant

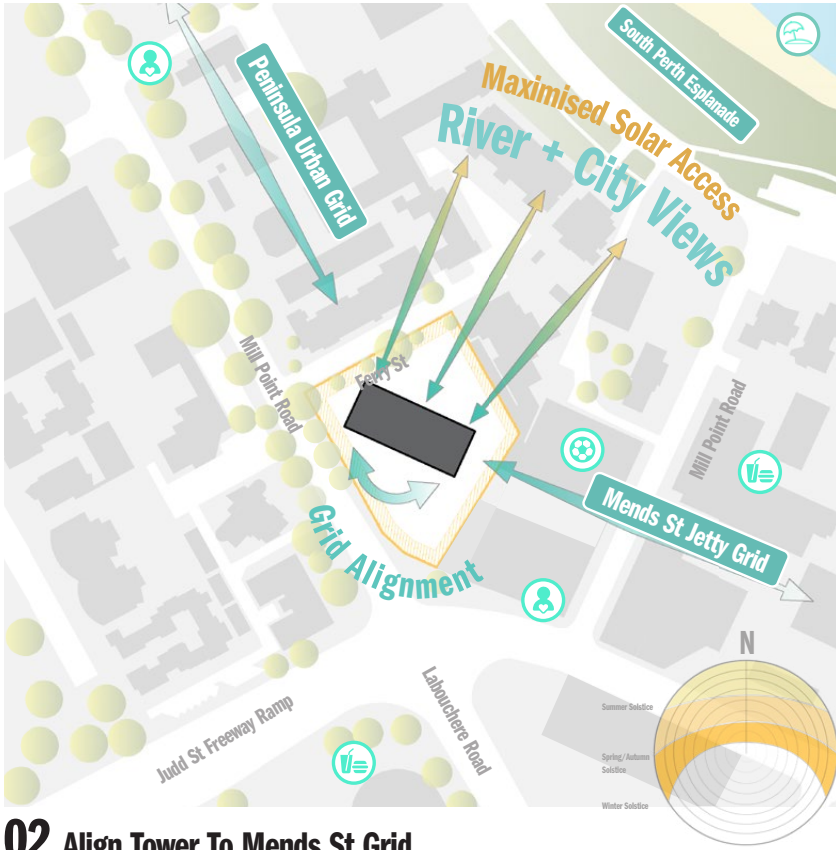


10 Contextual Materiality
Smooth Reflective Tower
Warm Textural Podium
A Building Of Its Place

Design Response



01 Existing Urban Grids
Site Located Between Two Primary Grids



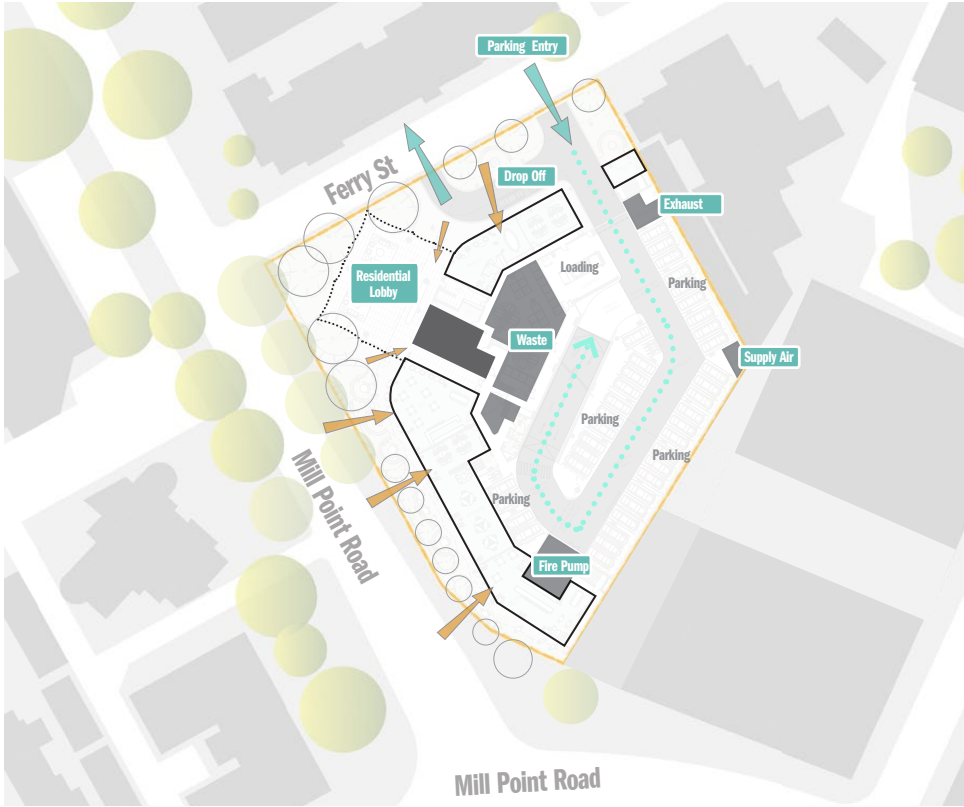
02 Align Tower To Mends St Grid
Improved Views - Primary City View
Maximise Solar Access



03 Animated Tower Facade Expression
Glazed Tower Facade - dynamic scalloped tower form reflective of its riverine context



04 Podium Setback To Create Plaza
Podium Setback To Create Generous Public Space
Transparent Lobby To Connect Active Podium Facades

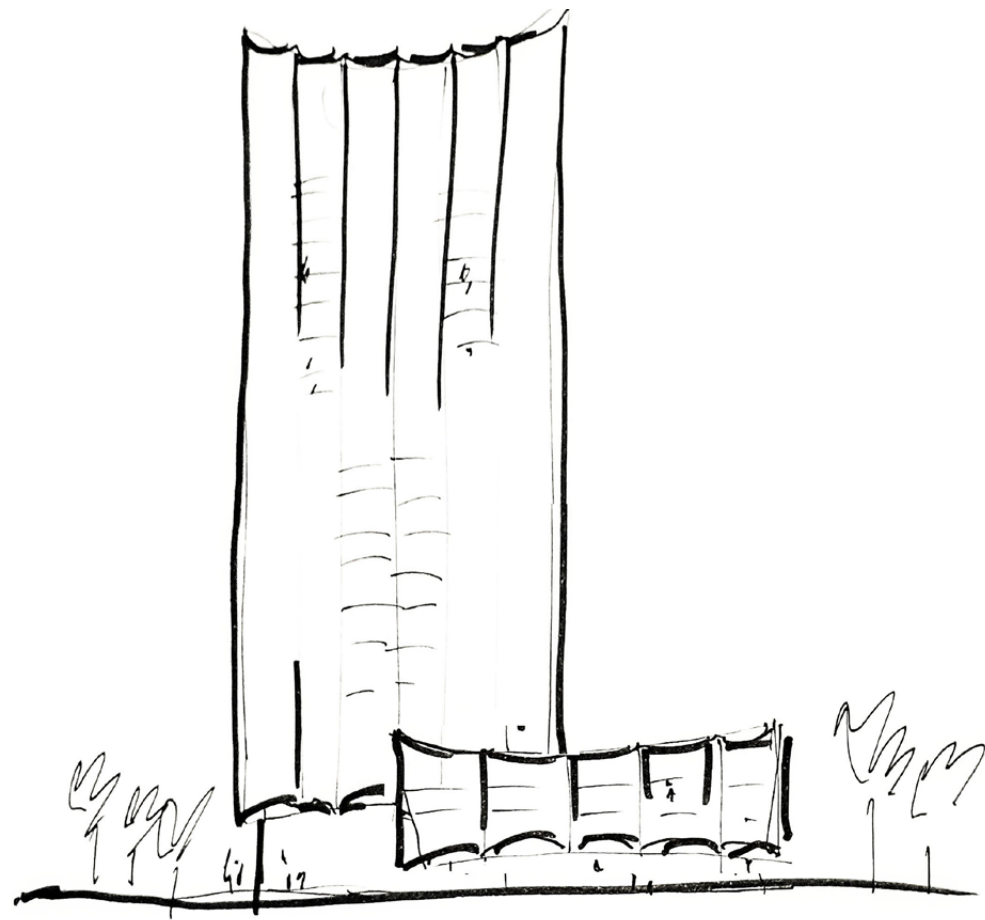


05 Access + Servicing
Vehicle + user access & servicing along Ferry Street

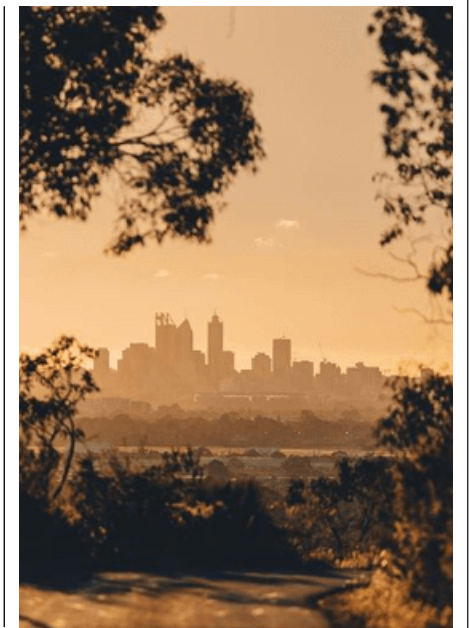
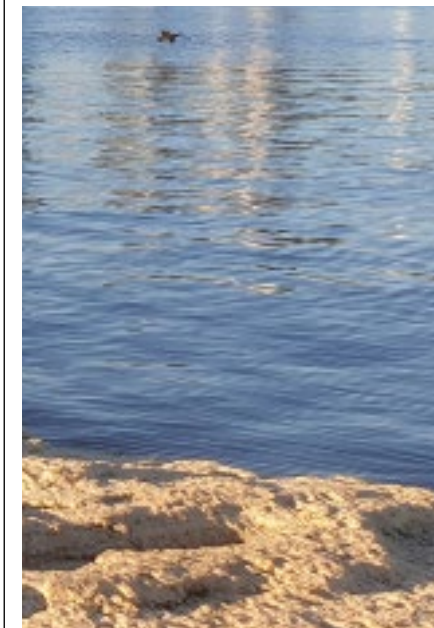
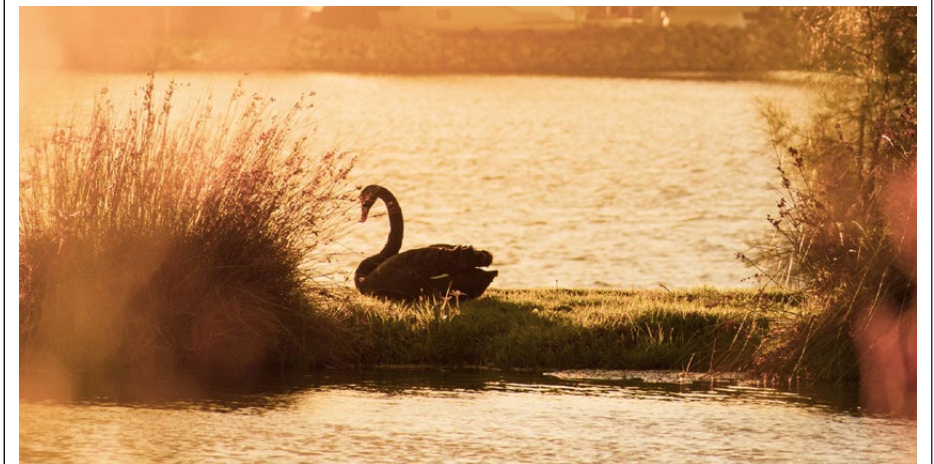
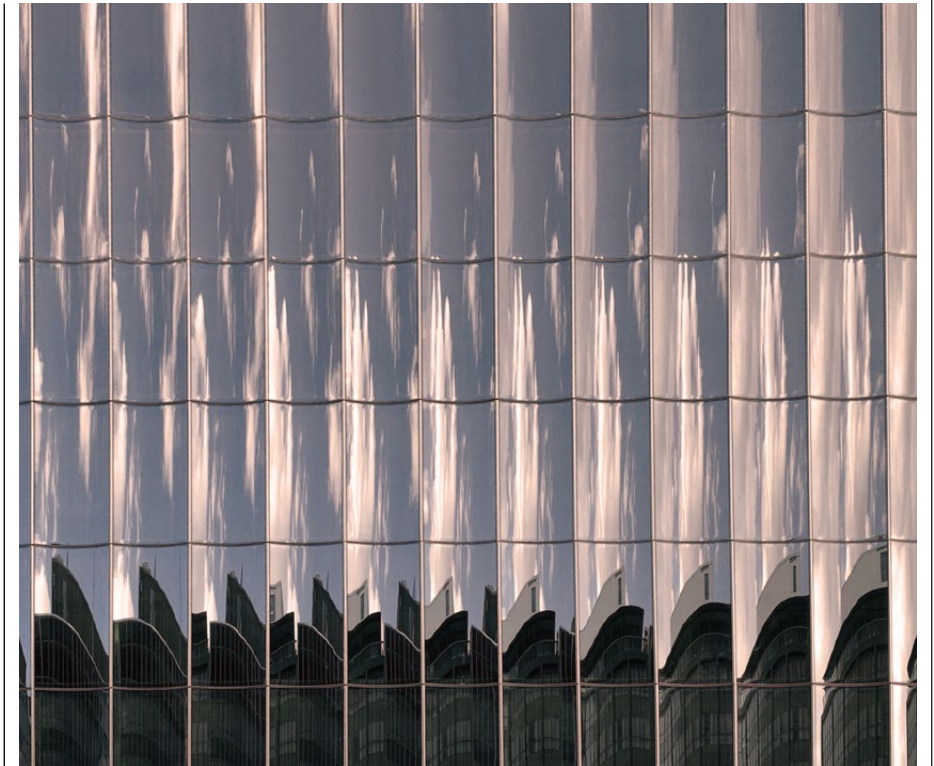


06 Podium Amenity
Extensive Landscaping With Indoor + Outdoor Amenity

CONTEXT & CHARACTER



The dynamic elegant tower echoes the play of light upon the river surface its bronze, gently scalloped, facade ever changing as the sun tracks across its surface. The podium continues the scalloped geometry whilst it's materiality is rooted in the tone and texture of the foreshore. The lush podium gardens and landscape plaza compliment and enhance the existing greenery.



Context + Character



The podium form echoes the dynamism of the tower whilst it's materiality is rooted in the texture of the foreshore.

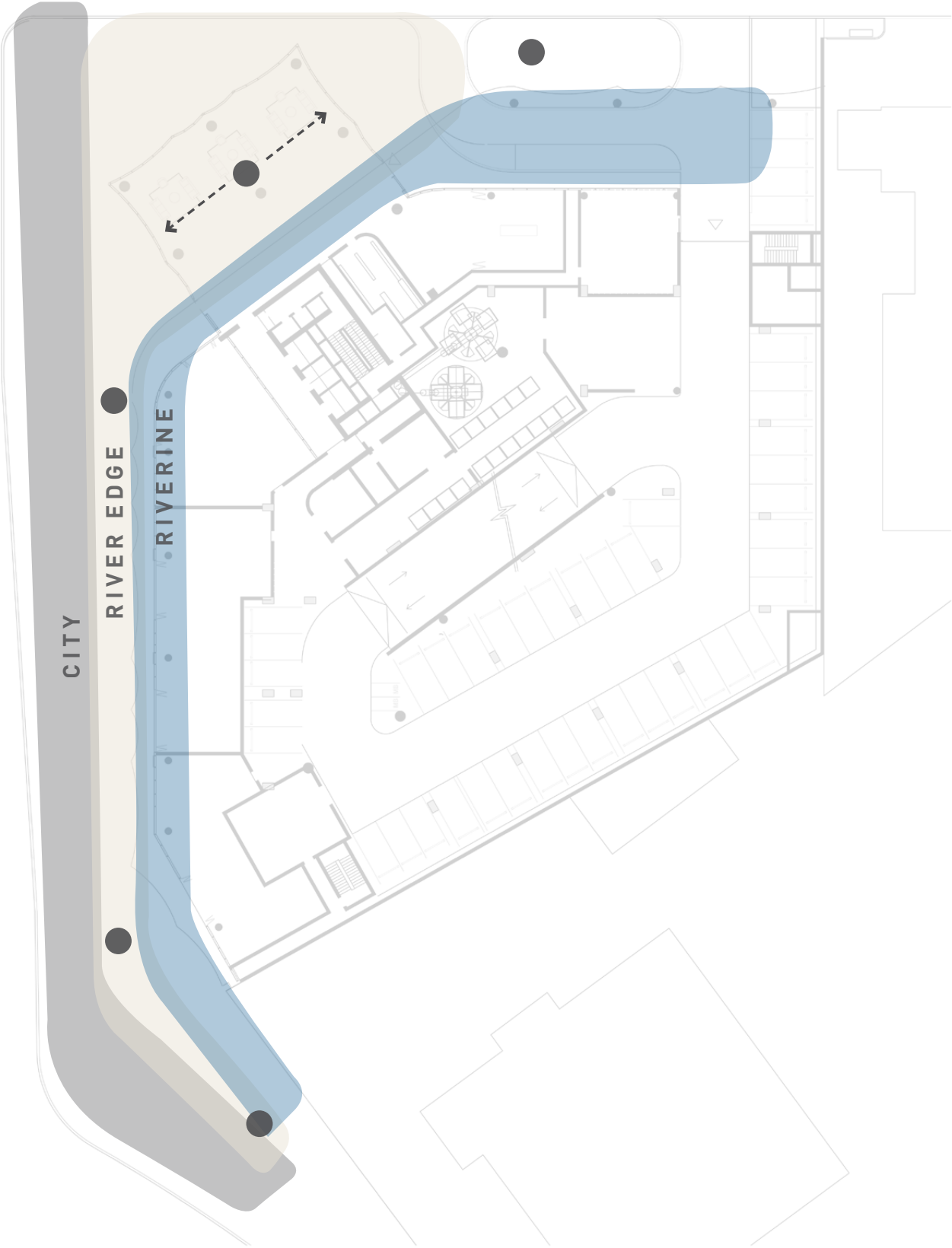


LANDSCAPE QUALITY

The aim: To create layered and experiential landscape spaces that provide sensory richness and a quality setting for the facility.

Precedent + Materiality

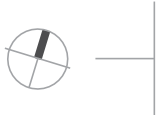


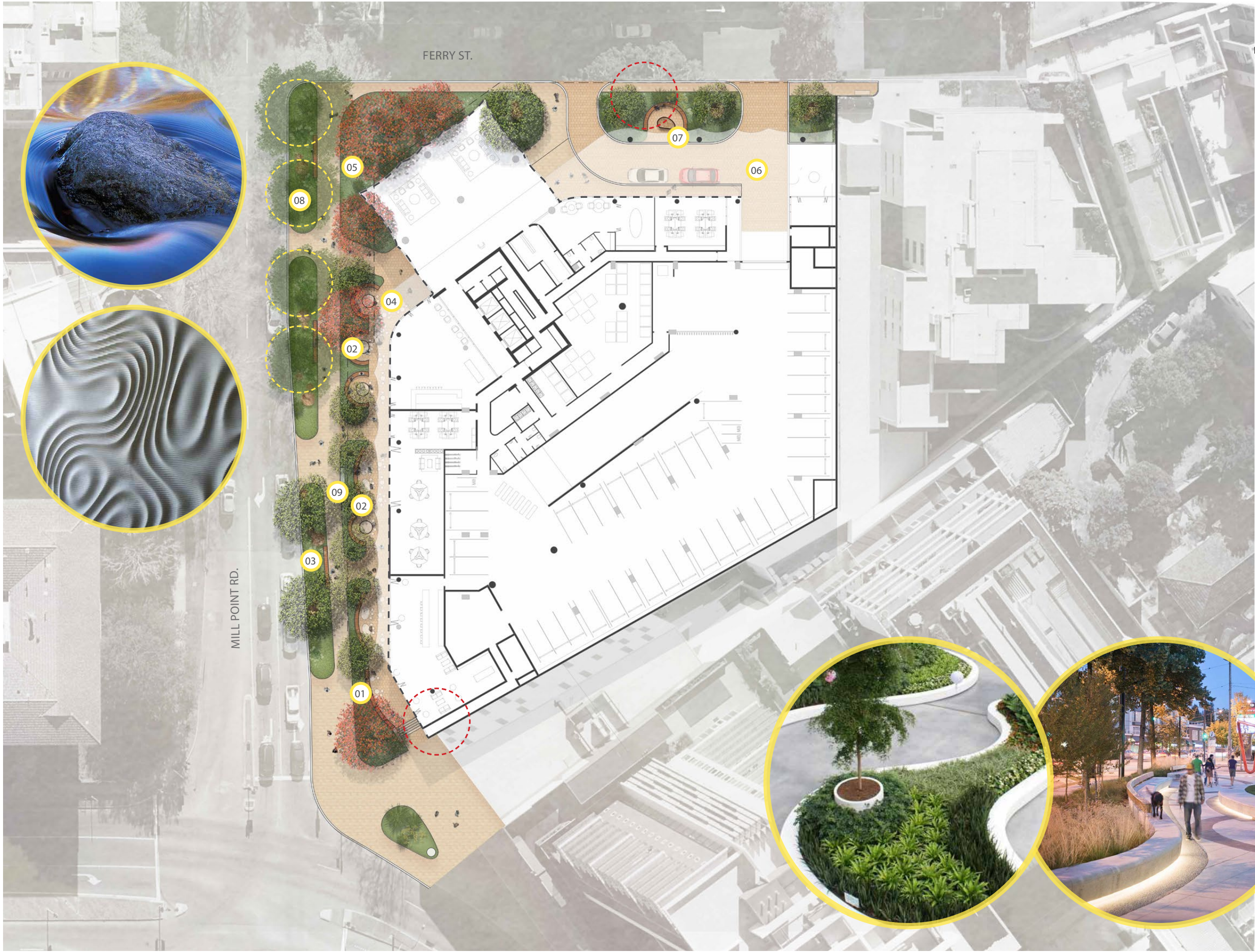


- CITY**
- RIVER EDGE**
 - NATIVE PLANTING
 - COARSE / TEXTURED / DARKER
 - SCREENS
 - SHADE TREES
 - RESPITE AREAS (TIMBER SEATS) CARVED OUT
- RIVERINE**
 - SMOOTH, REFINED, POLISHED
 - STONE / TIMBER / LIGHTING
- PUBLIC ART / STARTS IN FOYER & WEAVES THROUGH RIVER EDGE**



“ WHERE THE CITY MEETS THE WATER EDGE ”





LEGEND - GROUND FLOOR

- 01 FLUID FORM PLANTERS LINE MILL POINT ROAD REFLECTING BUILDING FORM INSPIRED BY THE PATTERNS & SHAPES CREATED BY WATER FLOWING AND MOVING PAST OBJECTS.
 - 02 INTEGRATED SEATING CATERS FOR PUBLIC SEATING AND ALFRESCO DINING, ACTIVATING THE MILL POINT RD STREETSCAPE
 - 03 IN GROUND PLANTERS FRAME THE EXISTING STREET TREES. THESE PLANTERS ARE ALSO CONTOURED CREATING GREEN RAISED MOUNDS THAT SOFTEN AND ENHANCE THE STREETSCAPE.
 - 04 NEW PAVING PROPOSED TO BE EITHER SAND STONE UNIT PAVER OR WARM EARTHY TONE CONCRETE PAVING TO REFERENCE THE MATERIALITY & LOCATION OF SOUTH PERTH.
 - 05 NATIVE FEATURE PLANTING WITH EVERGREEN FEATURE TREES FRAMING THE LOBBY SPACE.
 - 06 STONE COBBLE PORTE COCHERE TO DEFINE SHARED SPACE & DROP OFF
 - 07 INTIMATE SEATING SPACE WITH SCULPTURAL STONE OR ARTWORK ANCHORS THE ARRIVAL / PORTE COCHERE
 - 08 GARDEN BED WITH BOULDERS AND NATIVE WILDFLOWER AND TREE PLANTING TO CREATE A COMFORTABLE MICRO CLIMATE AND SENSE OF PLACE
 - 09 NEW FIRE BOOSTER
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED AND PROTECTED
- NEW TREES

88 MILL POINT ROAD

PREPARED FOR SOUTHLINK INVESTMENT PROPERTIES PTY LTD TRADING AS PEAKSTONE

LANDSCAPE CONCEPT PLAN - GROUND FLOOR
DECEMBER 2020

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Landscape Quality - Materiality

HARDSCAPE PALETTE - GROUND FLOOR

SURFACE TREATMENTS



OPULENCE 'WHITE ASH' PAVER
- URBAN STONE



DONNYBROOK COBBLESTONE
- ROUGH FINISH



DONNYBROOK COBBLESTONE
- SMOOTH FINISH (INTERNAL)



POLISHED INSITU CONCRETE WALLS

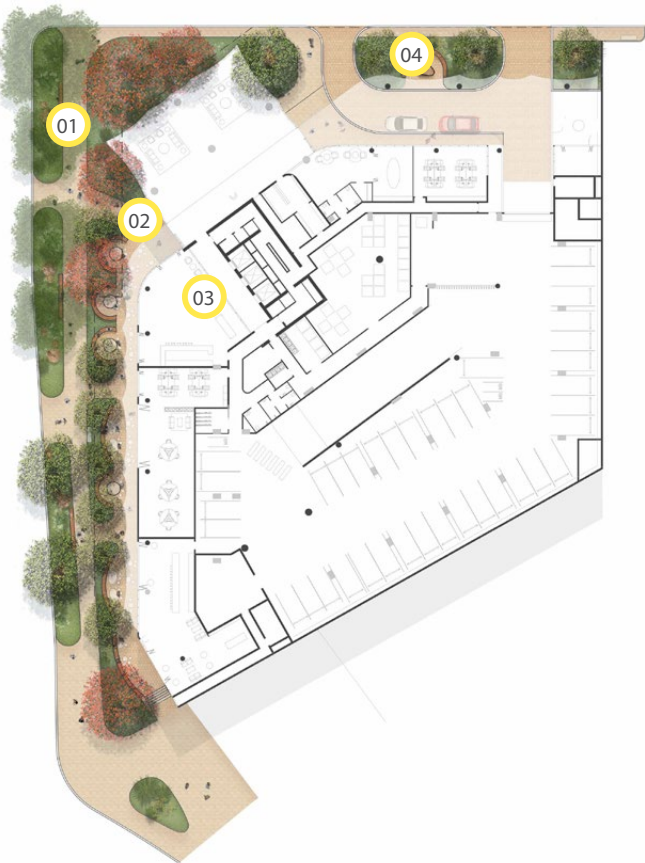
HARDSCAPE ELEMENTS AND FURNITURE



INTERGRATED SEATING WALLS



SANDSTONE SCULPTURE



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MATERIALS PALETTE - GROUND FLOOR
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Landscape Quality - Planting

PLANTING PALETTE - GROUND FLOOR

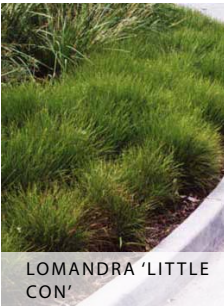
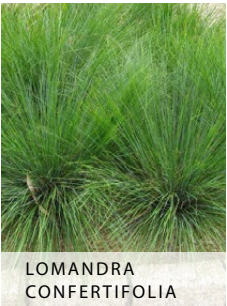
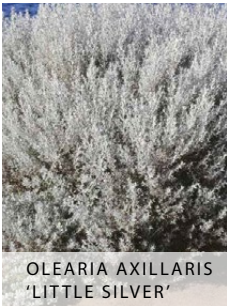
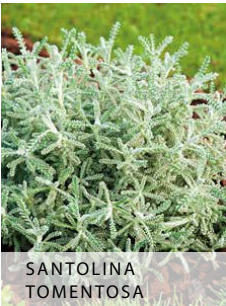
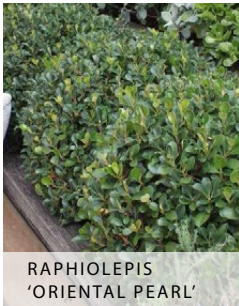
TREES



FEATURE PLANTING



SHRUBS AND GRASSES



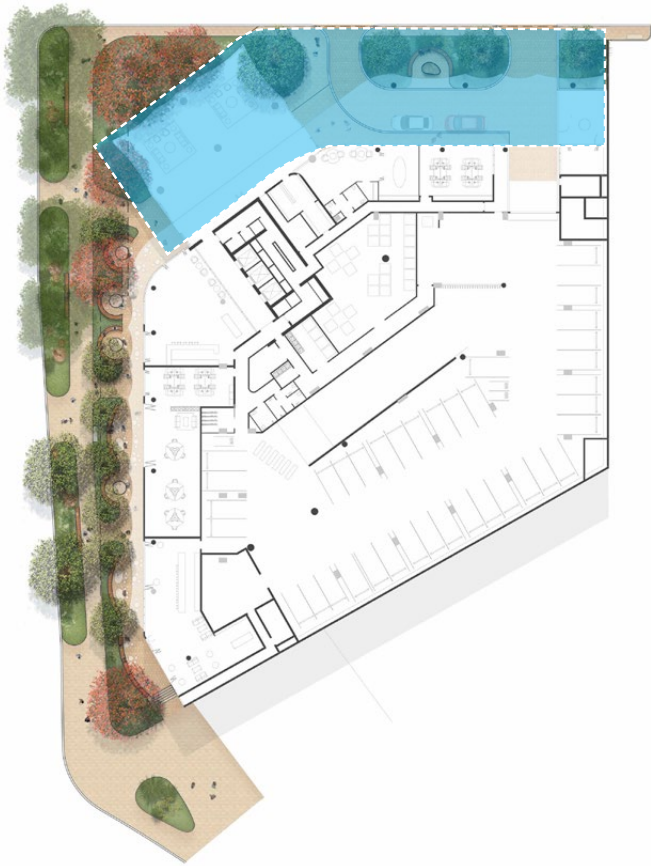
GROUNDCOVERS



ARRIVAL

PORTE COCHERE & LOBBY AREA

- SENSE OF ARRIVING HOME
- WELCOMING, OPEN & INVITING
- GROUNDED / SENSE OF PLACE



88 MILL POINT ROAD

PREPARED FOR SOUTHLINK INVESTMENT PROPERTIES PTY LTD TRADING AS PEAKSTONE

ZONING - GROUND FLOOR
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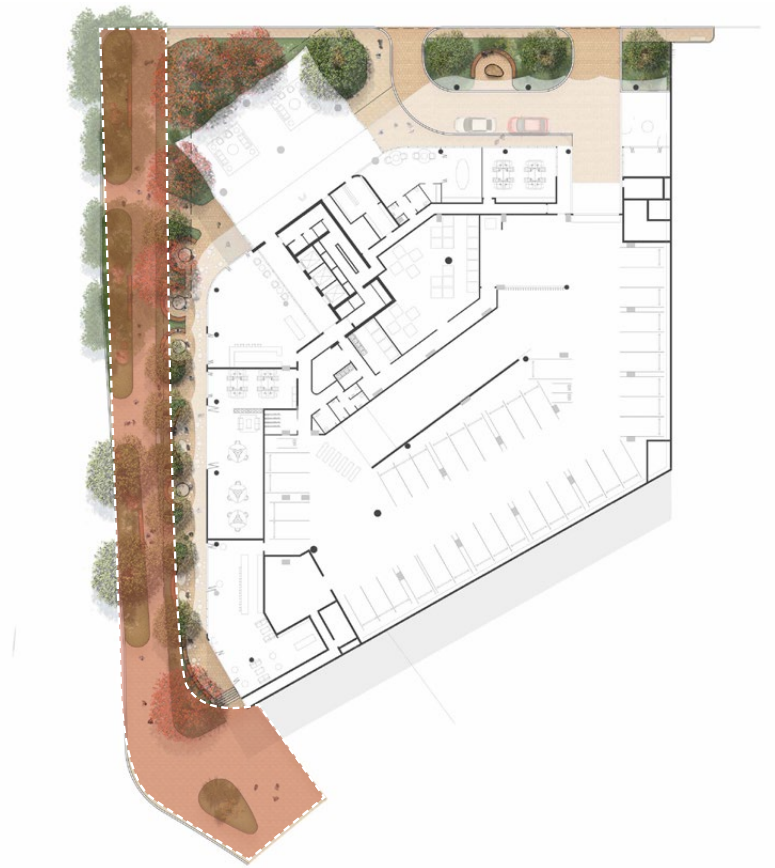


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STREETSCAPE

STREET ACTIVATION

- PERIMETER LANDSCAPE TREATMENT
- SCALLOPED / NATURAL FORMS
- SEATING NOOKS / INTIMATE



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ZONING - GROUND FLOOR
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FOOD AND BEVERAGE

COMMERCIAL ZONE

- ALFRESCO DINING
- INTEGRATED LANDSCAPE AND ARCHITECTURE
- DEMARCATED AREAS FOR CAFES AND EATERIES



88 MILL POINT ROAD

PREPARED FOR SOUTHLINK INVESTMENT PROPERTIES PTY LTD TRADING AS PEAKSTONE

ZONING - GROUND FLOOR
DECEMBER 2020

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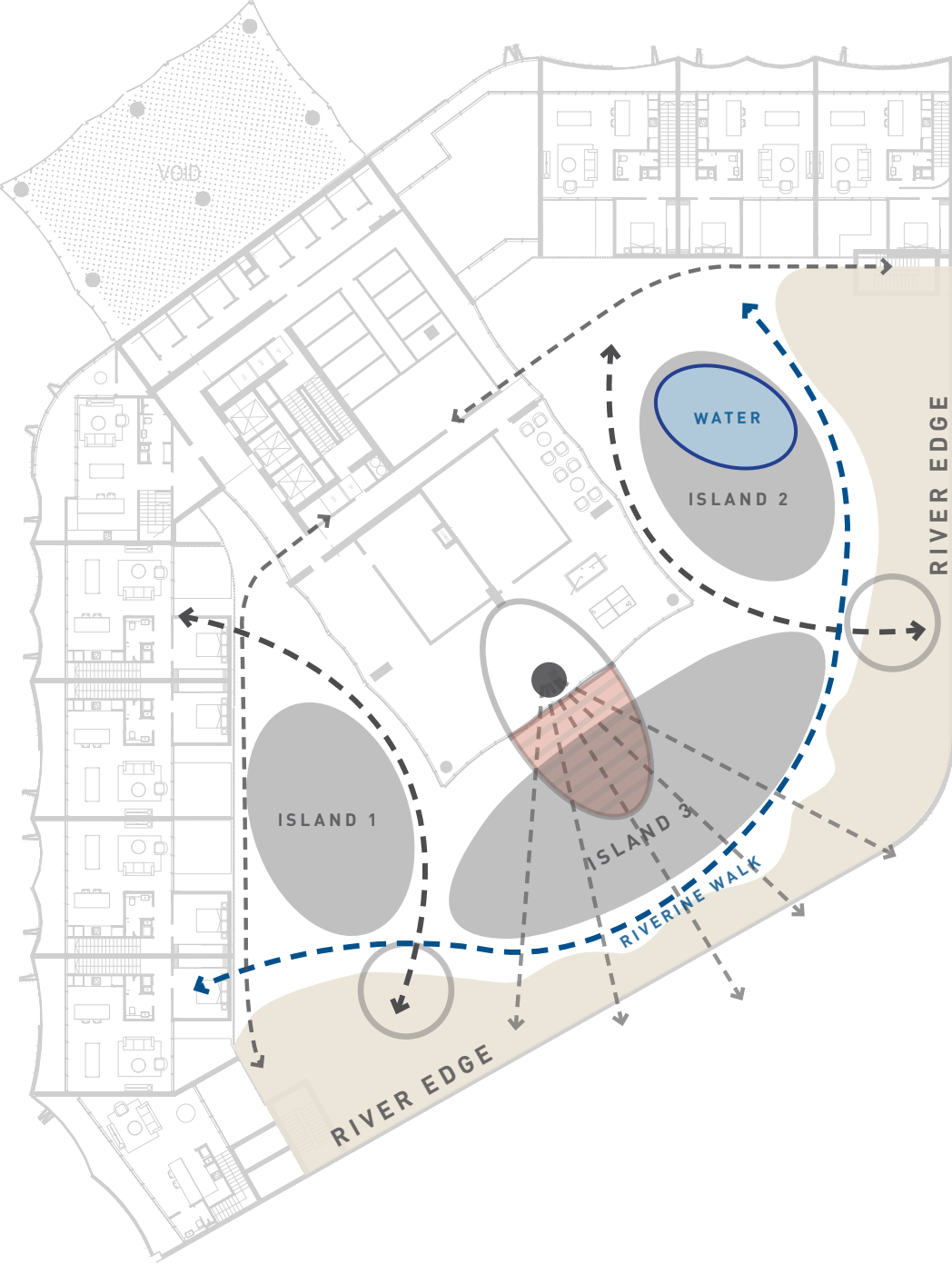
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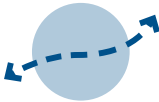
“ISLANDS”

- LUSH/ ‘OASIS’ PLANTING MIXED WITH NATIVE SPECIES
- DEFINED EDGES
- RELAXED ALFRESCO ISLAND LIFESTYLE WITH OUTDOOR SEATING, GROUP GATHERING AND DINING OPPORTUNITIES



RIVER EDGE

- NATIVE PLANTING
- COARSE / TEXTURED / DARKER
- SCREENING AND MOUNDING
- SHADE TREES
- RESPITE WITH SECLUDED SEATING AREAS



RIVERINE

- MAIN MEANDERING PEDESTRIAN PATHWAY
- SANDSTONE PAVING AND CURVED WALLING/EDGING
- ACTIVE WATER PLAY AREA WITH TEXTURED STREAMS AND FEATURE STONES



JETTY



ISLANDS



RIVER EDGE



RIVERINE

“ WHERE THE CITY MEETS THE WATER EDGE ”

88 MILL POINT ROAD

PREPARED FOR SOUTHLINK INVESTMENT PROPERTIES PTY LTD TRADING AS PEAKSTONE

CONCEPT DIAGRAM - PODIUM LEVEL
DECEMBER 2020

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MILL POINT RD.

FERRY ST.



LEGEND - PODIUM LEVEL

- 01 GRASS AREAS FOR FLEXIBLE USE AND GROUP GATHERING SET IN GARDEN SPACE
- 02 FAMILY 'OUTDOOR ROOMS' AT END OF PATHWAY AXIS WITH PERGOLA, BBQ AND IN-BUILT BENCH SEATING
- 03 PROPOSED SHADE CANOPY CANTILEVERED FROM TOWER TO ALFRESCO DINING.
- 04 SCULPTURALLY MOUNDED HERB GARDENS WITH ORCHARD TREES AND SEATING
- 05 OUTDOOR LOUNGES WITH FIRE PIT FOR SMALL GROUP GATHERINGS WITH IN-BUILT BENCH SEATING
- 06 SCULPTURAL MOUNDING ALONG THE PERIMETER REFERENCE THE FLUID / SCOLLAPED FORMS CREATED BY WATER MOVEMENT WHILE PROVIDING A GREEN SCREEN & EDGE TREATMENT.
- 07 SCULPTUAL WATER ELEMENT WITH TEXTURED STREAMS AND FEATURE STONES. THIS PROVIDES A TRANQUIL BACKDROP AS WELL AS DISCOVERY / EXPLORATION PLAY.
- 08 THE USE OF SANDSTONE PAVING IS PROPOSED TO THE PODIUM LEVEL.
- 09 OPEN AIR LOUNGE WITH IN-BUILT BENCH SEATING AND SCULPTURAL STONE TABLE/ ARTWORK.
- 10 COVERED WALKWAY.
- 11 OUTDOOR YOGA SPACE
- 12 PLANTERS WITH VERTICAL TIMBER SCREENS PROVIDE A SOFT BUFFER TO TENANTS COURTYARDS
- 13 RAISED DECK SEATING AROUND TREE
- 14 SERVICE VENTILATION



THE FLUID FORMS AND AESTHETICS CREATED BY THE SPATIAL LAYOUT OF THE 'GARDEN ROOMS' CREATE AN ENGAGING SCULPTURAL LANDSCAPE WHEN VIEWED FROM THE TOWER ABOVE.



88 MILL POINT ROAD

PREPARED FOR SOUTHLINK INVESTMENT PROPERTIES PTY LTD TRADING AS PEAKSTONE

LANDSCAPE CONCEPT PLAN - PODIUM LEVEL

DECEMBER 2020

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LANDSCAPE ARCHITECTS

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88 MILL POINT ROAD

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LANDSCAPE SECTION - PODIUM LEVEL SECTION C-C
DECEMBER 2020

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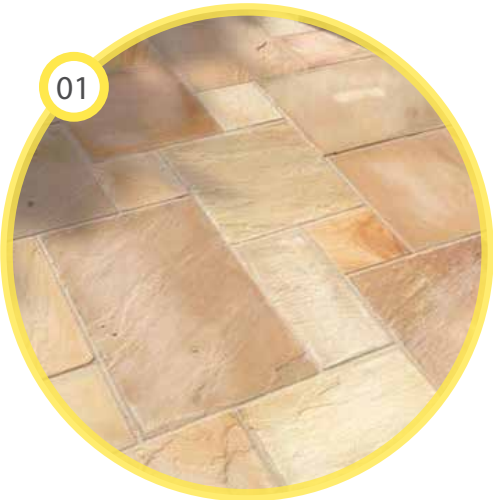
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HARDSCAPE PALETTE - PODIUM LEVEL

SURFACE TREATMENTS



DONNYBROOK SANDSTONE PAVING



PACIFIC TEAK TIMBER DECKING



STEEL EDGING



POLISHED INSITU CONCRETE WALLS

HARDSCAPE ELEMENTS AND FURNITURE



INTERGRATED SEATING WALLS



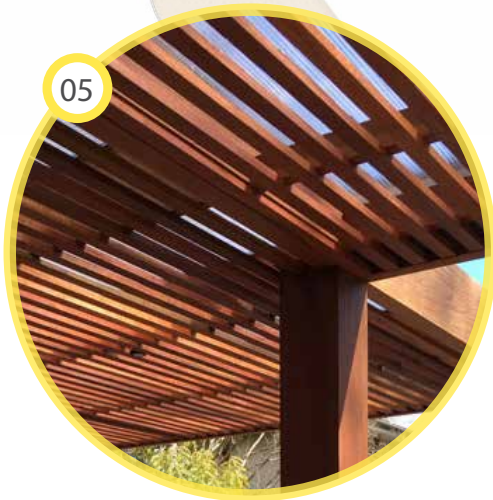
SANDSTONE SCULPTURE



FLAGSTONE STEPPERS



SHADE STRUCTURES - CORTEN/ALUMINIUM



ARBOR STRUCTURE- JARRAH TIMBER



PLANTING PALETTE - PODIUM LEVEL

TREES



WATERHOUSEA FLORIBUNDA



CUPIANOPSIS ANACAROIDES
'TUCKEROO'



AGONIS FLEXUOSA



MELALEUCA VIRIDIFOLIA

FRUIT TREES



CITRUS 'WASHINGTON NAVEL'



CITRUS 'EUREKA LEMON'

HERB PLANTING



ROSMARINUS OFFICIANLIS
'PROSTRATE'



THYMUS SERPYLLUM



SALVIA
OFFICINALIS



ALLIUM TUBEROSUM
'GARLIC CHIVES'



ALLIUM
FISTULOSUM



CYMBOPOGON



OREGANUM VULGARE



PARSLEY ITALIAN



MENTHA 'MINT'



OCIMUM
BASILICUM



CITRUS 'TAHITIAN LIME'



OLEA EUROPAEA 'SWAN HILL'



88 MILL POINT ROAD

PREPARED FOR SOUTHLINK INVESTMENT PROPERTIES PTY LTD TRADING AS PEAKSTONE

PLANTING PALETTE - PODIUM LEVEL

DECEMBER 2020

JOB NO. 2010701

D3.108

REV F

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LANDSCAPE ARCHITECTS

414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au

THE COMMON / AMENITIES

OUTDOOR DINING AND GROUP GATHERING

- CENTRAL COMMUNITY ARBOR
- ALFRESCO DINING AMENITIES IE. BBQ, BAR AND BENCH TOPS
- LONG TABLE FOR LARGE GROUPS
- SCALLOPING SEATING NODES
- HERB GARDEN



88 MILL POINT ROAD

PREPARED FOR SOUTHLINK INVESTMENT PROPERTIES PTY LTD TRADING AS PEAKSTONE

ZONING - PODIUM LEVEL
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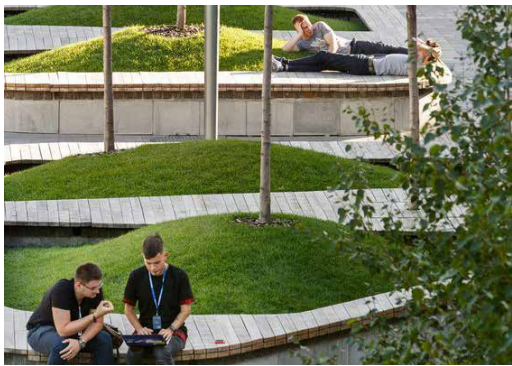


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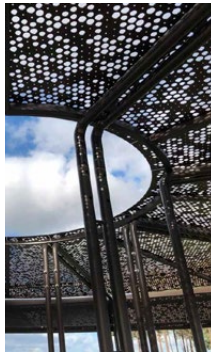
PASSIVE CONTEMPLATION

- INTIMATE SEATING NOOKS
- SHADE
- WINDING PATHWAYS
- NATIVE AND SENSORY PLANTING
- SCREENING AND WIND PROTECTION



SEMI]ACTIVE SCULPTURAL GARDEN

- WATER FEATURE / SOUND
- SOFT LIGHTING
- NATURAL FORMS INSPIRED BY 'RIPPLES' AND 'EROSION'



88 MILL POINT ROAD

PREPARED FOR SOUTHLINK INVESTMENT PROPERTIES PTY LTD TRADING AS PEAKSTONE

ZONING - PODIUM LEVEL
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ITEM 3.3A - TREE CANOPY & DEEP SOIL AREA

REQUIRED DEEP SOIL AREA: 475.5 SQ.M - BASED ON A SITE AREA OF 4755 SQ.M

PROPOSED DEEP SOIL AREA & PLANTING ON STRUCUTRE EQUATES TO APPROX. 3 TIMES THE MINIMUM REQUIRED PROVISION
- REFER TABLES 01-02

REQUIRED TREE CANOPY AREA: 219.6 SQ.M - BASED ON A SITE AREA OF 4755 SQ.M

PROPOSED TREE CANOPY COVER EQUATES TO APPROX. 4 TIMES THE MINIMUM REQUIRED PROVISION
- REFER TABLES 03-05

DEEP SOIL AREA & TREE CANOPY REQUIREMENTS - TABLE 01

THE DEVELOPMENT SEEKS TO RETAIN EXISTING TREES WITHIN THE ADJACENT STREETSCAPE, AND PROVIDE SIGNIFICANT TREE CANOPY THROUGH ALL LEVELS OF LANDSCAPE, INCLUDING EXTERNAL LANDSCAPE SPACES.

THE TABLE BELOW OUTLINES MINIMUM REQUIREMENTS FOR DEEP SOIL AREAS AS DEFINED IN DESIGNWA.

TABLE 01: DEEP SOIL ZONE REQUIREMENTS			
	LOT AREA: 4755 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC DEEP SOIL AREA REQUIREMENTS	>1000 SQ.M	10% OF DEEP SOIL AREA ON SITE (475.5 SQ.M) THEREFORE A3.3.7 APPLIES- ADDITIONAL PLANTING ON STRUCTURE WITH AN AREA OF 2 X SHORTFALL OF 115.5 SQ.M= 231 SQ.M IS REQUIRED.	PROVIDED DEEP SOIL AREA OF 360 SQ.M PROVIDED ADDITIONAL PLANTING ON STRUCTURE AS DEEP SOIL AREA OF 242 SQ.M PLANTING ON STRUCTURE (LESS THAN 1M DEPTH) 919 SQ.M

LANDSCAPE AREA REQUIREMENTS - TABLE 02

THE DEVELOPMENT SEEKS TO EXCEED THE REQUIRED LANDSCAPE PROVISION FOR DEEP SOIL AREA AS DEFINED IN DESIGNWA THROUGH GENEROUSLY SCALED LANDSCAPE AREAS; ALLOWING SIGNIFICANT ROOTABLE DEEP SOIL AREAS ON STRUCTURE.

SOIL VOLUMES ARE CONSIDERED IN TREE PLACEMENT AND SELECTION OF TREE SPECIES.

THE TABLE BELOW SUMMARISES THE EXTENT OF LANDSCAPE AREAS, AND DEEP SOIL AREA OVER THE VARIOUS LANDSCAPE LEVELS.

TABLE 02: LANDSCAPE AREAS / DEEP SOIL AREAS				
	DEEP SOIL AREA (IN GROUND)	PLANTING ON STRUCTURE (1M DEPTH) AS DEEP SOIL AREA	PLANTING ON STRUCTURE (LESS THAN 1 M DEPTH)	SOFT LANDSCAPE GARDEN AREA
GROUND FLOOR	360 SQ.M	-	237 SQ.M	597 SQ.M
PODIUM LEVEL	-	242 SQ.M	682 SQ.M	924 SQ.M
TOTAL	360 SQ.M	242 SQ.M	919 SQ.M	1521 SQ.M

DEEP SOIL ZONE & TREE CANOPY REQUIREMENTS - TABLES 03-05

THE DEVELOPMENT SEEKS TO RETAIN EXISTING TREES WITHIN THE ADJACENT STREETSCAPE / ROAD RESERVE AND PROVIDE SIGNIFICANT DEEP SOIL AREA, ROOTABLE SPACE, AND SOFT LANDSCAPE AREA THROUGH ALL LEVELS OF LANDSCAPE, INCLUDING EXTERNAL LANDSCAPE SPACES.

THE TABLE BELOW OUTLINES MINIMUM REQUIREMENTS FOR TREE CANOPY COVER AS DEFINED IN DESIGNWA.

TABLE 03: TREE POT SIZES			
SPECIES	POT SIZE	HEIGHT AT DAY ONE	MATURE HEIGHT
CITRUS AURANTIUM ‘MIDNIGHT SEEDLESS ORANGE’ - DWARF	25L	1M	1.5M
CITRUS LIMON ‘EUREKA LEMON’ - DWARF	25L	1M	1.5M
CITRUS LATIFOLIA ‘TAHITIAN LIME’- DWARF	25L	1M	1.5M
CUPANIOPSIS ANACARDIOIDES ‘TUCKEROO’	200L	3M	6M
WATERHOUSEA FLORIBUNDA	200L	2-3M	10M
PLATANUS ACERIFOLIA ‘LONDON PLANE TREE’	500L	4M	8-10M
AGONIS FLEXUOSA ‘PEPPERMINT TREE’	200L	3M	6M
MELALEUCA VIRIDIFLORA	200L	3M	6M
OLEA EUROPAEA ‘SWAN HILL’	25L	1M	4M
FICUS RUBIGINOSA	500L	4M	10M

TABLE 04: TREE CANOPY REQUIREMENTS			
	LOT AREA: 4755 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC TREE CANOPY REQUIREMENTS	>1000 SQ.M	4 LARGE TREES (AND SMALL TREES TO SUIT AREA) 1 MEDIUM TREE	MINIMUM OF 219.6 SQ.M OF TREE CANOPY COVER WHICH EQUATES TO APPROX. 4.6 % CANOPY COVER OF THE DEVELOPMENT SITE AREA

TABLE 05: TREE CANOPY COVER				
	SMALL TREES: 2M DIAMETER 3.2 SQ.M CANOPY COVER AT MATURITY	MEDIUM TREES: 5M DIAMETER 19.6 SQ.M CANOPY COVER AT MATURITY	LARGE TREES: 8M DIAMETER 50 SQ.M CANOPY COVER AT MATURITY	TOTAL CANOPY COVER (NOT INCLUDING EXISTING TREES)
GROUND FLOOR	-	10	4	396 SQ.M
PODIUM LEVEL	25	18	-	432.8 SQ.M
TOTAL	80 SQ.M CANOPY COVER AT MATURITY	548.8 SQ.M CANOPY COVER AT MATURITY	200 SQ.M CANOPY COVER AT MATURITY	828.8 SQ.M PROPOSED TREE CANOPY COVER

IRRIGATION REQUIREMENTS

- A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR THE 120 MARINE PARADE, COTTESLOE, PROJECT. THE SCOPE WILL INCLUDE:
- IRRIGATION TO ALL LANDSCAPE AREAS
 - MOISTURE SENSORS THROUGHOUT, TO ENSURE WATER USE IS MINIMISED
 - USE OF LOW WATER USE EMITTERS TO ENSURE ONLY SUFFICIENT WATER IS PROVIDED TO IRRIGATE PLANTING AREAS
 - IN-LINE FERTILISATION UNIT TO ENSURE FERTILISING AND MOISTURE RETENTION IS CONTROLLED
 - USE OF POP - UP FLOOD BUBBLERS TO SUIT SIZE OF GARDEN BEDS TO ENSURE ANY OVER-SPRAY AND WASTAGE IS MITIGATED, AND;
 - A DETAILED DESIGN AND SPECIFICATION WILL BE PROVIDED AT BUILDING LICENSE APPLICATION STAGE.

BUILT FORM & SCALE

The architecture aims to achieve design excellence by taking inspiration from the local riverine context on the South Perth Esplanade. The height and mass of the residential tower responds appropriately to the scale of upcoming and approved development, whilst its slim profile and scalloped facade are intended to refine the overall massing in conversation with the existing context.



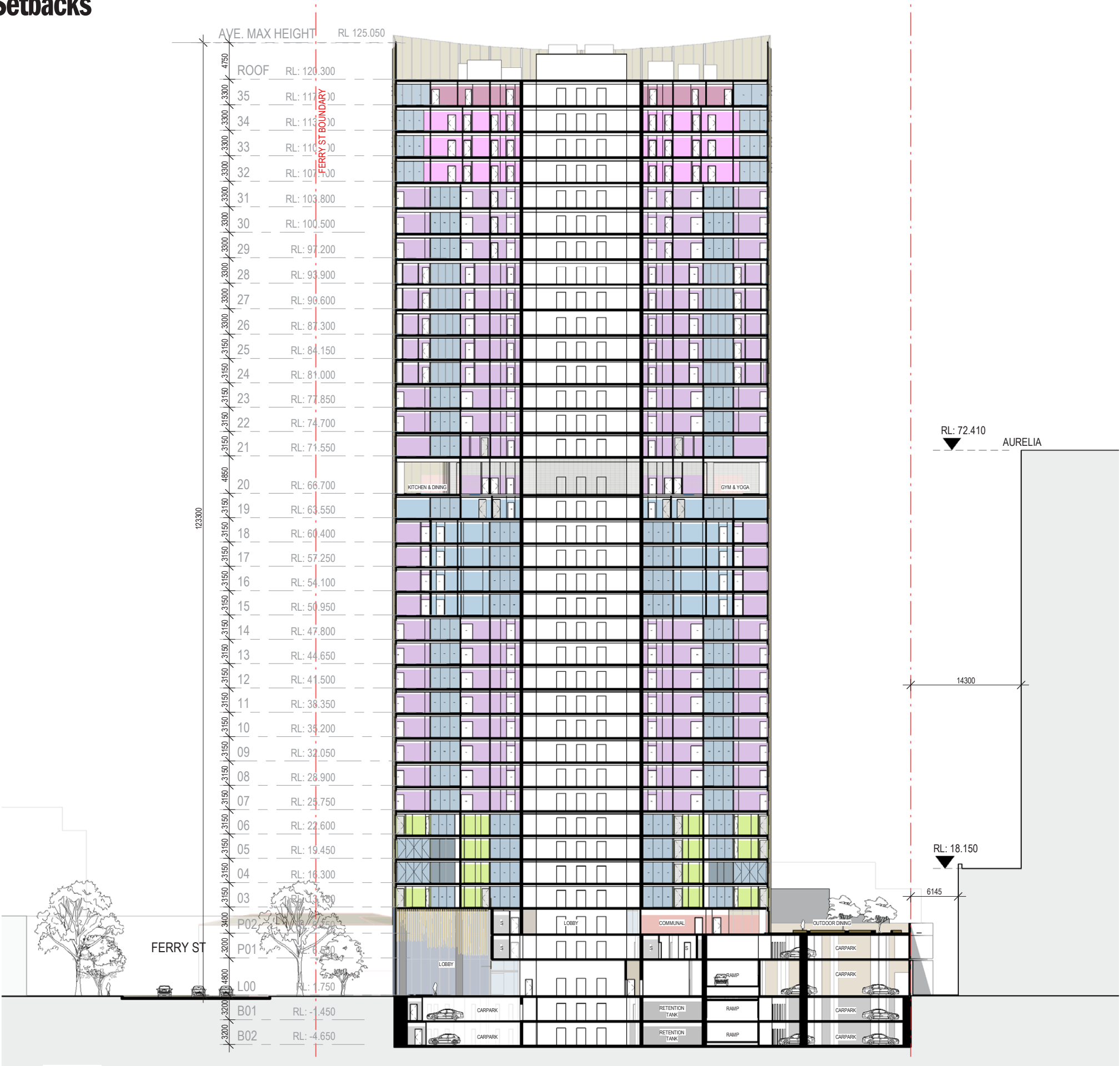
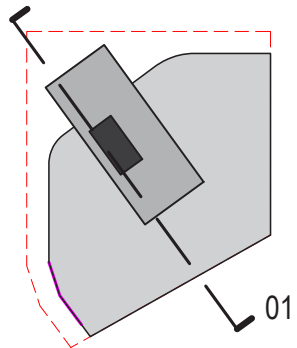
LYALL STREET
(126650 DA Recorded Height)

CIVIC HEART
(136000 DA Recorded Height)

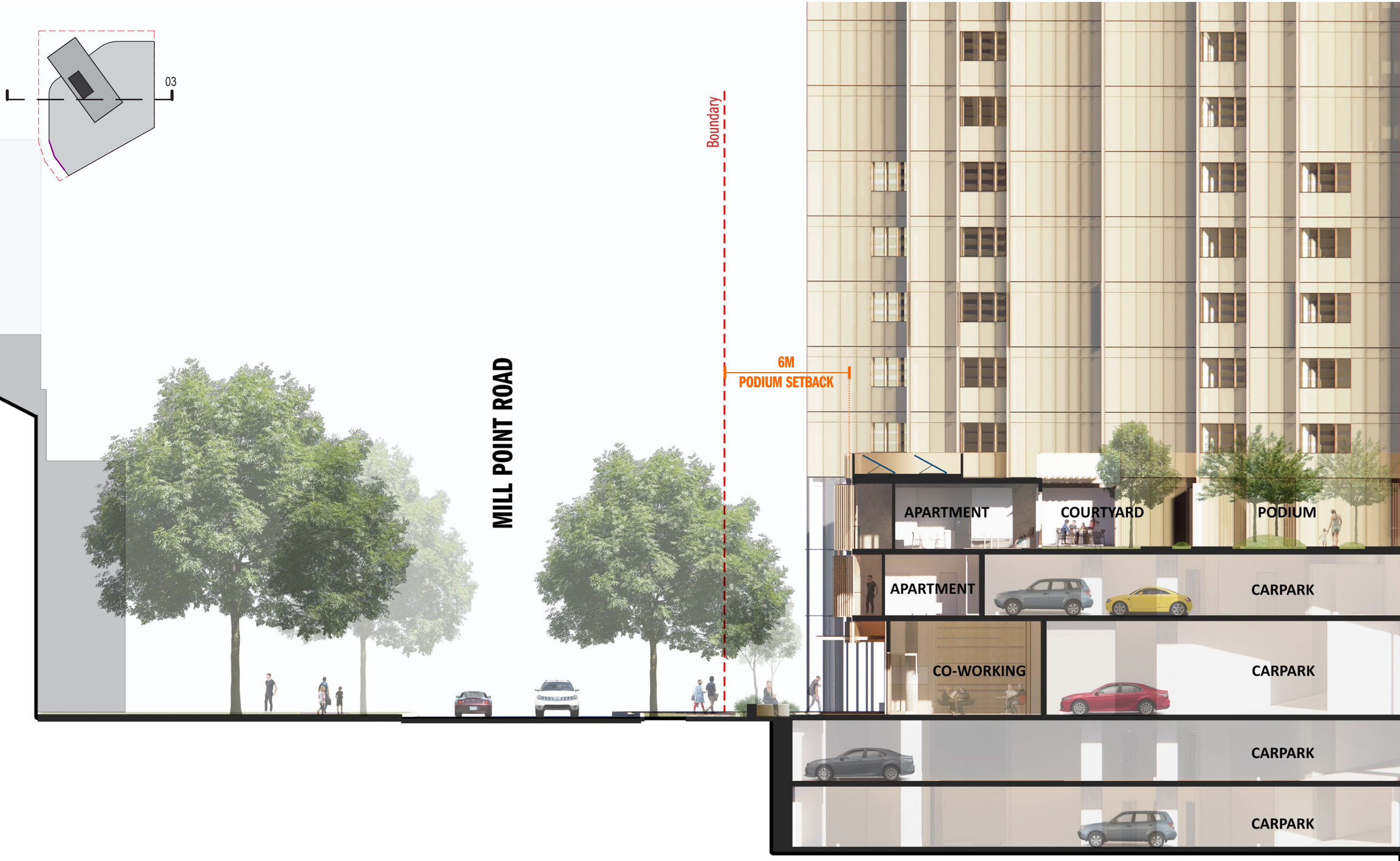
88 MILL POINT RD
(123300 Max Height)

LUMIERE
(98800 DA Recorded Height)

Built Form & Scale - Section & Setbacks



Built Form & Scale - Section & Setbacks



Built Form & Scale - Section & Setbacks



Built Form & Scale - Podium Scale

Mill Point Road



The podium to both Mill Point Road and Ferry Street align with adjacent developments to provide a continuation of the streetscape built form



Ferry Street

Built Form & Scale - Overshadowing Diagrams

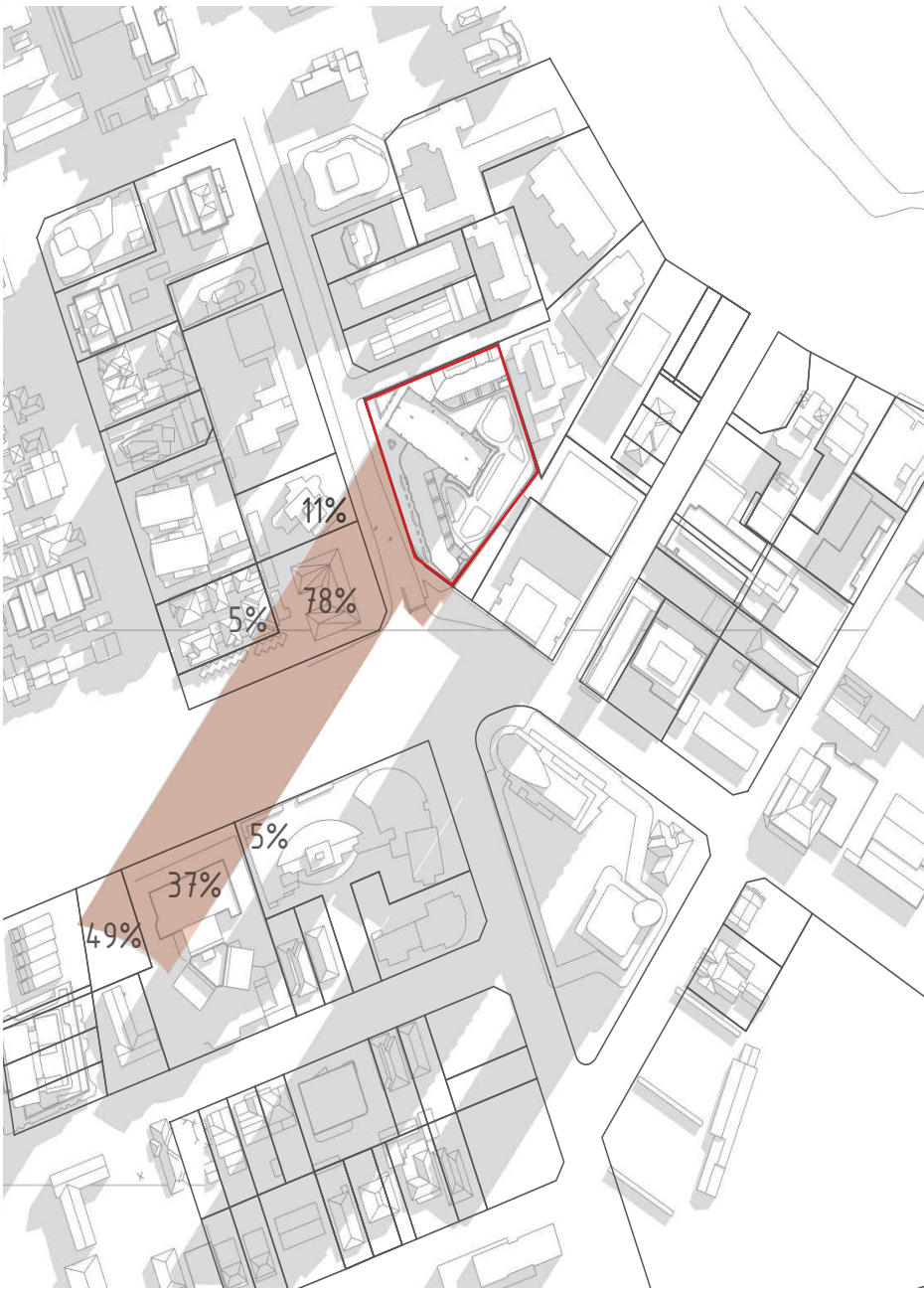
South Perth Activity Centre Plan Requirements

P 25 Development Requirements

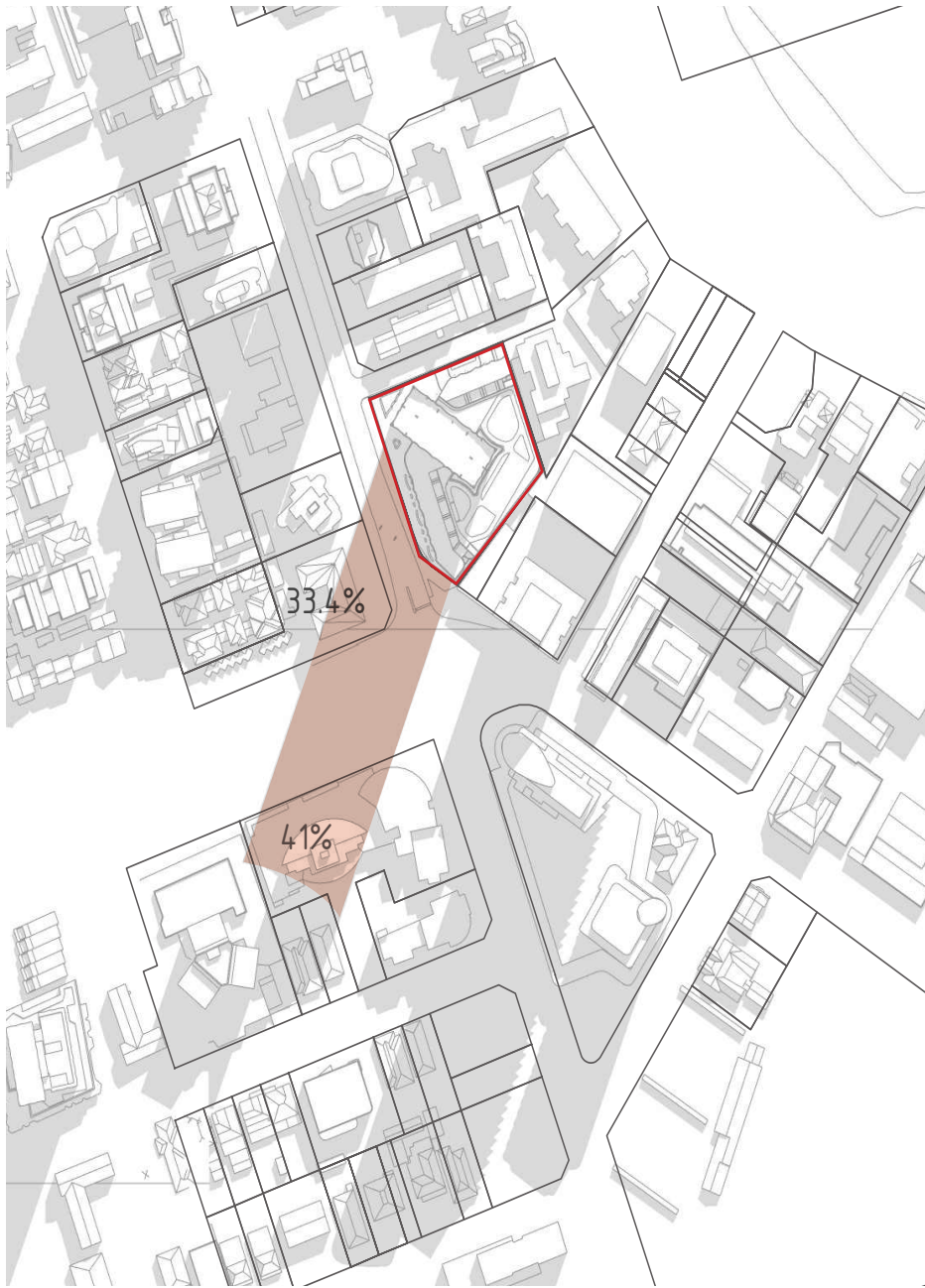
4.3.3.4 Overshadowing

Development shall not cast a shadow over more than 80% of any adjoining lot for more than 2 hours between 9am and 3pm on 21 June. Shadow diagrams are to be submitted demonstrating compliance with this requirement as part of the development application.

At no point on June 21st does the proposed development cast a shadow over more than 80% of any adjoining lot for more than 2 hours between 9am and 3pm.



10AM

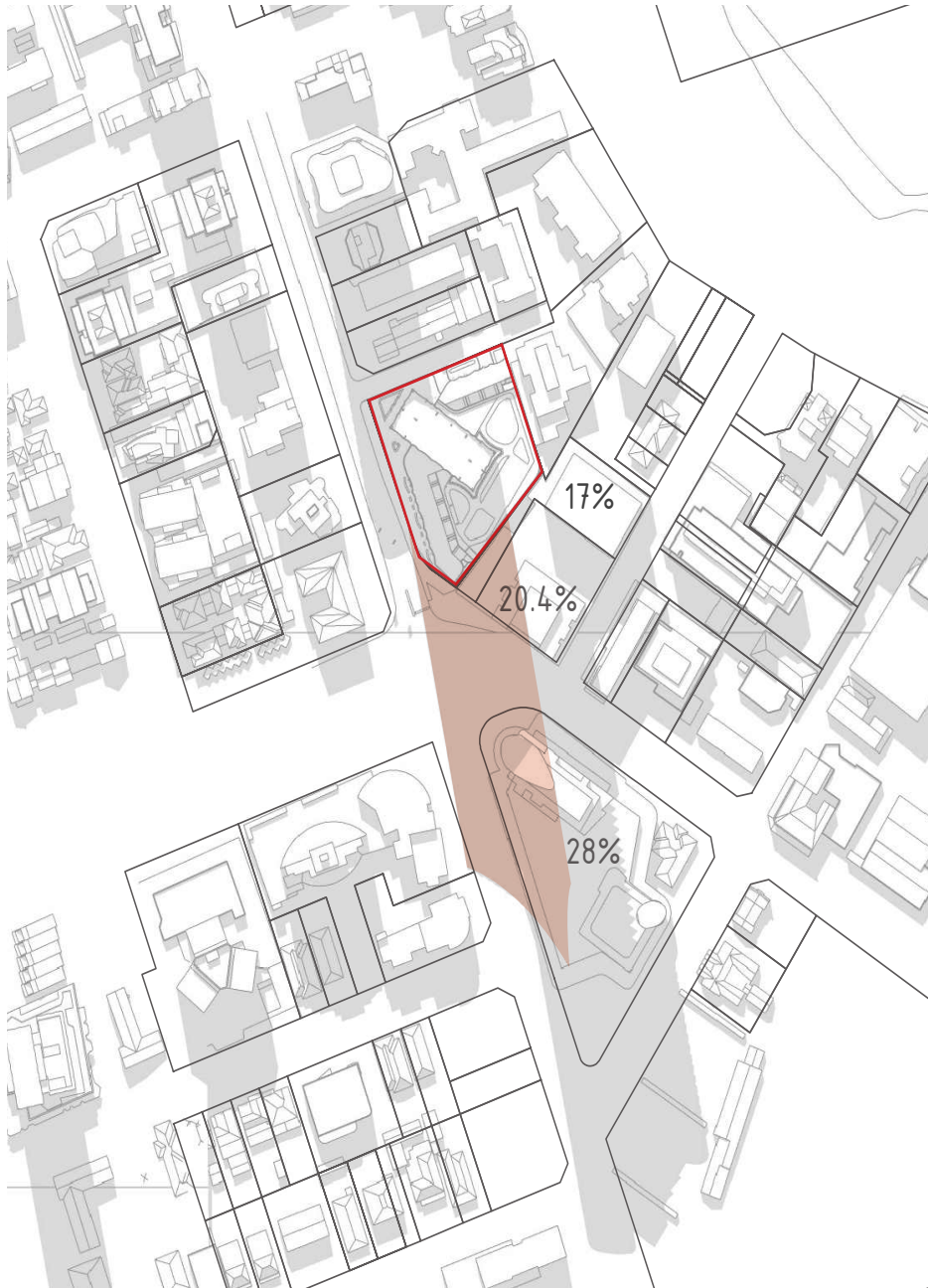


11AM



12PM

Built Form & Scale - Overshadowing Diagrams



1PM



2PM



3PM

FUNCTIONALITY & BUILD QUALITY

The design incorporates simple, functional basement ground and podium levels, allowing for efficient operation of the development, whilst reducing impact on residents and the surrounding neighborhood.

All building service plant has been located within enclosed parking areas (sleaved by active uses) or at roof level, preventing any loss of amenity for residents.

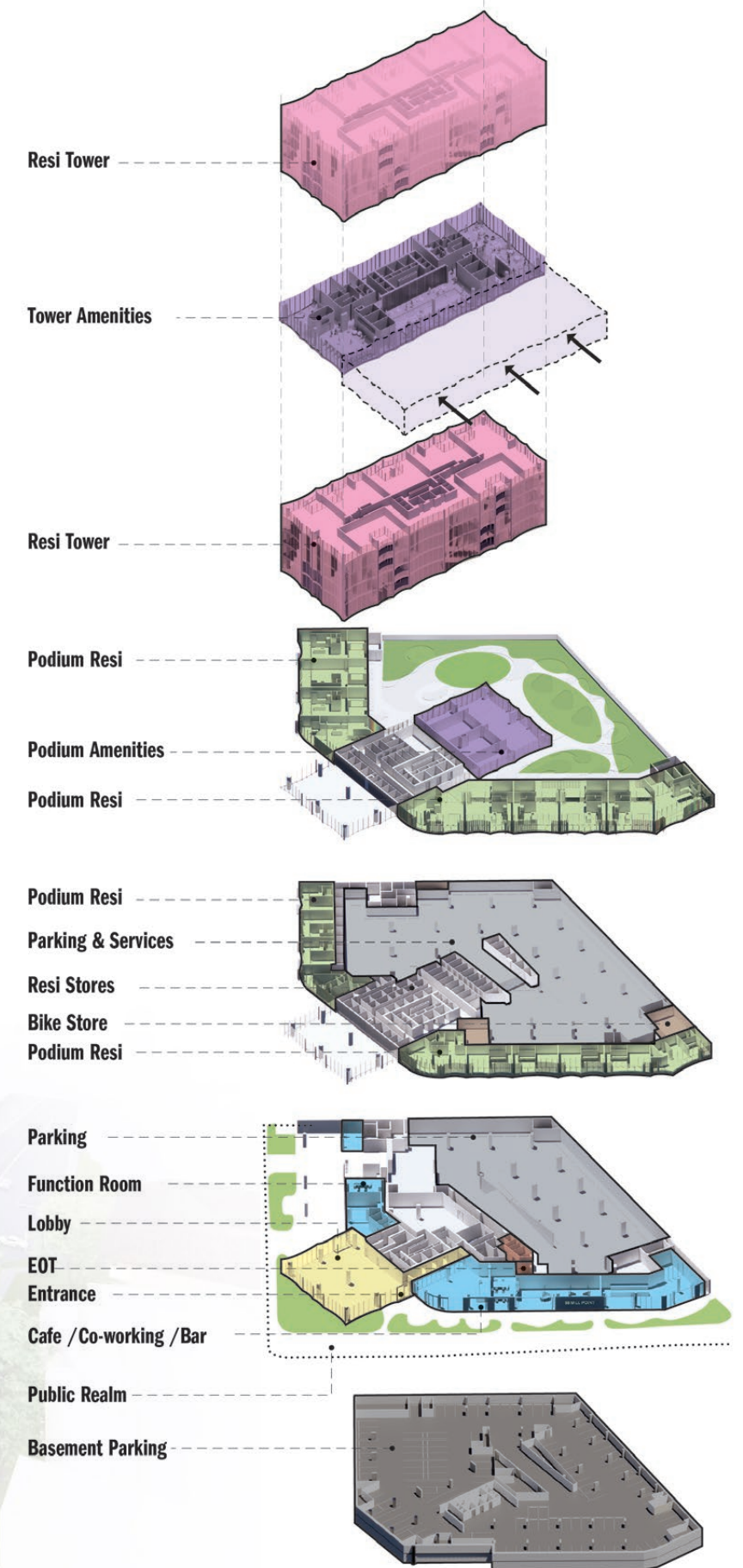
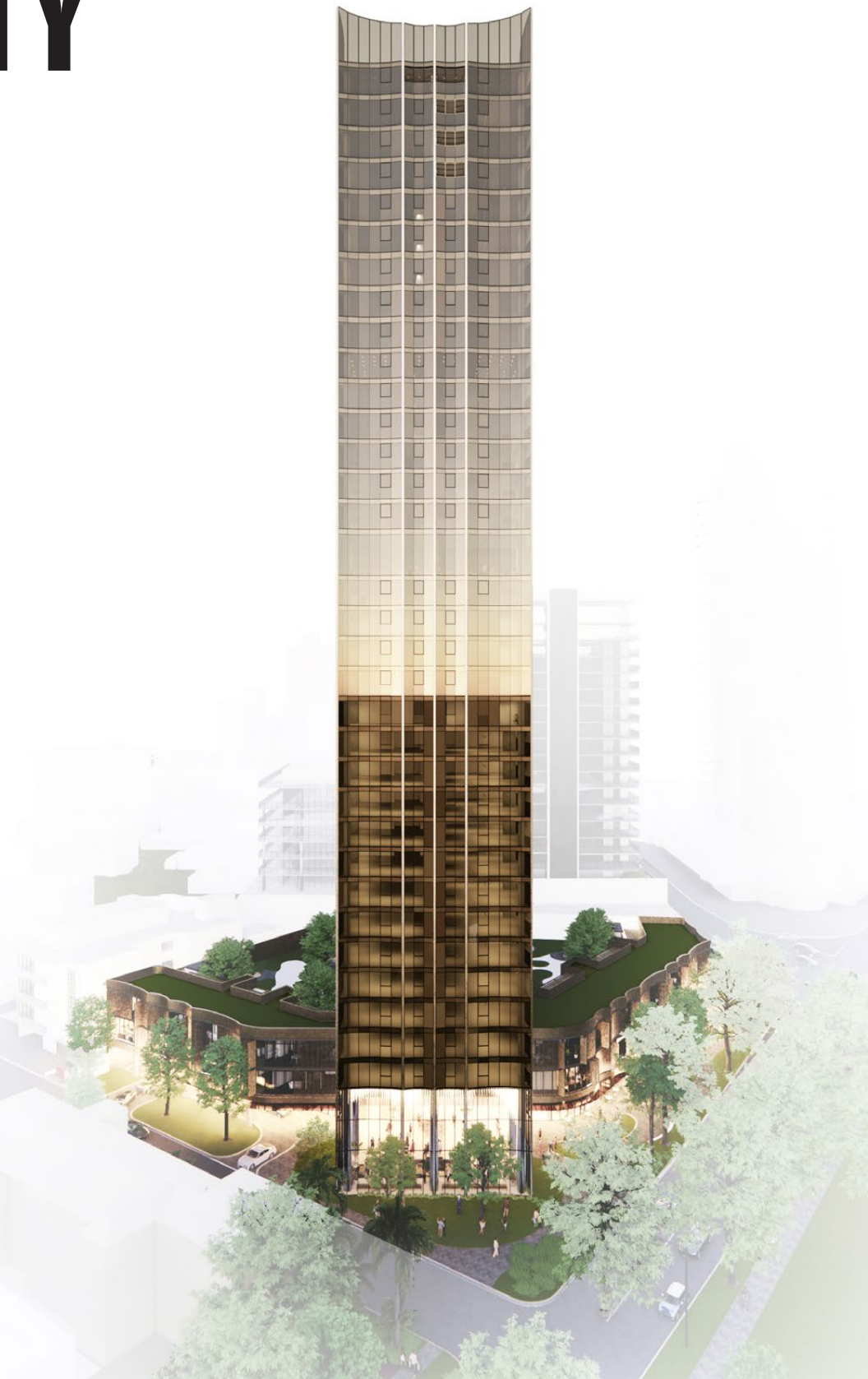
A fully activated podium facade maximises the frontage for tenancies to successfully operate and to activate the public realm. A triple height residential lobby that continues the tower form to ground, creates a distinctive urban marker at street level.

Car, bike and motorcycle parking is distributed across four levels (two basements, ground and one podium level)

An efficient structural solution has been proposed removing the requirement for structural transfer between the tower and the podium or basements.

A secure commercial tenant bike store and End Of Trip facilities have been located at ground floor level, with residential bike stores located at level one.

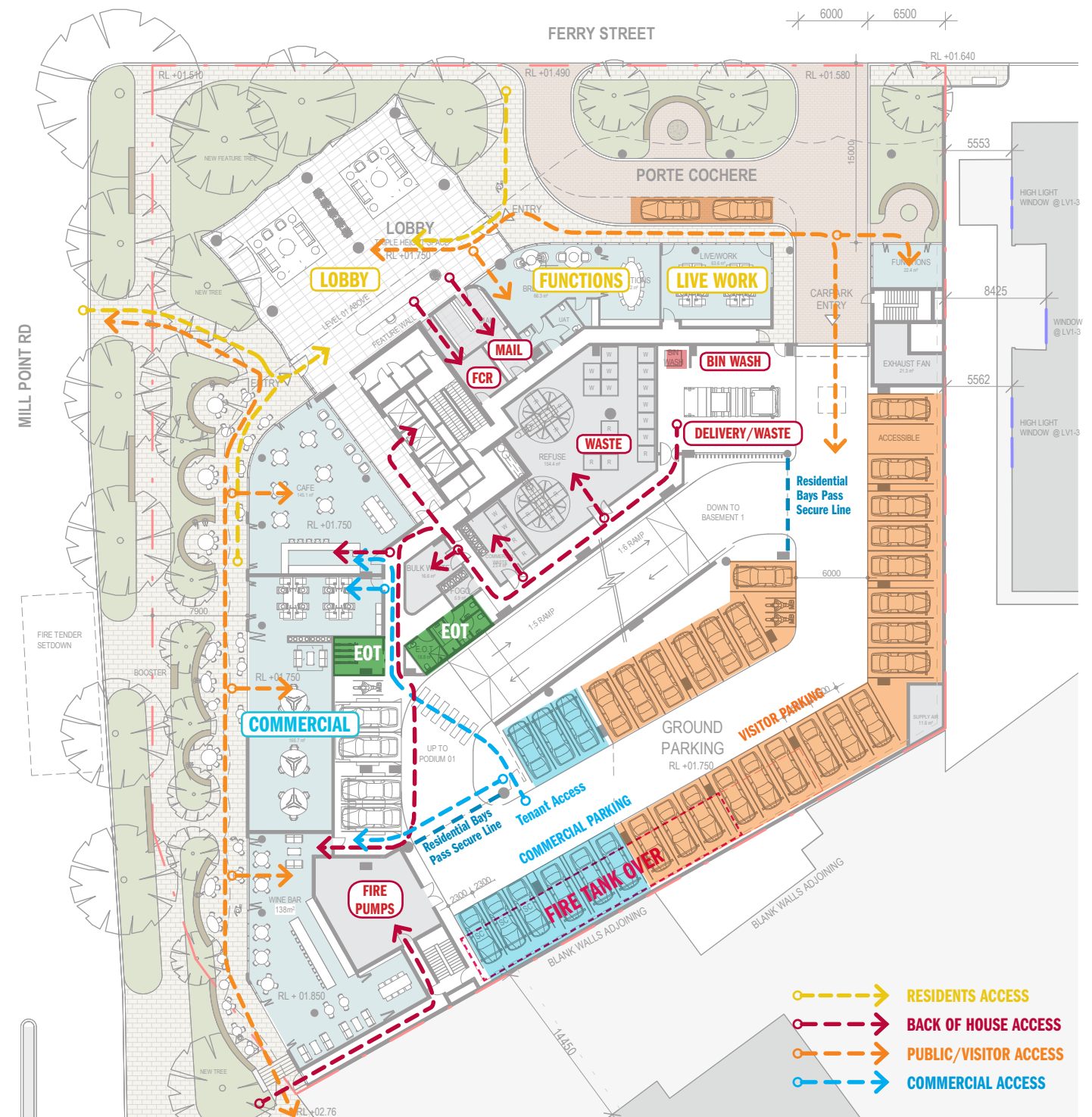
Wellness and Club Lounge amenities are located at level 20, offering spectacular views and easy accessibility from upper and lower floor levels.



Functionality & Build Quality - Basement & Ground

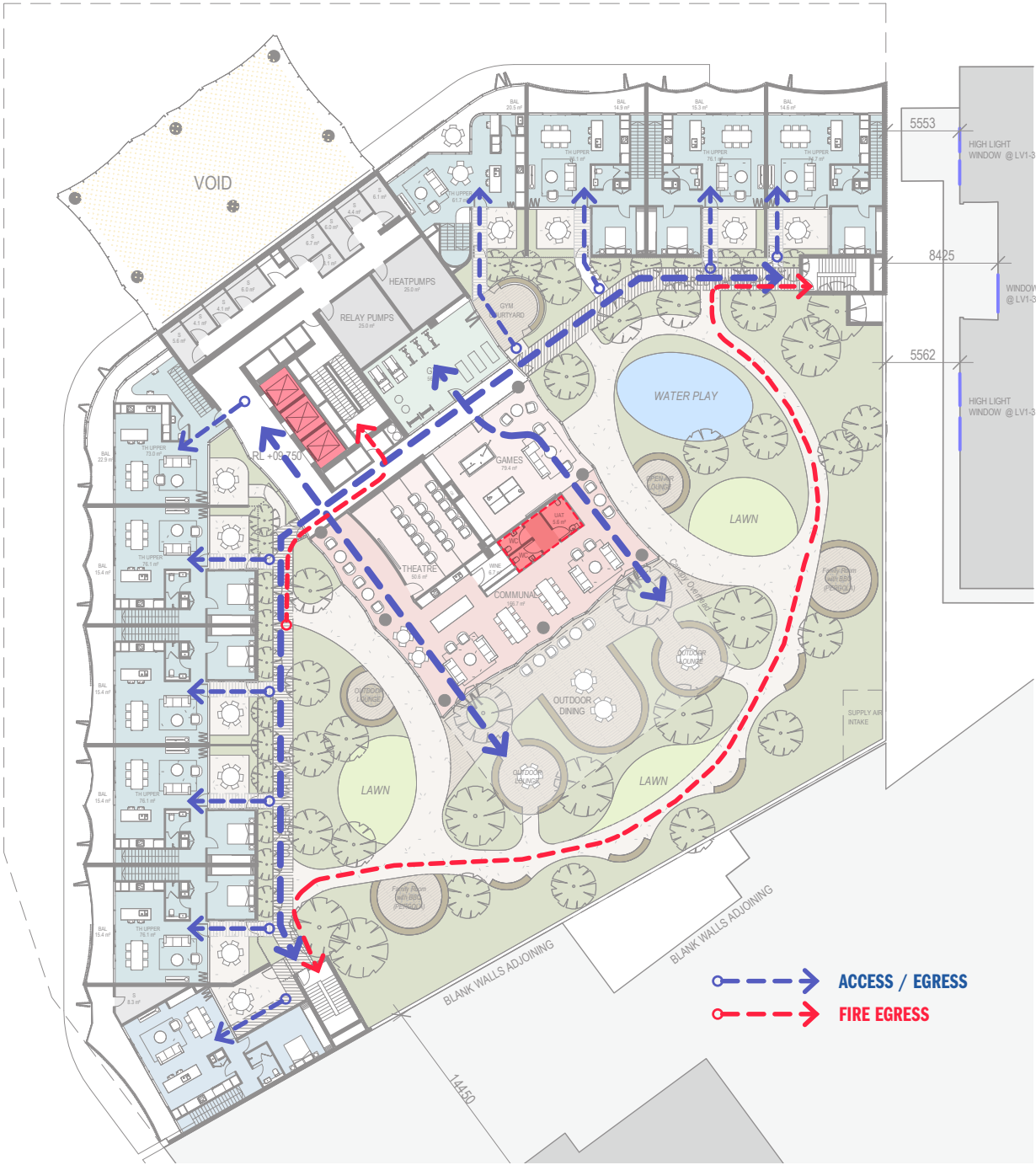


- Services access via ramps
- Electrical services access from ground level via gatic for gear replacement
- Clear wayfinding to lifts and fire escapes



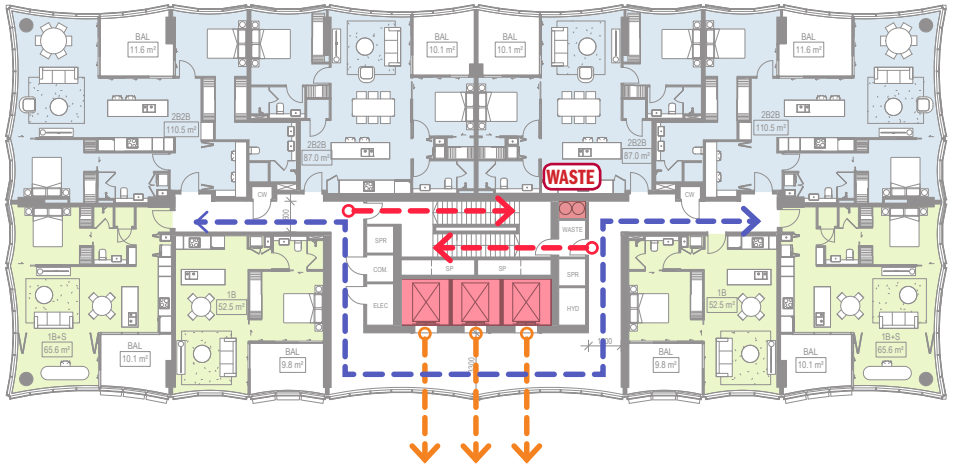
- All vehicles including service vehicles access the development from Ferry Street
- Waste, service and delivery vehicles have access to a loading zone located on ground floor. Safe access to and from the loading zone to tenancies or the tower lifts is provided via a dedicated services corridor.
- A mail room with delivery and cold storage lockers is accessed via the main lobby
- Tenants and residents have safe access to tenant waste or resident bulk/food waste zones

Functionality & Build Quality - Level 2, Typical Resi & Level 20



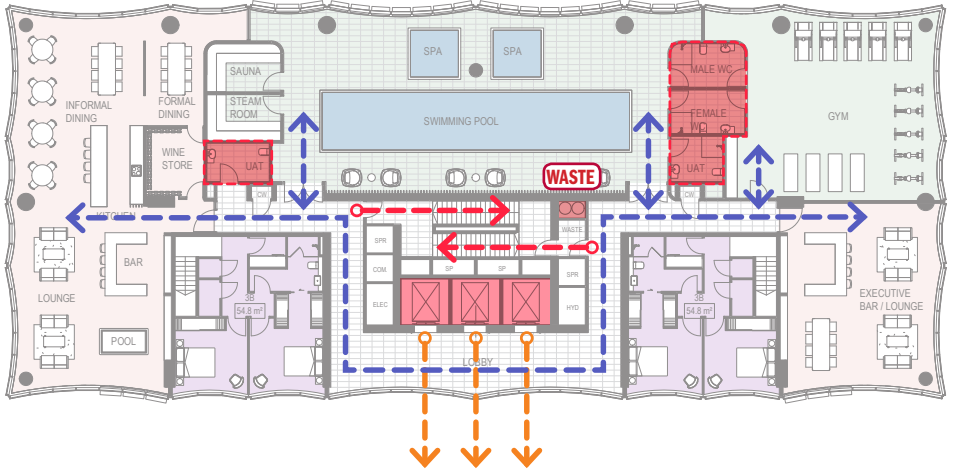
- Access to Townhouse apartments via covered external walkway
- Full access to communal and external spaces from lift lobby
- Pergola Canopy provides sun protection and aids in wind mitigation for residnets using the external spaces

Typical Tower Floor



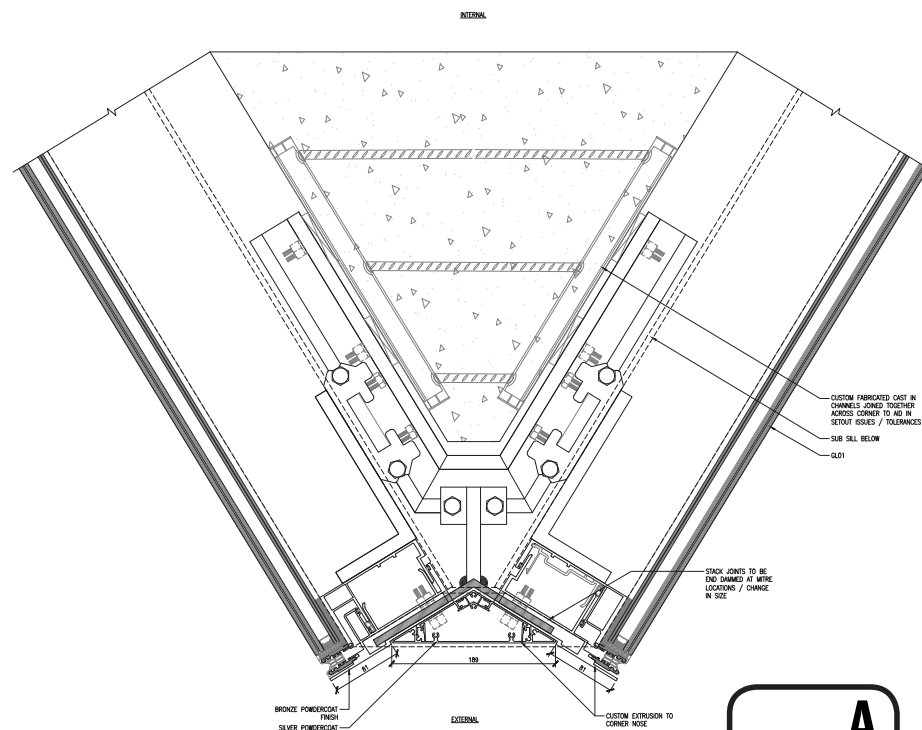
- Lift Lobbies and corridors have significant access to external views and natural light
- General Waste and recycling waste chutes are provided to all floors
- Level 20 Amenity floor provides multiple UAT and male/female shower and change facilities

Level 20 Amenity Floor

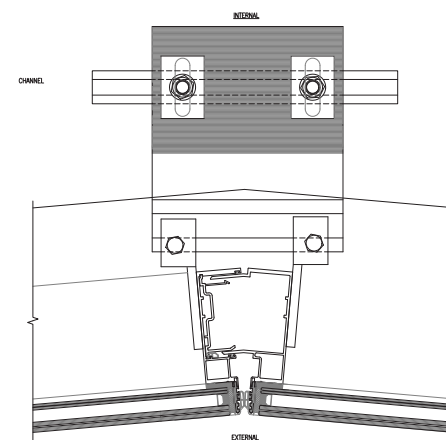


- ACCESS / EGRESS
- FIRE EGRESS
- EXTERNAL VIEWS + LIGHT

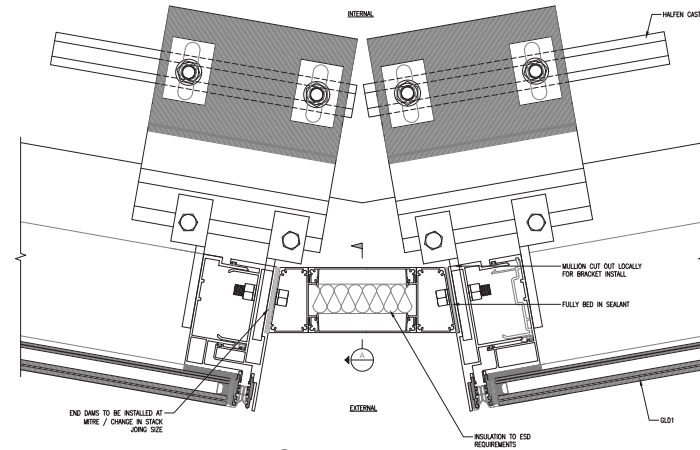
Build Quality - Facades



A. TYPICAL CORNER JUNCTION DETAIL



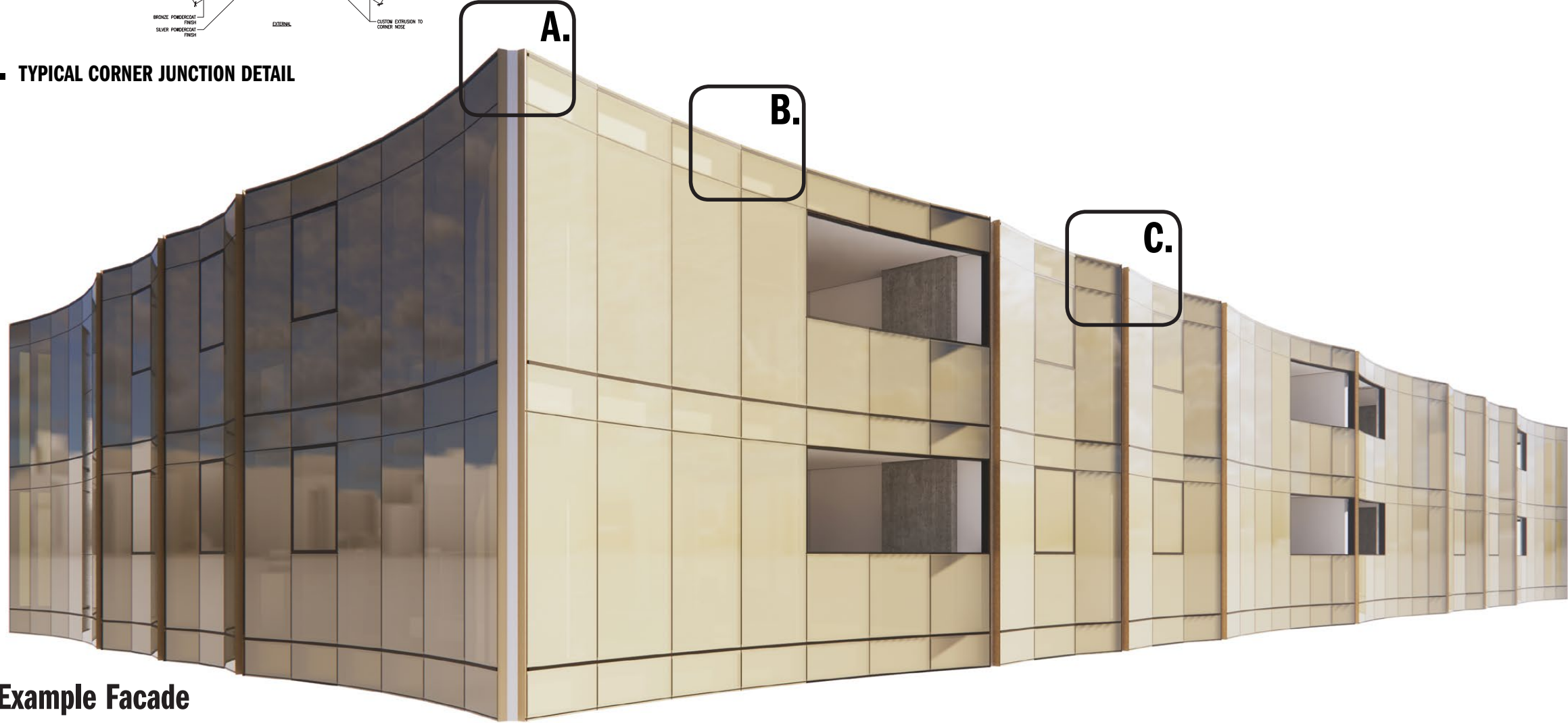
B. TYPICAL GLAZING SECTION DETAIL



C. TYPICAL RECESSED FACADE DETAIL

The tower façade is a unitised system from Level 3 upwards with bronze glass throughout. Shadow boxes are used on the solid section of the façade to maintain a consistent appearance in the glass. The tower lobby façade is stick system spanning Ground to Level 3 with clear glass utilised here for maximum transparency and activation.

The curved form of the façade is accentuated by continuous vertical recesses at the apex of the curve which will be a silver/metallic colour to highlight the verticality from the bronze glass and mullions of the rest of the façade.



Example Facade

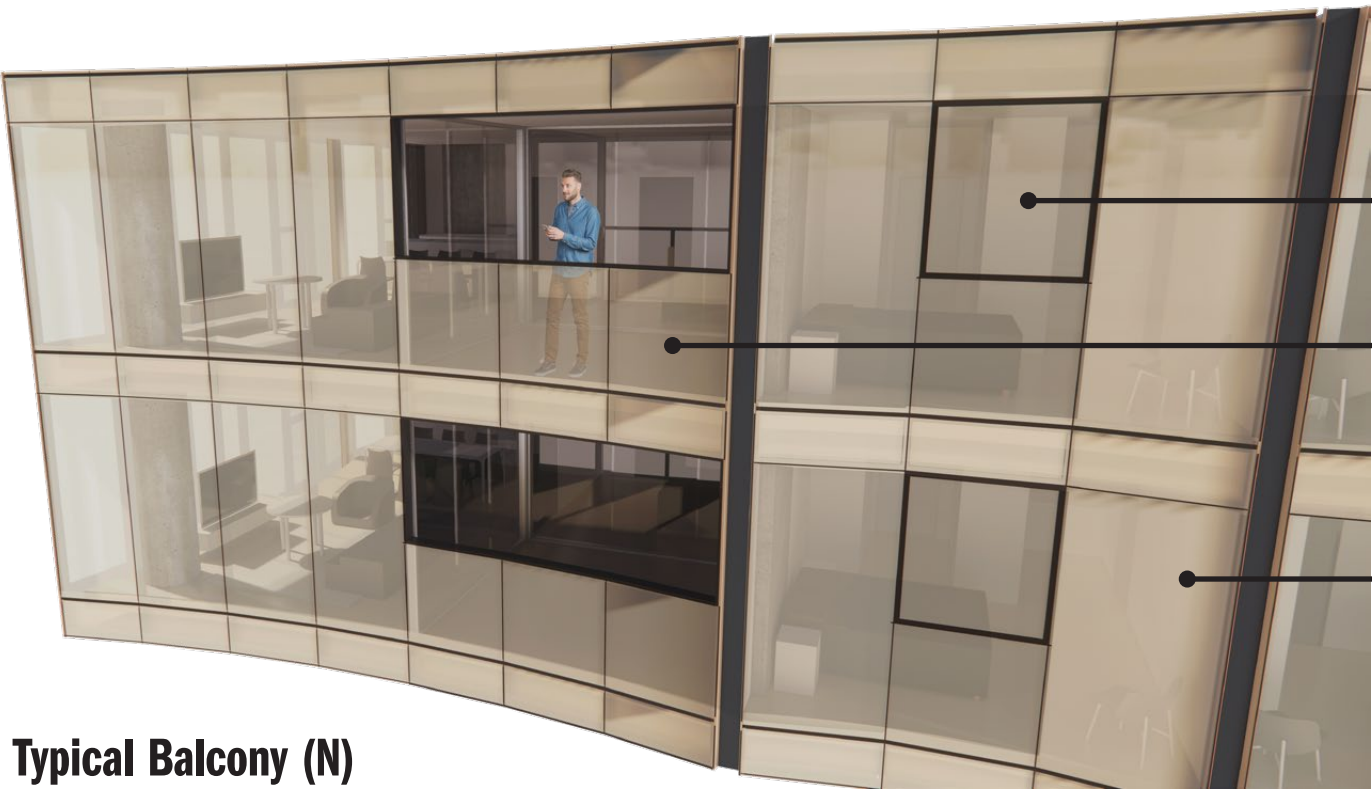


Metallic Bronze Powder Coat Mullions



Metallic Silver Powder Coat Feature Insert

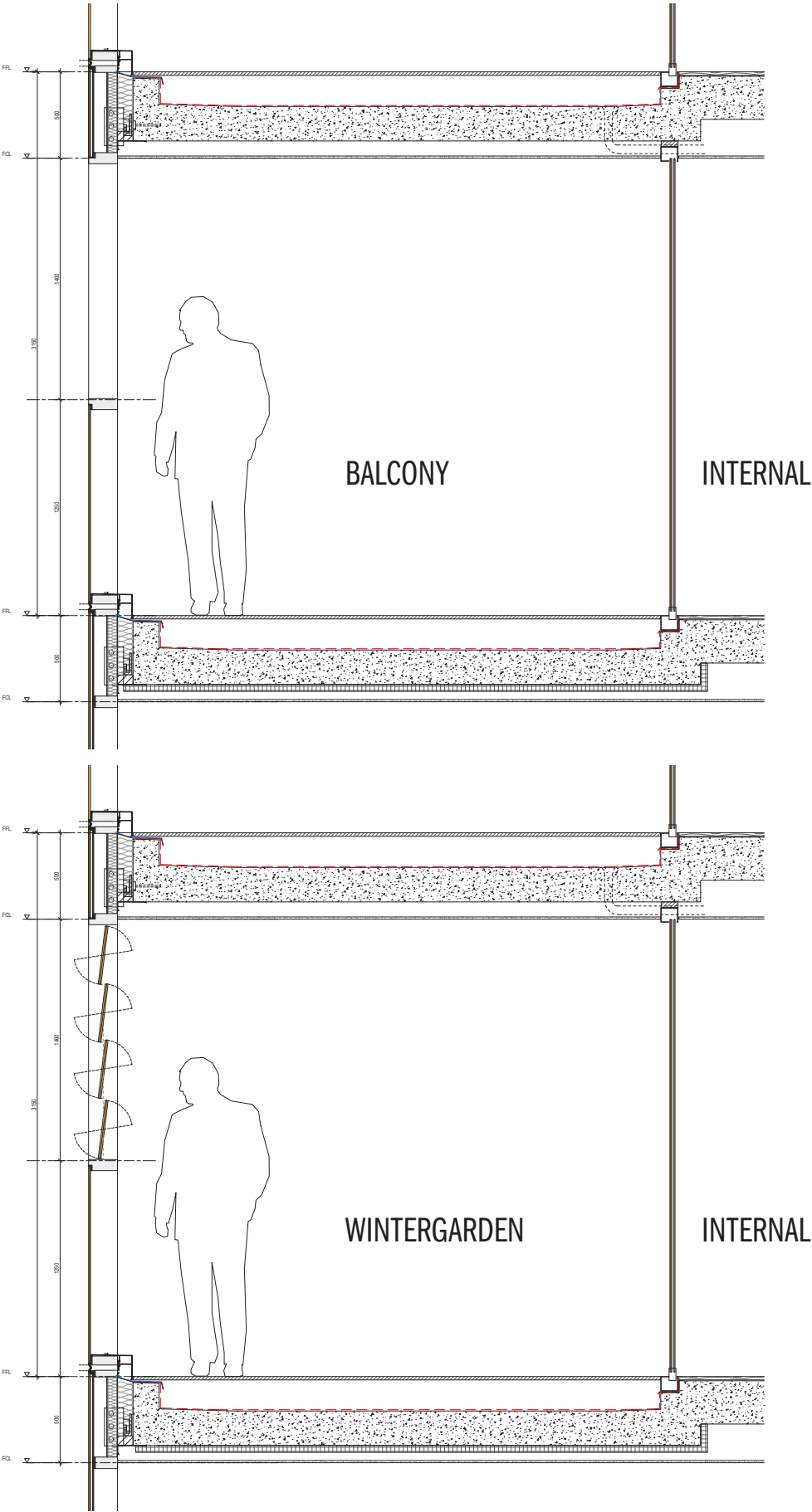
Build Quality - Facades



Typical Balcony (N)



Typical Wintergarden (S/W/E)



SUSTAINABILITY

Sustainability is integrated into the core principles of 88 Mill Point Road. It enhances amenity, function, resource efficiency & safety, but most importantly it improves the well being of its residents & commercial tenants. The building aims to deliver an outcome equivalent to a 5 Star GreenStar Design and an “As Built” V1.3 rating. Initiatives within the development include:

Centralised plant taking advantage of improved efficiency, less maintenance and lower noise impact for residents

High Performance glazing that exceeds BCA requirements for building envelope performance

Building tuning & optimisation after practical completion ensures optimal performance of the facility

Building metering & monitoring to trend performance

Photovoltaic system on the roof aiming to produce 100KW of Peak electrical generation capacity

Sustainable transport options including significant bike parking and electric vehicle infrastructure

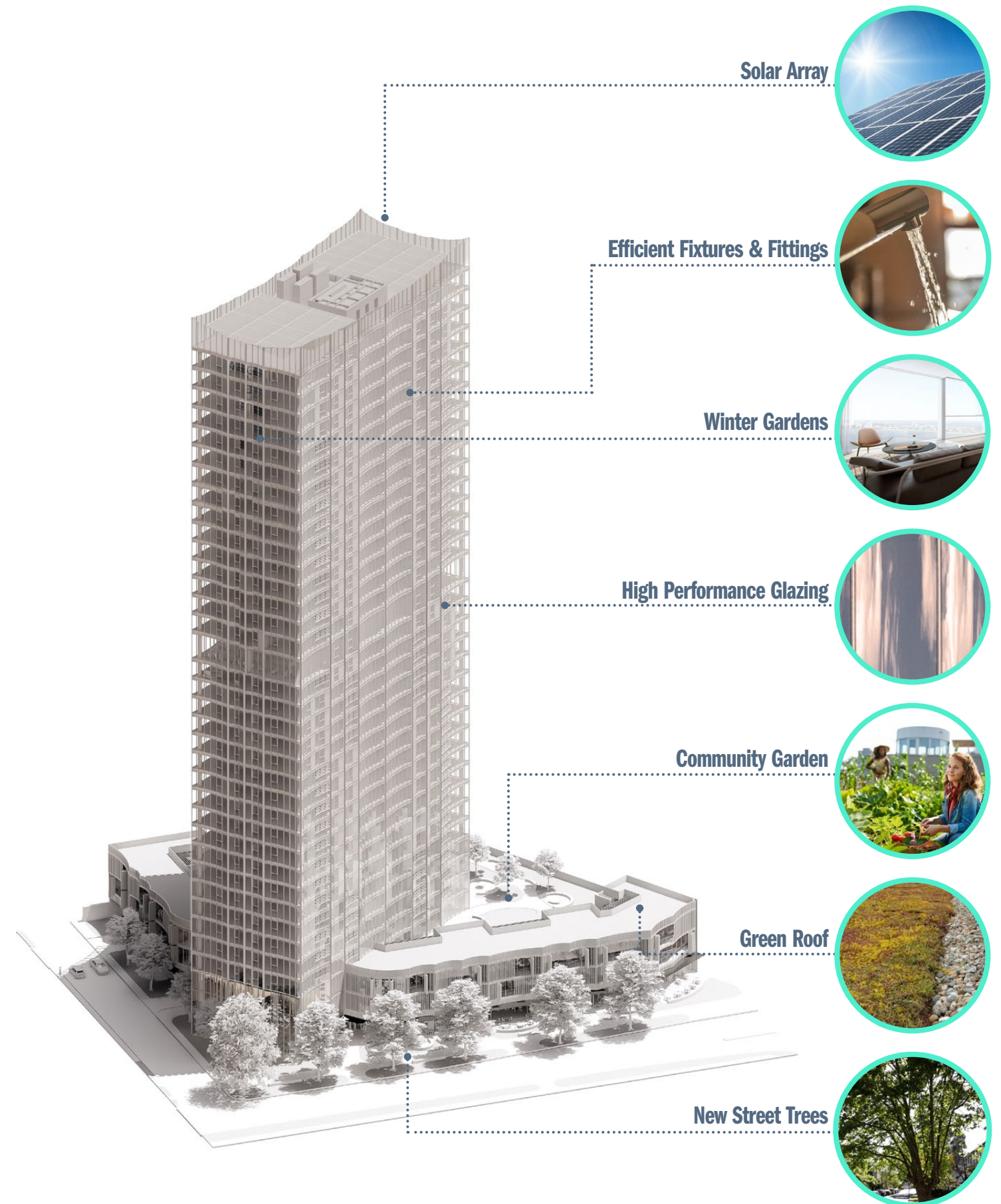
Site specific waste management systems & dedicated waste stores which include independent recycling, organic food waste and bulk waste areas

Maximization of cross ventilated residential units to reduce energy consumption & improve indoor air quality

Low water use fixtures & fittings

Low toxicity products & materials including low VOC paints

Significant landscaping zones to the street frontage & podium including a green roof & community garden



Sustainability - Cross Ventilation

88 Mill Point Road significantly improved upon the R Code requirements for cross ventilation

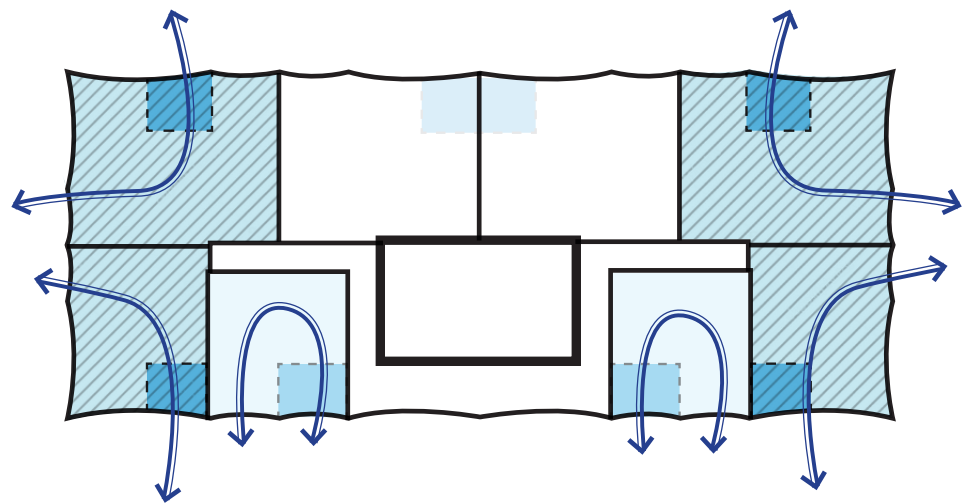
78% (42 of 54) of dwellings in the first 9 floors (including the podium) are capable of cross ventilation (R codes minimum 60% is required), while 79% (138 of 175) of all dwellings in the development are capable of achieving cross ventilation

All apartments have an inboard balcony or wintergarden (subject to location) including sliding doors allowing operability and increased access to breezes. Openable windows to all bedrooms and living rooms provide the cross ventilation required to cool an apartment naturally.

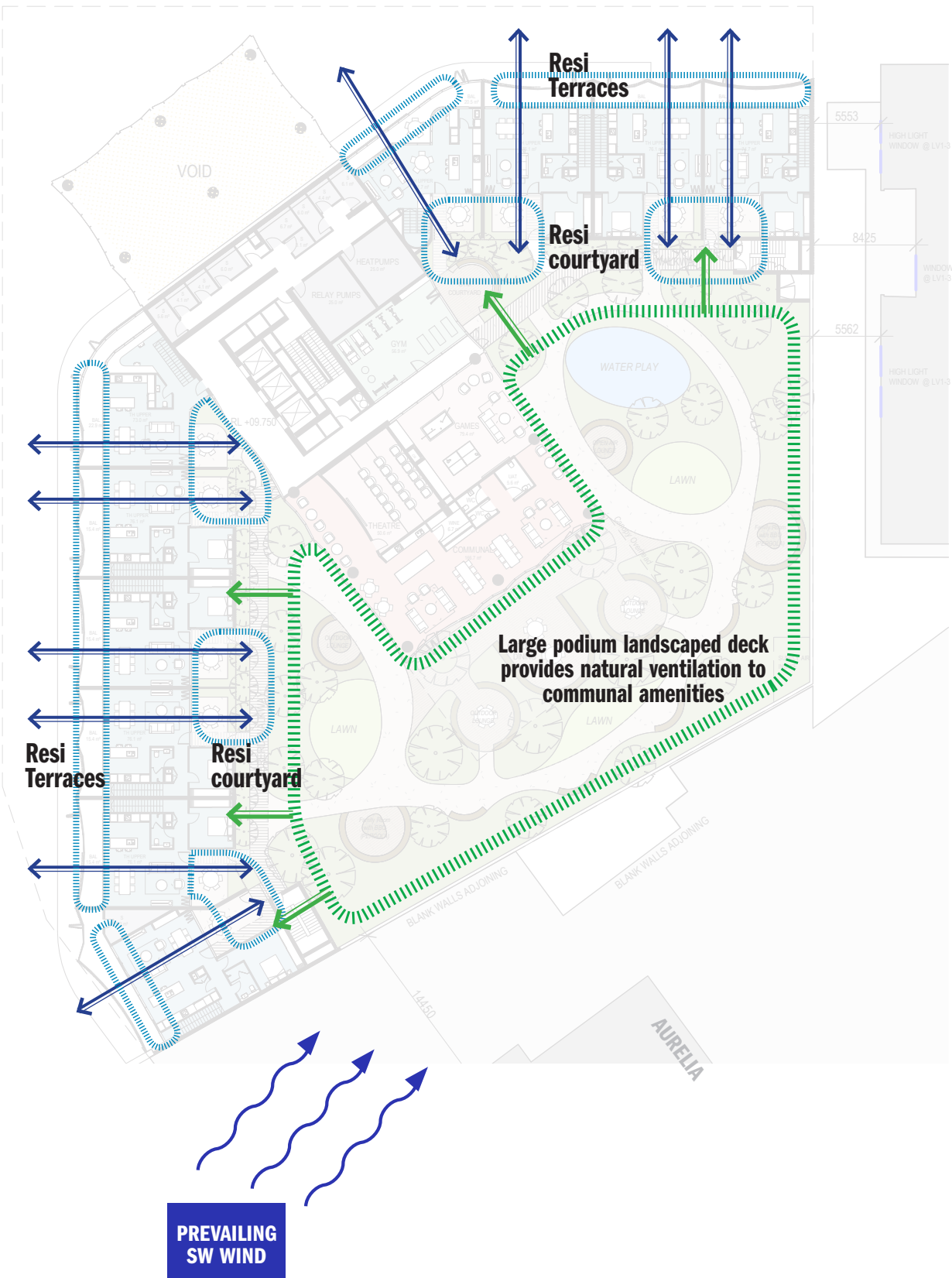
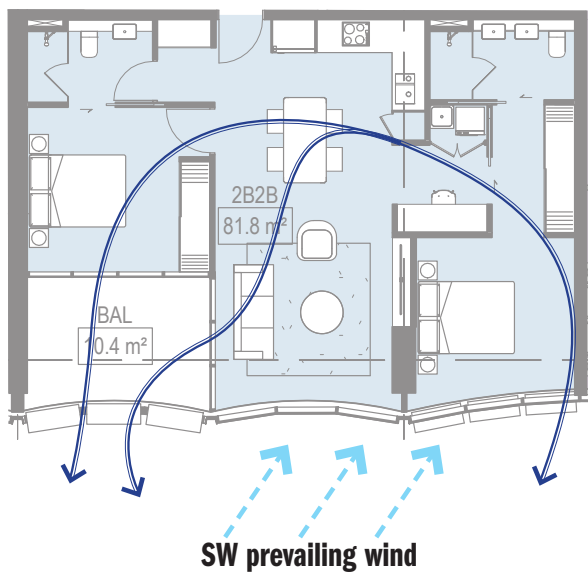
All podium townhouses have dual frontages allowing for natural cross ventilation.

79% of all dwellings are capable of cross ventilation

Typical Resi Floor (LVL 3-7)



Typical Apartment



Sustainability - Solar & Daylight Access

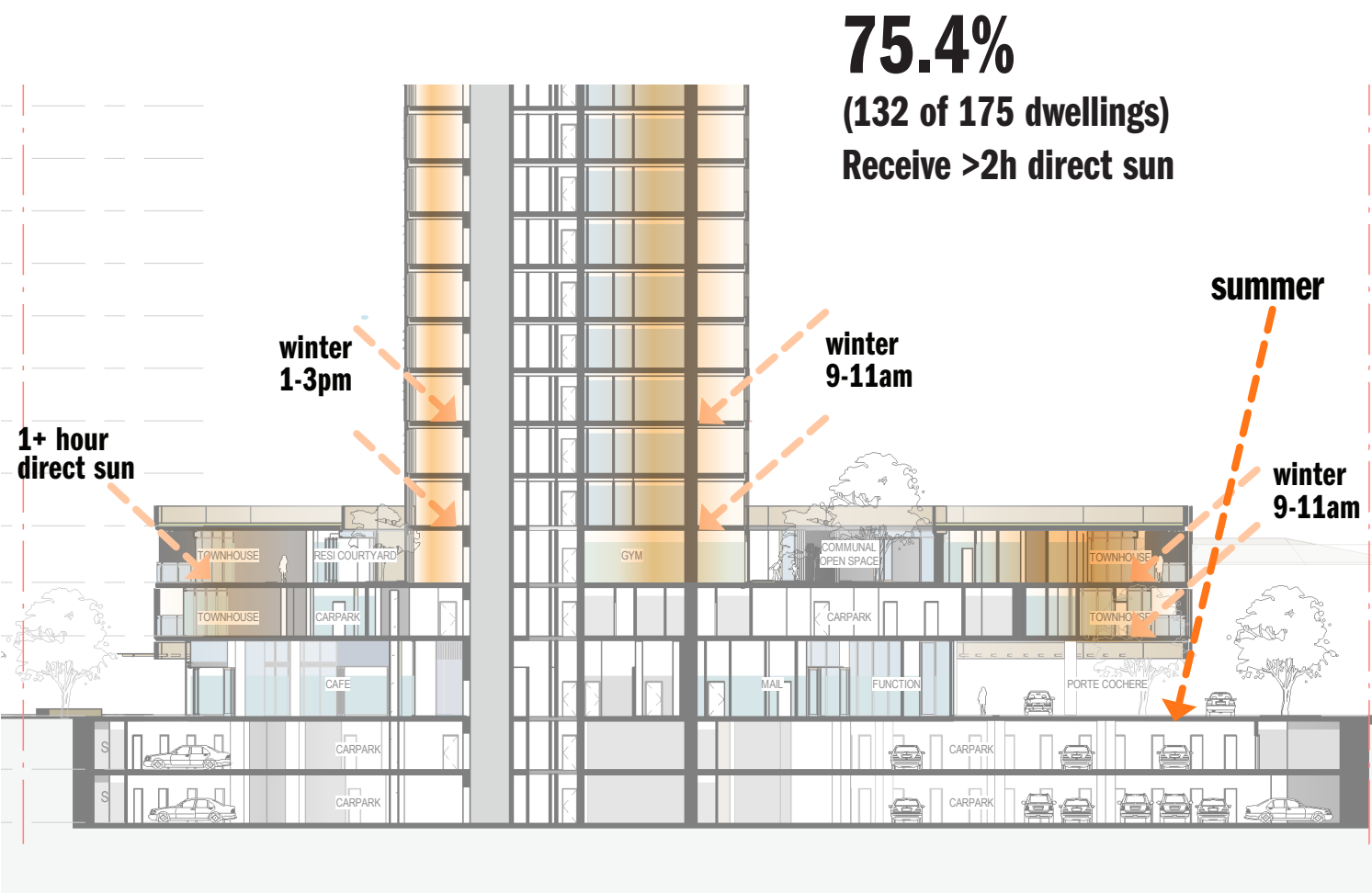
The residential tower has been orientated to maximise direct solar access to the apartments and amenities during winter, and to minimise overshadowing to the external podium level and adjacent properties.

A triple height residential lobby brings a large amount of natural light into the lobby and adjacent spaces area.

A fully glazed south facing lift core opens to both light and views on all tower floors and increase the natural light levels to the adjacent corridors.

75.4% (132/175) of dwellings receive 2+ hours direct sunlight on 21JUN (9am-3pm) (Minimum Required 70%)

Only 9% (16) dwellings do not receive sunlight on 21JUN (9am-3pm) (15% Allowable)



65% OF THE TOWER FACADE PERIMETER
RECEIVES >2H DIRECT SUN.



AMENITY

88 Mill Point Rd provides a generous level of high quality amenity throughout the project for future residents and their guests to enjoy. From the large hotel style lobby, expansive podium landscaping and dramatic level 20 pool deck and resort facilities, 88 Mill Point Rd will be a sought after residential destination.

The development brings a wide range of homes to the market, maximising its demographic appeal in building a diverse community. The ground floor has been designed to create an active interface with Mill Point road through the creation of a landscaped plaza, glazed active frontage, triple height residential lobby and a wide range of bookable community spaces.

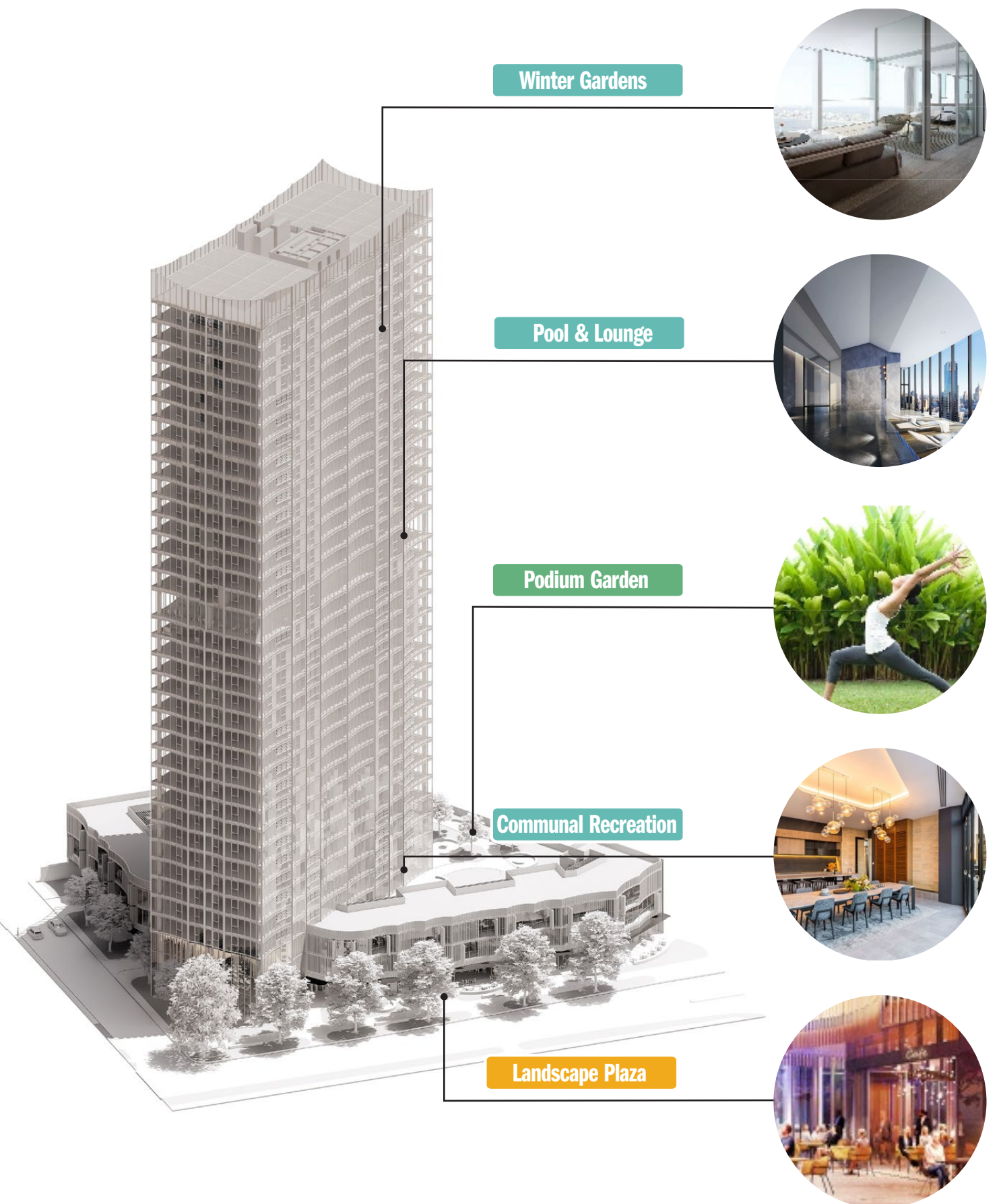
Residents facilities have been designed to take advantage of the extraordinary location. The podium level residents gardens will nestle directly in the mature Mill Point road tree canopy whilst the level 20 wellness zone and club lounge provides a wide range of health and social spaces with spectacular river and city vistas.

Key amenities include:

- _Triple height ground floor lobby lounge opening onto the corner of Mill Point Rd & Ferry St
- _450m² of commercial space with active street views and frontage
- _100m² of ground floor function space available for community bookings
- _64m² Live Work space for residents to "work from home"

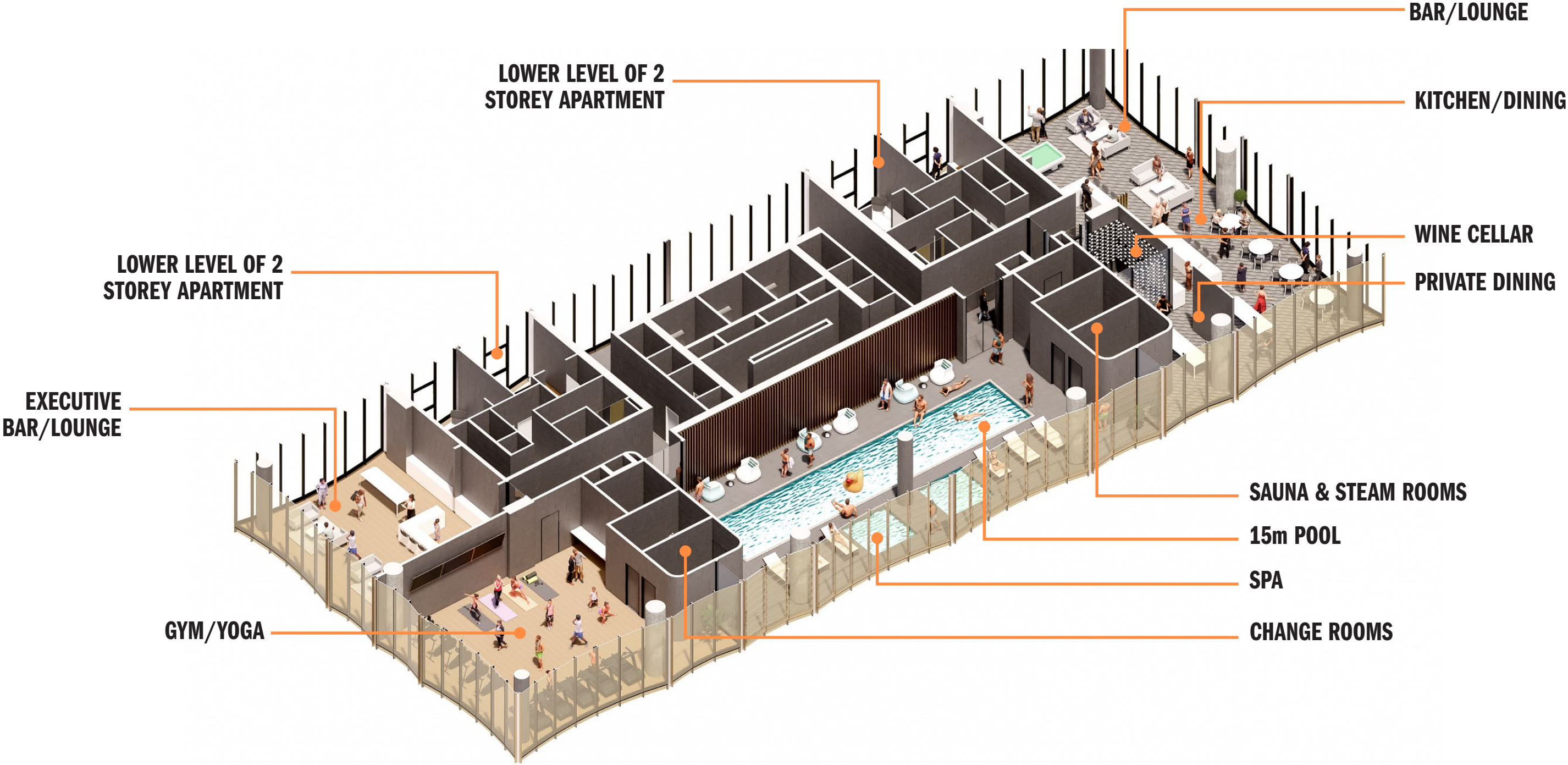
At podium level the base of the tower is home to a theatre, gym, games room, and lounge/dining area with fully equipped kitchen opening onto landscaped gardens. The podium landscape is home to a range of shaded social spaces including BBQ areas, a gym terrace and water play areas for children.

Level 26 is home to the Wellness Centre and Club Lounge, taking advantage of sweeping Swan river and city views to the North. The pool,spa and gym are self contained with adjacent executive bar, dining lounge and wine store. The pool area will be semi openable with louvered a facade, both maximising its usage and access to fresh air.





Amenity - Level 20 Wellness Centre & Club Lounge



Apartment Amenity - Typical Interior Layout

A broad mix of apartment layouts have been developed to provide efficient, well planned, high amenity, lifestyle focused residences.

Flush balconies and wintergardens with flush transitions have been designed to allow for a seamless interface between the internal and external spaces within each apartment or townhouse.



LEGIBILITY

Legibility is a key design driver for 88 Mill Point Road with the tower and podium expressed as sympathetic yet distinct architectural forms, directly inspired by their context in both form and materiality.

The smooth glazed riverine tower form has been brought to ground in a landscaped plaza in order to clearly announce the residential address and activate the street corner with a triple height glazed lobby, encouraging street level pedestrian movements and interaction. The three storey podium uses similar scalloped geometry, though its materiality is richer in tone and texture, drawing upon the tones of the adjacent foreshore. The Mill Point Rd facing ground floor facade is fully glazed announcing the commercial tenancies, maximising their dialogue with the street and landscaped plaza. The vehicular entry on Ferry St is located at the quietest corner of the site demarcated with subtle signage. Lush landscaping sculpted outdoor seating areas act as a physical barrier for safety whilst maintaining views and opportunities for social interaction with the street.



SAFETY

Safety is a fully integrated & intuitive component of the design, enabling all residents, visitors and commercial tenants occupying the building to live and work in a safe environment. Key Aspects include:

Clearly defined and secure residential entry points to the lobby include a reception area overlooking both Mill point Rd and Ferry Street, creating an active & safe environment with high levels of passive surveillance

Camera surveillance throughout the development

Integrated lighting to publicly accessible areas throughout the development

Clearly defined carpark access with secure delineation between visitors, commercial tenant's and resident's parking areas

Well lit & safe access to and from lifts to parking bays and residential stores

Secure bike storage facilities for both residents and tenants

Delivery zone with safe access to lifts for residents moving in or moving out

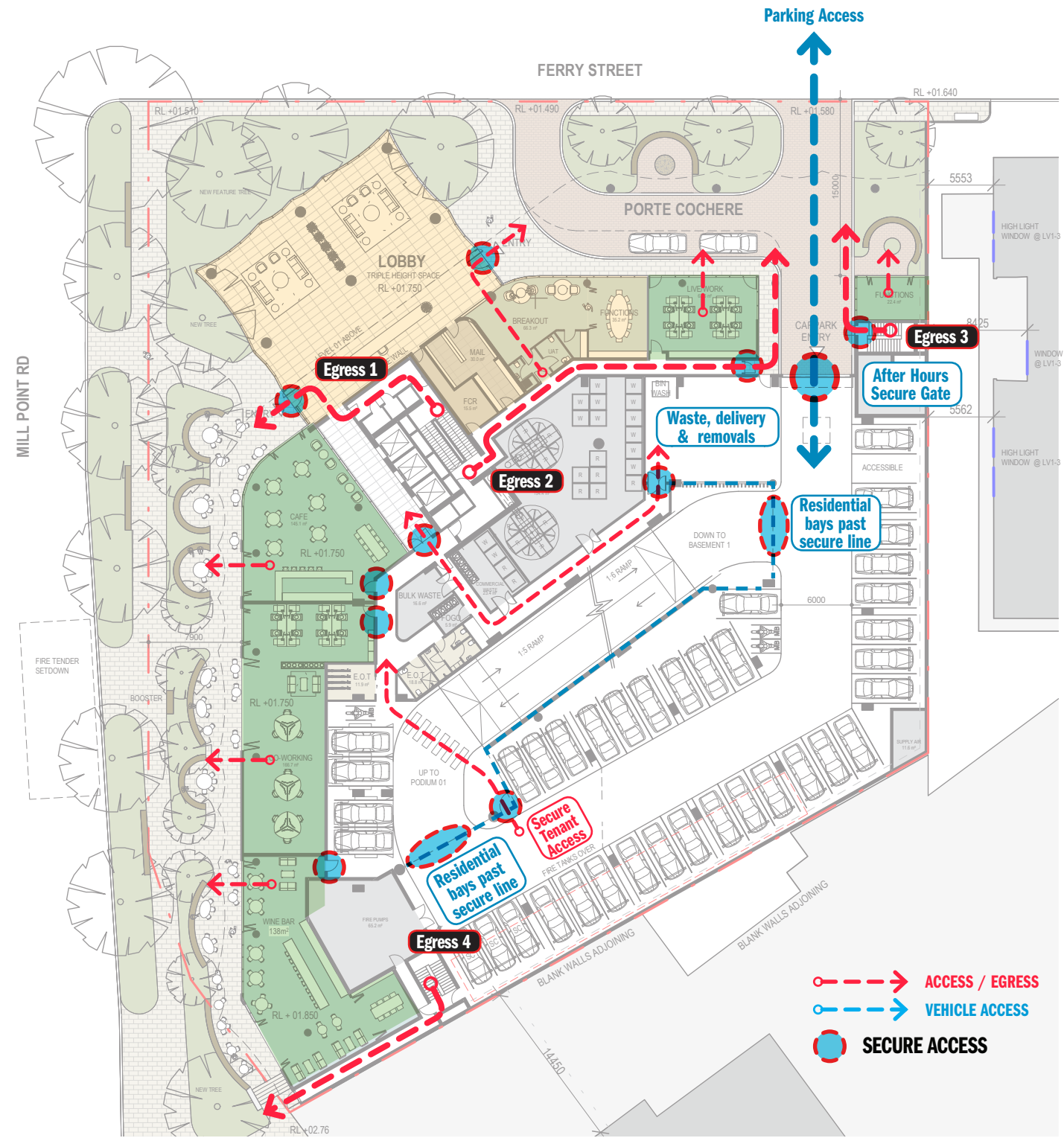
Clearly defined and efficient waste areas for residents and tenants to access and for Council or private collection services to safely service the development

Clear egress routes & signage for safe evacuation from the development

Bright, naturally lit lobbies with short generous width corridors

All floors & communal amenities are universally accessible with all apartments having flush external transitions and balconies

BCA consultant accessibility review has been completed (see Appendices)



COMMUNITY

Community is a key component of a successful development. 88 Mill Point Rd is carefully designed to maximise its interaction with the surrounding context through its architectural form and functional planning.

The development presents fully activated facades to the existing streetscapes with a dramatic triple height lobby announcing the sites North Western corner and fully glazed commercial facades opening onto a Mill Point Rd Landscape plaza.

A cafe, wine Bar and a Co-Working spaces will draw the local and wider community into the development while the landscaped plaza provides the opportunity for Alfresco dining amongst a significantly improved Mill Point Rd landscaped setting.

An integrated residents function room/live work space and a smaller meeting room fronts and activates the quieter Ferry Street. These rooms act as meeting spaces for residents and are available for the use by the local community for events/community meetings and functions.

The level three podium is home to extensive gardens and both internal and external communal spaces including a residents dining area, theatre and games room. Landscaped children's play spaces provide the opportunity for interaction with families within the development and their guests

A communal garden will allow residents to participate in gardening activities and can also be used by the cafe's chefs so they can use fresh locally grown produce.

The pool and sky lounge located on level 20 offers spectacular river and city views from a variety of wellness and social spaces. A pool and spa, gym/yoga room, communal dining areas and bar as well as bookable kitchens and function rooms all provide opportunity for residents to meet in a variety of settings.



Community - Public Art Opportunity



PUBLIC ART OPPORTUNITY

OPPORTUNITY OVERVIEW

An iconic lighting installation located in the ground floor lobby will provide a significant entry statement from the street into 88 Mill Point Road, experienced by residents and visitors entering the tower, as well as vehicular and pedestrian traffic passing by. This opportunity has the potential to mark the entrance to the building with a high-impact and memorable artwork that will aid in bolstering the appeal of the landscape and architecture of this luxury residential tower.

Whilst the outcome will be an artwork situated primarily within the lobby, there is an option for artists to explore how the artwork could extend into the external landscape area. Currently specified as programmable lighting artists may propose a range of suitable materials to ensure the artwork has as much sculptural impact during the day as it does at night.

ARTWORK OPPORTUNITY INTENTION

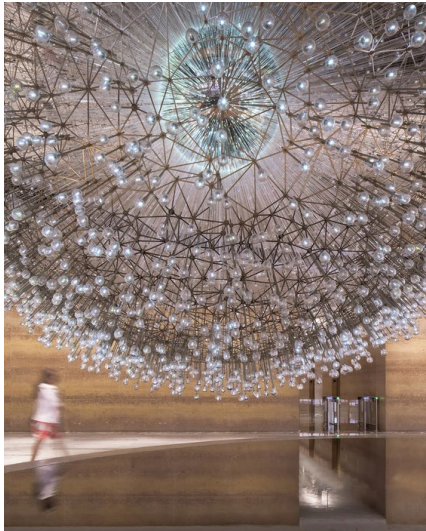
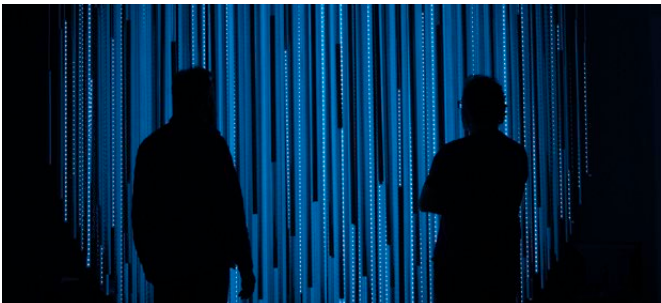
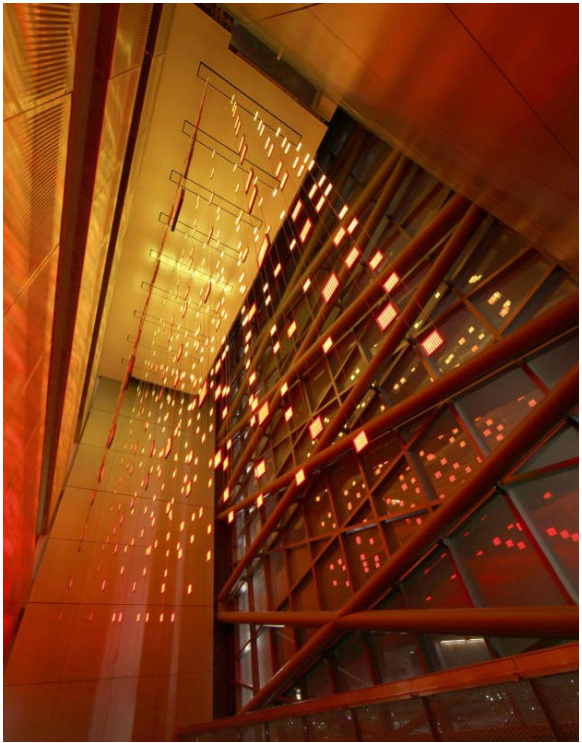
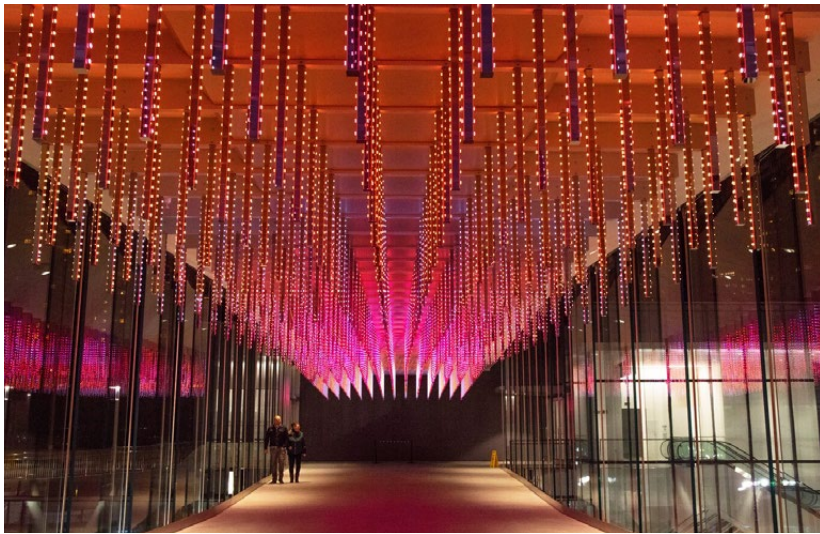
Artists are encouraged to deliver an artwork that will provide a welcoming entrance experience for visitors and residents.

The artwork should:

- Be visually striking, creating an elegant and bespoke solution for the entrance marker piece.
- Provide an interface between the public realm and the 88 Mill Point Road redevelopment.
- Compliment the architectural and landscape design of the redevelopment.
- Consider impact and legibility during the day and night.
- Explore programmability of lighting to create different moods and aesthetics and different times of the day, or in response to other seasonal or weather patterns

ARTWORK TYPOLOGY:	Suspended Lighting
ARTWORK PURPOSE:	Entry Statement
ARTWORK SITE:	Ground floor lobby and external landscape
ARTWORK SITE DIMENSIONS:	TBC
ARTIST FEE + COMMISSION TYPE:	\$1,200,000 Artist Fees, Design and Fabrication costs
PROCUREMENT METHOD:	Limited Procurement Method (Curated Artist Shortlist)
ANTICIPATED INSTALLATION DATE:	TBC

Community - Public Art Opportunity



BENCHMARK ARTWORK

Community - Public Art Opportunities



Entry Lobby Artwork/ Triple Height Space

AESTHETICS

Street Facing Facade Materiality

The tower and podium have been carefully configured to maximise their interaction with Mill Point Road. The glazed, scalloped, river inspired tower facade meets the ground providing a clear and legible building entrance. The scalloped podium meets the ground with a glazed active facade whilst its upper floors are clad in warm tone battens reflecting the tones of the foreshore. The landscape material palette is warm, robust & tactile further enhancing the character of the street.

- 1. High performance tower double glazing (Bronze)
- 2. Powdercoat metal battens (Metallic Champagne)
- 3. Shopfront glazing (Clear)
- 4. Powdercoat slab edge (Metallic Bronze)
- 5. Powdercoat manual foldable screen (Metallic Champagne)
- 6. Clear Glass Balustrade
- 7. Powdercoat metal balustrade frame (Dark Bronze)
- 8. Fluted Cladding
- 9. Glazing canopy with bronze powdercoat outriggers



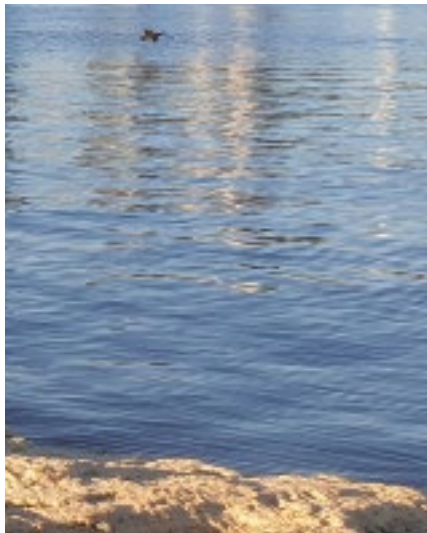
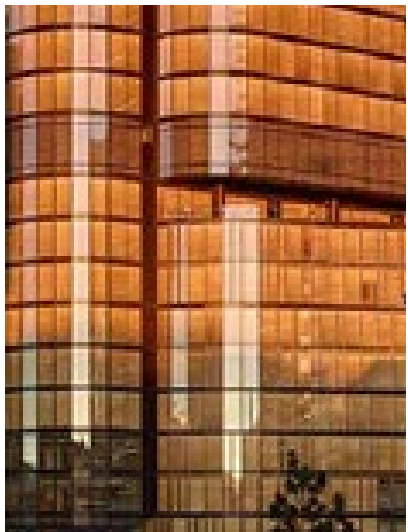
Aesthetics - Podium Materiality



Podium Materiality

Wharf Inspired Tone & Texture

Aesthetics - Tower Materiality



Tower Materiality

River Inspired Materiality

Aesthetics - Ground Floor Interface

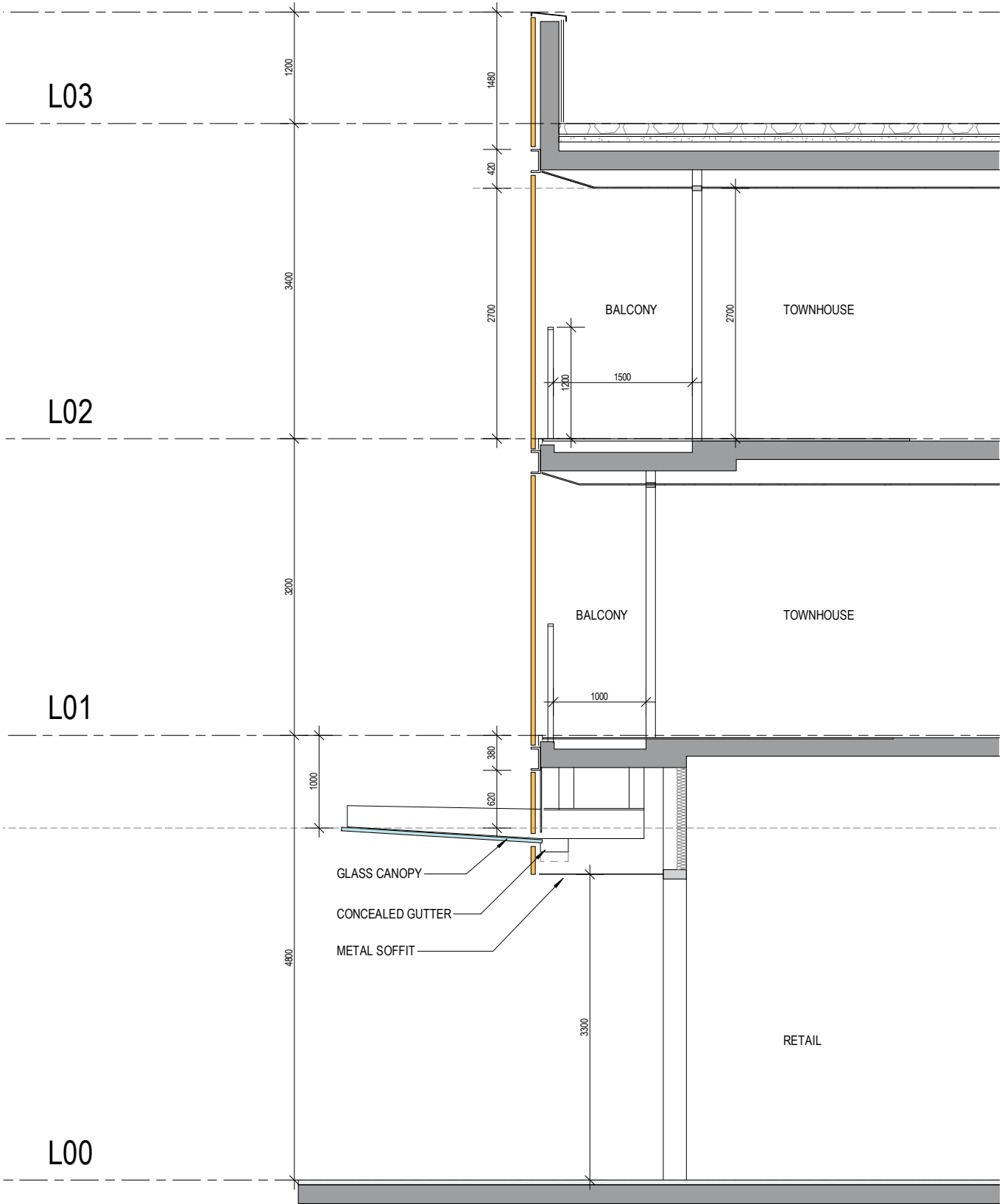


BALCONY GLASS RAILING

MANUAL OPERABLE SCREEN

GLASS CANOPY

FLUTED CLADDING



Aesthetics - Glazing



View From Ferry Street to Communal Live Work/ Function Rooms

Aesthetics - Form



View From Ferry Street To Lobby

Aesthetics - Form



View From Mill Point Road To Lobby

Aesthetics - Form



View From Ferry Street To Lobby

Aesthetics - Glazing



Day View Facing NE To Mill Point Road



Night View Facing NE To Mill Point Road

Aesthetics - Glazing



Day View From South Perth Esplanade

Aesthetics - Glazing



Night View From South Perth Esplanade



88 MILL POINT RD ARCHITECTURAL DRAWINGS