COMO BAPTIST CHURCH

109-113 ROBERT STREET, 469-471 Canning Highway COMO, WA

DA Design Report

March 2021

Project no. 4524-00

DEM (Aust) Pty Ltd
Suite 202, Level 2, Tower B, The Zenith
821 Pacific Highway Chatswood NSW 2067 Australia
PO Box 5036 West Chatswood NSW 1515 Australia
Tel: +61 2 8966 6000 www.dem.com.au

ISSUE REGISTER

DATE OF ISSUE	REASON FOR ISSUE	PREPARED BY	CHECKED BY	SIGNED
06/12/19	Concept Design Preliminary Draft	JH/ET/JP	RV	RV
17/06/20	Concept Design Preliminary Draft	JP/JH/ET	RV	RV
11/08/20	Concept Design Final Draft	JP/JH/ET	RV	RV
05/03/21	Draft Amended Report for SDAU Submission	JP/JH/ET	RV	RV
17/03/21	Final DA Report	JP/JH/ET	RV	RV
18/03/21	Final DA Report	JP/JH/ET	RV	RV

Any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the Client/Principal, is the sole representation of the party who prepared the report, drawings, advice or information and does not constitute a representation by DEM (Aust) Pty Limited. DEM expressly takes no responsibility for any documents, advice or other material prepared by any other party.

CONTENTS

1.0 EXECUTIVE SUMMARY

The Como Bridge project is being carried out by Como Baptist Church who have been serving the community on the site at 109-113 Robert Road for almost 100 years. The church itself was born out the needs to provide public education and support to the local community and particularly the disadvantaged. The Como Baptist Church site is being redeveloped to support the growth and vibrancy of the Church in the short and long term as well as to contribute to the revitalisation of the Canning Bridge Q3 Cassey Quarter Precinct.

To facilitate this development the Como Baptist Church has established a partnership with Baptist Development Australia BDA, the latter comprising Baptist Financial Services and DEM Architects.

As part of its long-term vision, the Como Baptist Church leadership together with the congregation have determined to continue to serve the community at the present location through a re-development project.

This Development Application has been prepared for the combined sites of 109 Robert Street (Lot 3 D80841),111-113 Robert Street (Lot 4 D80841), No 469 Canning Highway, Como (Lot 118 Plan 3486) and 471 Canning Highway (Lot 119 Plan 3486).

The Church plans to lead the way on the eastern portion of the Canning Bridge Activity Centre Plan (CBACP) by creating a modern, sustainable and aesthetically appealing mixed use development. Its vision for this site reflects its long-standing commitment and presence to the Como area.

The vision for the development is to provide a diverse, active, safe and accessible Urban Village bounded by the Canning Highway, Cassey Street, Lily lane and Robert Street. The development will take on the important role as the Q3 Cassey Quarter Village Hub and will also be an important destination for the Q4 Davilak Quarter.

- Como Baptist Church seeks to create a vibrant, nurturing community integrated with expanded church and community facilities, an Early Learning Centre for children, private residential apartments,student and assisted accommodation ,convenience retail, medical centre, pharmacy, restaurants and cafes and high quality open spaces and public realm.
- The vision is to create a place of inclusion and opportunity that is to be open, integrated,diverse and a place that creates opportunities and programs to improve social outcomes.
- The site has been masterplanned to provide:
    - Optimum development opportunity for the Como Baptist Church site, whilst ensuring the proposal is compliant with CBACP and R Code controls.
    - Flexibility for staging of the development.
    - Maximum opportunity for the Church to reach out to the broader Como community.
    - Excellence in environmental and social design outcomes to reinforce the church ethos.

The Como Baptist Church is one of the earliest residents in the area having laid the foundation for the South Como Hall (“chapel”) in 1931. It has operated continuously from the site since then, having acquired neighbouring properties, built extensions to the chapel and more recently renovated property to provide an early learning facility.

The location of the site provides the opportunity to create an important community hub adjacent to the Como Baptist Church and future Cassey Street Transport Boulevard and linking pathway, activated with residential, commercial, retail uses and public realm.

The heart of the project is to create a new community space that incorporates enhanced church and community facilities as well a place to live that helps build better connected community and creates enhanced social outcomes. A place where peoples can live, work, meet, access, commute, obtain local services and find points of connection.

This is important to building social fabric and identity as well as the provision of the specific services.

Significant public benefits are achieved through the project which include.

- Significant investment ($120 million overall) and job creation which is highly stimulatory in the context of economic impacts of COVID 19.
- Provision of a public plaza on the development site and on public land including the closure of Robert Street at the cost of the development - a contribution to public infrastructure of over $1M at no cost to government. This provides a place for community events and activities that does not presently exist in the Como/Cassey precinct.
- Pedestrian links and spaces that more effectively connect the Como/Cassey precinct to the major bus, train and transport interchange and the future bus transport link via Cassey street and provide necessary infrastructure and amenity for commuters (encouraging reduced reliance on motor vehicles and serving the needs of an increasing population).
- Provision of significant public services including both the existing ELC and broader community services.
- On site placemaking with full time staff presence (including living on site) dedicated to the operation of both church and public facilities and providing a point of contact and connection for building community and engagement.
- Setting an improved benchmark for development in the Como/Cassey precinct within the Canning Bridge Activity Centre Plan demonstrating and modelling integrated community development. This is intended to have a positive impact on the future character of development in the precinct aligned to the Canning Bridge Activity Centre Plan. In setting a vision it is important this is a project that progresses early in the overall development of the area to assist future development.
- Creation of a hub at which the community can connect and develop, including the formation and building of social relationships.
- Honouring and highlighting the heritage of the church through the retention of the original church chapel space as well as honouring the heritage of the indigenous community and the broader local community through visual and experiential markers, displays, heritage walking trail and broader art strategy.
- Access to daily needs for local community and commuters such as the local store, cafes and other amenities (medical services/pharmacy/dry cleaning/public toilets/ end of route facilities).

EXECUTIVE SUMMARY

- Wellness and improved health programmes including meeting formal Fitwell benchmarks for improved healthy living.
- Significant ESD initiatives and outcomes in accordance with the bonus provisions of the Canning River Activity Plan and reducing reliance on car transport.
- Creating spaces that are accessible and serve the needs of those with disabilities, welcoming spaces for children and for those that are more senior.
- Providing an increased mix of housing options including both affordable and adaptable housing options.
- Maximisation of parking within basement areas and thereby maximising public amenity.

The three-building project is one of the quarter's first, and will initially be its most prominent and will feature three buildings from 10 to 15 levels. These buildings – two of which will be connected via an enclosed sky-bridge - will incorporate modern and efficient church worship spaces and related early leaning activities, as well as commercial and retail business activities and about 300 high quality residential apartments. Heritage preservation will be an important project feature, namely the retention of a historic tuart tree on the 'triangle' lot site and, most notably, the 89-year-old Baptist Chapel which will provide a contextual centrepiece between the two main structures on the west side of Robert Street.

Up to April last year, development applications for projects of this size would have been assessed through the Joint Development Approval Process, however, the onset of the COVID-19 virus in WA has resulted in the State Government accelerating substantial amendments to the Planning Act, in particular streamlining the development approvals process with the key aim of generating employment and economic activity in WA so projects can commence in a timely manner.

DEVELOPMENT STATISTICS

5,698m²
site area

24,520m²
proposed GFA

10-15 Storeys
building height
(seeking bonus provision)

224
total yield

500m²
total retail & restaurant

600m²
commercial

3,000m²
church area community facility

258
total car parking number

2.0 LOCATION AND CONTEXT

Como Baptist Church is located approximately 6km south of Perth CBD within the City of South Perth local government area.

The site is located within easy walking distance of the Canning Bridge bus and rail interchange which is located at the junction of the Canning Highway and Kwinana Freeway. Consequently, it falls within the Canning Bridge Activity Centre Plan (CBACP) area which is recognised as an 'activity centre' under the Western Australian Planning Commission's State Planning Policy 4.2: Activity Centres for Perth and Peel.

The CBACP establishes a foundation for the future of the area which is to become a mix of residential,civic, office, retail and entertainment uses.

The subject site comprises the following lots:

109 Robert Street – Lot 3 D80841 (620m2)

111-113 Robert Street – Lot 4 D80841 -(2811m2)

469 Canning Highway Lot 118 Plan 3486 (977m2)

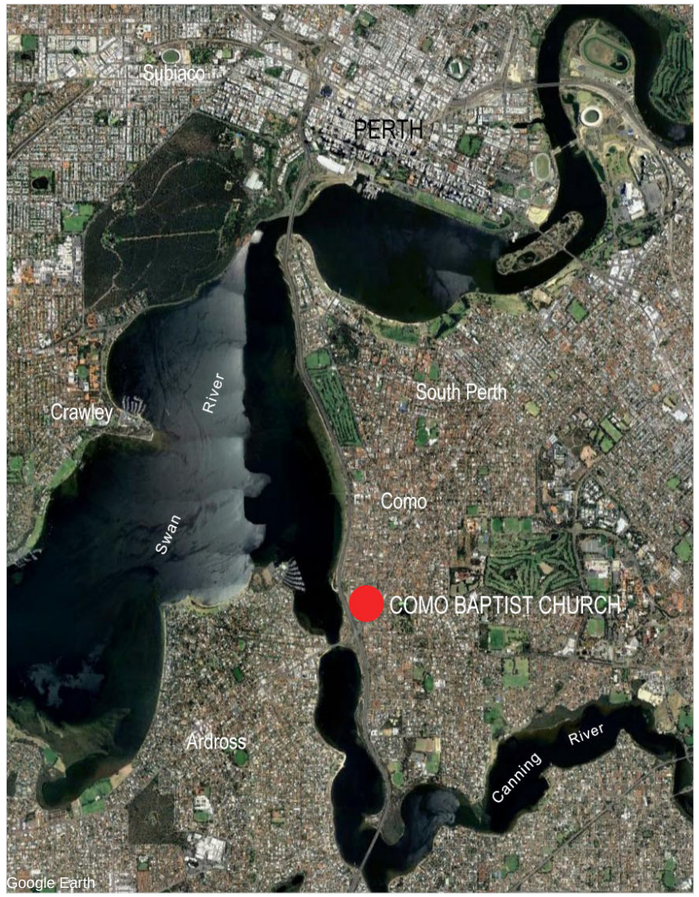
471 Canning Highway, Lot 119 Plan 3486 (1290m2)

The site has a total area of approximately 5698m² and is located on Robert Street and Cassey Street and the Canning Highway.

The site is located in a predominantly residential area characterised by single and double storey dwellings interspersed with low-rise apartment buildings.

There have been some within the locality sites which has been recently transformed to high density apartments in accordance with the Canning Bridge Activity Plan.

Local shops and restaurants are located to the north-east of the site and Neill McDougall Park is located to the east.



3.0 STRATEGIC PLANNING CONTEXT

This section provides an overview of the strategic planning context in relation to the Como Baptist Church.

3.1 CANNING BRIDGE ACTIVITY CENTRE PLAN

The Canning Bridge Activity Centre Plan area is centred around the Canning Bridge bus and rail interchange which incorporates land within both the City of Melville and the City of South Perth.

It is proposed that the CBACP area incorporate a mix of residential, civic, office, retail and entertainment uses against the backdrop of the Swan and Canning Rivers and the adjacent open space.

The CBACP establishes objectives and goals for ongoing development of the area, guidelines for the style of built form which is expected, and an implementation framework for orderly improvements to infrastructure and land over time.

The Como Baptist Church is located in an area designated as Mixed Use in the CBACP and is adjacent to the Cassey Street linking pathway which extends from the bus and rail interchange transport hub to a pedestrian crossing on the Canning Highway.

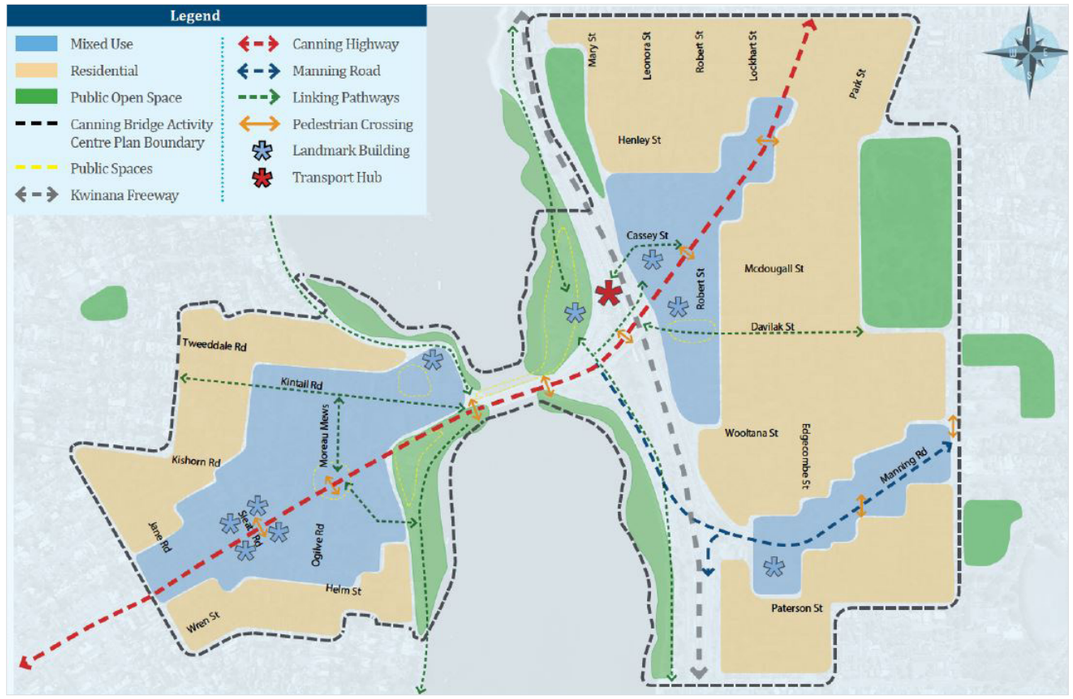
3.2 CITY OF SOUTH PERTH TOWN PLANNING SCHEME NO. 6 (TPS6)

The Scheme sets out the legislative Planning Framework for the District and is supplemented by the local government's Planning Strategies which establish long-term planning directions for the District, apply State and regional planning policies and provide the rationale for the zones, density coding and other provisions of the Scheme.

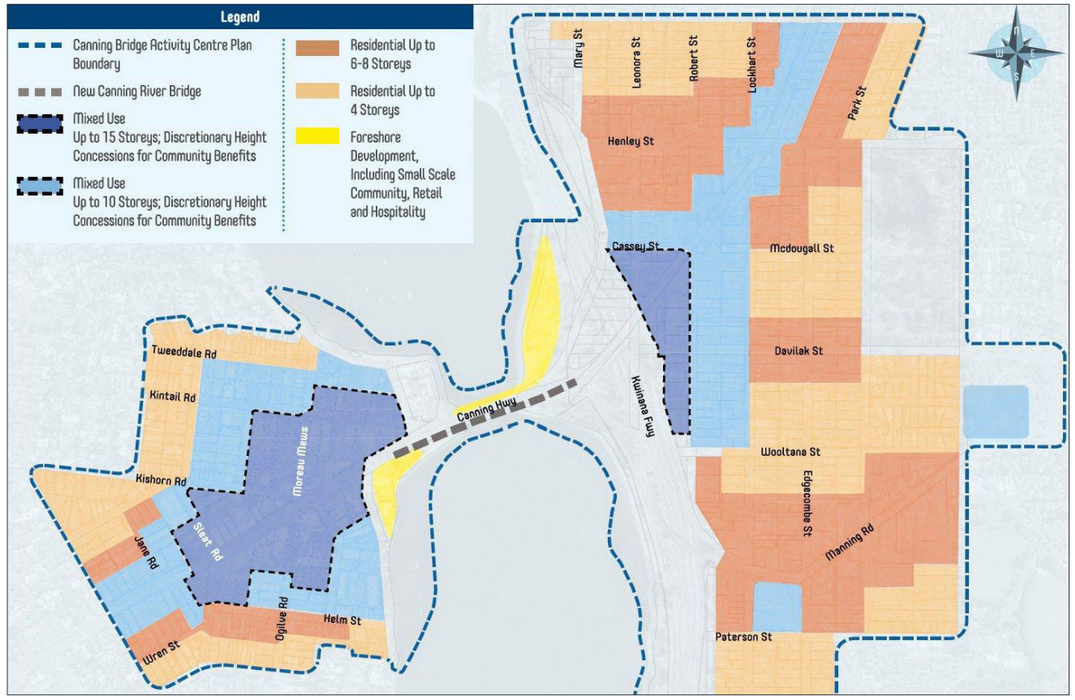
However, as identified in the CBACP, TPS6 does not include provisions for the adoption of an Activity Centre plan to provide guidance for landuse and therefore does not enable development of the Canning Bridge area to take place in accordance with the CBACP. Consequently, a Scheme Amendment is required to TPS6 to allow for the inclusion of Activity Centre plan provisions. Until TPS6 is amended, the CBACP (once endorsed) will be considered a policy of South Perth Council.

3.3 STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES

The CBACP Design Guidelines have been established as an alternative to the requirements of the R-Codes within the CBACP area. The R-Codes do not apply in part or in whole to the CBACP area. The R-Codes would apply only if the CBACP Design Guidelines are silent in relation to a control.



Activity Centre Plan Area - Canning Bridge Activity Centre Plan



Land Use, Built Form and Zones - Canning Bridge Activity Centre Plan

4.0 PLANNING CONTROLS

4.1 CANNING BRIDGE ACTIVITY CENTRE PLAN

ZONING	M10 – Mixed Use up to 10 storeys
QUARTER	Q3 – Cassey Quarter
MAXIMUM FSR	N/A
MAXIMUM BUILDING HEIGHT	32m
PODIUM HEIGHTS	Between 7m and 13.5m
MINIMUM LOT SIZE	1200m² – Building height between 20m and 32m

Q3 M10 ZONE - PREFERRED LAND USES

Ground Floor Uses -

Restaurant, Hotel, Shop, Fast Food Outlet, Consulting Rooms, Convenience Store

Uses for all Storeys other than Ground Floor -

Restaurant, Small Bar, Hotel, Shop, Office, Fast Food Outlet, multiple Dwelling, Aged or Dependant Person's Dwelling, Single Bedroom Dwelling, Residential Building, Educational Establishment, Consulting Rooms, Medical Centre, Home Occupation, Home Office, Recreation - Private, Convenience Store

BONUS PROVISIONS

A bonus height increase of up to 5 additional storeys may be permitted if the following requirements are achieved:

- All Elements of the Desired Outcomes are met or exceeded.
- The exemplary design is proposed in the opinion of the Design Advisory Group.
- The development includes the provision of a significant benefit to the community.
- The site has a minimum area of 2,000m².
- The proposed development has been designed with regard for solar access for adjacent properties.
- The proposed development meets or exceeds a 6 Star design rating under the Green Building Council of Australia or other equivalent rating system.
- A traffic statement is submitted showing that the additional floorspace allowed will not unduly impact on the surrounding centre.
- The proposed development includes the provision of infrastructure which supports area wide resource efficiency.

4.2 CITY OF SOUTH PERTH LOCAL HERITAGE INVENTORY AND HERITAGE LIST 2018

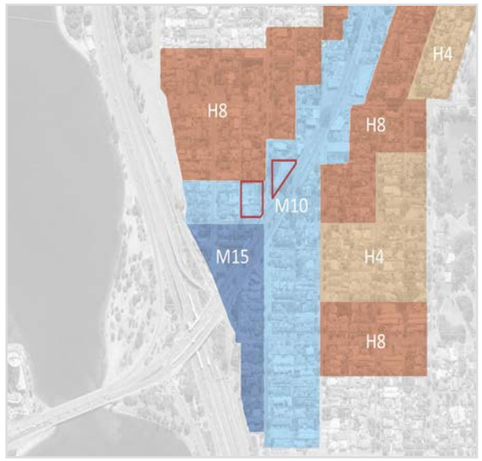
CATEGORY	C (Some/Moderate Significance)
HERITAGE LISTED	No

Como Baptist Church (place no. 12) is included on the Local Heritage Inventory and is identified as having aesthetic, historic and social value. It is listed with a management category 'C' and as a result conservation of the Church is desirable and alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.

Canning Bridge - Category A - Exceptional Significance

McDougall Dairy Farm and House (now Neil McDougall Park) - Category B - Considerable Significance

A large Eucalyptus gomphocephala (Tuart Tree) is located on 469 Canning Highway Lot 118 Plan 3486. This tree is a considered as a significant tree and as such the proposed design must ensure its retention.



Zoning

Quarters

Maximum Building Height

Minimum Lot Size

Heritage

Primary Regional Road/Land Acquisition

4.3 CANNING HIGHWAY

Land adjacent to Canning Highway subject to future acquisition for road widening

5.0 SITE ANALYSIS

5.1 SITE PHOTOGRAPHS

1 View west from Canning Highway towards the Como Baptist Church and Canning Bridge Early Learning Centre.

2 Como Baptist Church auditorium fronting Robert Street.

3 Internal view of the Church auditorium.

4 Church office and administration building located at 109 Robert Street.

5 View north along Robert Street.
Mature eucalypt located in the front garden of 109 Robert Street visible in middle distance.

6 View south along Robert Street towards the site.

7 View south-west towards the Canning Bridge Early Learning Centre from the intersection of Robert Street and Canning Highway.

8 View from the intersection of Cassey Street and Lily Lane towards the Church, Early Learning Centre and adjoining car park.

9 View along northern boundary adjacent 107 Robert Street.

SITE ANALYSIS

10 Original heritage listed church located centrally on the site with adjoining alterations and additions.

11 Internal view of the heritage building.

12 View along Lily Lane looking south along the western boundary of the site.

13 View north along Lily Lane.

14 View east along Cassey Street.
Mature eucalypt located between Lily Lane and Early Learning Centre car park visible in distance.

15 View west along Cassey Street.

16 Apartment building and detached dwellings on the southern side of Cassey Street opposite the site.

17 View towards the site from the intersection of Cassey Street and Leonora Street.

18 View north along Leonora Street - high rise buildings in Perth CBD visible in distance.

SITE ANALYSIS

19 View south-west along Canning Highway looking towards the site. Adjoining commercial property at 467 Canning Highway visible in middle distance.

20 Canning Highway frontage.

21 View north along Robert Street.

22 469-471 Canning Highway site east of Robert Street.

23 Detached dwelling adjacent to the site at 102 Robert Street.

24 Tuart tree (Tree of Special Significance) located in the north-west corner of the Robert Street east site.

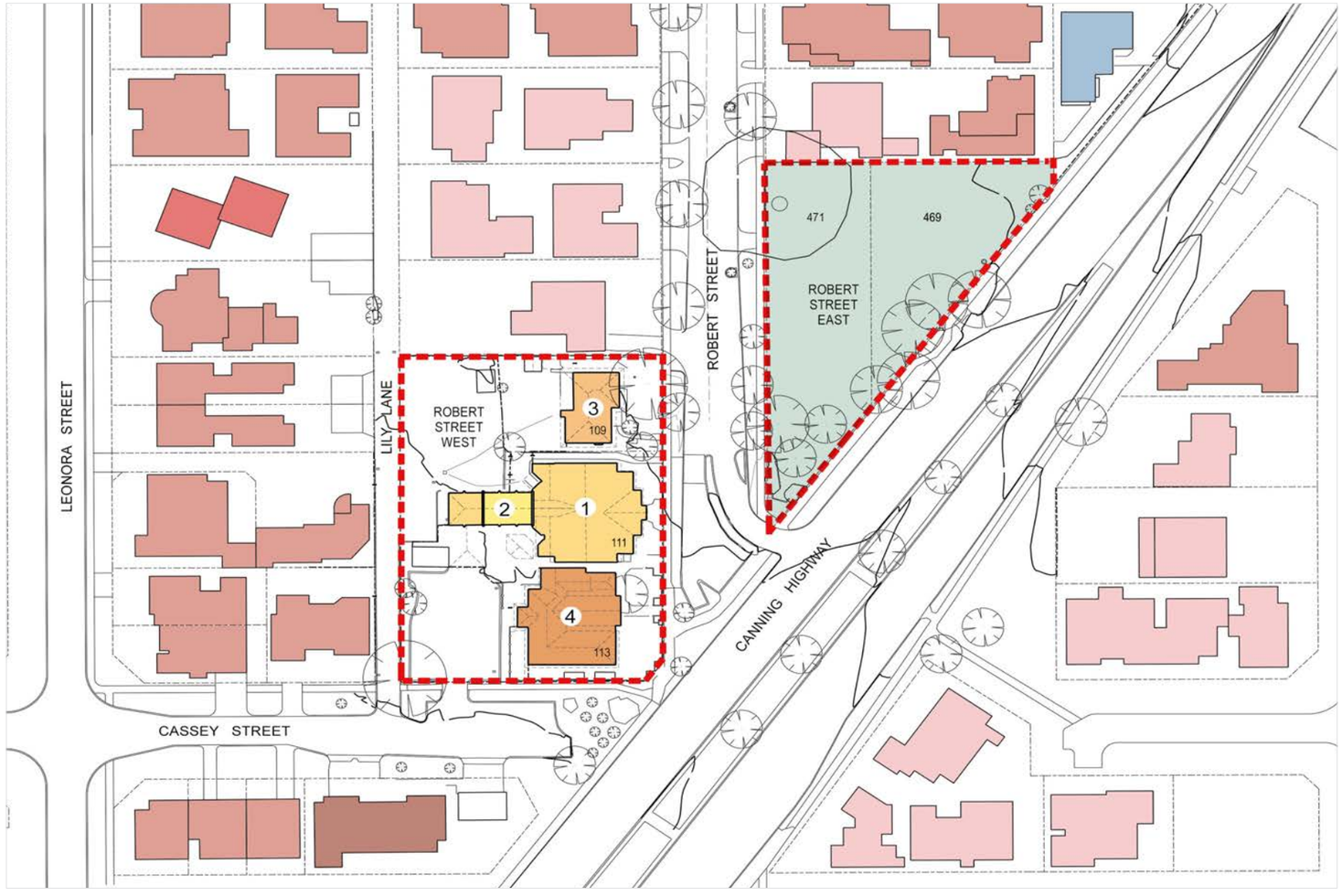
5.2 ACCESS TO PUBLIC TRANSPORT AND LOCAL FACILITIES

The site is located in close proximity to the following existing public transport services, parks and retail:

- Bus stops located on Robert Street and McDougall Street, approximately 200m from the site, with the following bus route:
  - 30 Curtin University Bus Station to Perth Busport
- Bus stops located on Canning Highway approximately 140m away from the site with the following bus routes:
  - 100 Canning Bridge Station to Cannington Station
  - 101 Canning Bridge Station to Curtin Central Bus Station
  - 510 Boorangoon Bus Station to Murdoch Station
  - 910 Perth Busport to Fremantle Station
- Bus stops and Canning Bridge Train Station located on Canning Highway approximately 250m away from the site with the following bus routes and train line:
  - 100 Canning Bridge Station to Cannington Station
  - 101 Canning Bridge Station to Curtin Central Bus Station
  - 111 Hale Street/WACA to Fremantle Station
  - 114 Elizabeth Quay Bus Station to Asquith Street/Beckett Close
  - 115 Elizabeth Quay Bus Station to Hamilton Hill Hall
  - 150 Terrace Road/Bennett Street to Booragoon Bus Station
  - 158 Elizabeth Quay Bus Station to Fremantle Station
  - 160 Terrace Road/Bennett Street to Fremantle Station
  - 510 Boorangoon Bus Station to Murdoch Station
  - 910 Perth Busport to Fremantle Station
  - Mandurah Line
- Local shops and restaurants located approximately 300 metres north-east of the site.
- Local parks located approximately 300 and 400 metres from the site.

5.3 EXISTING BUILT FORM

- The Como Baptist Church incorporates the following buildings on the Robert Street West site:
  - The main building/auditorium at 111 Robert Street which was constructed in the 1960's and altered in the 1990's. The building incorporates the principal worship space.
  - The original church hall, located centrally on the site, which was constructed in 1931 and subsequently extended to the west.
  - A Church office and administration building at 109 Robert Street.
  - The Canning Bridge Early Learning Centre at 113 Robert Street.
- There are currently no buildings or major structures on the Robert Street East site.
- The site is located in a residential neighbourhood primarily comprised of one and two storey detached houses interspersed with low rise apartment buildings.
- To the north-east of the site is a retail/commercial building that forms part of the Canning Highway-Henley Street local shopping area.



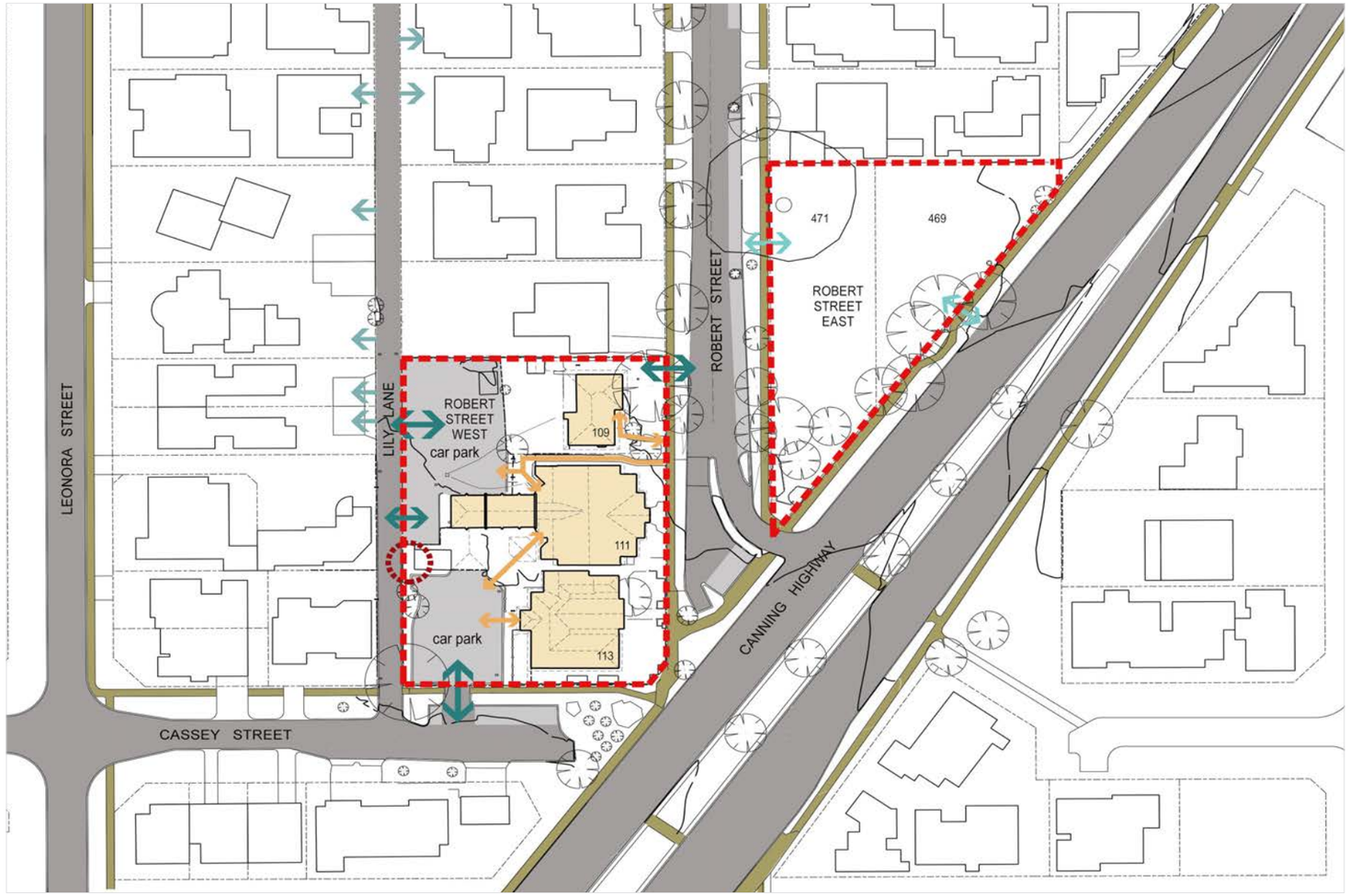
1 CHURCH AUDITORIUM
2 HERITAGE BUILDING (1931)
3 CHURCH OFFICE
4 CANNING BRIDGE EARLY LEARNING CENTRE
SINGLE STOREY RESIDENTIAL DWELLING
2 STOREY RESIDENTIAL DWELLING
2 STOREY APARTMENT BUILDING
3 STOREY APARTMENT BUILDING
2 STOREY RETAIL/COMMERCIAL
VACANT LOT

5.4 VEHICULAR ACCESS

- Primary vehicular access to the Church is currently from Lily Lane with a large car park provided at the rear of the main building.
- A car park accessed from Cassey Street also provides parking for the Church as well as the Canning Bridge Early Learning Centre.
- The church office building is accessed from Robert Street.
- In addition to parallel street parking, dedicated parking bays are located adjacent to the site at the eastern end of Cassey Street and the southern end of Robert Street.
- Garbage collection for the Church and Early Learning Centre is from Lily Lane.
- Properties comprising Robert Street East were formerly accessed from Robert Street and the Canning Highway.

5.5 PEDESTRIAN ACCESS

- Entry to the Church is from the west side of the building with a footpath providing a connection to Robert Street.
- The office and administration building is also accessed from Robert Street.
- The Canning Bridge Early Learning Centre is accessed from the western side of the building. An enclosed children's play area is located at the front of the building adjacent to Robert Street.
- Public footpaths extend along Robert Street, Cassey Street and the Canning Highway connecting the site to the wider public realm.



MAIN VEHICLE ACCESS
CAR PARK
GARBAGE COLLECTION
PUBLIC FOOTPATH
PEDESTRIAN ACCESS
GARAGE/CAR PARK ACCESS
FORMER VEHICLE ACCESS

SITE ANALYSIS

5.6 TOPOGRAPHY

- Generally, there are gentle to moderate falls across the sites in an easterly and north-easterly direction.

Robert Street West

- The Robert Street West site falls from a high point of approximately RL 11.70 on Lily Lane to a low point of RL 9.50 on Robert Street.
- Substantial areas of the site have been levelled to create building platforms and for car parking adjacent to Lily Lane.
- Falls along the Robert Street frontage and adjacent to the office building range from approximately 1:15 to 1:35.
- The site falls approximately 700mm along Cassey Street; 1.2m along Robert Street; and 1.3m along the northern boundary. From the high point, there is a fall of approximately 900mm along Lily Lane to the north-west corner of the site.

Robert Street East

- The Robert Street East site falls from a high point of approximately RL 9.91 at the intersection of Robert Street and Canning Highway to a low point of RL 8.81 in its north-east corner.
- There are minimal falls across the central section of the site where levels vary between approximately RL 9.0 and RL 9.2.
- The site falls approximately 530mm along Robert Street; 1.1m along the Canning Highway; and 570mm along the northern boundary.

5.7 SOLAR ORIENTATION

- The Robert Street West site is orientated north to south with longer boundaries facing Robert Street to the east and Lily Lane to the west.
- Robert Street East is comprised of a triangular parcel of land with boundaries facing south-east, west and north.
- Due to the open nature of the sites, they are exposed to high levels of sunlight from north-east to north-west.

5.8 DRAINAGE

Robert Street West

- The western section of the site generally falls to grated stormwater drains.
- A soak well located in the car park off Lily Lane has been provided to manage stormwater runoff from buildings.
- The garden areas along the eastern boundary drain to Robert Street.

Robert Street East

- Drainage from the Robert Street and Canning Highway boundaries is generally directed towards the central section of the site which is relatively level.
- Overall, the site drains to the north-east corner.

5.9 VEGETATION

- Vegetation on the western site is located primarily along the Robert Street frontage and consists of garden beds with shrubs and groundcovers, lawn areas and scattered trees.
- A secure play area is located in front of the Canning Bridge Early Learning Centre and a large area of lawn at the rear of 109 Robert Street.
- Two mature eucalypts are located on the Robert Street West site - one in the front garden of 109 Robert Street and one at the intersection of Lily Lane and Cassey Street.
- The Robert Street East site is primarily a grassed open space with scattered perimeter tree planting along the Canning Highway and a mature Eucalyptus gomphocephala (Tuart) located in the north-west corner of the site which is identified as a Tree of Special Significance by the City of South Perth.
- Street tree planting includes the following:
  - An established avenue of *Agonis flexuosa* (Willow Peppermint) along Robert Street.
  - Two mature Corymbia calophylla (Marri) trees on the Canning Highway street verge adjacent to the Robert Street East site.
  - Two 2m high Jacaranda mimosifolia (Jacaranda) on the southern side of Cassey Street.
  - A 2m high Melaleuca quinquenervia (Broadleaf Paperbark) on the northern side of Cassey Street near Lily Lane.
- In accordance with the City of South Perth Street Tree Management Plan, the tree species nominated for planting in Robert Street is *Agonis flexuosa* and in Cassey Street is Jacaranda mimosifolia.

EXISTING TREE

EXISTING STREET TREE

SHRUBS AND GROUNDCOVERS

LAWN / GRASS


Eucalypt in front garden of 109 Robert Street


Eucalypt at intersection of Lily Lane and Cassey Street

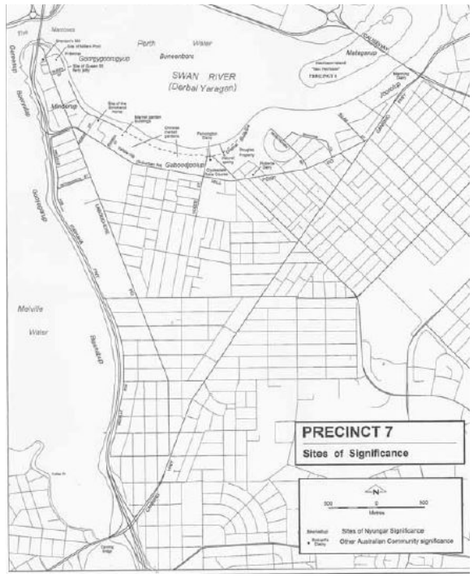

Planting along Robert Street and Tuart tree

6.0 PRECINCT CONTEXT

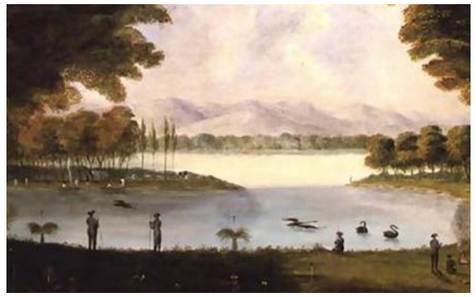
6.1 HISTORIC CONTEXT

6.1.1 INDIGENOUS HISTORY

- South Perth was the country of Beeloo Nyoongars or river people. Nyoongars who used the area between Canning Bridge to South Perth were known as Gareen and their place was called Gareenup known today as Mill Point.
- An area between Richard Park and Mill Point was an important camping and fishing area referred to as Booryulup or the place of the Booryul or magic people.
- The Como foreshore was as a place for digging holes and referred to the area of rushes near Millars Pool as Goorgygoogup.
- The South Perth foreshore is known by Nyoongars as Gaboodjoolup or 'the place of the shore'.
- It is acknowledged that Nyoongars would camp in the South Perth area when the beere or banksias were flowering to extract honey from the blossom which they would leave to ferment in the natural spring waters and then consume on special occasions.



Significant Nyoongars Site Map Indigenous
History of the Swan and Canning Rivers 2010



Historic context

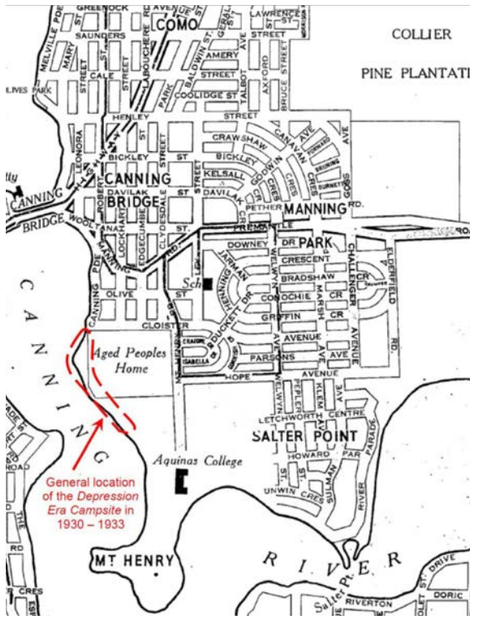
Beere or Banksias

6.1.2 EARLY TOWN PLANNING HISTORY

- Early land transport within South Perth was limited to foot, horses and light buggies traveling along undeveloped bush tracks.
- The South Perth district benefited from the Swan and Canning Rivers with private ferry services established as early as 1833.
- By 1893 South Perth had become a popular place to live.
- The Western Australian gold boom attracted many to the State and this population increase created a need for the development of residential suburbs and a demand for rural produce, both of which were supplied in the South Perth district.
- In 1898, the South Perth Road Board boundaries were changed to recognise Como as a new suburb. The Como area was a popular camping and swimming destination.
- By 1900, there were four jetties in South Perth and ferry services ran from Canning Bridge, Como, Coode Street and Mends Street.
- By 1922 a tramway was in place from Perth City across the Causeway, down Angelo Street and terminated at the Zoo. Later, another line went along Mary Street to Como.
- Ferry services remained popular, especially to Como beach for picnics on public holidays.
- Fremantle Road became the Canning Road in 1927 and then Canning Highway in 1937.

Fremantle Road, 1910
South Perth Photograph Collection

First Canning Bridge Estate Plan



Canning Bridge 1952 Road Map

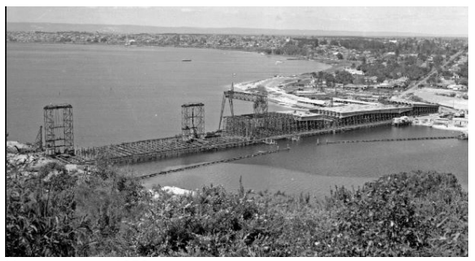
The 'Emerald' ferry at Como Jetty, c.1920
South Perth Photograph Collection

Opening of the first Como tram route, c.1922
South Perth Photograph Collection

6.1.3 INFRASTRUCTURE HISTORY

- The first Canning Bridge was constructed in1849 and provided a vital traffic connection between Fremantle, Perth and Guildford.
- Flooding in the Swan and Canning Rivers in 1862 damaged the first Canning bridge which led to a second Canning Bridge bridge being constructed in1867 by convicts. The second bridge had a clearance of 4m above the river water and the bridge deck was later raised to have a clearance of 6m in 1892.
- A fire damaged the second bridge structure removing a critical traffic link.
- The third bridge was built in 1908 and was a sturdier construction located south east of the current bridge location.
- The current Canning Bridge was constructed in1939 and has been extensively modified since it was first opened and only carries Eastbound traffic along the Canning Highway. I
- In 1958, a second timber bridge was constructed alongside the existing 1939 bridge on its upstream (Southern) side to double the traffic capacity.
- The new Causeway bridges were opened in 1952, and by 1954 traffic using them to enter the city had doubled, renewing calls for a bridge at the Narrows.
- The state started saving for the new bridge in September 1954 and the bridge was constructed in 1959.
- By 1998, the original bridge was carrying 155,000 vehicles per day, was thought to be the busiest section of freeway in Australia.
- The second bridge was completed in 2001 and the rail bridge in 2005.

View of Mills Point from Kings Park prior to Narrowsbridge being constructed



Narrowsbridge 1958

Narrowsbridge 1958

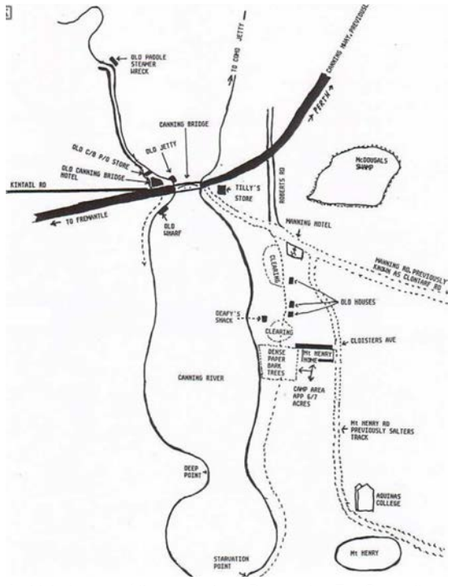
Second Canning Bridge 1867- 1907

Third Canning Bridge 1920

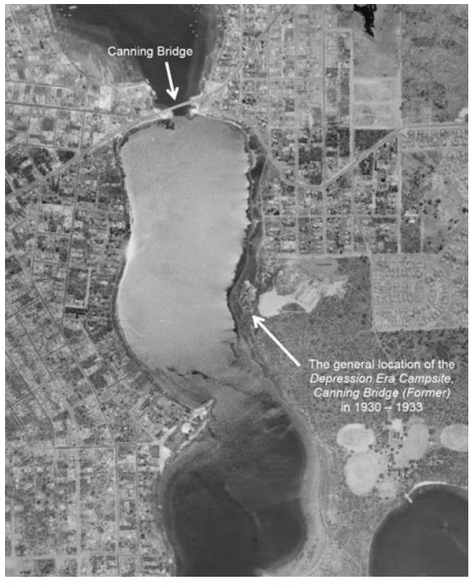
Fourth Canning Bridge 1939

6.1.4 THE DEPRESSION ERA CAMPSITE, CANNING BRIDGE

- The depression era camp site was first established in 1930 as a result of severe unemployment no social security, people struggled to pay their bills and rent, leaving them destitute and often homeless.
- Hardships in the camp included, insects, extreme heat and cold, flooding, and lack of shelter, food and clothing.
- Twenty six families amounting to one hundred and ten people lived in the camp from time to time between 1930-c1933.
- The local primary school was Applecross Primary which the children of the Depression Era Campsite, walked to across Canning Bridge.
- After a case of typhoid was recorded authorities provided toilets and running water.
- Charitable organizations like the Como Baptist Church contributed food and clothing.



An historic map of the area where Depression Era Campsite, Canning Bridge (former) was situated during 1930-1933
Courtesy of Ms Shirley Burns



The 'Emerald' ferry at Como Jetty, c.1920
South Perth Photograph Collection

The 'Emerald' ferry at Como Jetty, c.1920.
South Perth Photograph Collection

The 'Emerald' ferry at Como Jetty, c.1920
South Perth Photograph Collection

6.2 ARCHITECTURAL CONTEXT

- Between World War1 and World War II, Como residential lots were developed with Inter-War Functionalist architectural styles such as California Bungalow and Old English Revival designs replacing the Federation architecture of pre-World War I.
- Inter-war Californian Bungalow with characteristics of the earlier Federation/Arts and Crafts Bungalow Style became popular in Como and South Perth from the 1920s. The Californian Bungalow is characterised by a low and solid form with large shady verandas, a low pitched tiled roof, a facade of exposed dark brickwork mixed with roughcast render.
- Art deco style was a popular in Australia during the 1930s and inter-war years. Often adopted for cinemas and industrial buildings. Art Deco celebrates the machine age characterised by vivid decorative elements, straight lines, horizontal geometric patterns in ceiling decorations or brickwork, with flashes of wood, chrome and steel.
- Post War style became popular after World War II as a result of a shortage of building supplies and labour and is characterised by more austere or simple homes.
- Mid to late 20th Century Modernism became the style of the 1950s and 1960s with house design being more streamlined, sleek, and less decorated homes. This period also saw the growth of the project home characterised by the freestanding brick veneer home, the rise of open plan living, experimenting with new styles, new building materials and techniques, and larger new homes than ever before.
- Federation Revival popular in the early-1990s, many of the design elements that characterised the Federation architecture of old were popularised in mainstream architecture. Federation revival architecture varied little from that of other basic post war styles, with the Federation elements merely forming the facade and decorating elements of the building including brick and roof tile construction, ornate gable work, finials, prominent veranda, steep pitched roofs, and faceted bay windows.

Como Baptist Church 1931c 111 Robert Street, Como
Inter War Gothic Late 20th Century

Cygnet Theatre 16 Preston Street, Como
Art Deco Inter-War Functionalist

201 Labouchere Road, Como
Inter-War Architecture

'Summerhill' 181 Coode Street
Inter-war Californian Bungalow

75 Robert Street, Como
Inter-war California Bungalow

5 Eric Street , Como
Late Twentieth Century International

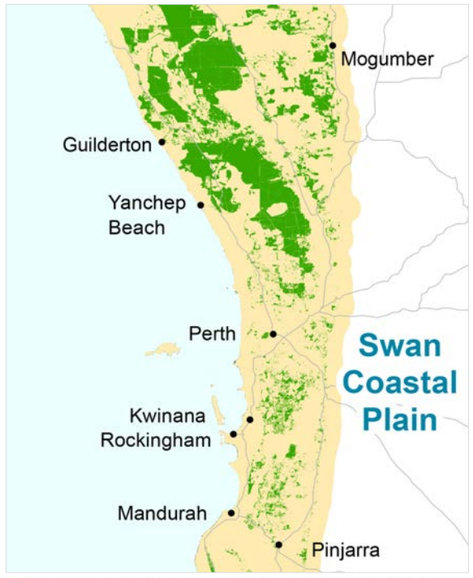
1-3 Cassey Street, Como
Federation Revival

60-62A Leonora Street, Como
Mid to late 20th Century Modernism

86 Robert Street
Mid to late 20th Century Modernism

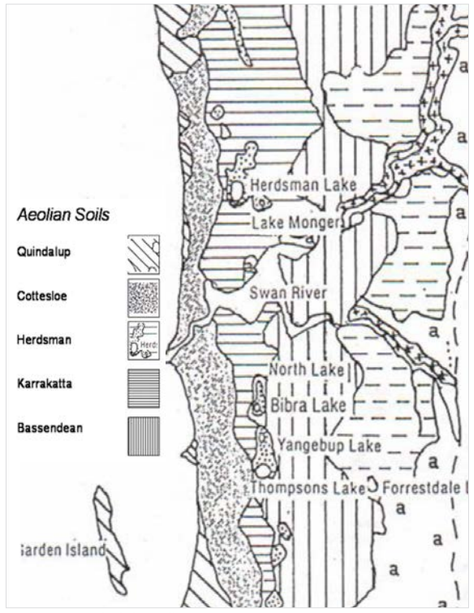
6.3 LANDSCAPE CONTEXT

- The site is located on the Swan Coastal Plain which was once extensively covered by Banksia Woodlands.
- Since the 19th century approximately 60% the region has been cleared for agriculture, housing and associated infrastructure and in 2016 the Banksia Woodlands community was listed as endangered.
- The community typically has a prominent tree layer of Banksia with scattered eucalypts and a diverse understorey of shrubs and herbs including wildflowers.
- The community typically occurs on well drained, low nutrient soils in sands of dune landforms including the deep Bassendean sands which comprise the site.
- Banksia species commonly found within the woodlands include:
  - Banksia attenuata - Candlestick Banksia/Biara
  - Banksia menziesii - Firewood Banksia
  - Banksia prionotes - Acorn Banksia
  - Banksia ilicifolia - Holly-leaved Banksia
- Emergent taller trees that may occur above the Banksia canopy include:
  - Eucalyptus gomphocephala - Tuart
  - Corymbia calophylla - Marri
  - Eucalyptus marginata - Jarrah
- A mature Tuart tree is located on the site east of Robert Street.
- The woodlands provide habitat for many native animals including 20 nationally threatened species such as Carnaby's and forest red-tailed black cockatoos, chuditch (western quoll) and western ringtail possum.
- The ecological community is of great significance to the original inhabitants of the area, the Noongar people.



Banksia Woodlands of the Swan Coastal Plain Ecological Community
Dept of the Environment and Energy

Banksia Woodlands
Dept of the Environment and Energy/Rob Davis



Swan Coastal Plain Soil Types
APACE Revegetation Catalogue

Banksia attenuata - Candlestick Banksia/Biara

Red Wattlebird & Firewood Banksia
Urban Bushland Council WA Inc / Geoffrey Groom

Patersonia occidentalis - Native Iris/Komma

Kensington Bushland
Urban Bushland Council WA Inc / John Baas

7.0 SITE HISTORY

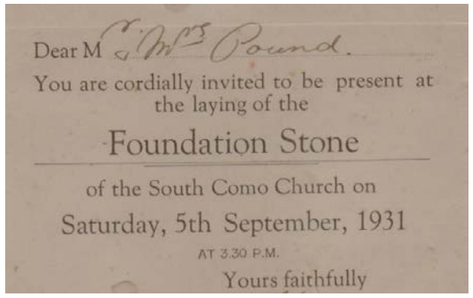
7.1 COMO BAPTIST CHURCH HISTORY

For over 88 years the Como Baptist Church has been the “Light on the Hill” providing worship, education and support to the community of Como.

From early days as a Sunday School, Como Baptist Church has provided bible teachings and studies as well as an extensive number of church and community activities and programmes including:

- Education and services to the people of the Tent City near Canning Bridge between 1929 -1931.
- Missions both national and international.
- Girls' Sunshine Hour, raising money for causes and making garments for Aboriginal Missions.
- Boys' Club making toys for the Home Mission.
- Scout Troop and Girl Guides.
- Ladies' Guild, cementing fellowship of women and fostering the work of the Missions.
- Junior Christian Endeavour.
- Home Makers.
- Girls' and Boys' Brigade.
- Wrinkley’s fellowship for older people.
- Medians Fellowship for young married couples.
- Church family camp.
- Early Childhood Learning.
- Multi-cultural Ministry.
- Variety of all age youth groups through the generations.
- Discipleship sessions.
- Youth Care.
- Shoebox Ministry to children and families in poor countries for 15 or more years.
- Caring for the Cambodian community for more than 20 years, who escape persecution.
- Grow group for mental health support.

Como Baptist Church 1931c 111 Robert Street, Como
Inter War Gothic Late 20th Century



Como Baptist Church Foundation Stone

First Junior Christain Endeavour 1937. Source Como Baptist Church through 75 years.

Campers Rockingham. Source Como Baptist Church through 75 years.

Ben Howell's bus. Source Como Baptist Church through 75 years.

Sunday School Children and Teachers circ 1967. Source Como Baptist Church through 75 years.

Canning Bridge Tent City 1929-1931
Image: The National Museum of Australia, and Wikipedia

Education and services to the people of the Tent City near Canning Bridge between 1929 -1931. Image: The National Museum of Australia, and Wikipedia

South Como Baptist Church entrance circa 1950. Source Como Baptist Church through 75 years.

SITE HISTORY

7.1.1 CHURCH VISION AND ASPIRATION

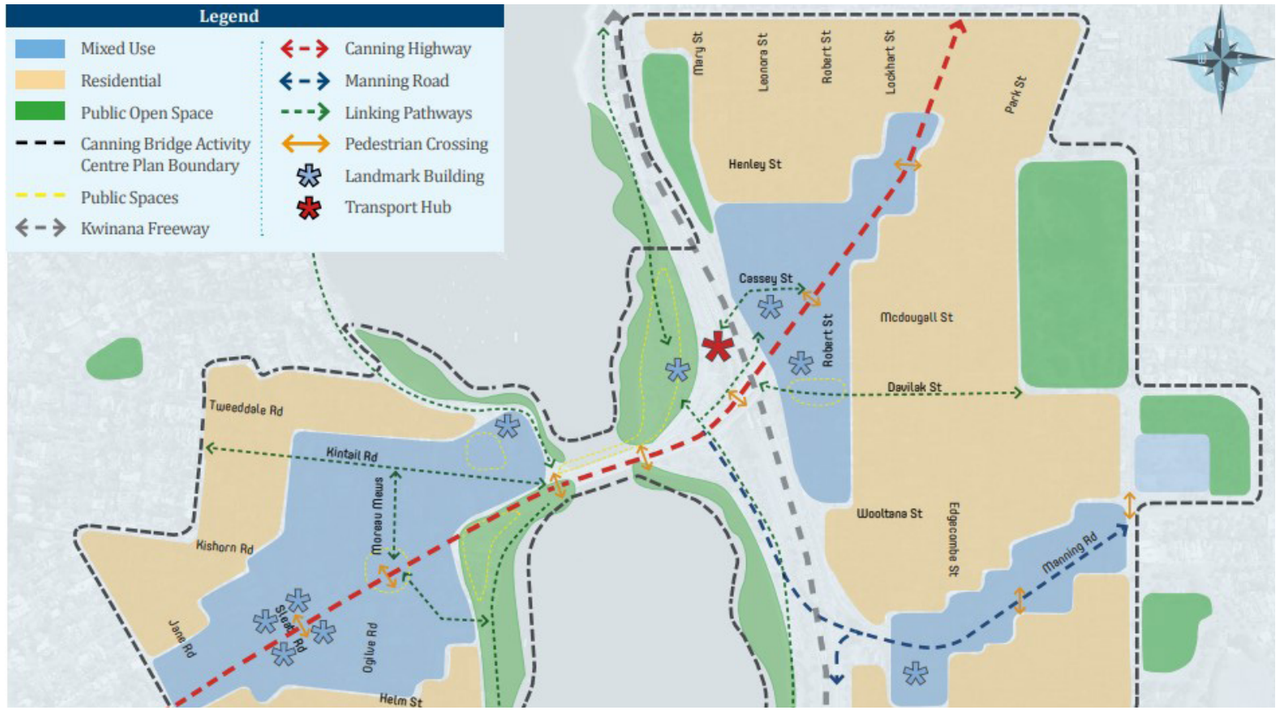
A LOVING COMMUNITY INSPIRING PEOPLE TO SAY 'YES' TO JESUS AND HIS WAY OF LIFE

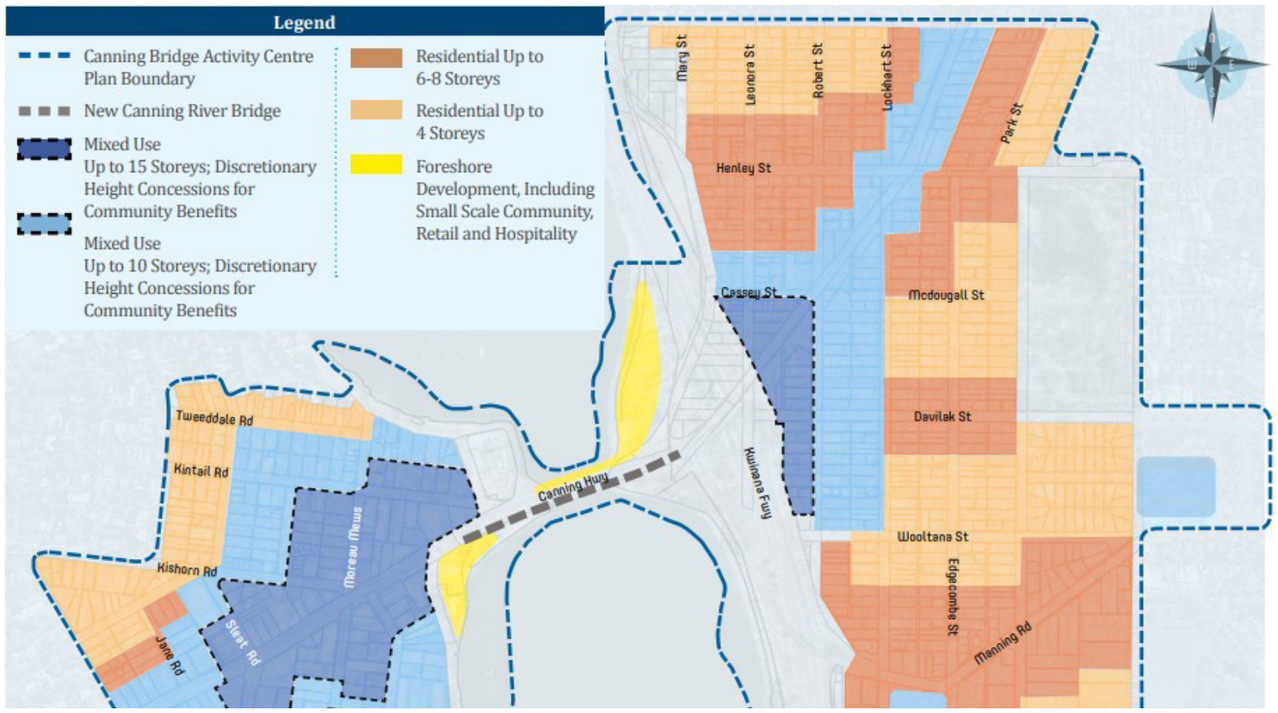
- Redevelopment of the Como Baptist Church site is to respect the following core values that form the foundation of the Church's Christian ethos and community outreach:
  - Loving
  - Inspiring
  - Going
  - Living
- The site is to form a Community Hub that provides:
  - a place where God is evident;
  - a place where people can engage with each other and the Church community;
  - a place to discover Church values; and
  - a place of worship.
- The Como Baptist Church redevelopment will provide a place where people can enjoy life in a safe, loving and caring environment.
- Facilities are to be provided that support the community spiritually, educationally, physically, emotionally and socially.
- The Como Baptist Church redevelopment is to present as an inviting, inclusive and welcoming place that is accessible to all and will provide services for different generations.
- Strong connections and a high degree of openness with the surrounding area are to be provided.
- The Como Baptist Church redevelopment is also to be contemporary, vibrant and flexible in nature to reflect wider society and the place of the church as an integral part of it.
- The heritage significance of the site is to be recognised, in relation to both built form and social value.
- Internal and external areas are to provide multi-functional spaces catering for both short and long stay activities as well as organised events.

8.0 CBACP CONTEXTUAL REQUIREMENTS

8.1 Q3 - THE CASSEY QUARTER

- Q3 is located east of the Canning River and north of Canning Highway.
- This area was historically connected to the Rivers edge, and the local residents share a strong affinity for reconnection with the waterfront in this area.
- Q3 is predominantly residential, with a small commercial development located at the junction of Henley Street and Canning Highway which incorporates neighbourhood scale shopping.
- Generally low rise, housing styles are typical of the 80's and 90's and the area comprises a significantly higher proportion of semi-detached and apartment style housing than the state average.
- Q3 is to be the centre of riverfront activity for the Eastern Quarters with excellent visual connections available for high end apartment development.
- The Q3 mixed use area is to be developed as high density, active urban space.
- The 'Linking Pathway' along Cassey Street is to be an important part of the centre's public realm and will establish a living street within the vibrant Canning Bridge Activity Centre.
- The Pathway is to provide a direct link to sustainable transport options and have a focus on retail and entertainment uses whilst office and apartment entrances may prevail on other streets.
- Adjacent to the Pathway, the development is to provide an engaging and interactive frontage and incorporate awnings and colonnades to provide interest and diversity in building form.
- A consistency of street frontage is to be provided with entrances and street corners articulated at ground level.
- Activities at ground level are to provide interest for pedestrians and may include retailing, cafes and restaurants that encourage and are associated with activity in non-business hours.
- Generally, the urban form is to be sensitive to pedestrian scale and provide for pleasant and unimposing streetscapes at ground level.
- The dominant form of development is to be a 2-3 storey podium with tower elements set back an adequate distance so as to be visually unimposing.
- The Canning Highway is to be provided with regular permanent weather protection over the footpath within the street verge.
- Facades are to be interactive and support a sense of place as well as provide a strong urban edge with the built form and providing a variety of high quality architectural forms and features.
- Frontages are to be open, with extensive glazing ensuring a clear interaction between the internal and external spaces of buildings.
- Shopfronts at ground floor level should provide for attractive window displays and restrained advertising and signage.
- Urban spaces are to promote cultural vitality and contribute to the sense of place and the feeling of the centre. Small, intimate spaces are recommended. Areas within the private realm that converse well with the adjacent street are encouraged; open piazzas which envelope café seating and retail entries adjacent to nearby bus stops, or areas for youth play are highly desirable.
- Trees and vegetation are to contribute to the overall leafy nature of CBACP area.
- Buildings which incorporate green elements including green roofs and green walls are supported.





CBACP CONTEXTUAL REQUIREMENTS

The preparation of the design concept and scoping studies for the redevelopment of the Como Baptist Church site has embraced the CBACP objectives and planning controls, however further detailed urban design investigation of the Q3 Cassey Quarter precinct has highlighted that the Como Baptist site should be considered as a landmark site within the Q3 Precinct for the following reasons:

LANDMARK SITE

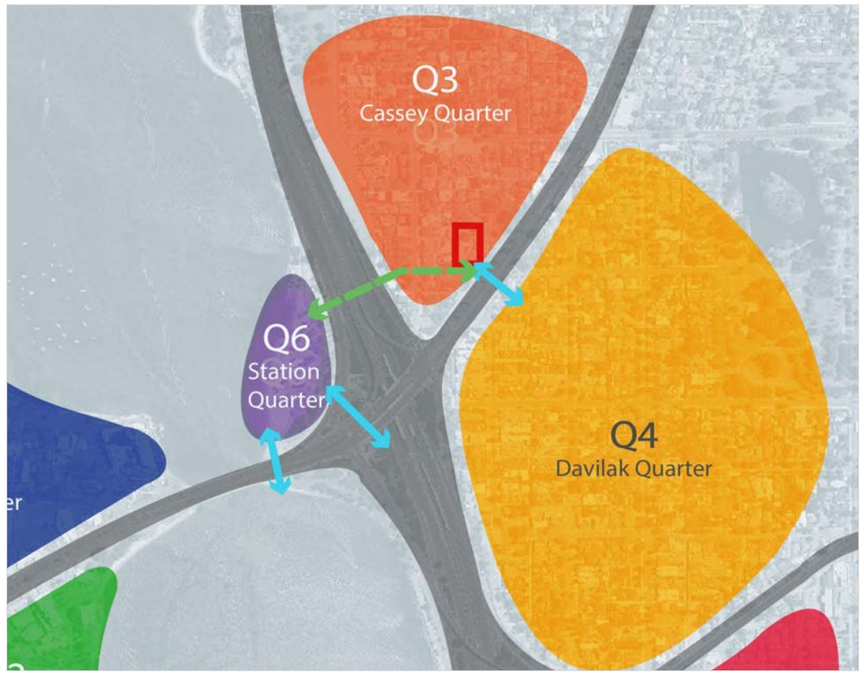
- The Como Baptist Church site is a large 5698m² land parcel in one ownership and is located adjacent to the Cassey Street 'Linking Path' and directly opposite the CBACP designated Q3 landmark building location south of Cassey Street.
- Unlike the Como Baptist Church site, the CBACP Q3 landmark building site will require the amalgamation of 10 sites, some of which are existing apartment buildings. This multiple land ownership might prohibit the site being redeveloped as a landmark building site or from providing meaningful community benefit and public open space.
- It should also be noted that the landmark site located south of Cassey Street is bounded by the Canning Highway and Kwinana Freeway both of which are not conducive to provision of an activated, safe and friendly public realm.
- The Baptist Church site has the potential to address the Canning Highway and provide an integrated and extensive public open space with the closure of Robert Street.

LINKING PATH AND PLACE MAKING

- Cassey Street provides a 'linking path' for the Q3 Quarter public realm and will contribute to the planning concept of 'living streets' connecting pedestrians routes and people across the centre regardless of origin Quarter.
- The Como Baptist site will also become an important site for pedestrian orientation around Q3 and Q4 with one of three of the elevated pedestrian crossings across the Canning Highway being located on Cassey Street at the south-eastern corner of the site which will provide a pedestrian connection between the eastern Q4 Davilak Quarter and Q3 Cassey Quarter and Q6 Station Quarter and transport hub.
- The Como Baptist Church and BDA vision for the redevelopment of the church is focused on creating a community village hub in the form of a public accessible plaza with the heritage chapel at its heart, providing support to both the church and greater Como community.
- The plaza will be activated with retail and church uses to provide a vital public realm with a strong sense of place connecting directly to the Cassey Street Linking Pathway. It is noted that there is no destination or place identified within the Q3 or Q4 precincts only the living street public realm.
- The Como Baptist Church and BDA vision is to retain the heritage chapel as a feature within the plaza to evoke a sense of history and to highlight the important role the church has played in supporting and contributing to the culture of the Como community.

COHESIVE AND CONSIDERED COMMUNITY BENEFIT

- The Church has been active on this site for over 88 years providing community benefit to South Como and further afield.
- Unlike other developers the community benefits that are to be provided by the Como Baptist Church as an outcome of this redevelopment are not based on market research but are part of a well considered and cohesive approach based on years of experience and understanding of the Church and Como community.

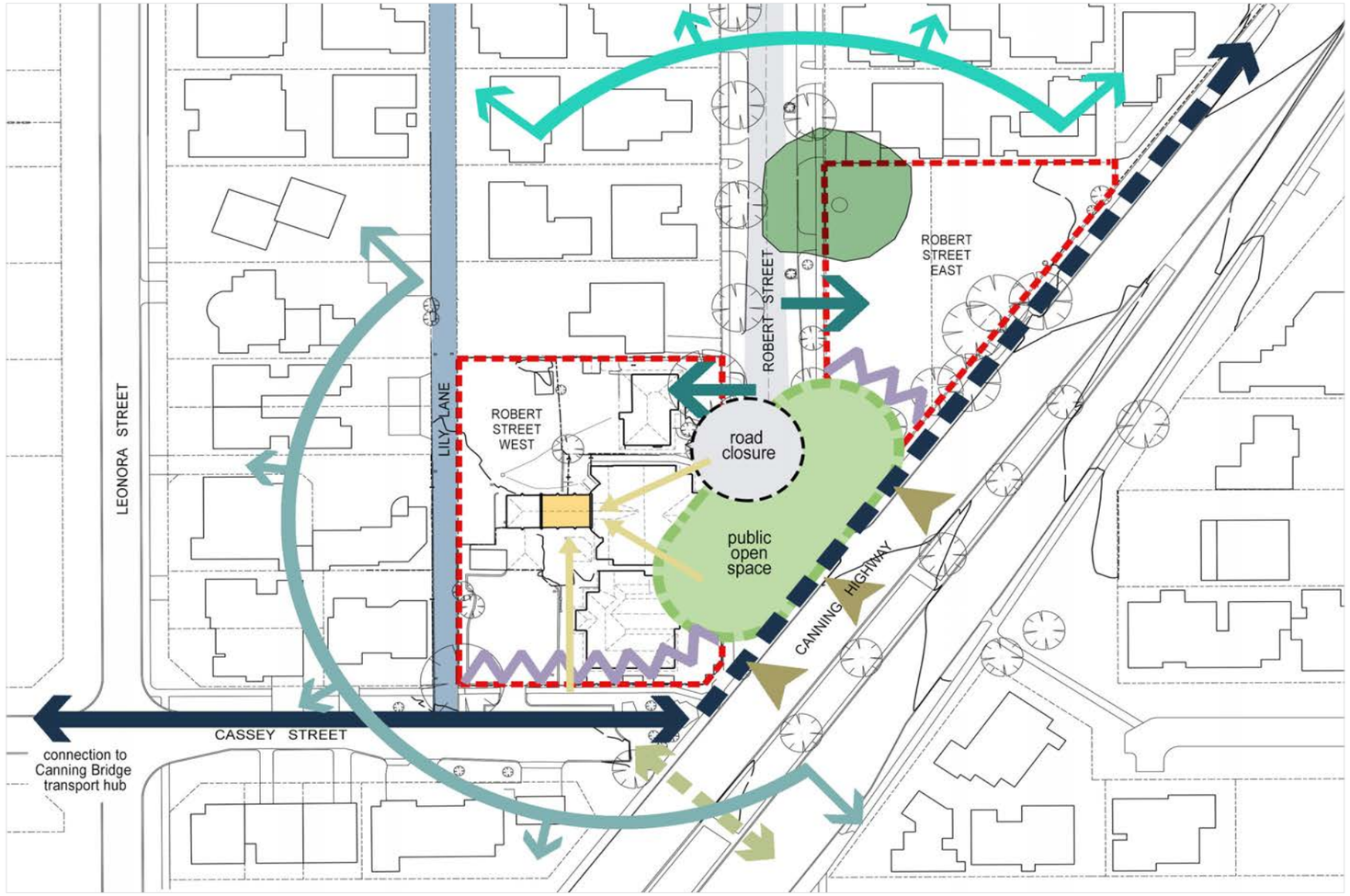


SITE
LINKING PATHWAY
PEDESTRIAN CROSSING
LANDMARK BUILDING (CBACP)

9.0 OPPORTUNITIES AND CONSTRAINTS

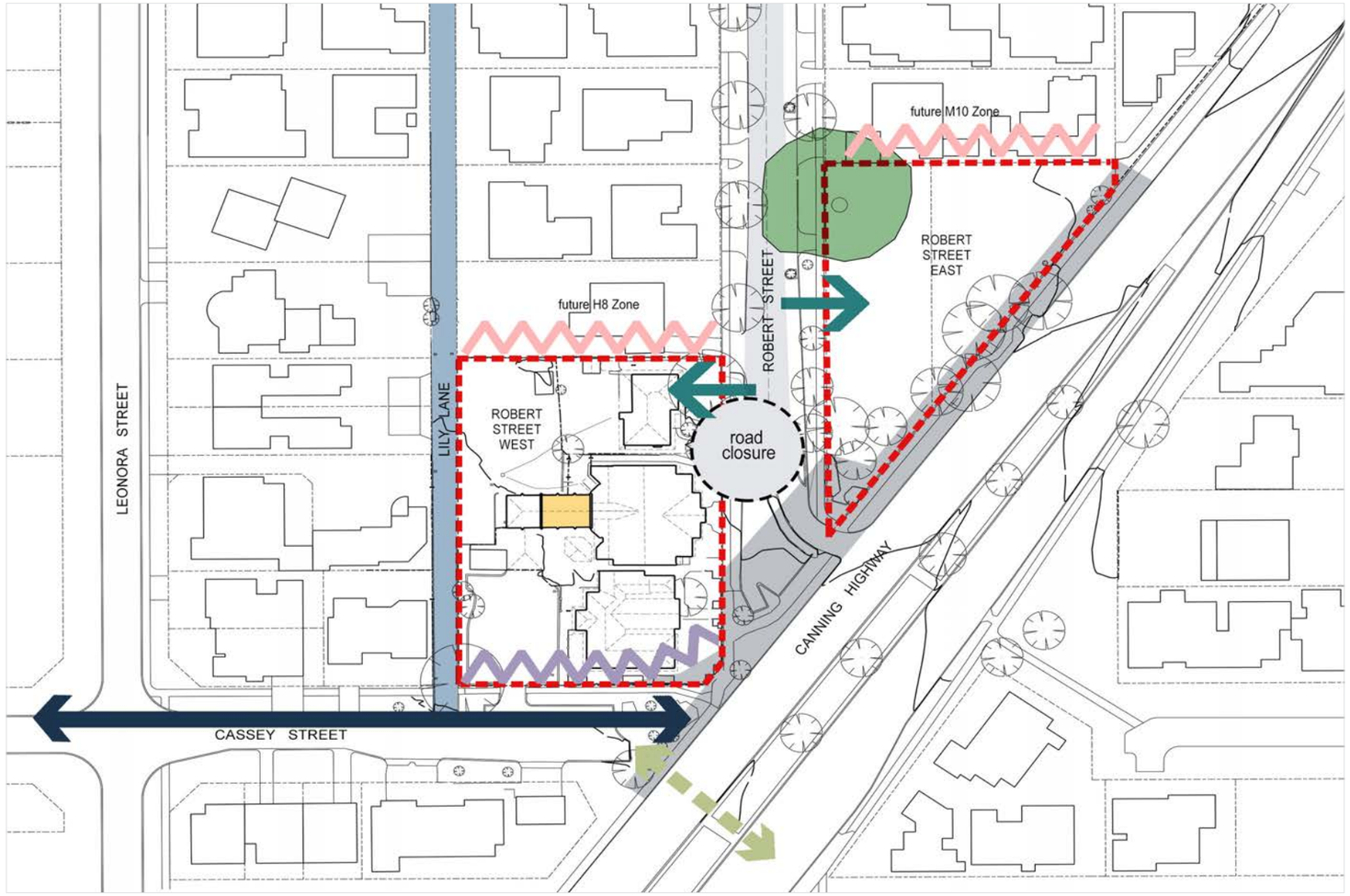
9.1 OPPORTUNITIES

- Creation of a mixed use development with improved facilities for the wider community and within walking distance to Canning Bridge Transport Hub.
- Retention of the heritage church hall and provision of strong visual connections between the hall and the surrounding public realm.
- Incorporation of retail activities at ground level along Cassey Street to provide increased activation.
- Provision of a public open space at the southern end of Robert Street for use by the church, residents of the development and the wider community.
- Provision of a permeable interface with the surrounding public realm to assist in the creation of an inviting, inclusive environment.
- Provision of an upgraded frontage to Canning Highway.
- Provision of vehicle access from Robert Street and continued use of Lily Lane as a service road.
- Retention of the existing significant Tuart tree in the north-west corner of the Robert Street East site.
- Provision of residential towers that positively contribute to the skyline of the Cassey Quarter and Canning Bridge Activity Centre, and takes advantage of panoramic views to the Swan and Canning Rivers and Perth CBD.



9.2 CONSTRAINTS

- Activation of the Cassey Street frontage is required as the street forms part of the future public transport boulevard/Linking Pathway between the Canning Highway and the Canning Bridge Station Interchange.
- Retention of the heritage church hall which is located centrally on the site.
- Retention of the existing significant Tuart tree in the north-west corner of the Robert Street East site.
- Existing housing located immediately south of the site and surrounding residential dwellings and apartment buildings which may be subject to future overshadowing by the development.
- Vehicular site access for general traffic is from Robert Street only.
- Allowance for potential future widening of the Canning Highway.



FUTURE PUBLIC TRANSPORT BOULEVARD
FUTURE PEDESTRIAN CROSSING
ACTIVATED EDGE
HERITAGE BUILDING
VEHICLE ACCESS
SERVICE ROAD
ROAD WIDENING PROVISION
EXISTING SIGNIFICANT TREE
ADJOINING RESIDENTIAL

10.0 PROJECT REQUIREMENTS

- DEM has been commissioned by Baptist Development Australia to prepare a Concept Design and Development Application for the future development of the Como Baptist Church Site at 109-113 Robert Street, and 469-471 Canning Highway Como, WA.
- The site currently incorporates:
  - the original church built in 1931;
  - the main church building fronting Robert Street;
  - the church office and administrative building located at 109 Robert Street; and
  - The Canning Bridge Early Learning Centre.
- The brief for development of the site is to retain existing church functions on the site and provide additional facilities for expanded and enhanced church uses. In addition, the development is to incorporate new retail and commercial facilities and apartments in accordance with the Desired Outcomes and Requirements of the Canning Bridge Activity Centre Plan.
- Como Baptist Church currently occupies a number of single storey buildings on the sites at 109-113 Robert Street.
- The brief for the redevelopment of the site is to retain the existing heritage chapel and to redevelop the remainder of the site to achieve the maximum mixed use development potential for the site.
- The site is located within the CBACP Q3 Cassey Quarter which provides a maximum height control of 10 storeys or 32m.
- In addition to the future church facilities noted in 7.1, the proposed mixed use development will aim to include a mix of private residential apartment types to provide housing choice to support equitable housing access in the Como area.
- Commercial space for restaurants, cafes and retail will be provided at ground level to activate Cassey Street 'Linking Pathway' and a ground level public accessible plaza.
- The ground level plaza and numerous roof terraces will provide communal open space to support outdoor recreation opportunities for residents and provide a valuable connection to the natural environment which will contribute to the wellbeing of residents.
- The communal open space roof terraces and public accessible ground floor plaza will provide opportunities for individual and group recreation and social interaction.
- The first level podium will contain commercial uses such as a medical centre and offices.
- It is the aim of BDA and the Como Baptist Church to ensure that the church site is redeveloped as an open precinct without fences and gates to provide the opportunity for the Church to integrate with the neighbouring residential community.
- Formalised safe and legible pedestrian linkage between Robert Street and Cassey Street 'Linking Pathway' are desirable.
- The redevelopment should provide the opportunity to maximise the usage of the car parking infrastructure across the site to ensure that the assets can be fully utilised day and night seven days a week.

10.1 CHURCH FACILITIES AND PROGRAMMES

10.1.1 WORSHIP AND ANCILLARY SPACES

- The development is to incorporate:
  - A primary worship space.
  - A secondary worship space adjacent to the primary space. Allowance is to be made for both spaces to be combined to provide an extended worship space, if required. Worship spaces are required to be designed as flexible spaces to cater for other activities including youth group.
  - Quiet contemplative worship spaces in addition to openly accessible worship spaces.
  - A reception and greeting area.
  - Church run café that interacts with other activities.
  - Meeting rooms.
  - Conference and seminar facilities for activities for community and church.
  - Facilities for staff and volunteers.
  - A sound/recording studio for Church broadcasts, post production facilities and music rehearsal room.
  - Storage rooms.

10.1.2 OTHER COMMUNITY FACILITIES

- Early Learning Centre.
- Seniors day care with potential for integration with childcare.
- Men's shed/workshop.
- Gym/therapy pool and associated facilities.
- Facilities for medical related services including podiatry and/or dental services.
- Counselling services.
- Emergency relief services.
- Indigenous community facilities.
- Facilities for community meals.
- Educational facilities including tutoring services.
- Workspace open to the public.

10.1.3 OUTDOOR SPACES

- Open space is to feature areas of planting and incorporate:
  - seating in sun and shade;
  - multi-functional spaces for people to gather as well as for events and performances;
  - a community garden;
  - children's play area;
  - water feature;
  - pet space; and
  - BBQ facilities and picnic areas.

10.1.4 RESIDENTIAL

- Social housing run by the Church.

11.0 PROJECT VISION

The Como Baptist Church site is being redeveloped to support the growth and vibrancy of the Church in the short and long term as well as to contribute to the revitalisation of the Canning Bridge Q3 Cassey Quarter Precinct.

- The vision for the development of the Como Baptist Church site is to provide a diverse, active, safe and accessible Urban Village bounded by the Canning Highway, Cassey Street, Lily lane and Robert street. The development will take on the important role as the Q3 Cassey Quarter Village Hub and will also be an important destination for the Q4 Davilak Quarter.
- Como Baptist Church seeks to create a vibrant, nurturing community integrated with expanded church facilities, private residential apartments, student accommodation, convenience retail, medical centre , pharmacy, restaurants and cafes and high quality open spaces and public realm.
- The vision is to create a place of inclusion and opportunity that is to be open, integrated and diverse and a place that creates opportunities and programs to improve social outcomes.
- The site has been masterplanned to provide the following:
    - Optimum development opportunity for the Como Baptist Church site, whilst ensuring the proposal is compliant with CBAACP and R Code controls.
    - Flexibility for staging of the development.
    - Maximum opportunity for the Church to reach out to the broader Como community.
    - Excellence in environmental and social design outcomes to reinforce the church ethos.
- The location of the site provides the opportunity to create an important community hub adjacent to the Como Baptist Church and future Cassey Street Transport Boulevard and linking pathway, activated with residential, commercial, retail uses and public realm.
- A range of landscaped open spaces including a publicly accessible plaza and landscape roof terraces will be provided to cater for the diverse needs of the community, residents and anticipated visitors, each with a distinct character to provide a variety of experiences.
- The landscaped open spaces will provide a green link across Robert Street connecting the proposed west and east buildings. Open space is to be designed with high amenity to optimise greater community interaction and engagement and to provide environmentally sustainable outcomes for the site.
- Open space is to have a civic character and include broad footpaths, large canopy trees, public seating and soft and hard landscaped areas.
- This large scale open landscaped space is to support church activities and events including markets, music performances, annual Christmas and Easter events and other church and community gatherings.
- The podium design provides a human scale for the site adopting a fine grain massing and design aesthetic borrowed from the sites historical context reflecting subdivision pattens and the eclectic historical residential dwelling and landscape garden design styles of the Como area.
- The tower design provides an aesthetic which represents the desired future character for the high density suburb of Como, where apartment living is integrated with landscape terraces and balconies.
- The building form has been designed to provide a visual marker on the Como Sky line for residents and visitors to orientate themselves within the various Canning Bridge Activity Plan quarters.

12.0 DESIGN PRINCIPLES

The Como Baptist Church site is being redeveloped to support the growth and vibrancy of Church in the short and long term as well as to contribute to the revitalisation of the Canning Bridge Cassey Quarter Precinct. The redevelopment of the sites will provide a village hub for the Q3 Casey Quarter Precinct.

12.1 URBAN DESIGN PRINCIPLES

To ensure a positive outcome, the site is to be designed in accordance with the following principles:

Integration

- Incorporate a mix of church facilities, residential lobbies, retail and commercial activities at ground level to increase activation of adjoining streets and through site links.
- Provide active frontages to streets and public open spaces.
- Incorporate a sense of openness at interfaces with the surrounding public realm to provide an inviting and inclusive environment.
- Contribute to creating high quality streetscapes.

Connectivity

- Provide through site links connecting streets with open spaces.
- Provide publicly accessible open space adjacent to Robert Street.
- Provide safe and legible pedestrian connections between Cassey Street and Roberts Street.

Legibility

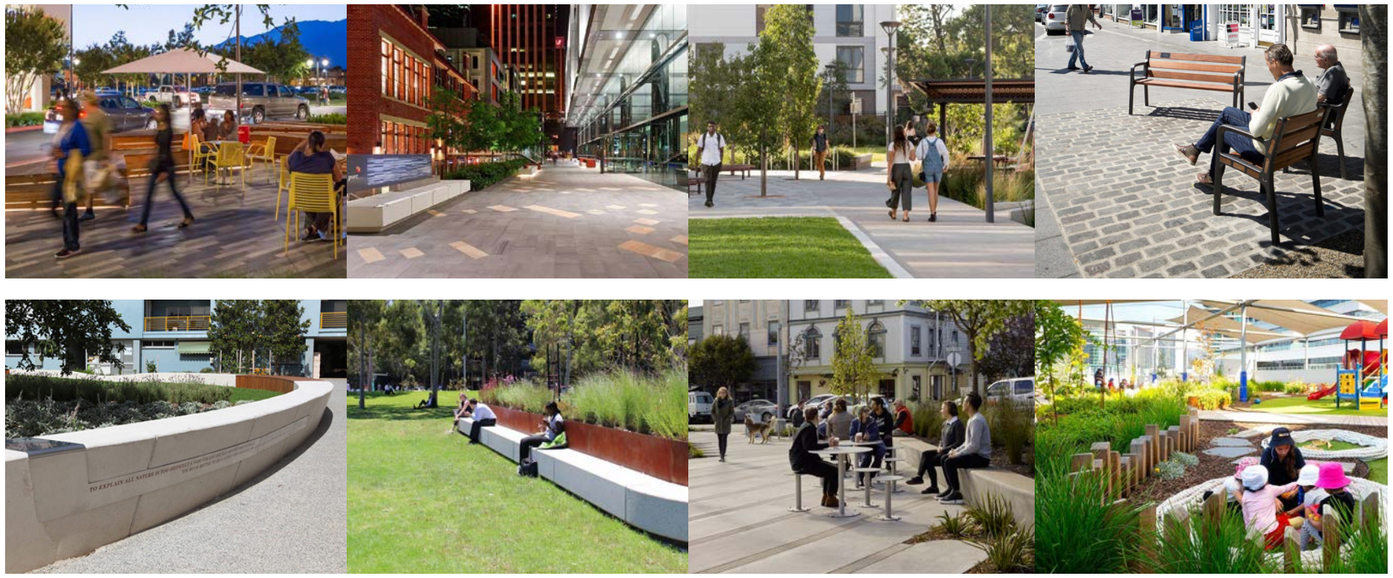
- Site buildings to assist in the physical definition of the landscape open space and streets.
- Design buildings to express functions such as church, retail, commercial and residential space.
- Provide safe and legible building entries and pedestrian pathways.
- Ensure that building entry lobbies and pedestrian access points address public streets and open space.

Amenity

- Provide a high quality plaza to enhance church, residential, retail and commercial office amenity.
- Ensure ease of access and maximise amenity of publicly accessible open space to encourage usage.
- Articulate building massing and elevations to visually reduce the scale of buildings when viewed from surrounding streets and open spaces.
- Orientate apartment buildings to maximise solar access to building facades and open space.
- Utilise building materials and finishes that are robust and low maintenance.
- Promote management of water and air quality.

Safety

- Minimise conflicts between vehicles and pedestrians.
- Provide discrete, safe and secure transitions between the private and public domain to provide an open and inviting precinct.



12.2 PUBLIC DOMAIN DESIGN PRINCIPLES

COMMUNITY

- Provide generous landscaped open space at the heart of the development to enhance the public domain and pedestrian environment.
- Provide open, inviting spaces where people will feel welcome and safe.
- Incorporate direct access to new retail / commercial facilities at ground level which will help strengthen the civic function of the open space.

ACCESSIBLE AND WELL CONNECTED

- Provide direct and legible connections to and from the surrounding area.
- Incorporate legible through site links and an improved walking experience between neighbouring residential areas and the Canning Bridge transport hub.

GATHERING

- Provide open spaces for social and recreational activities catering for both small and large groups..
- Provide flexible outdoor areas for both programmed events and informal activities.
- Allow for changes in use over time.

HERITAGE

- Feature the existing Chapel within the open space through strong visual links in addition to the provision of direct access into the building.
- Incorporate materials within the open spaces that reference the heritage building.
- Allow for public art that reinforces the significance of the site.

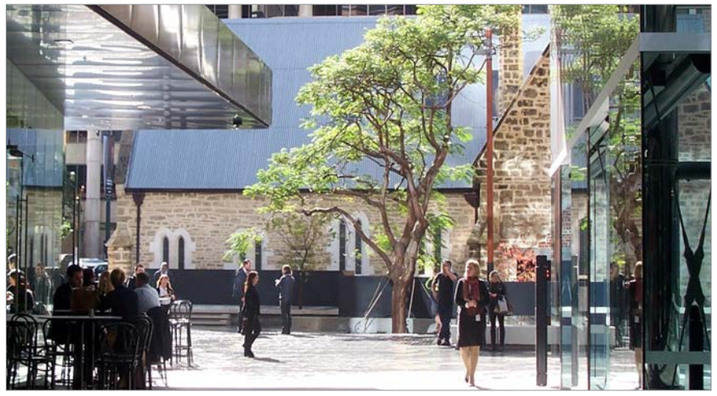
GREENING

- Incorporate planted areas to enhance amenity and enrich the open space experience.
- Celebrate the natural and cultural history of the site through incorporation of plants significant to the Church as well as species from the Banksia Woodlands plant community.

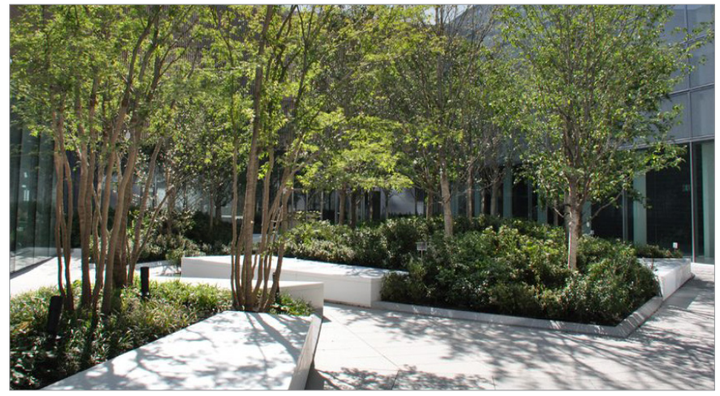
COMMUNITY

ACCESSIBLE & CONNECTED

GATHERING



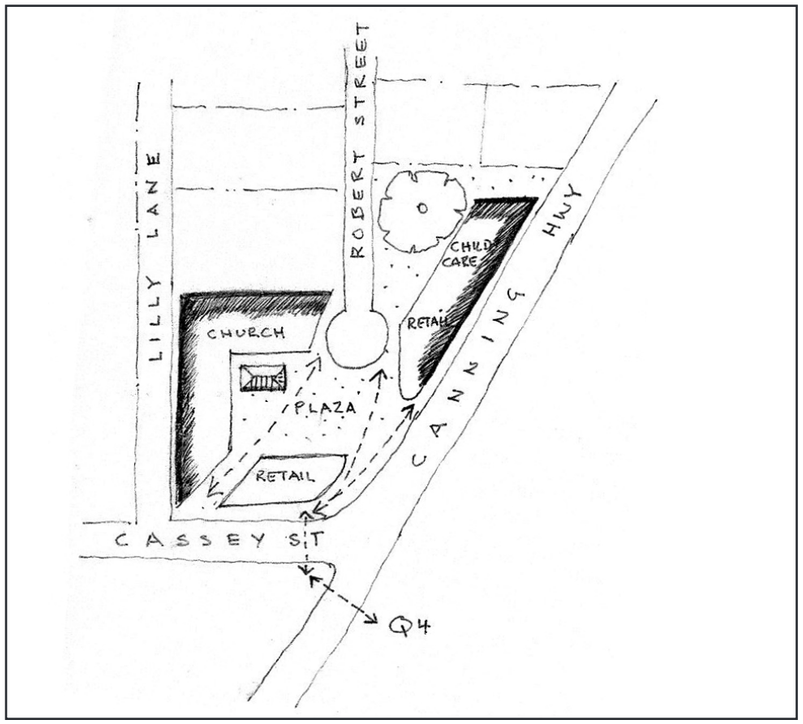
HERITAGE

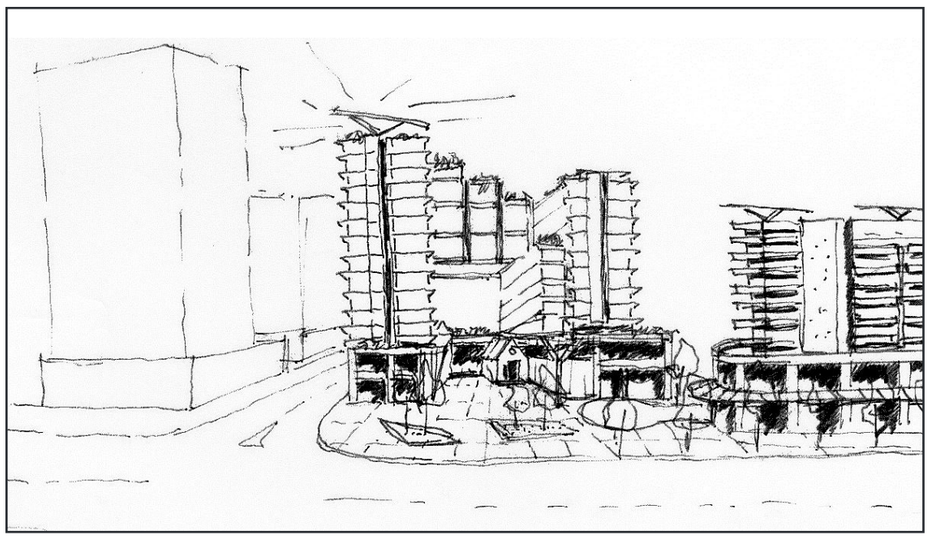


GREENING

12.3 BUILT FORM DESIGN PRINCIPLES

- To redevelop the site as a destination within the Cassey Quarter with a strong sense of place, adjacent to the Cassey Street Linking Pathway.
- Retain and refurbish the existing Chapel as the heart of the redevelopment providing a place for quiet contemplation and worship.
- Provide expanded and improved church facilities within a building form that wraps around and embraces the existing hertitage Chapel and plaza, metaphorically reaches out to welcome the greater community.
- Provide a seamless threshold between inside and outside spaces.
- Incorporate a high degree of transparency to allow for a strong visual connection between church facilities and activities, and the plaza and surrounding streets.
- Provide strong visual and physical connections between the development and the surrounding community to assist in the creation of an inclusive, welcoming place.
- Provide a building form for the eastern (triangle) site that defines the eastern edge of the plaza and addresses the Canning Highway enviroment.
- Articulate the podium to provide a human scale at plaza and street level.
- Reflect the scale of existing sub division pattern of the surrounding residential streets.
- Provide the opportunity to locate public accessible open space at grade adjacent to streets and the Cassey Street Linking Pathway.
- Provide a building form that contributes to the creation of a distinctive and interesting skyline for Como.
- Design the tops of towers so they are integrated with the design of the building and conceal plant and equipment.
- Utilise stepped massing or varied building height to provide a visual transition between taller tower forms to adjoining H8 8 storey residential areas.





13.0 CONCEPT DESIGN

13.1 TOWER MASSING OPTIONS

TOWER MASSING STUDY 1

COMPLIANT BUILDING FORM (Without the Design Excellence Bonus) Fig 13.1.1

The CBACP recommends that the sites which are both located within the Q3 Cassey Street precinct, have a maximum building height of 10 storeys or 32m.In accordance with the CBACP the following setbacks would apply to the site:

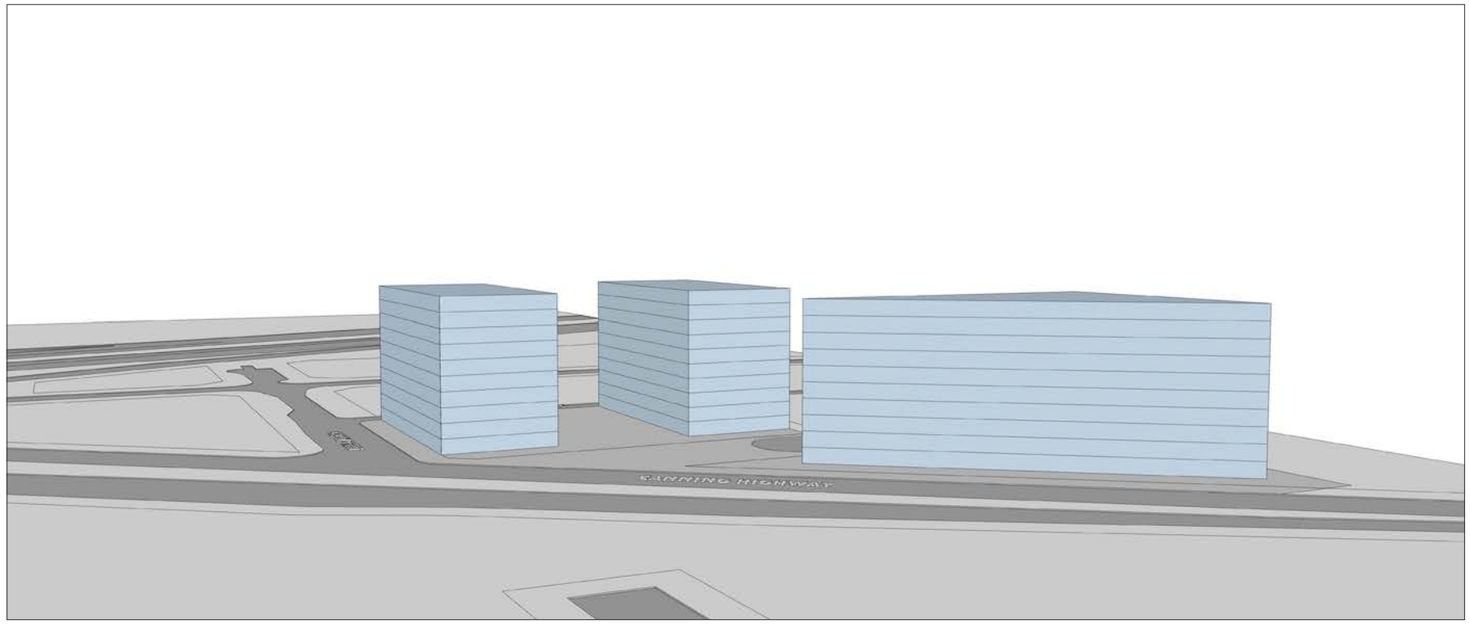
Cassey Street:	Podium 0m (Along Linking Pathway)	
	Tower levels above podium minimum 3-5m	
Robert Street:	Podium 3-5m	
	Tower levels above podium minimum 5m	
Canning Highway	Podium 0m (A long Linking Pathway)	
	Tower levels above podium minimum 5m	
Lily Lane	Podium 0 m (Adjoining Right of Way Rear Boundary)	
	Tower levels above podium minimum 5m	
Northern boundaries	Podium 4m	
	Tower levels 3-8	9m
	Tower levels above level 8	12m

- A complex of buildings of a constant height and form create buildings which appear bulky and static when viewed from the public realm.
- The building massing resulting from a consistant10 storey height control and 20m depth will provide a workable floor plate but do not lend themselves to creating elegant and slender towers.
- The M10 zone of 10 storeys height without the bonus provision design would contribute negligibly to creating an interesting skyline for South Como.

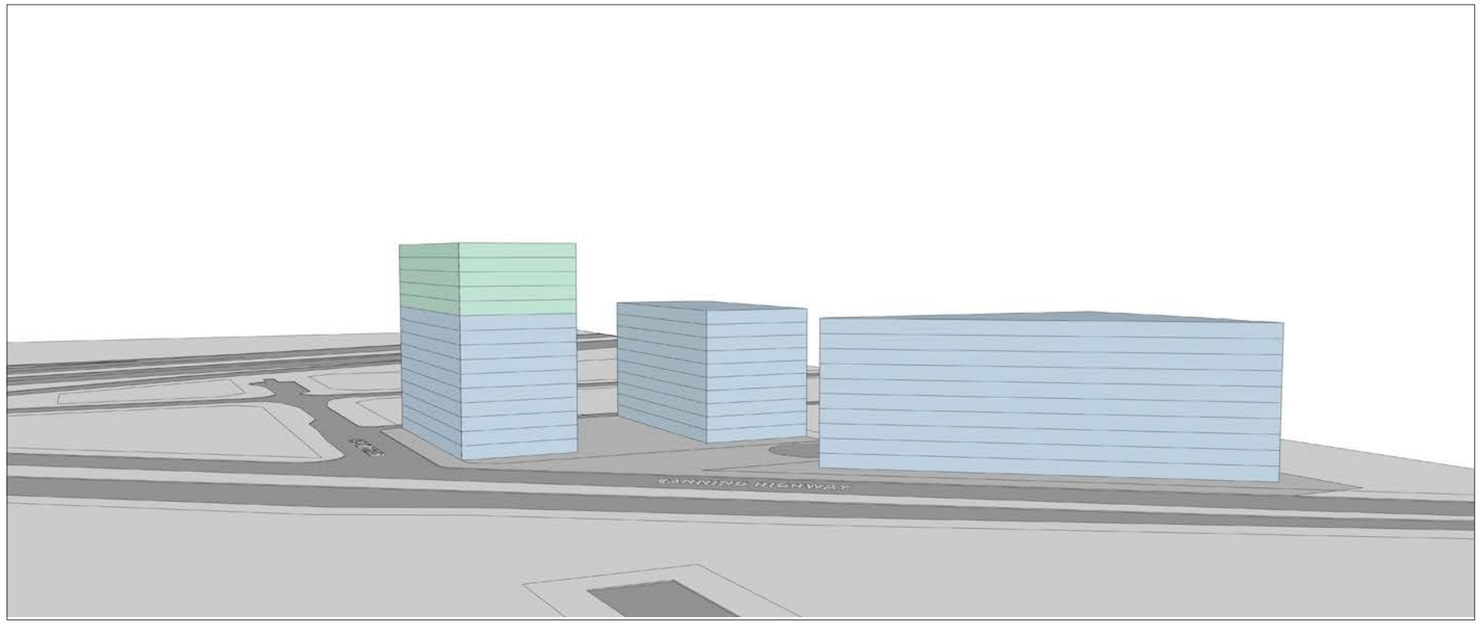
TOWER MASSING STUDY 2

COMPLIANT BUILDING FORM (With the Design Excellence Bonus) Fig 13.1.2

- Element 21 of the CBACP provides the opportunity to achieve an additional 5 storey of height if Design Excellence can be demonstrated.
- An additional 5 storeys will create a tower which will be more visually elegant, slender and vertical rather than bulky when viewed from the public domain.
- The M10 zone of 10 storeys of height with the bonus provision of 5 storeys would contribute to creating a more interesting skyline for South Como and would provide the opportunity to provide a visual transition between the M15 high density zone to the south of the site and the H8 6-8 storey zone to the north.



MASSING STUDY 1 COMPLIANT BUILDING FORM (Without the Design Excellence Bonus) Fig 13.1.1



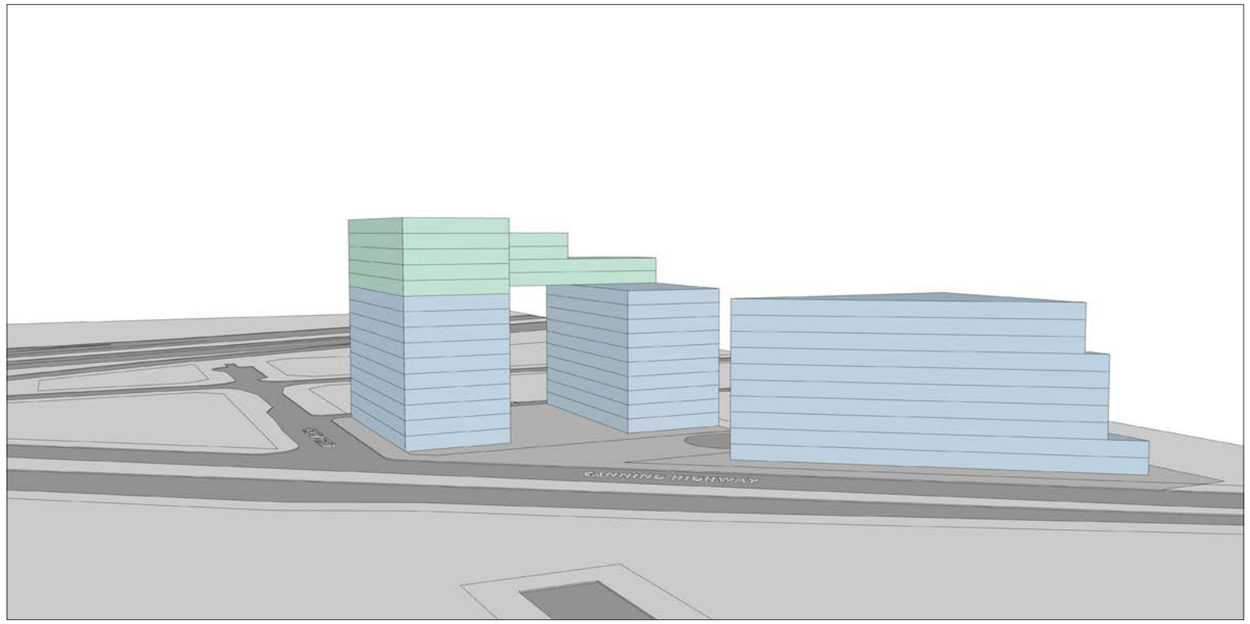
MASSING STUDY 2 COMPLIANT BUILDING FORM (With the Design Excellence Bonus) Fig 13.1.2

CONCEPT DESIGN

TOWER MASSING STUDY 3

STEPPED BUILDING FORM (With the Design Excellence Bonus) Fig 13.1.3

- Element 21 of the CBACP provides the opportunity to achieve an additional 5 storey of height if Design Excellence can be demonstrated.
- An additional 5 storeys will create a tower which will be more visually elegant, slender and vertical rather than bulky when viewed from the public domain.
- A stepped building height form would provide a transition and more sympathetic relationship between the high density M15 zone to the south of the site and the H8 6-8 storey density to the north of the site.
- The stepped massing and bridge element joining the two western towers will provide a visual marker and focus along the Como skyline.
- The western building tower massing length will be longer in east west dimension than the north south dimension which will provide the opportunity to create an elegant and slender tower form by adopting the 5 storey height bonus.
- The arrangement of the stepped building form will enable good access to sunlight and daylight for the public domain minimising in particular extended periods of overshadowing and will provide opportunities for sky views between buildings to maintain the perception of openness.



MASSING STUDY 3 STEPPED BUILDING FORM (With the Design Excellence Bonus) Fig 13.1.3

13.2 GROUND LEVEL AND PODIUM MASSING OPTIONS

The podium design provides the opportunity to create a more 'Fine Grain' and 'Human Scale' ground plane for this landmark site within the Q3 Cassey Street Quarter .

In accordance with the CBACP, taller tower components step down with podium style massing to help moderate the larger urban scale to a human scale. This podia/tower configuration will also help mitigate wind down drafts so that turbulence occurs at podium level rather than at ground level.

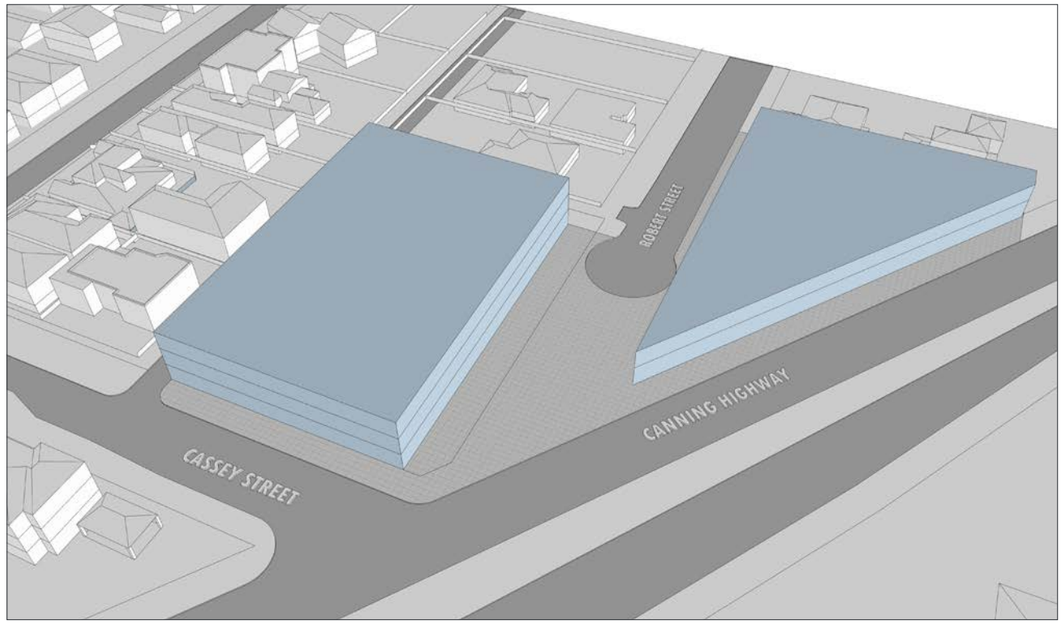
Podiums with towers setback above from the street front tend to help retain a good degree of sky exposure and daylight to the street rather than a canyon effect where towers rise up at the street frontage."

PODIUM MASSING STUDY 1

LARGE SCALE SINGLE PODIUM MASSING (Fig 13.2.1)

A single podium massing does not :

- Reflect the scale of existing sub division pattern of the surrounding residential streets.
- Provide the opportunity to locate public accessible open space at grade adjacent to streets and the Cassey Street Linking Pathway.
- Provide safe legible and publicly accessible pedestrian connectivity across the site.
- Optimise the extent of uses which could activate public realm and streets.
- Provide an opportunity for the existing heritage chapel to be retained .

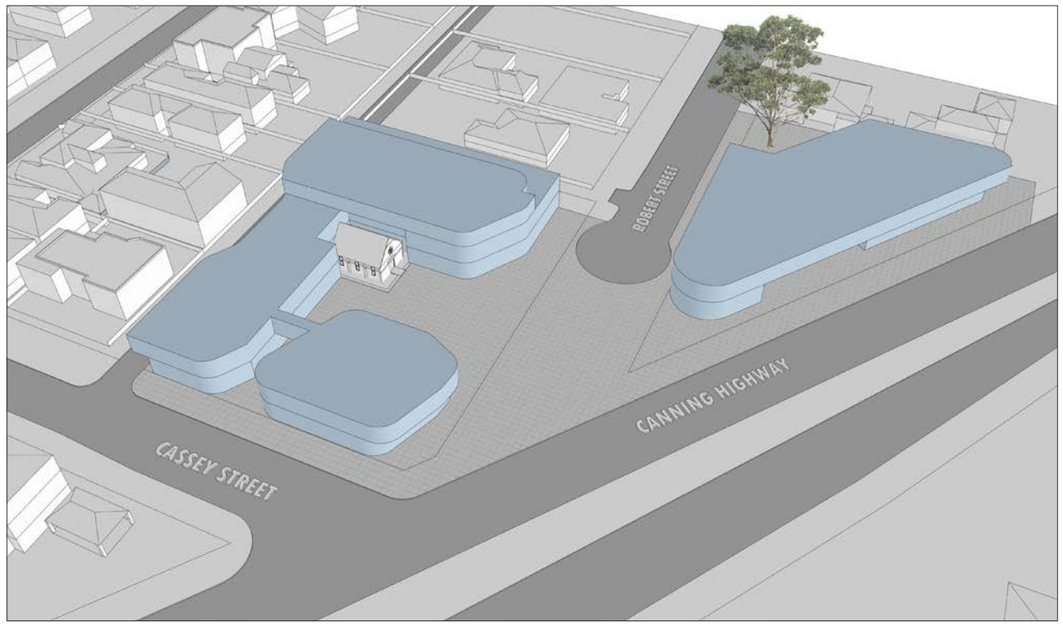


PODIUM MASSING STUDY 1 LARGE SCALE SINGLE PODIUM MASSING Fig 13.2.1

PODIUM MASSING STUDY 2

FINE GRAIN PODIUM MASSING Fig (13.2.2)

- A fine grain urban fabric would consists of several smaller podium blocks in close proximity with a narrow frontage to Robert Street and the Canning Highway
- This type of finer grain podium urban form responds to scale of the existing sub division pattern and would be a more appropriate contextual fit with the existing streetscapes.
- A fine grain podium massing provides the opportunity to integrate the heritage Chapel and Tuart tree with the ground plane landscape design creating a place that already has a sense community and belonging based on a collective history with the site.
- The smaller podium blocks will provide a more interesting network of pedestrian paths within and around the site.



PODIUM MASSING STUDY 2 FINE GRAIN PODIUM MASSING Fig 13.2.2

13.3 PODIUM MASSING DESIGN PRINCIPLES

The proposal is for a mixed use development that will form a village hub for the Q3 Cassey Street precinct and provide a key transition between the M15 high density precinct to the south of the site and the less density H8 precinct to the north. The proposed building form is three residential towers on a two storey podiums which are to be modulated and articulated to create a human scale at ground level and a sympathetic interface with surrounding residential areas.

The building podium has been developed in accordance with the following design principles:

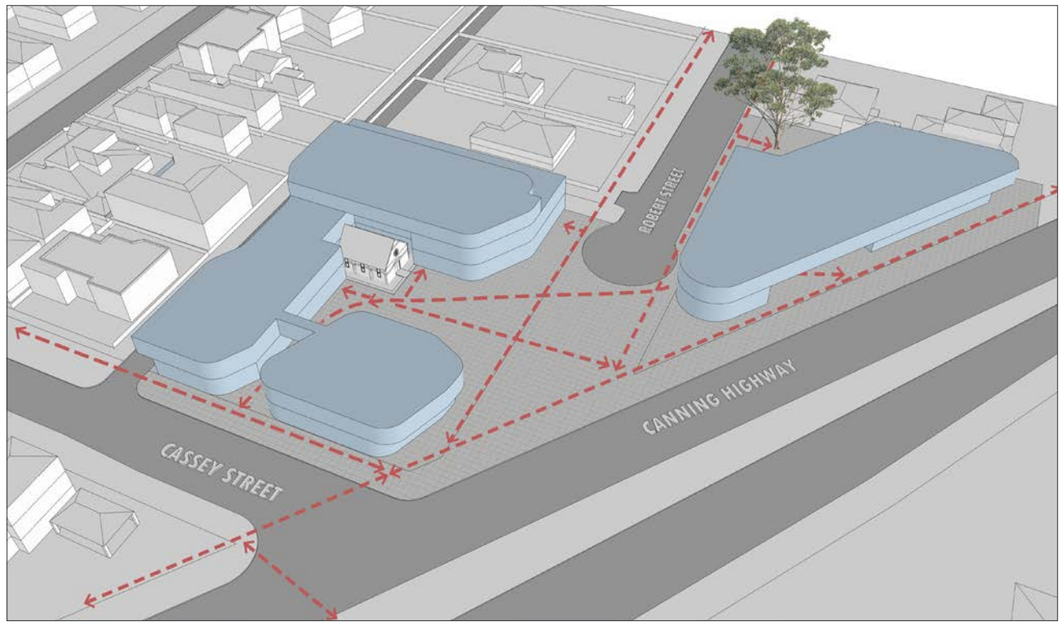
13.3.1 CONNECTIVITY (FIG 13.3.1)

Pedestrian through site links are to be provided:

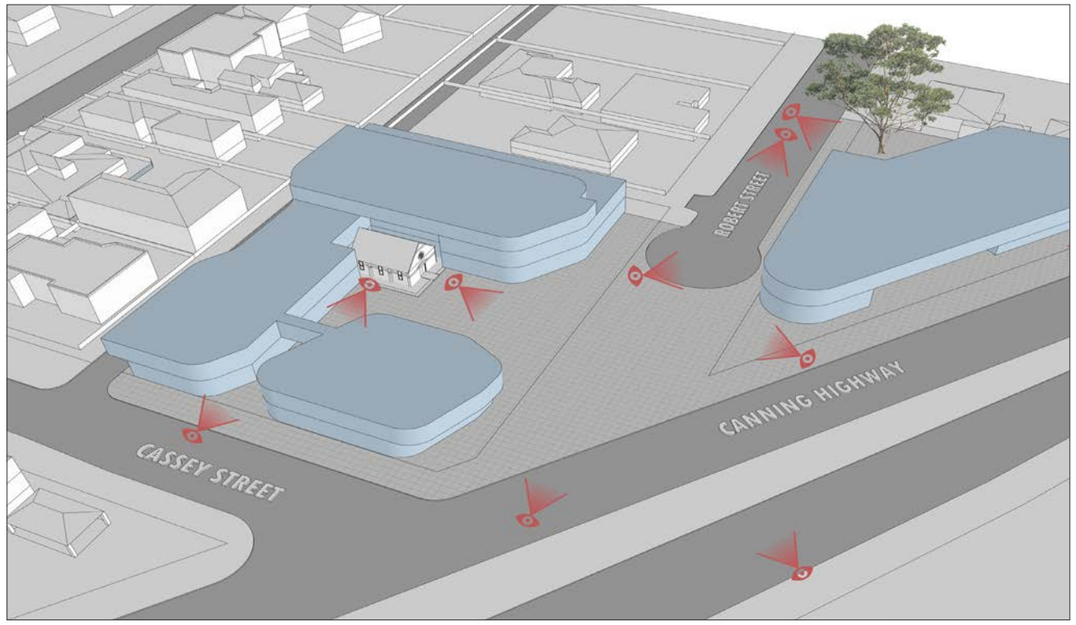
- North south between Robert Street to Cassey Street across the plaza,
- Between Canning Highway to Cassey Street across the plaza.
- Strong connection between the west and east buildings across the plaza.
- Opportunity to provide a strong link to a future over head pedestrian walkway across the Canning Highway connecting Q3 Cassey Street Quarter and the Q4 Davilak Quarter.

13.3.2 VISABILITY (FIG 13.3.2)

- Legible, safe access to the building lobbies is to be provided through a plaza open space with clear sight lines to surrounding streets and building entries.
- The open plaza adjacent to Robert Street will provide the opportunity to view the heritage chapel from the Canning Highway.
- Transparency of podium façades will provide interest, activation and passive surveillance of plaza and surrounding streets.
- The open space plaza and heritage chapel will provide a visual maker along the canning highway



CONNECTIVITY Fig 13.3.1



VISIBILITY Fig 13.3.2

CONCEPT DESIGN

PODIUM MASSING DESIGN PRINCIPLES

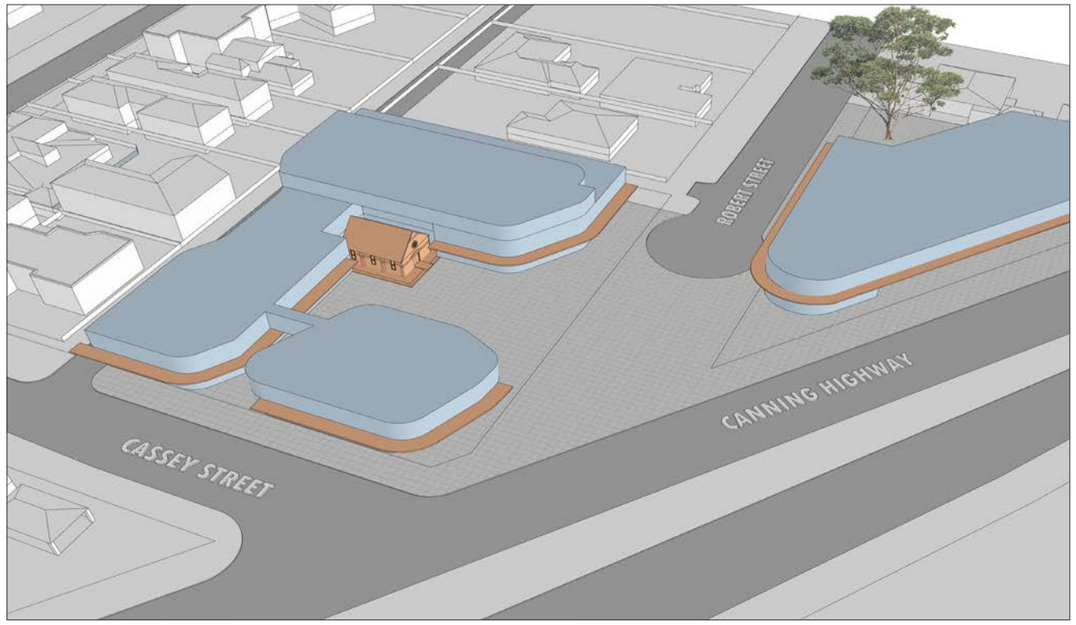
13.3.3 ACTIVATED BUILDING FRONTAGES (FIG 13.3.3)

- Retail / commercial activities are to be incorporated at Levels 1 - 2 to provide increased activation of adjoining streets and the through site links as well as to contribute to the provision of a human scale at ground level.
- Activated building frontages encourage use of the plaza as a place for the community to meet and gather.
- Activated frontages will provide good passive surveillance of the plaza,

13.3.4 INTEGRATION (FIG 13.3.4)

- The podium is to be modulated and articulated to provide an enhanced presentation of the heritage chapel and significant Tuart Tree.
- Elements including awnings, colonnades and verandas are to provide a layered interface and a human scale.

ACTIVATED BUILDING FRONTAGES Fig 13.3.3



INTEGRATION Fig 13.3.4

13.4 BUILT FORM RESPONSE

- The development of the Como Baptist Church site will provide a catalyst to rebrand Como as a diverse, active, safe and accessible Urban Village with a strong community focus and to set a benchmark for the desired future character of the Como skyline and streetscapes.
- The preferred building form approach is to provide a stepped tower form with the taller component located towards the south of the site to provide a transition within the skyline from the taller buildings located in the M15 zone and the H8 6-8 storey residential neighbourhood to the north.
- The proposed steeped and bridge building form will visually mark the Cassey Street linking path way and future transport boulevard.
- The commercial and retail uses are located within the two storey podiums and address the primary street corners to maximise visibility and to provide improved activation of the public realm.
- The tower form is shaped by apartments arranged around a single corridor and orientated north and south to maximise panoramic views of the Perth city skyline, Swan River and Canning river from the upper storeys.
- Communal open space is to be located at ground level, podium roof level, level 13 and the roof level.
- The 2 level podiums will provide a human scale when viewed within the plaza and surrounding streets.
- The M10 with the Bonus Provision will contribute positively to creating an interesting skyline for Como.
- The building form and articulation will provide detail and architectural interest at prominent parts of the building including the streetscape, podium, entries and roof gardens.
- The podium building form and articulation will be designed to clearly define the corner of Cassey Street and Robert Street and Robert Street and Canning Highway.
- The podiums on the western side of Robert Street are to be shaped to create two building elements flanking a public plaza which will create a building scale in keeping with the subdivision pattern of the surrounding area and the heritage chapel building.
- The podium design adopts a contemporary interpretation of the eclectic Como residential house typology where simple form masonry elements form the base of buildings which are then layered by decorative detailed verandas and awnings.
- The podium is designed to emphasise a horizontal layering whereby the ground floor would have heavier structural elements void of detail whilst the structure to the levels above would appear lighter and more decorative.
- A decorative awning is to be introduced at ground level of the podium to provide a detail of decoration reminiscent of fretwork details used in historic Californian Bungalow and Federation architectural styles.

ELEVATED VIEW WEST FROM THE CANNING HIGHWAY Fig 13.4.1

13.5 3D PERSPECTIVE ILLUSTRATIONS

ELEVATED VIEW WEST OF PUBLIC PLAZA & WEST BUILDING Fig 13.5.1

CONCEPT DESIGN

3D PERSPECTIVE ILLUSTRATIONS

VIEW ACROSS PLAZA TOWARDS HERITAGE CHAPEL AND CHURCH Fig 13.5.2

CONCEPT DESIGN

3D PERSPECTIVE ILLUSTRATIONS

VIEW ACROSS PLAZA TOWARDS CAFE AND RETAIL AND ACCESS TO CASSEY STREET Fig 13.5.3

CONCEPT DESIGN

3D PERSPECTIVE ILLUSTRATIONS

VIEW SOUTH TOWARDS PLAZA FROM CANNING HIGHWAY Fig 13.5.4

CONCEPT DESIGN

3D PERSPECTIVE ILLUSTRATIONS

ELEVATED VIEW WEST TOWARDS CASSEY STREET AND PLAZA FROM CANNING HIGHWAY Fig 13.5.5

CONCEPT DESIGN

3D PERSPECTIVE ILLUSTRATIONS

VIEW OF CASSEY STREET LINKING PATHWAY AND FUTURE TRANSPORT BOULEVARD Fig 13.5.6

CONCEPT DESIGN

3D PERSPECTIVE ILLUSTRATIONS

VIEW SOUTH ALONG ROBERTS ROAD Fig 13.5.7

CONCEPT DESIGN

3D PERSPECTIVE ILLUSTRATIONS

VIEW NORTH ACROSS PLAZA FROM THE CORNER OF CASSEY AND ROBERT STREETS Fig 13.5.8

CONCEPT DESIGN

3D PERSPECTIVE ILLUSTRATIONS

BIRDS EYE AERIAL VIEW FROM THE NORTH OF THE SITE Fig 13.5.9

CONCEPT DESIGN

3D PERSPECTIVE ILLUSTRATIONS

ELEVATED DUSK VIEW WEST FROM THE CANNING HIGHWAY Fig 13.5.10

13.6 MASTERPLAN

The open spaces at ground level incorporate the following:

- A mix of church and retail activities to increase activation of adjoining streets and pedestrian zones as well as open space within the site.
- A plaza at the southern end of Robert Street providing an enhanced public domain.
- A through site link connecting Robert Street and Cassey Street.
- A forecourt to the Church, defined by buildings, with the heritage Chapel providing a focal point.
- Transition spaces and flexible usage zones for church gatherings, activities and events.
- Areas for meeting and social interaction as well as relaxation and contemplation.
- Strong visual connections between the Chapel and surrounding streets.
- Highly visible building lobbies and access points.
- Casual outdoor dining to provide a drawcard and in turn enliven the open space and streetscape.
- Child Care outdoor play area.
- Outdoor seating in sun and shade for both individuals and groups.
- Planters with integrated seating, and fixed and loose furniture to provide a variety of seating opportunities.
- Accent trees, shrub and groundcover planting to enhance pedestrian amenity and passive recreation.
- Low growing plant species where required to allow for clear pedestrian views and sight lines.
- Areas of deep soil to allow for planting of large trees to provide an enhanced visual and environmental outcome.

CONCEPT DESIGN

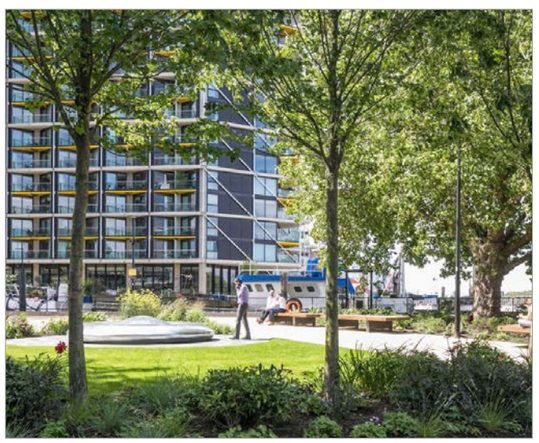
13.7 ROBERT STREET WEST COMO PLAZA

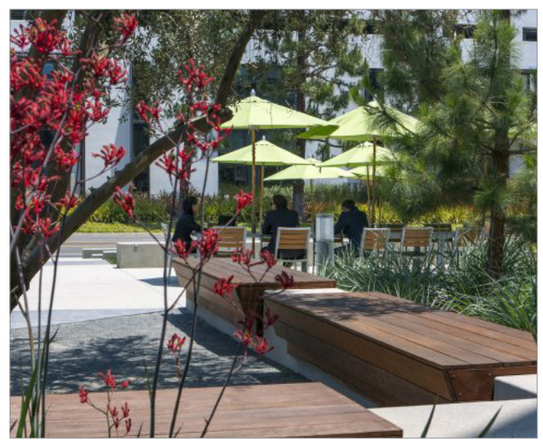
- Como Plaza is to provide a community space at the southern end of Robert Street, with direct connections to the Cassey Street linking pathway.
- The open space is to have a high degree of visibility and openness to the surrounding area to provide an inviting and inclusive environment.
- The Plaza is to incorporate active perimeters, pedestrian links, planting, seating and recreation areas.
- Active uses including retail, Church and community activities are to be located along the western edge of the Plaza.
- Paved areas and an open lawn are to provide flexible spaces for meeting, gathering, socialising and play.
- The paved areas are also to facilitate pedestrian movement across the site.
- Raised planters, walls and steps are to provide seating opportunities along the edges to overlook the lawn and observe activities within the Plaza.
- Planting is to provide a green buffer to Canning Highway to promote enjoyment of the open space for relaxation and play.
- Informal tree planting is to enhance the visual qualities of the open space and allow for winter sun and summer shade to create a comfortable outdoor environment.
- The Plaza is to be a multi-functional space catering for both short and long stay uses; informal activities such as picnics, relaxation and quiet contemplation; as well as organised events.

CONCEPT DESIGN

ROBERT STREET WEST - COMO PLAZA
Landscape Character

EAST WEST SECTION



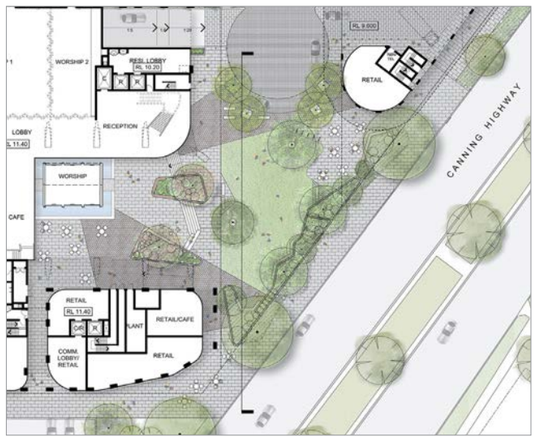


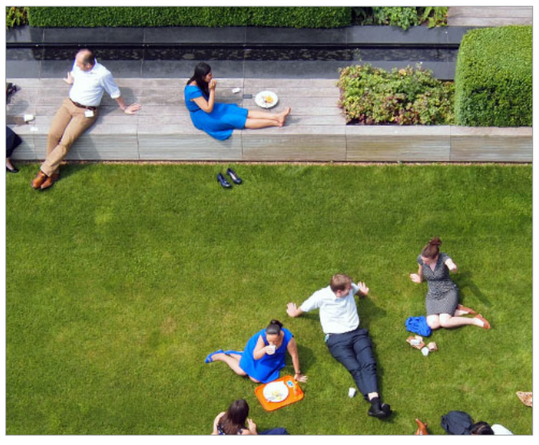
PRECEDENT IMAGES

CONCEPT DESIGN

ROBERT STREET WEST - COMO PLAZA
Landscape Character

NORTH SOUTH SECTION





PRECEDENT IMAGES

CONCEPT DESIGN

ROBERT STREET WEST - COMO PLAZA

- Outdoor spaces are to support the functions of the Church including places for people to congregate.
- Seamless indoor - outdoor activity spaces are to include outdoor dining areas.
- Fixed seating and flexible furniture are to cater for individuals and groups and a variety of activities.
- Legible and safe pedestrian connections are to be provided between Cassey Street, Robert Street and the Canning Highway.
- Legible and safe pedestrian connections are to be provided between street drop-off and parking areas and building entries and plaza.
- Clear sight lines to building lobbies are to be provided to promote safe access.
- Melia azedarach has been selected for use in the plaza due to its historical association with the site. It is noted in the book 'Como Baptist Church through 75 Years' that a grove of Cape Lilac trees provided an arbour setting leading to the front door of the first Church on the site.
- Planted areas are also to incorporate species from the Banksia Woodlands plant community as well as other native and exotic species, with low water requirements, that combine to enrich the open space and landscape experience, contribute to biodiversity, enhance views and allow for summer shade and winter sun.
- Low growing plant species are to be located where appropriate to ensure clear pedestrian views and sight lines.
- Artwork that references the history and community function of the site is to be integrated with landscape elements and provide points of interest and features within the Plaza.

COMO PLAZA WEST

PRECEDENT IMAGES

CONCEPT DESIGN

ROBERT STREET WEST - COMO PLAZA
Landscape Materials

1. Pre-cast concrete paving - contemporary, durable material incorporating aggregate to complement brick paving colour

Pre-cast concrete paving

2. Brick paving - referencing heritage chapel material

Brick paving and timber seat

3. Pre-cast concrete planter wall

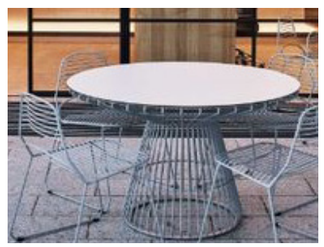
4. Concrete planter wall and integrated timber seat

5. Timber bench

6. Timber box seats

7. Concrete seating step

8. Bollard



9. Cafe seating

10.Potential location for artwork

11. Signage Wall

ROBERT STREET WEST

Ground Level - Indicative Plant Species

BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	ORIGIN		WATERWISE RATING	
Street Trees							
Agonis flexuosa	Willow Peppermint	10m	10m	N	WA*	Y	min.
Corymbia calophylla rosea	Marri - pink form	20m	13m	N	WA	Y	min.
Jacaranda mimosifolia	Jacaranda	10m	8m	exotic		Y	little
Trees							
Banksia menziesii	Firewood Banksia	5-10m	3-5m	N	WA*	Y	n/a
Brachychiton populneus	Kurrajong	10m	6m	N	Qld to Tas	Y	min.
Cupaniopsis anacardioides	Tuckeroo	8m	5m	N	NSW Qld	Y	little
Gleditsia triacanthos 'Limegold'	Honey Locust	12m	6m	exotic		Y	little
Melia azedarach	Cape Lilac	10m	7m	N	WA	Y	little
Waterhousia floribunda	Weeping Lilly Pilly	8m	2-4m	N	NSW Qld	Y	little
Ulmus parvifolia	Chinese Elm	12m	10m	exotic		Y	little
Shrubs							
Adenanthos cuneatus	Basket Flower	1m	1.5m	N	WA	Y	min.
Adenanthos sericeus	Woolly Bush	3m	2m	N	WA	Y	min.
Banksia attenuata Dwarf	Candlestick Banksia/Biara	1.5m	1.5m	N	WA*	Y	min.
Banksia nivea	Couch Honeypot	1m	1m	N	WA*	Y	min.
Olearia axillaris 'Beach Ball'	Coast Daisy Bush	0.4m	0.8m	N	WA#	Y	min.
Philodendron 'Xanadu'	Xanadu	0.5 - 0.9m	0.5 - 0.7m	exotic		Y	little
Groundcovers							
Anigozanthos spp	Kangaroo Paw	0.4-1m	0.3-1.2m	N	WA*	Y	min.-little
Conostylis candicans	Grey Cottonhead	0.3m	0.5m	N	WA*	Y	min.
Dampiera linearis	Commmon Dampiera	0.3m	1m	N	WA*	Y	min.
Dianella revoluta 'Little Rev'	Little Rev Flax Lily	0.4m	0.3m	N	WA#	Y	min.
Liriope muscari 'Just Right'	Just Right Lily Turf	0.5m	0.5m	exotic		Y	little
Lomandra confertifolia 'Little Con'	Little Con Mat Rush	0.3 - 0.4m	0.5m	N	Qld to VIC	Y	min.
Lomandra longifolia 'Tanika'	Spiny Headed Mat Rush	0.7	0.6	N	Qld to Tas, SA	Y	min.
Patersonia occidentalis	Native Iris/Komma	0.5m	0.4m	N	WA*	Y	min.

* Swan Coastal Plain Banksia Woodlands species

\# Variety/cultivar of Banksia Woodlands species

- Melia azedarach has been selected for use in the plaza due to its historical association with the site. It is noted in the book 'Como Baptist Church through 75 Years' that a grove of Cape Lilac trees provided an arbour setting leading to the front door of the first Church on the site.

Corymbia calophylla rosea
Marri - pink form

Ulmus parvifolia
Chinese Elm

Cupaniopsis anacardioides
Tuckeroo

Melia azedarach
Cape Lilac

Banksia menziesii
Firewood Banksia

TREES

Adenanthos cuneatus
Basket Flower

Adenanthos sericeus
Woolly Bush

Banksia attenuata Dwarf
Candlestick Banksia/Biara

Banksia nivea
Couch Honeypot

Olearia axillaris 'Beach Ball'
Coast Daisy Bush

Philodendron 'Xanadu'
Xanadu

SHRUBS

Anigozanthos spp
Kangaroo Paw

Conostylis candicans
Grey Cottonhead

Liriope muscari 'Just Right'
Just Right Lily Turf

Dianella revoluta 'Little Rev'
Little Rev Flax Lily

Lomandra longifolia 'Tanika'
Spiny Headed Mat Rush

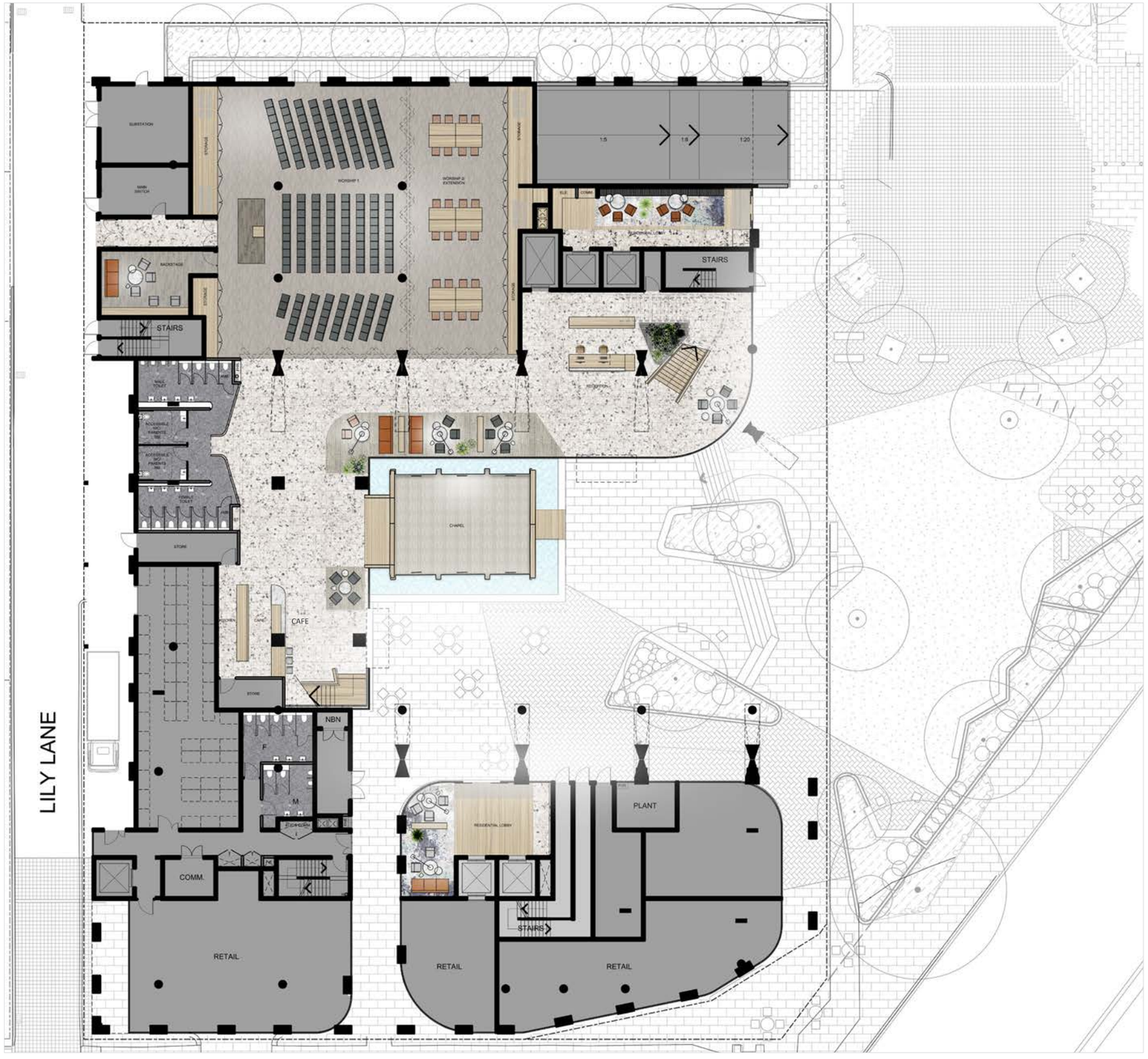
Dampiera linearis
Commmon Dampiera

Lomandra 'Little Con'
Little Con Mat Rush

GROUNDCOVERS

13.8 WEST BUILDING FLOOR PLANS

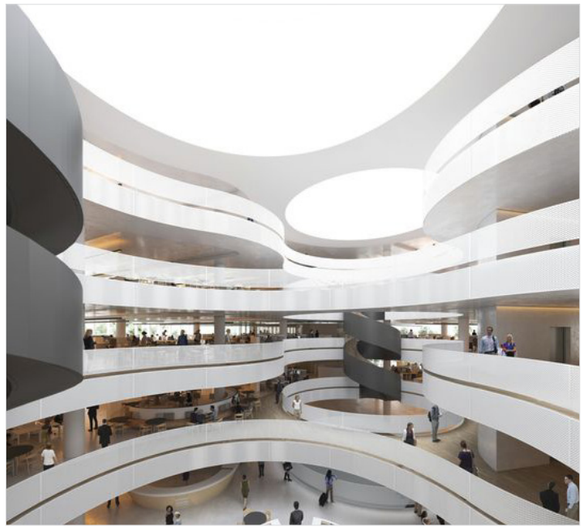
13.8.1 GROUND FLOOR PLAN

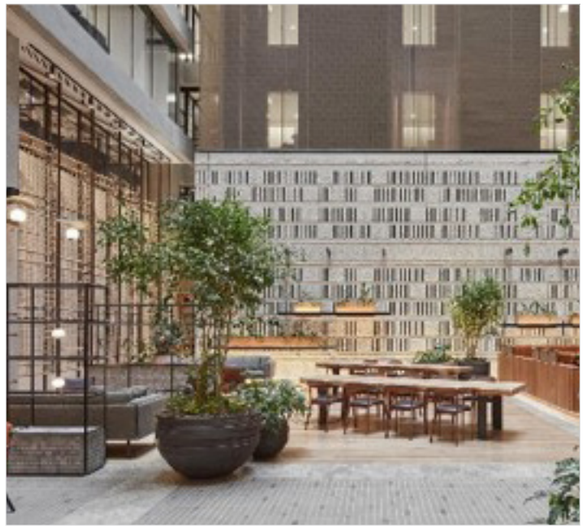


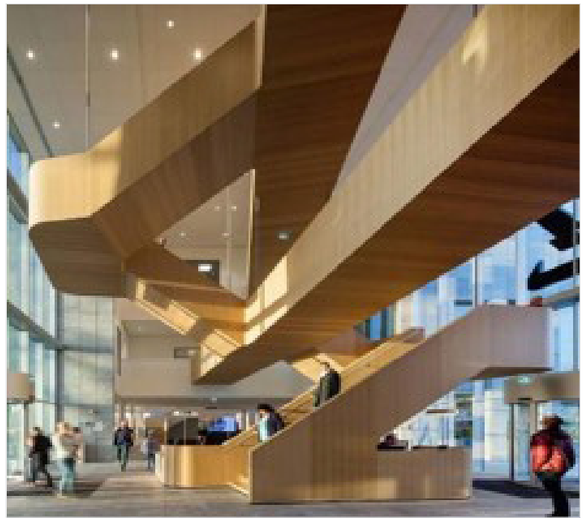
CONCEPT DESIGN

WEST BUILDING

13.8.2 GROUND FLOOR INTERIOR CONCEPTS

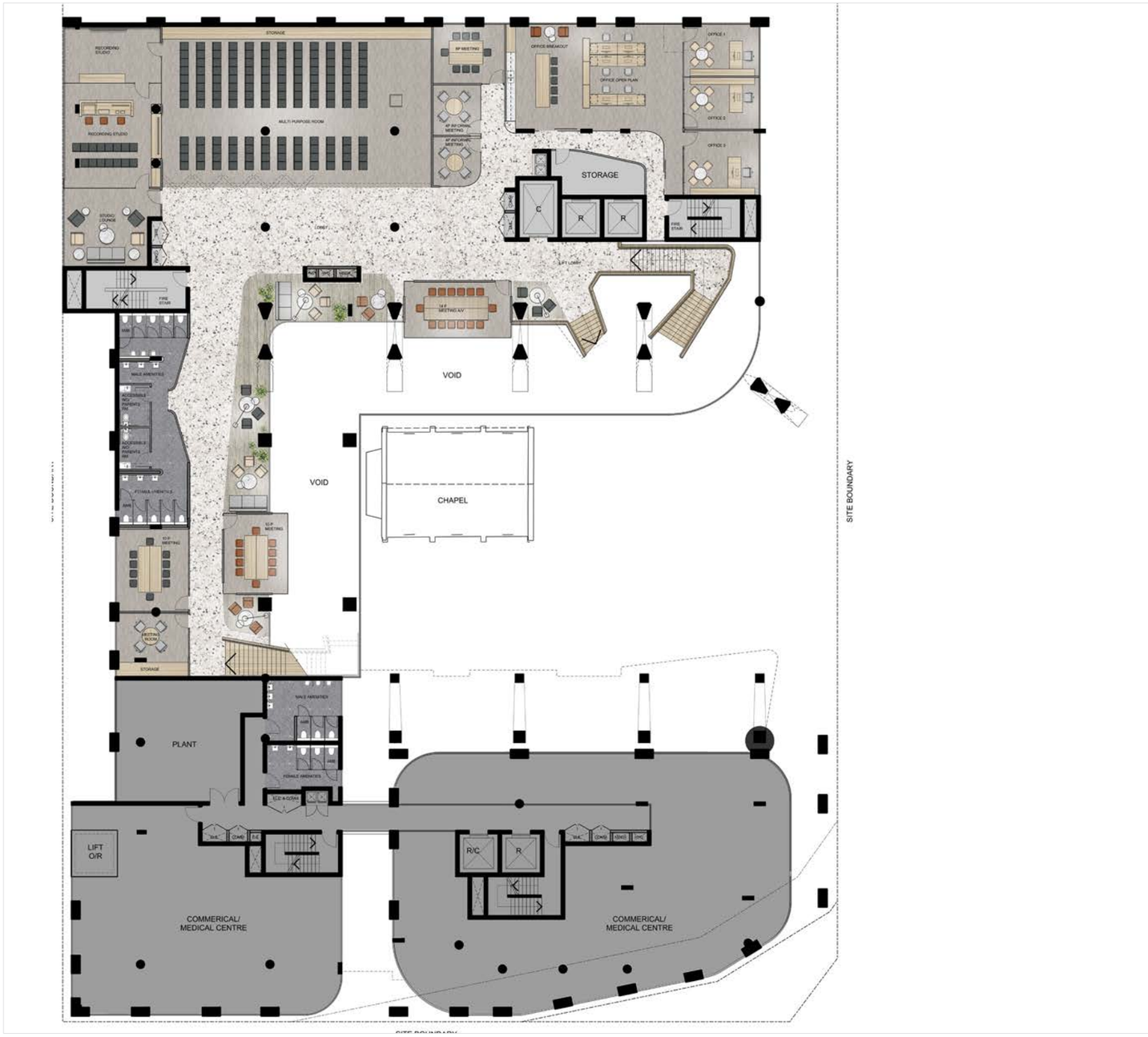






WEST BUILDING

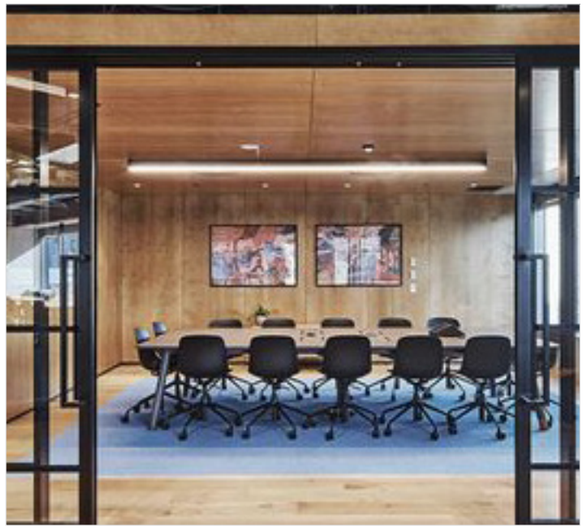
13.8.3 LEVEL 1 FLOOR PLAN

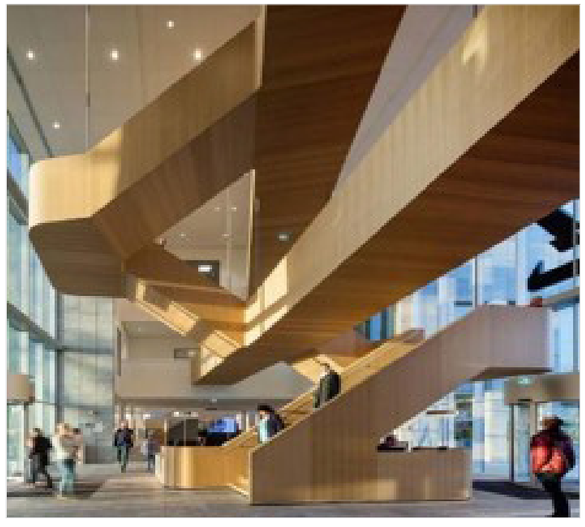


CONCEPT DESIGN

WEST BUILDING

13.8.4 LEVEL 1 FLOOR PLAN INTERIOR CONCEPTS





WEST BUILDING

13.8.5 LEVEL 2 FLOOR PLAN

CONCEPT DESIGN

WEST BUILDING
13.8.6 LEVEL 3 FLOOR PLAN

WEST BUILDING
13.8.7 LEVEL 4-6 FLOOR PLAN

CONCEPT DESIGN

WEST BUILDING

13.8.8 NORTH TOWER LEVEL 4-6 FLOOR PLAN TYPICAL APARTMENT INTERIOR CONCEPTS

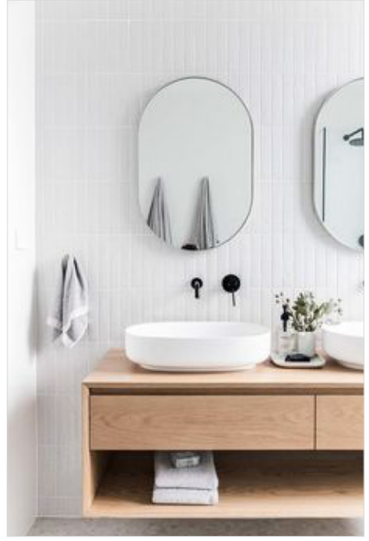
WEST BUILDING

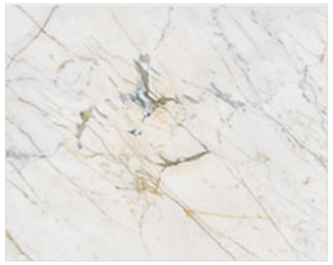
13.8.9 SOUTH TOWER LEVEL 4-6 FLOOR PLAN TYPICAL APARTMENT INTERIOR CONCEPTS

CONCEPT DESIGN

WEST BUILDING

13.8.10 TYPICAL APARTMENT INTERIOR CONCEPTS

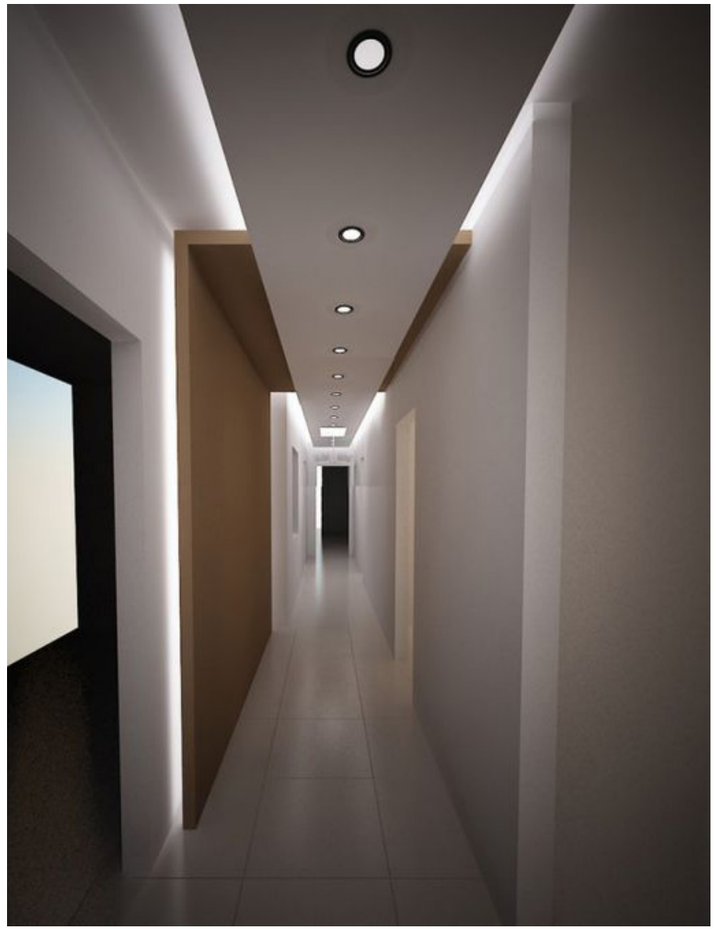


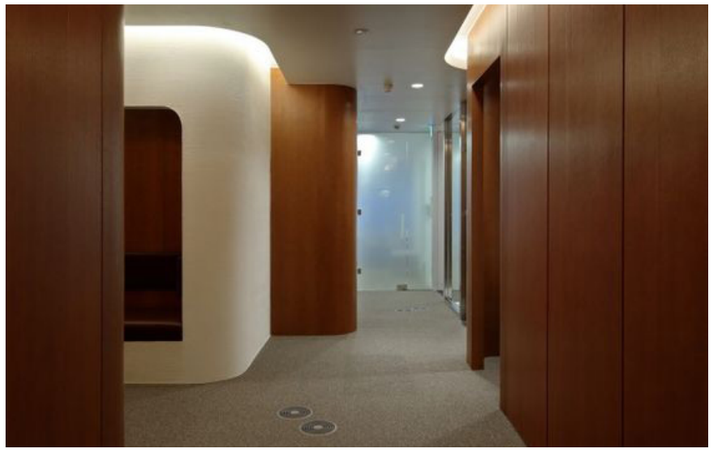


CONCEPT DESIGN

WEST BUILDING

TYPICAL APARTMENT INTERIOR CONCEPTS

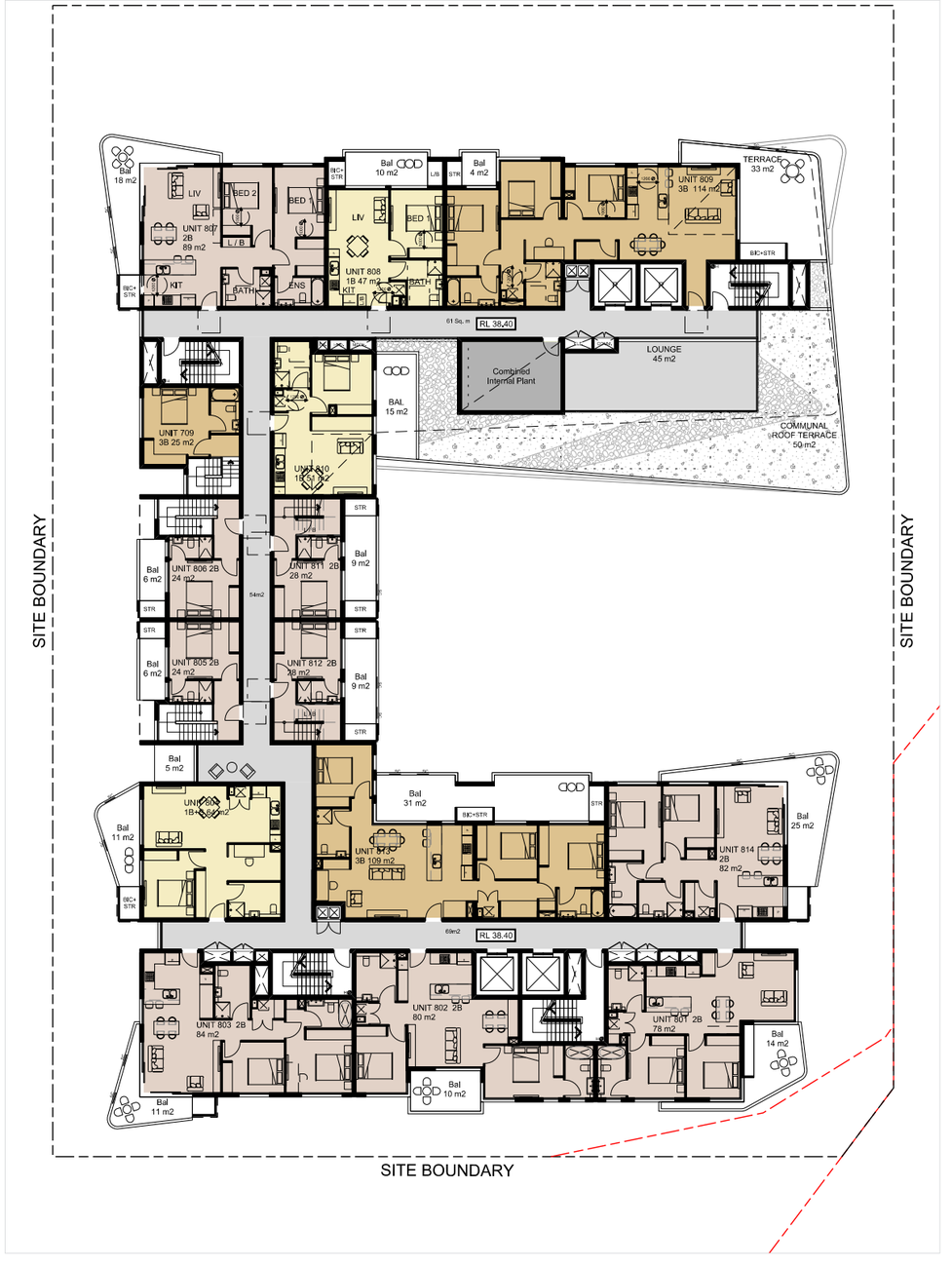




CONCEPT DESIGN

WEST BUILDING
13.8.11 LEVEL 7 FLOOR PLAN

WEST BUILDING
13.8.12 LEVEL 8 FLOOR PLAN



CONCEPT DESIGN

WEST BUILDING

13.8.13 NORTH TOWER LEVEL 8 INTERIOR CONCEPTS

CONCEPT DESIGN

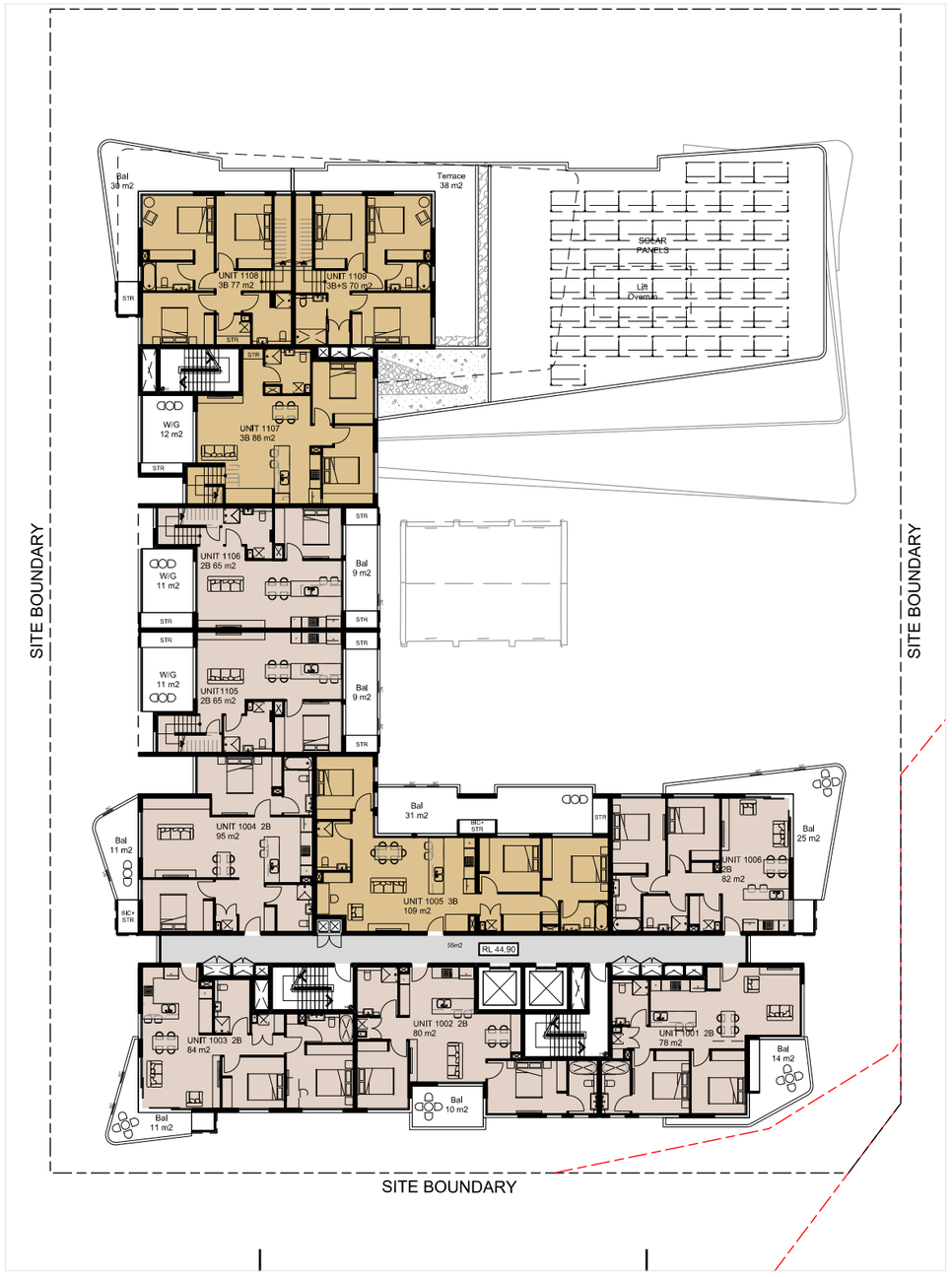
WEST BUILDING

13.8.14 SOUTH TOWER LEVEL 8 INTERIOR CONCEPTS

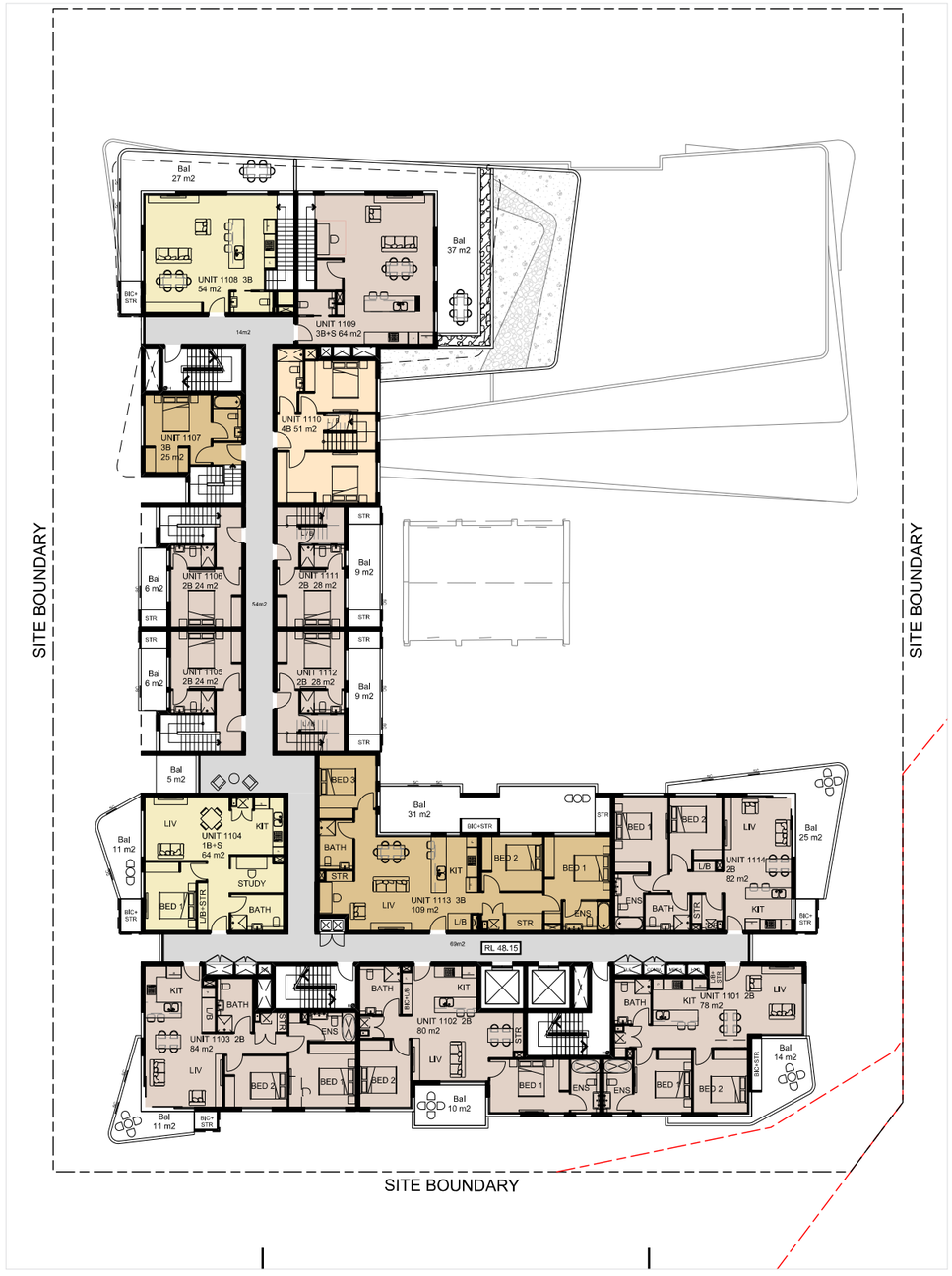
CONCEPT DESIGN

WEST BUILDING
13.8.15 LEVEL 9 FLOOR PLAN

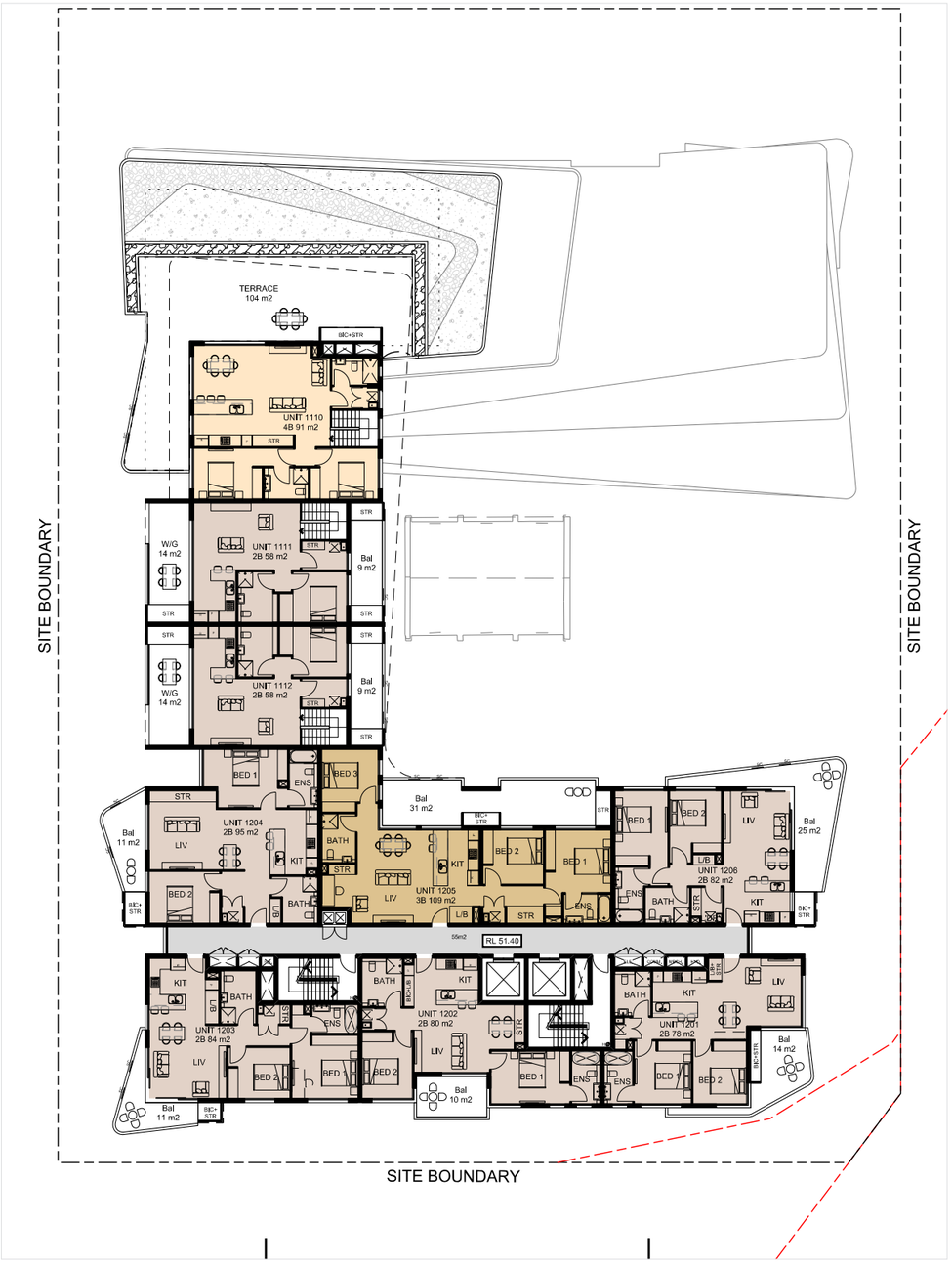
WEST BUILDING
13.8.16 LEVEL 10 FLOOR PLAN



WEST BUILDING
13.8.17 LEVEL 11 FLOOR PLAN



WEST BUILDING
13.8.18 LEVEL 12 FLOOR PLAN



CONCEPT DESIGN

WEST BUILDING

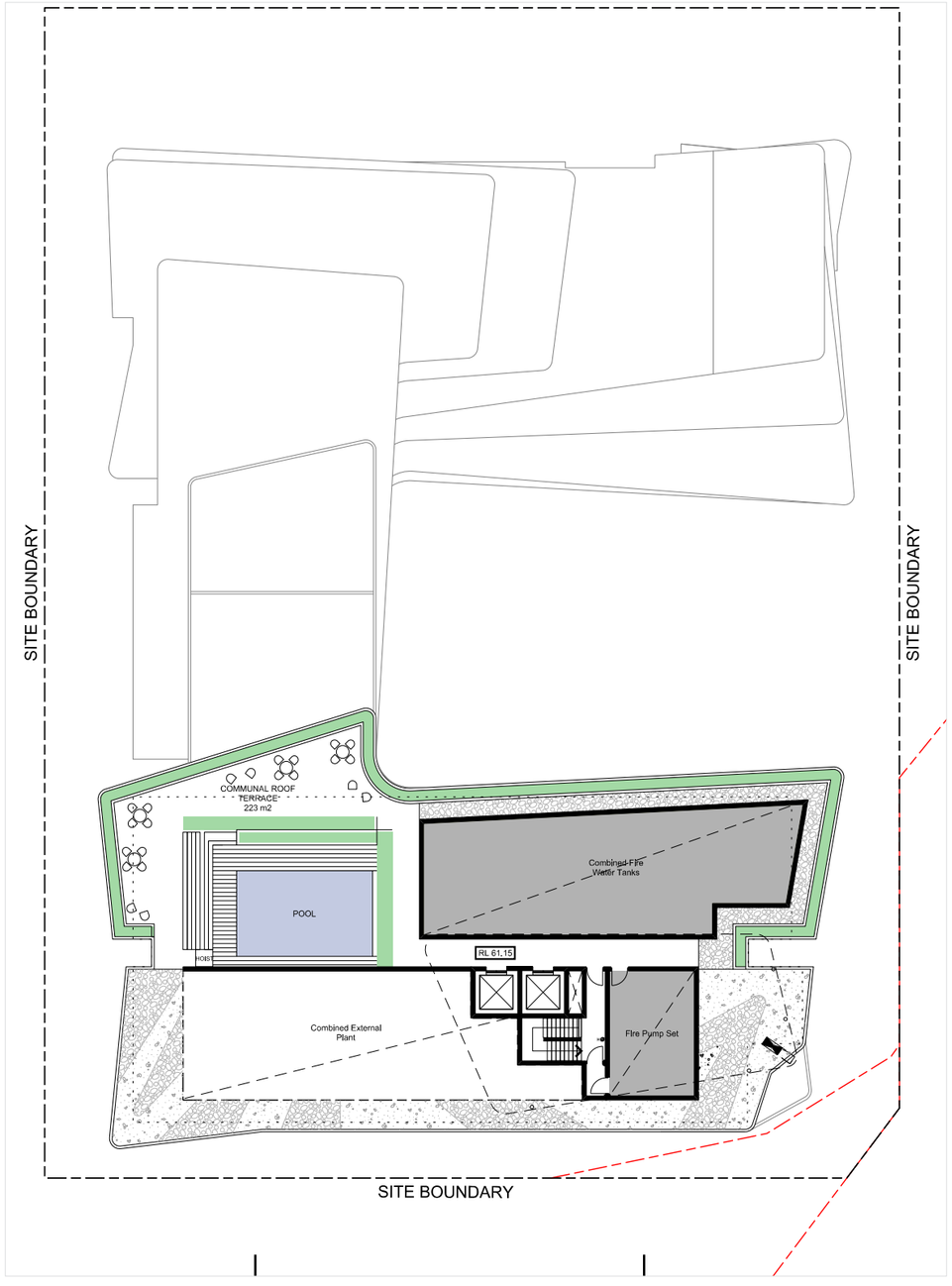
13.8.19 LEVEL 13 FLOOR PLAN

WEST BUILDING

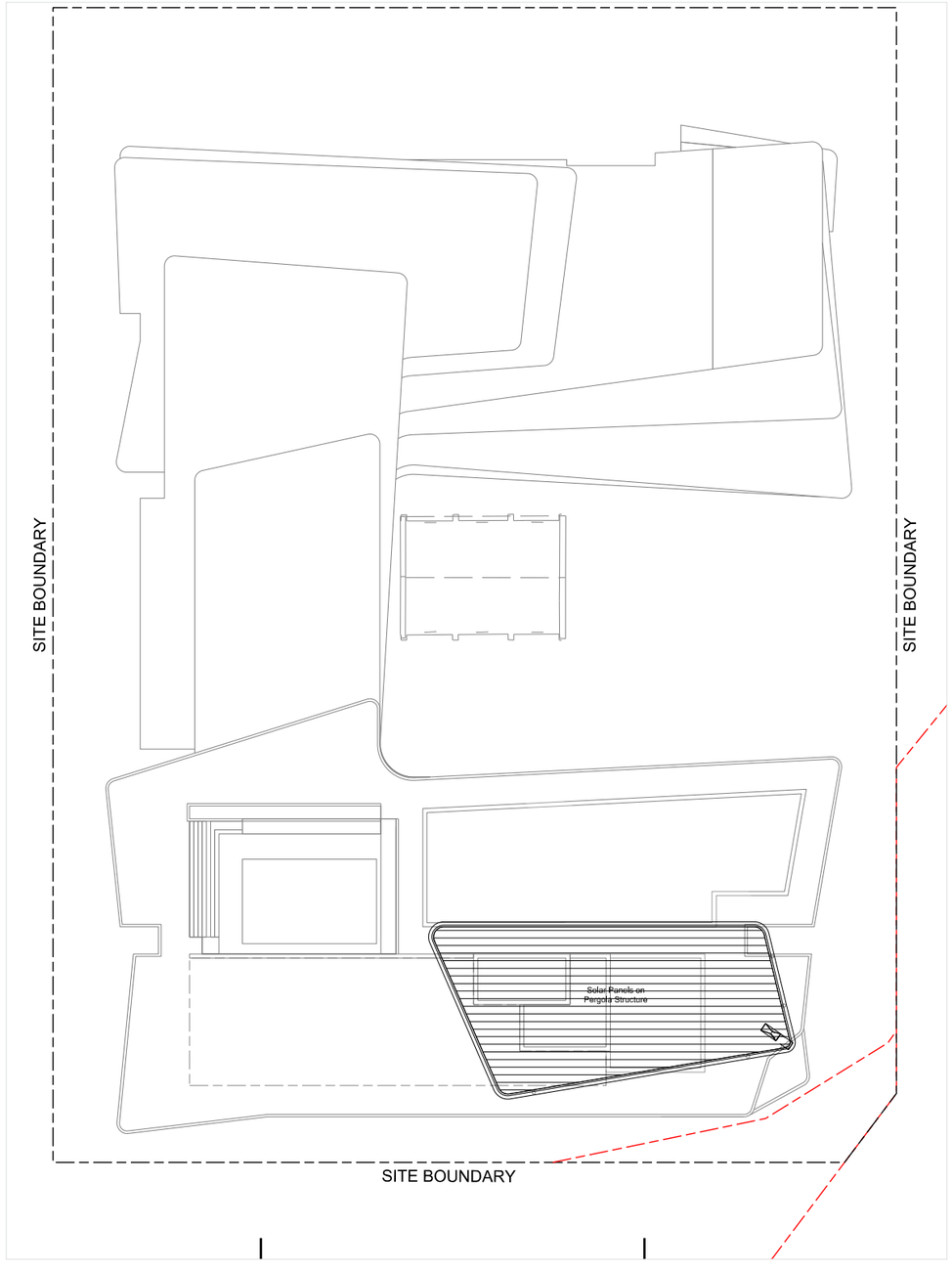
13.8.20 LEVEL 14 FLOOR PLAN

CONCEPT DESIGN

WEST BUILDING
13.8.22 LEVEL 15 FLOOR PLAN

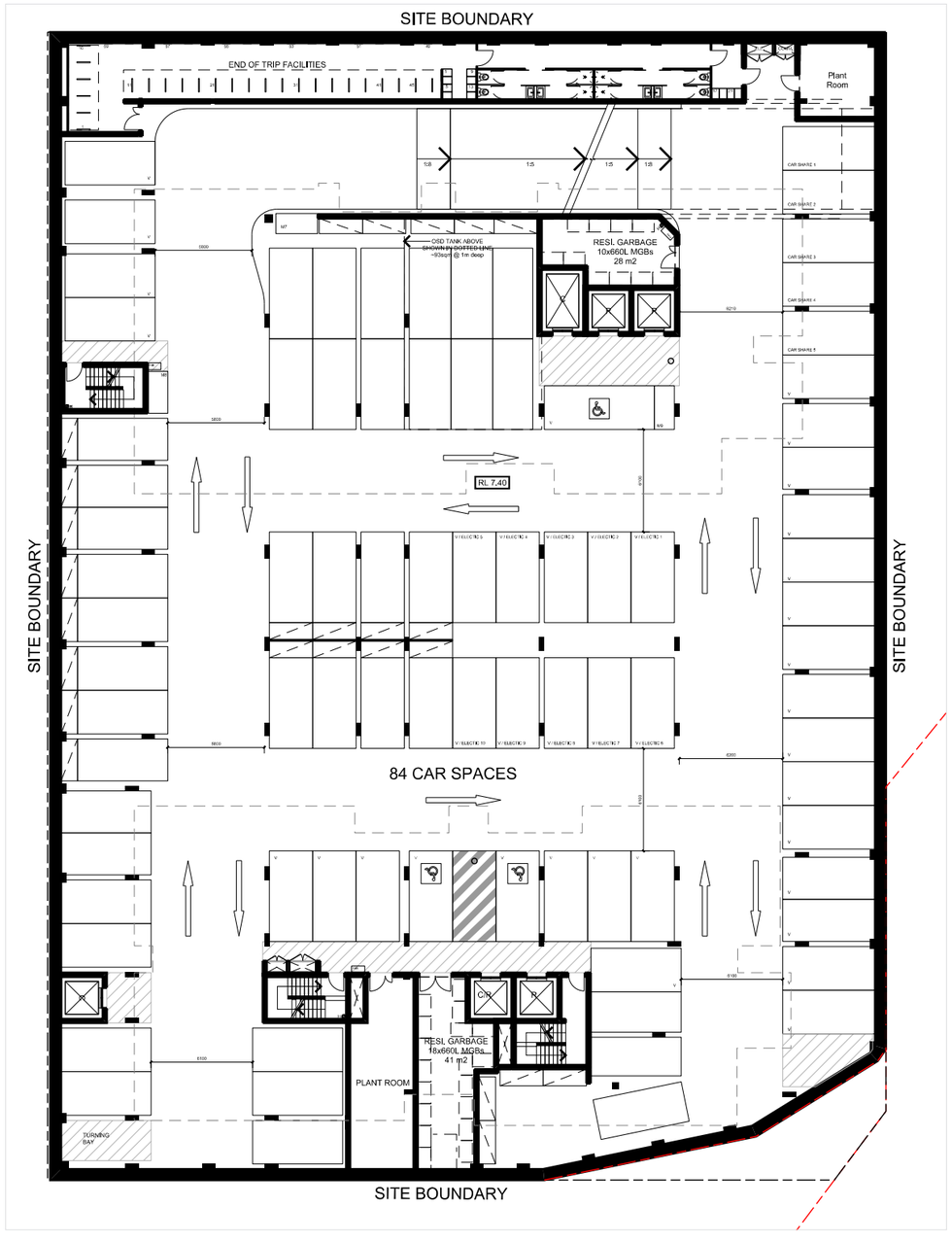


WEST BUILDING
13.8.21 ROOF PLAN

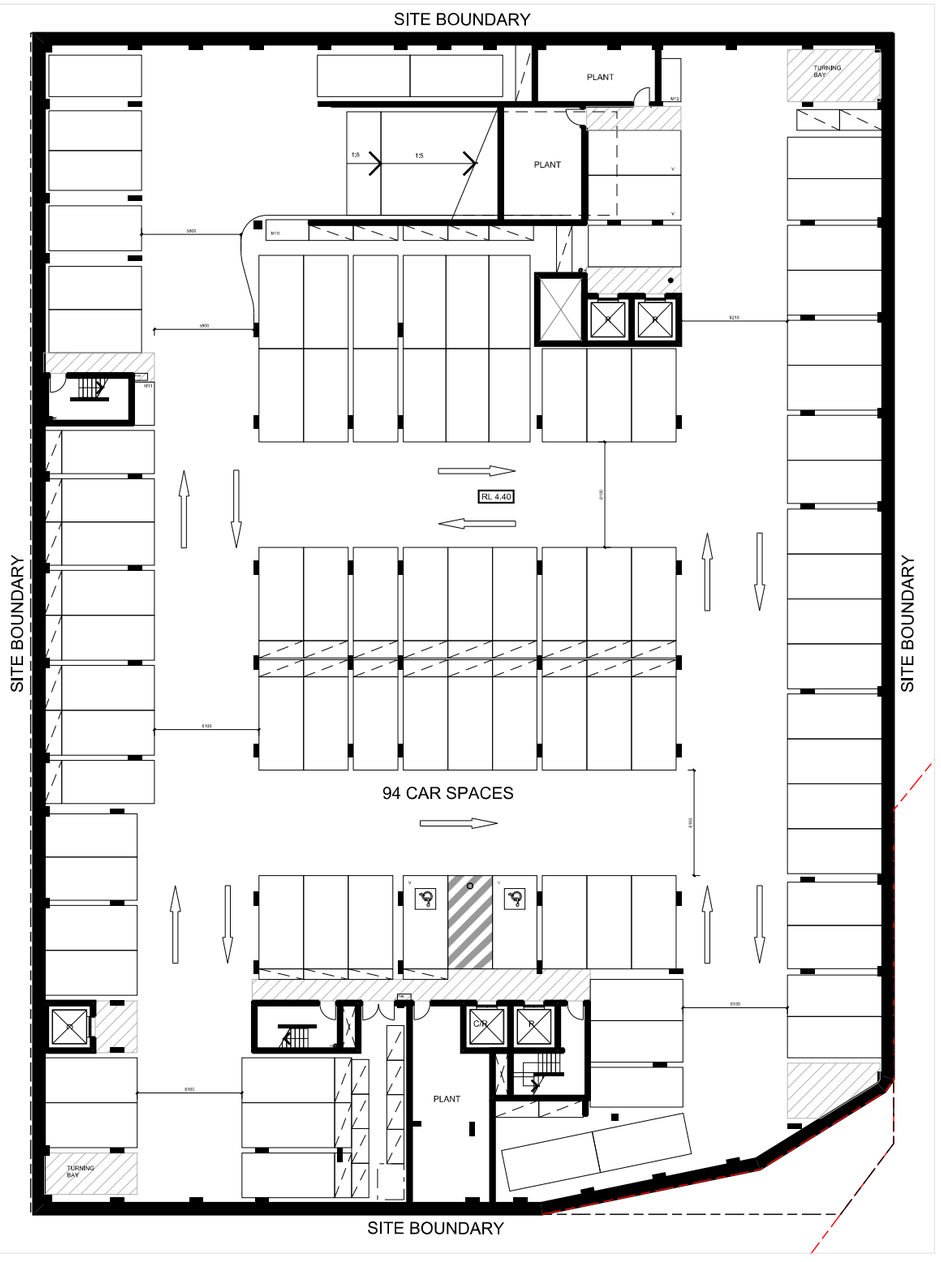


CONCEPT DESIGN

WEST BUILDING
13.8.23 BASEMENT LEVEL 1 FLOOR PLAN



WEST BUILDING
13.8.24 BASEMENT LEVEL 2 FLOOR PLAN



13.9 ROBERT STREET EAST

13.9.1 GROUND FLOOR PLAN

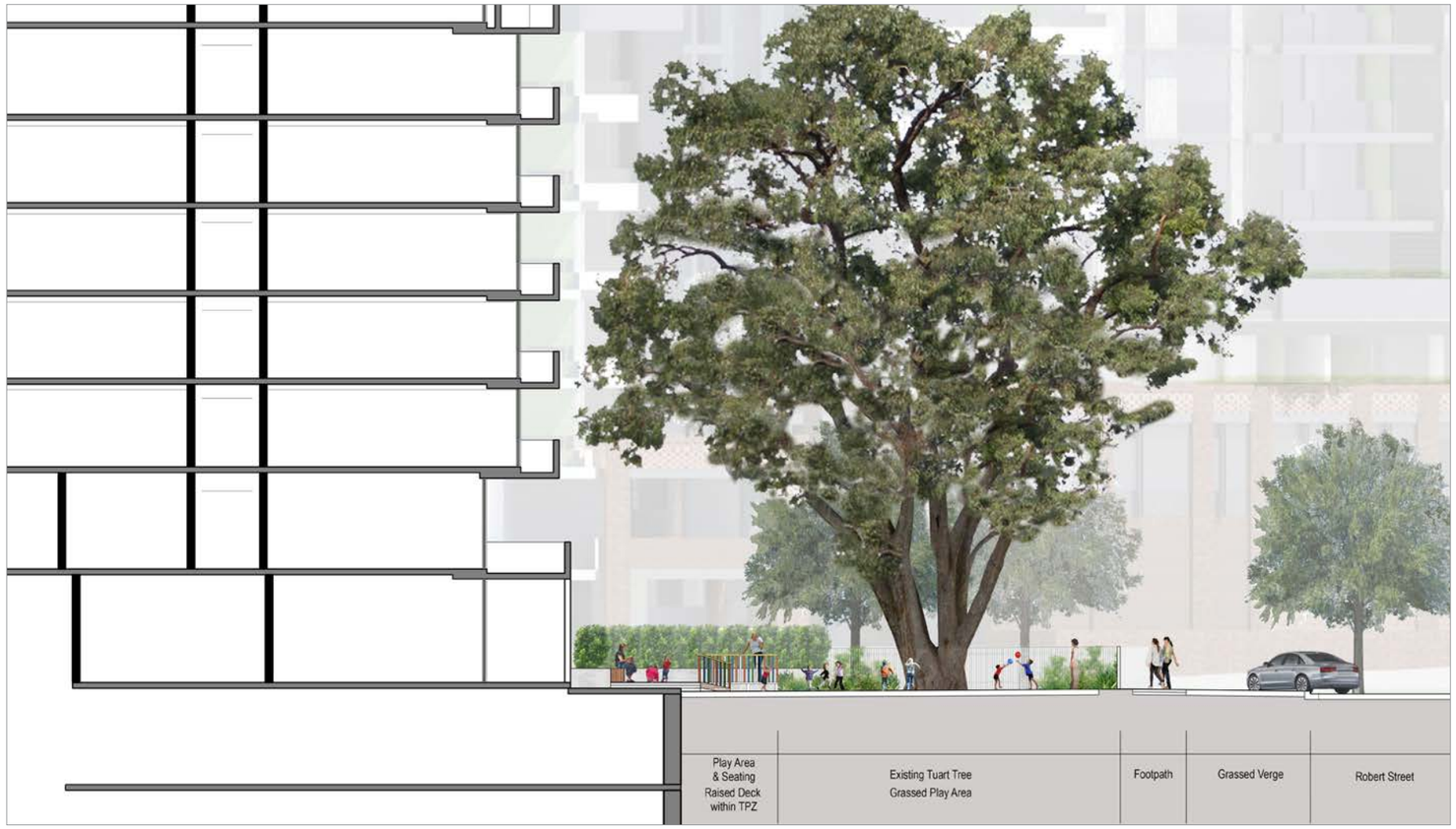
- Robert Street East is to incorporate an activated streetscape and hard paved entry to the building as well as a children's outdoor play area adjacent to the northern boundary.
- The greenspace is to showcase the existing broad-spreading Tuart tree which is to provide a visual highlight at the building entries and canopy cover within the playground.
- Visibility of the tree from Robert Street is also to be maintained.
- The play area is to be colourful, fun and educational and provide opportunities for organised activities, individual play, outdoor seating and quiet zones.
- The outdoor activity spaces are to have direct access from the indoor child care areas.
- Retail activity along Robert Street is to provide an enhanced pedestrian experience and opportunities to sit and overlook Como Plaza.
- Mass planting along the Canning Highway will provide greening of the road corridor.

CONCEPT DESIGN

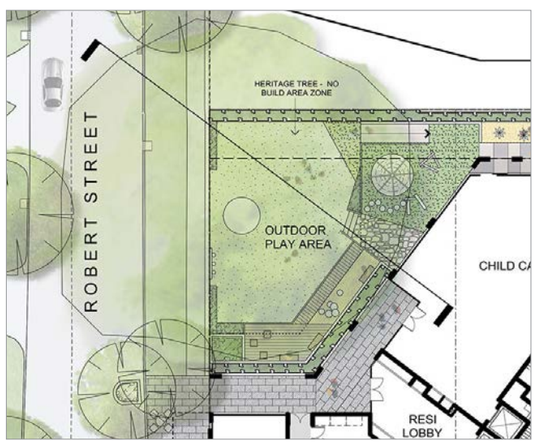
ROBERT STREET EAST

The Robert Street East site is to incorporate:

- Legible and safe entry to the residential lobby and Child Care centre.
- Retail frontage to the Robert Street Plaza to assist in activation of the public domain.
- Legible and safe pedestrian connections between street drop-off and parking areas and building entries.
- Seating adjacent to the retail and drop-off zone.
- An outdoor play area for the Child Care centre that incorporates equipment which will provide a safe learning environment and encourage interaction including:
  - sand pits
  - furniture made of logs
  - stepping stones
  - tent/teepee
  - trellis garden and planters for growing food plants, flowers and herbs.
- A combination of different surface textures is to be provided in the Child Care play area including decking, grass, mulch and rubber surfacing.
- Flexible outdoor furniture for child care staff.
- Planted areas are to incorporate species from the Banksia Woodlands plant community as well as other native and exotic species, with low water requirements, that combine to enrich the open space and landscape experience, contribute to biodiversity and enhance views.



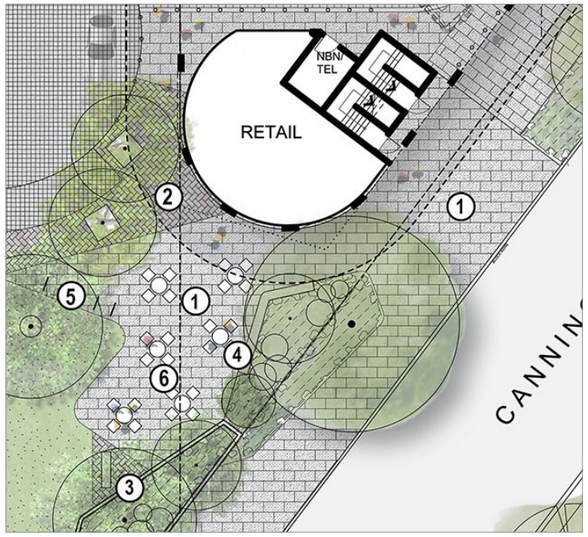
COMO PLAZA WEST

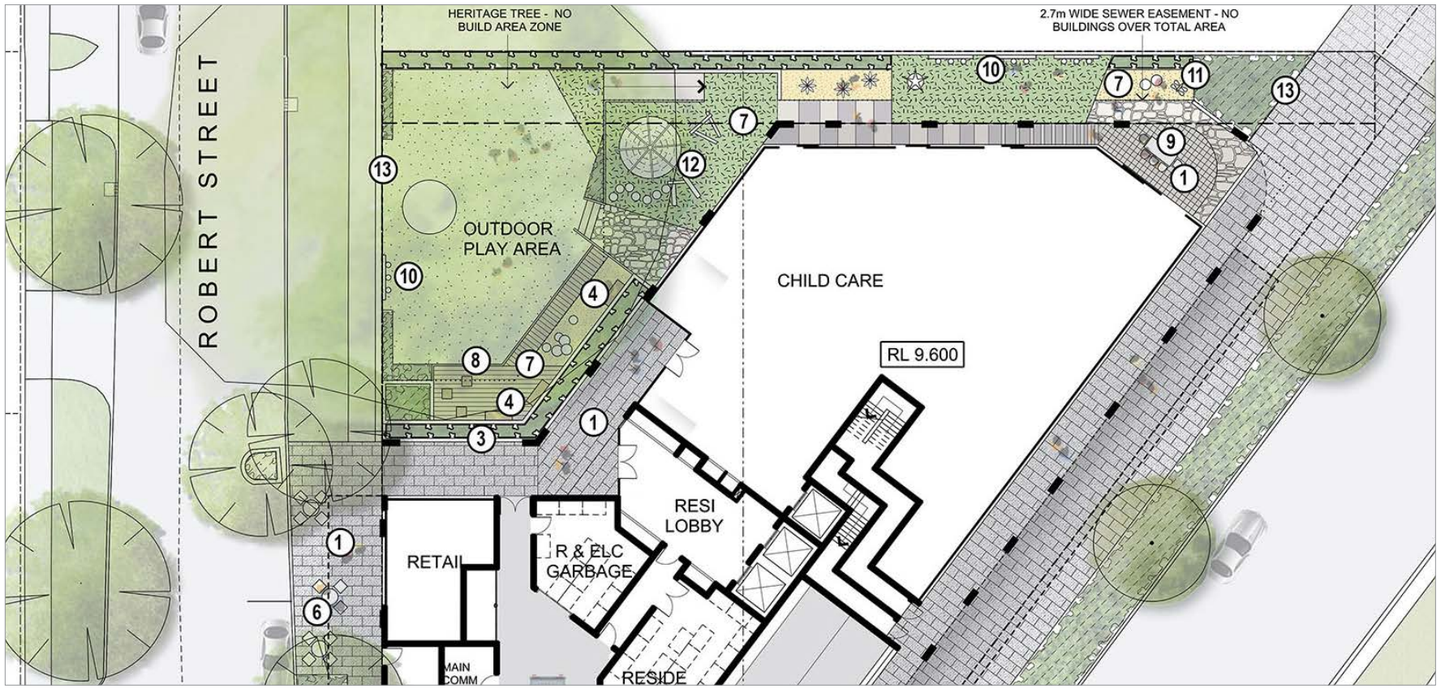


PRECEDENT IMAGES

CONCEPT DESIGN

ROBERT STREET EAST
Landscape Materials





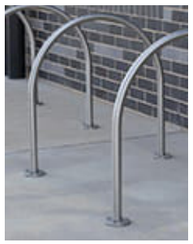
1. Pre-cast concrete paving - contemporary, durable material incorporating aggregate to complement brick paving colour

Pre-cast concrete paving

2. Brick paving - referencing heritage chapel material

3. Pre-cast concrete planter wall

4. Timber bench



5. Bicycle rack

6. Cafe seating

7. Variety of play area surfacing - decking, grass, sand, mulch & rubber surfacing

8. Painted timber barrier fencing within child care play area

9. Outdoor tables and chairs

10. Vertical garden - pots for growing vegetables and flowers

11. Sculptural play element

12. Play equipment such as teepee

Play equipment

13. Timber palisade fence

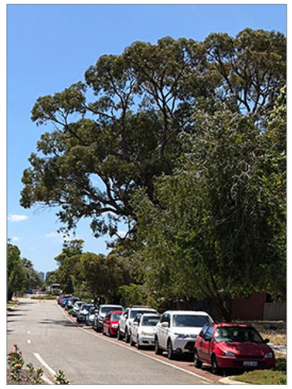
ROBERT STREET EAST

Ground Floor - Indicative Plant Species

BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	ORIGIN		WATERWISE RATING	
Street Trees							
Agonis flexuosa	Willow Peppermint	10m	10m	N	WA*	Y	min.
Corymbia calophylla rosea	Marri - pink form	20m	13m	N	WA#	Y	min.
Eucalyptus torquata	Coral Gum	10m	6m	N	WA	Y	min.
Trees							
Cupaniopsis anacardioides	Tuckeroo	8m	5m	N	NSW Qld	Y	little
Gleditsia triacanthos 'Limegold'	Honey Locust	12m	6m	exotic		Y	little
Ulmus parvifolia	Chinese Elm	12m	10m	exotic		Y	little
Shrubs							
Adenanthos sericeus	Woolly Bush	3m	2m	N	WA	Y	min.
Olearia axillaris 'Beach Ball'	Coast Daisy Bush	0.4m	0.8m	N	WA#	Y	min.
Rhaphiolepis 'Snow Maiden'	Indian Hawthorn	1m	1m	exotic		Y	little
Syzigium australe 'Tiny Trev'	Tiny Trev Dwarf Lilly Pilly	0.5 – 1m	0.5m	N	Qld NSW	Y	little
Viburnum tinus	Laurustinus	3m	2.5m	exotic		Y	little
Westringia fruticosa 'Jervis Gem'	Coastal Rosemary	1-1.5m	1-1.5m	N	Qld NSW	Y	min.
Groundcovers							
Conostylis candicans	Grey Cottonhead	0.3m	0.5m	N	WA*	Y	min.
Dampiera linearis	Commmon Dampiera	0.3m	1m	N	WA*	Y	min.
Dianella caerulea 'Little Jess'	Little Jess Flax Lily	0.4m	0.4m	N	Qld to Tas	Y	little
Liriope muscari 'Just Right'	Just Right Lily Turf	0.5m	0.5m	exotic		Y	little
Lomandra longifolia 'Lime Tuff'	Lime Tuff Mat Rush	0.5m	0.5m	N	Qld to Tas	Y	min.
Lomandra longifolia 'Tanika'	Spiny Headed Mat Rush	0.7	0.6	N	Qld to Tas, SA	Y	min.
Scaevola aemula 'Purple Fanfare'	Fan Flower	0.2m - 0.3m	1-2m	N	WA to NSW	Y	little

* Swan Coastal Plain Banksia Woodlands species

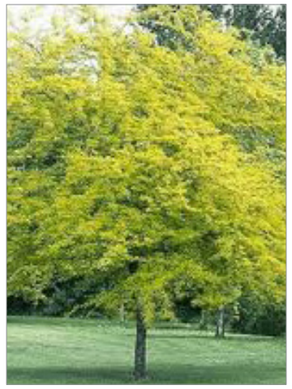
\# Variety/cultivar of Banksia Woodlands species



Eucalyptus gomphocephala - existing
Tuart

Corymbia calophylla rosea
Marri - pink form

Ulmus parvifolia
Chinese Elm



Gleditsia triacanthos 'Limegold'
Honey Locust

Cupaniopsis anacardioides
Tuckeroo

TREES

Adenanthos sericeus
Woolly Bush

Viburnum tinus
Laurustinus

Westringia fruticosa 'Jervis Gem'
Coastal Rosemary

Syzigium australe 'Tiny Trev'
Tiny Trev Dwarf Lilly Pilly

Rhaphiolepis 'Snow Maiden'
Indian Hawthorn

Olearia axillaris 'Beach Ball'
Coast Daisy Bush

SHRUBS

Scaevola 'Purple Fanfare'
Fan Flower

Conostylis candicans
Grey Cottonhead

Liriope muscari 'Just Right'
Just Right Lily Turf

Lomandra longifolia 'Tanika'
Spiny Headed Mat Rush

Dampiera linearis
Commmon Dampiera

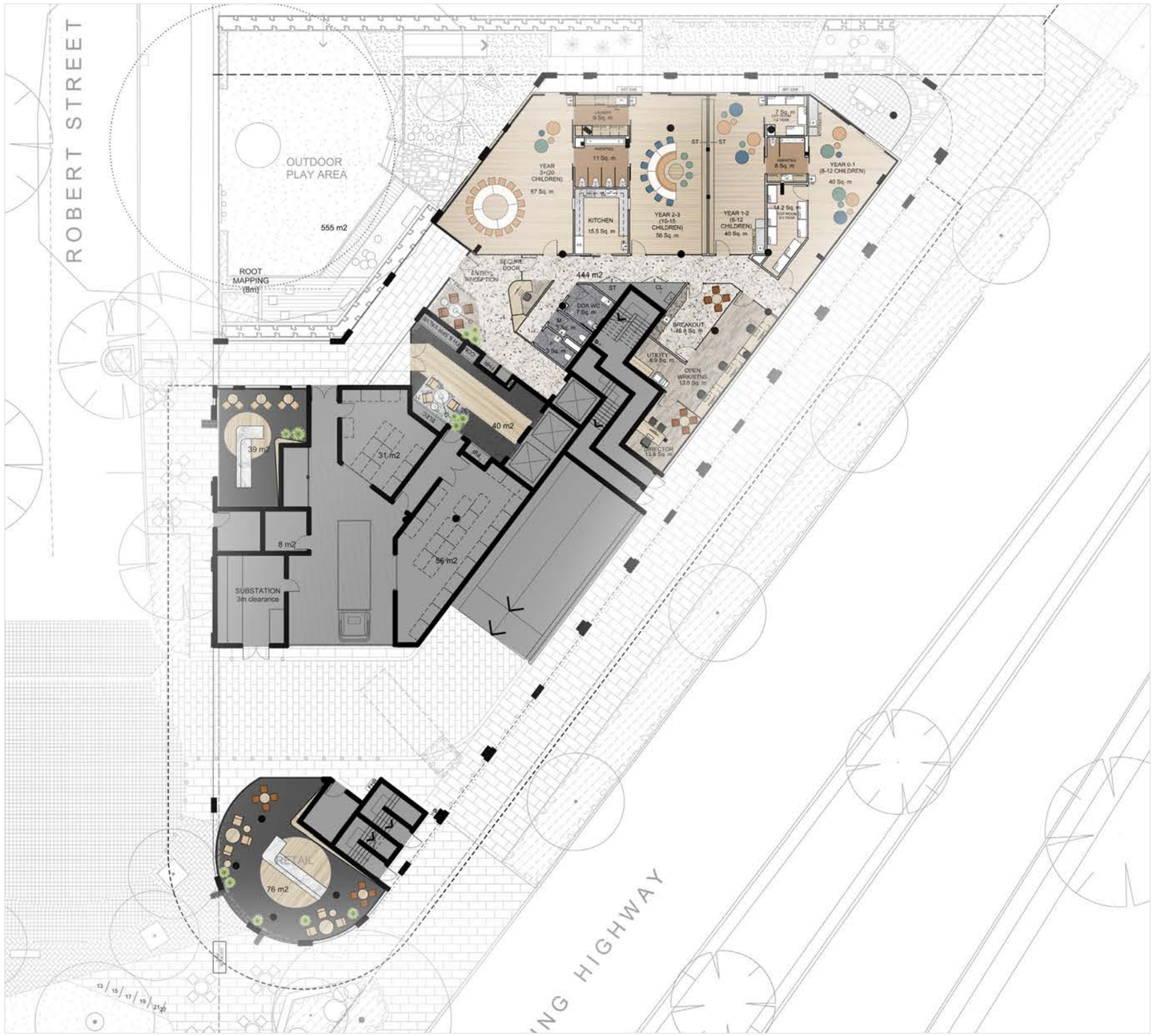
Lomandra 'Lime Tuff'
Lime Tuff Mat Rush

Dianella 'Little Jess'
Little Jess Flax Lily

GROUNDCOVERS

13.10 EAST BUILDING FLOOR PLANS

13.10.1 GROUND FLOOR PLAN



CONCEPT DESIGN

EAST BUILDING
13.10.3 LEVEL 1 FLOOR PLAN

EAST BUILDING
13.10.2 LEVEL 2 FLOOR PLAN

CONCEPT DESIGN

EAST BUILDING

13.10.4 LEVEL 1 FLOOR PLAN APARTMENT INTERIOR CONCEPTS

1

CONCEPT DESIGN

EAST BUILDING

13.10.5 LEVEL 3 -6 FLOOR PLAN

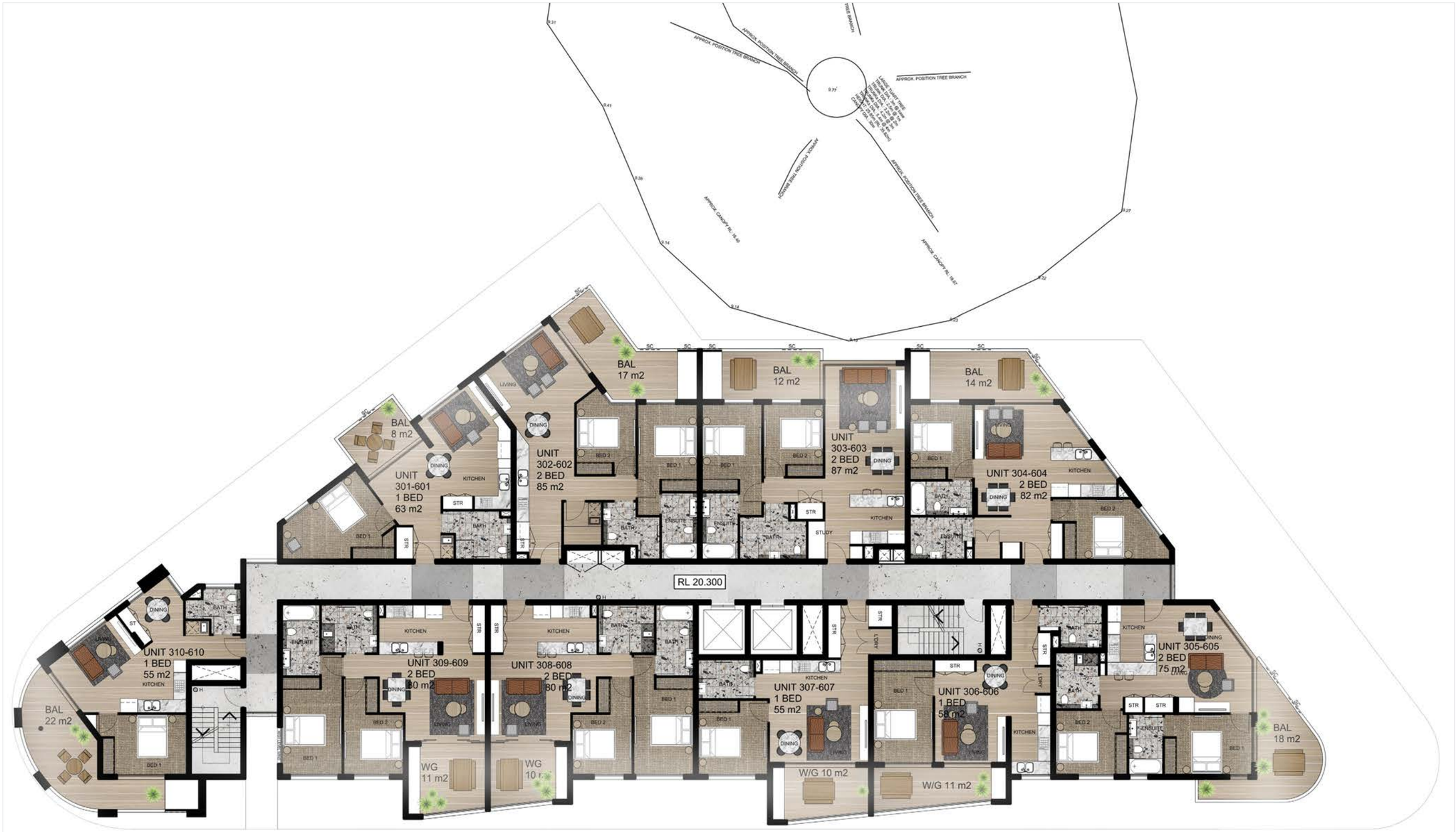
EAST BUILDING

13.10.6 LEVEL 7 FLOOR PLAN

CONCEPT DESIGN

EAST BUILDING

13.10.7 LEVELS 3 -6 FLOOR PLAN APARTMENT INTERIOR CONCEPTS



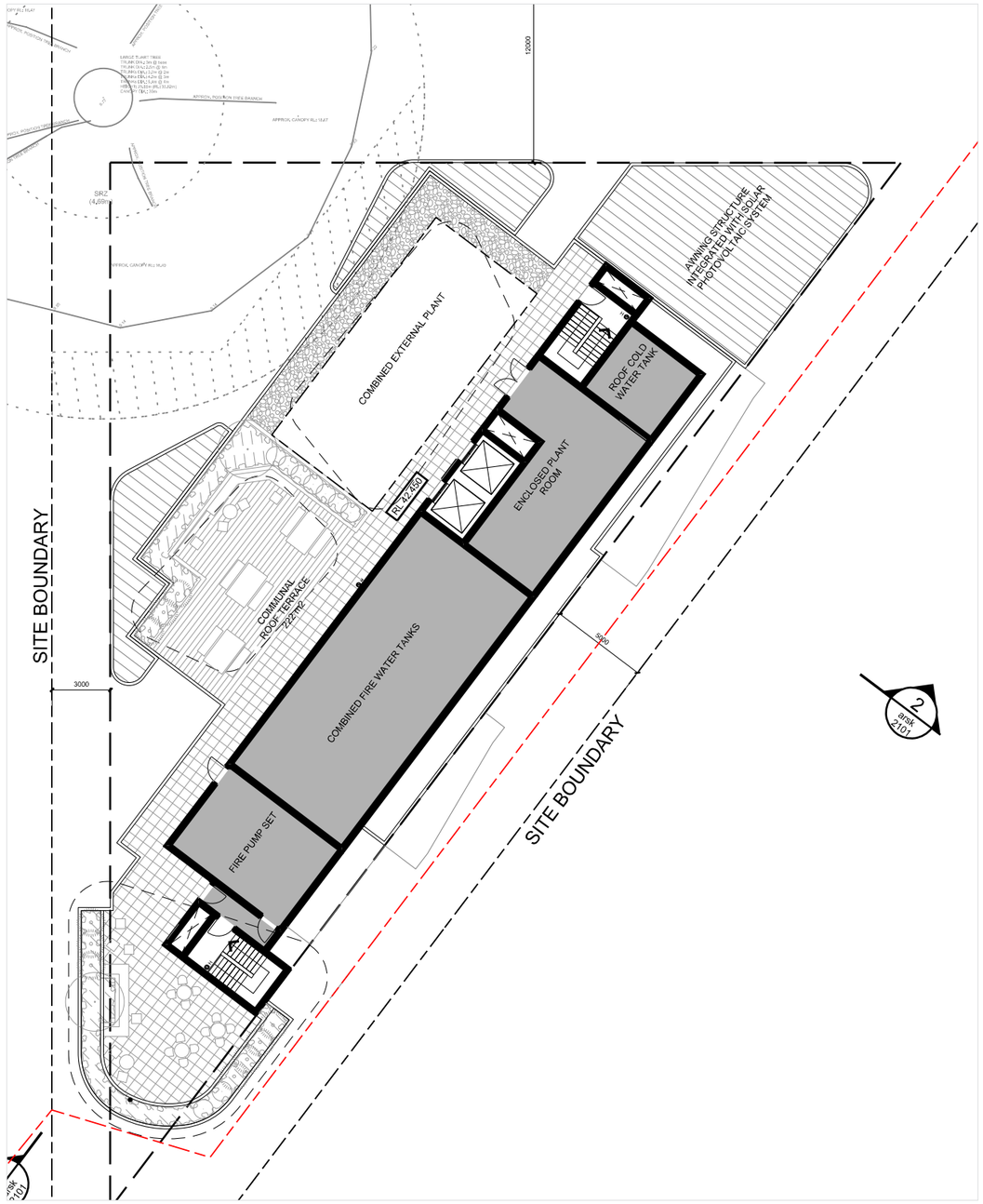
CONCEPT DESIGN

EAST BUILDING

13.10.8 LEVEL 7-8 FLOOR PLAN

EAST BUILDING

13.10.9 LEVEL 9 FLOOR PLAN



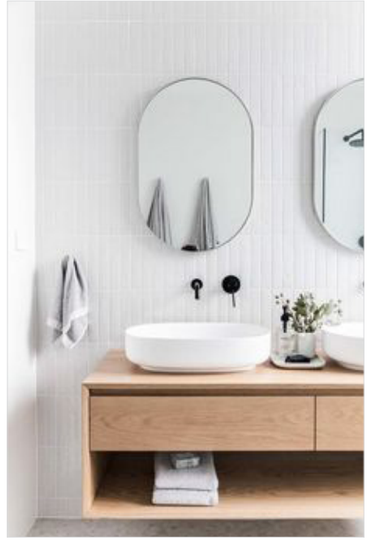
EAST BUILDING

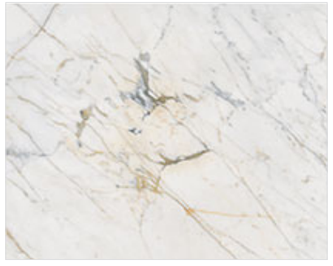
13.10.10 LEVEL 8 FLOOR PLAN APARTMENT INTERIOR CONCEPTS

CONCEPT DESIGN

EAST BUILDING

13.10.11 TYPICAL APARTMENT INTERIOR CONCEPTS

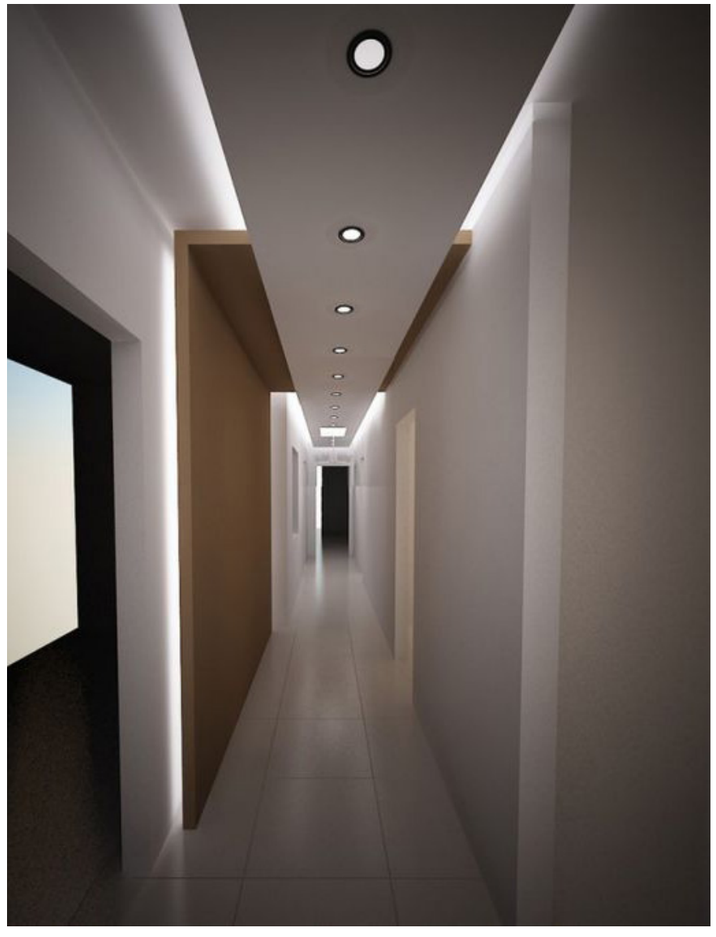


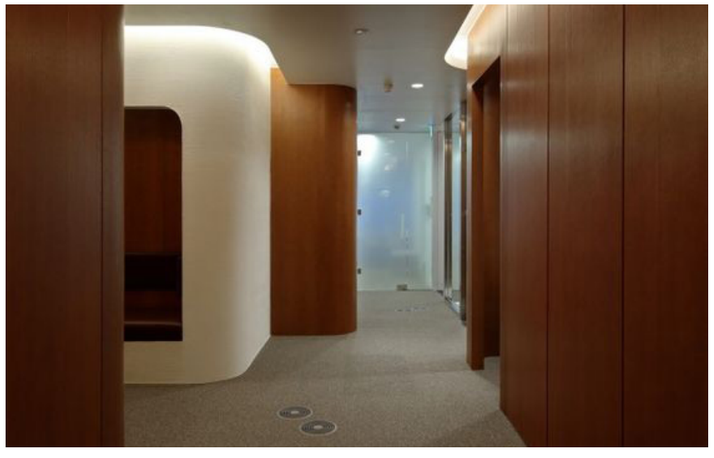


CONCEPT DESIGN

EAST BUILDING

TYPICAL APARTMENT INTERIOR CONCEPTS

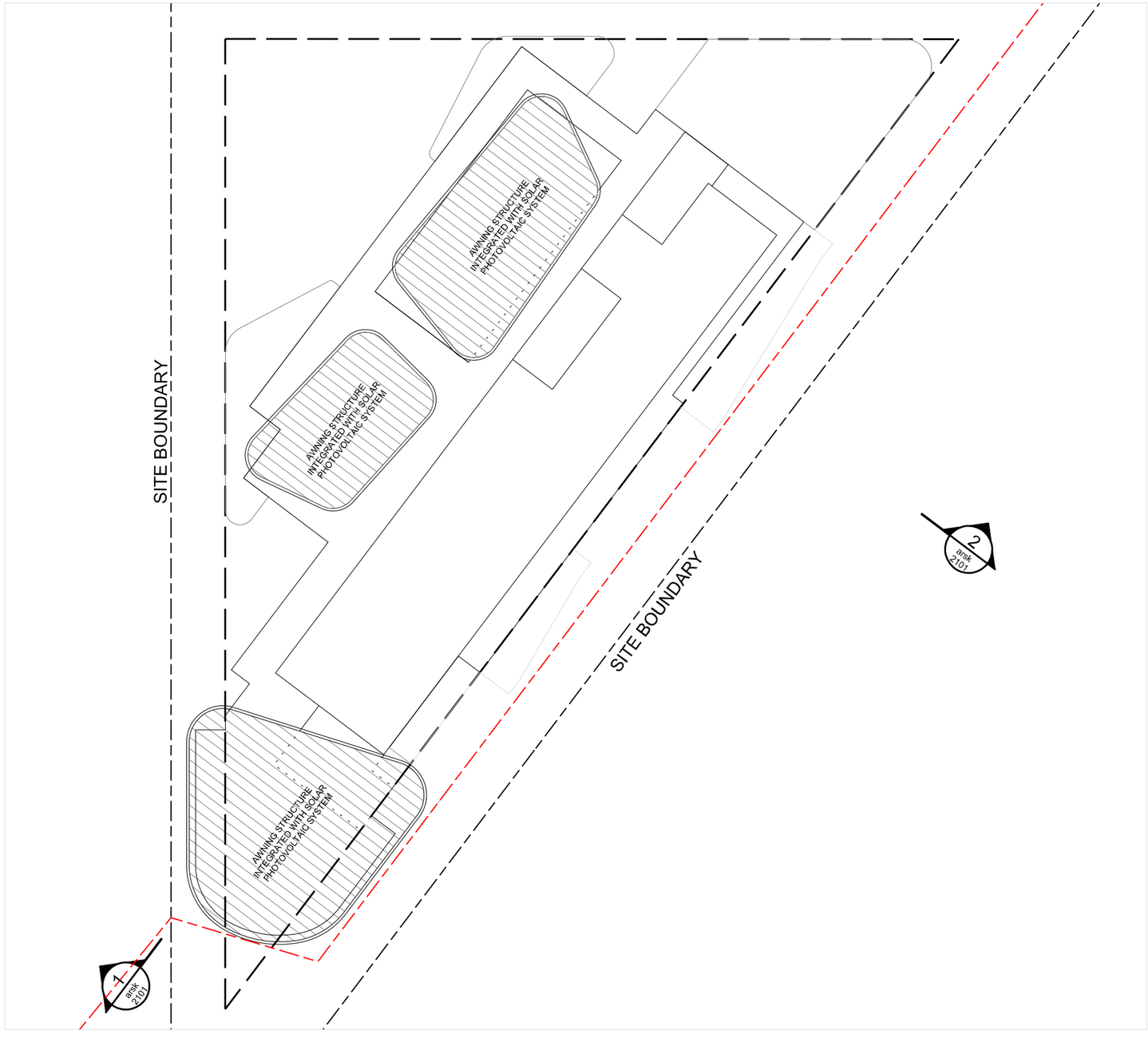




CONCEPT DESIGN

EAST BUILDING

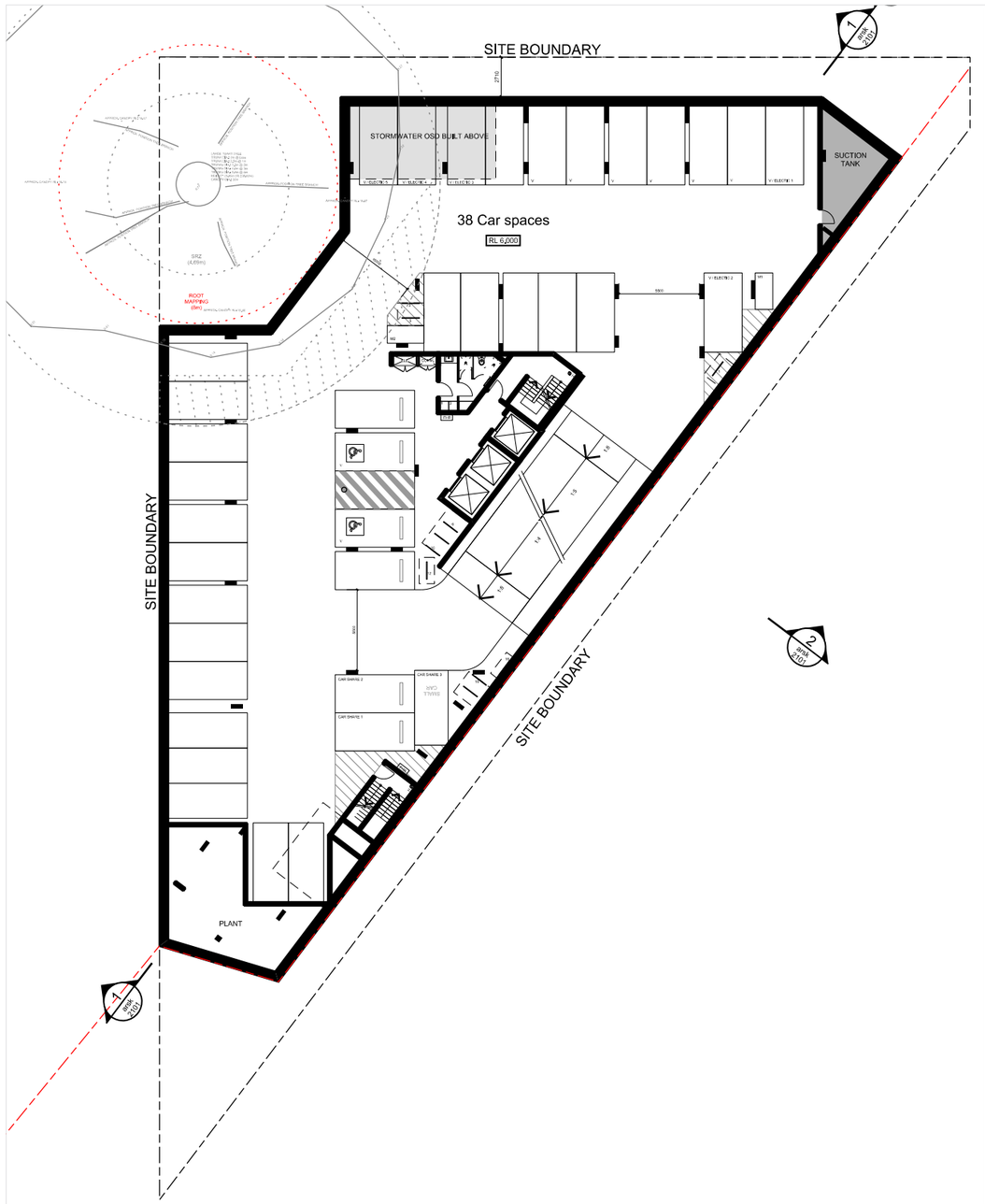
13.10.12 ROOF PLAN



CONCEPT DESIGN

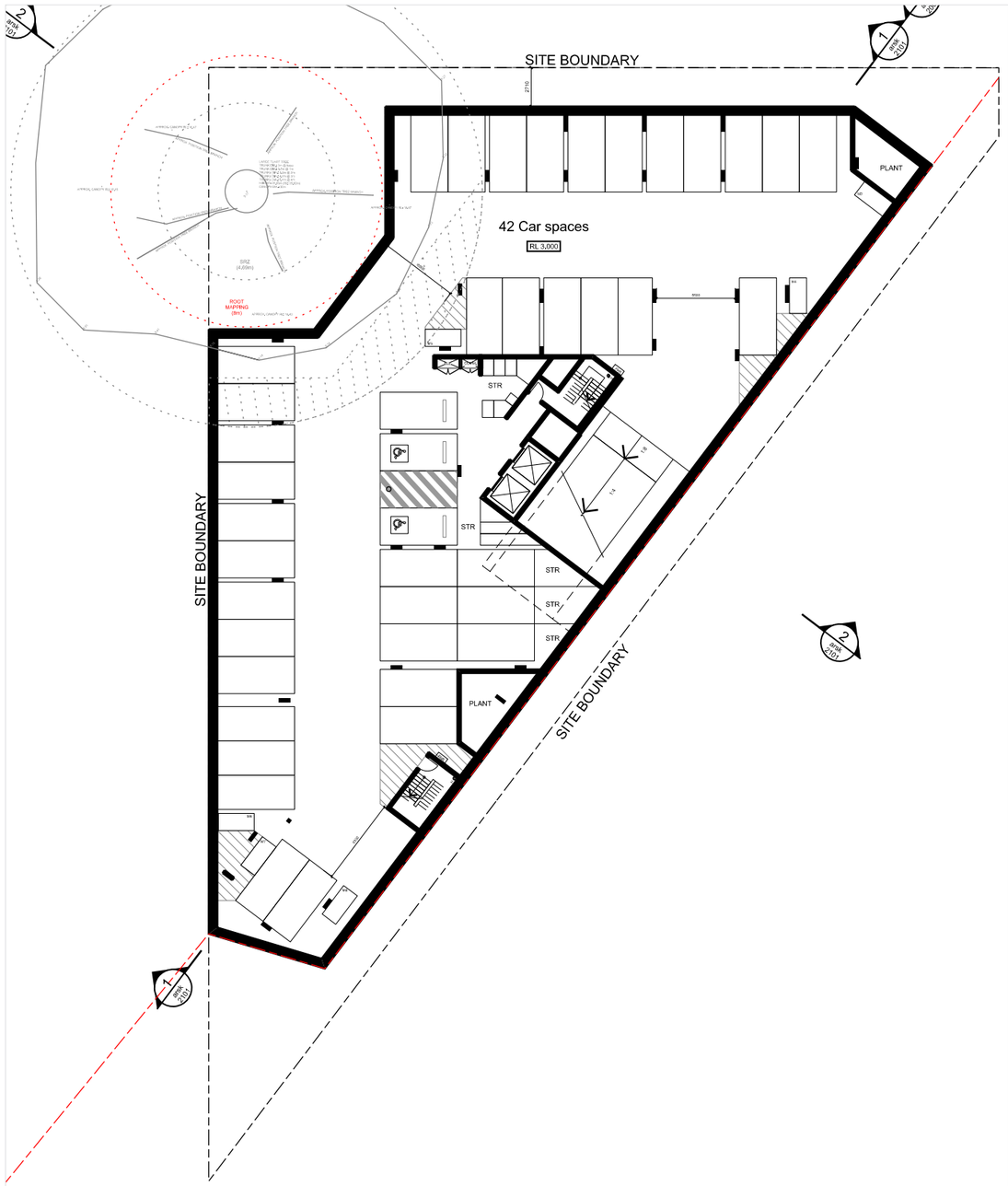
EAST BUILDING

13.10.13 BASEMENT LEVEL 1



EAST BUILDING

13.10.14 BASEMENT LEVEL 2



13.11 BUILDING PODIUM DESIGN

13.11.1 DESIGN APPROACH

- Two storey Building podiums are proposed for both sites.
- These solid building forms with a unique architectural language will reinforce and define areas of open space to enhance a strong sense of place for the Como Baptist church and wider Community.
- The podium forms provide strong visual separation between church uses commercial / retail uses at the lower levels and residential uses within the towers above.
- Podiums assist in moderating the urban scale of taller towers to more human scale.
- Podium forms are able to mitigate wind down drafts so that wind turbulence occurs at podium level rather than street level.
- The podiums provide flexible commercial floor plates that will allow for a variety of uses such as church, medical centre, professional suites, convenience retail, early childhood learning, cafes and community facilities.
- Podiums are to be designed with awnings and colonnades lined with a fine grain of retail and commercial frontages.
- With dedicated lift access and dedicated loading from ground level or basement level, the podiums allow for independent operation from residential components.
- The podium forms have been developed in accordance with the following principles:
  - To provide a strong base for each building.
  - To provide an appropriate human scale to streets and surrounding open space.
  - To provide legibility of building uses.
  - To incorporate colonnades , awnings and balconies to reinforce pedestrian circulation and connectivity.
  - To ensure that the podium is designed to encourage public engagement.
  - Entries to the church, residential towers and commercial space are to be separated and clearly articulated from surrounding streets and open space.
- The podium building envelope will incorporate a colonnade at ground level addressing the corner of Cassey Street and the Canning Highway.
- Building frontages are to be activated by locating commercial, retail and lobby entries to address pedestrian footpaths and open spaces creating active, people oriented street frontages.
- A high level of activation will enhance public security and passive surveillance whilst improving the amenity of the public domain by encouraging pedestrian activity.
- An active street frontage will enhance the economy of the precinct by promoting uses that attract pedestrian traffic in areas of retail.
- Retail uses are to address Cassey Street and Robert Street creating an area of primary retail active frontage.
- Secondary active frontages such as the church uses and residential lobbies are to be located adjacent to the open space plaza.
- The proposed podium uses are to be clearly expressed through the design of the building facades to enhance visual interest.

13.12 WEST BUILDING PODIUM

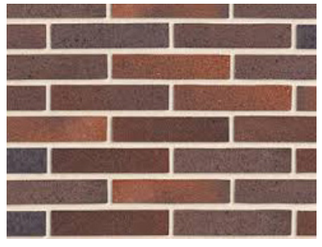
- The podium design adopts a contemporary interpretation of the eclectic Como residential house typology where simple form masonry elements form the base of buildings which are then layered by decorative detailed verandas and awnings.
- Historically a large majority residential dwellings were built using double brick construction. Reasons for this abundant use of masonry construction include the abundance of brick supplies and that brick construction is suited to the sandy soil typical of the Como area.
- A decorative awning is to be introduced at ground level of the podium to provide a detail of decoration reminiscent of fretwork details used in historic Californian Bungalow and Federation architectural styles.
- The selection of materials proposed for the podium will be high quality, robust and timeless with integral colours and finishes.
- Materials will have low reflectivity or gloss for the exterior of podium buildings.
- Contrasting materials and colours are to be used to assist in the articulation of building elements.
- Aluminum frame windows doors and trim elements with powder-coated finish and dark charcoal colour.
- Base building colours are to be in earthy, neutral tones with minimal colour intensity (or hue).
- Facebrick to reflect the colour of the heritage chapel and unit size reflecting a residential construction materiality associated with the Como area.
- Trim colours for window and door are to provide a darker contrast to base building colours and have a semi gloss finish.
- Timber look soffit to colonnades and podium overhangs.
- Sculptural angled columns ground the tower buildings without the need of transfer slabs to provide a functional basement car park layout.
- These columns will align both sides of the plaza adopting an aesthetic reminiscent of cathedral buttresses.

13.13 PODIUM MATERIALITY

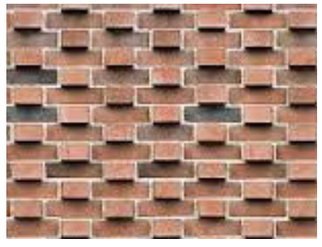
13.13.1 ROBERT STREET FRONTAGE WEST PODIUM

- Face brick used to reference heritage chapel and reflect materiality of the surrounding residential construction adopted across the suburb of Como.
  - Facebrick has been used in the construction of many community buildings located within Como including places of worship, the Angelo Street Market building and South Perth Council Chambers and Administration building.
  - Colour and unit size to compliment existing brickwork used in the heritage chapel.
  - Facebrick to be used adjacent to public realm streetscapes.

1. Lattice and corbeled facebrick details to provide decoration and visual interest. Facebrick detailing to contribute to façade modulation and to provide a human scale.
2. Dark Grey spandrels to facilitate facade modulation and to provide a human scale.
3. Dark Grey metallic fins to provide modulation to large areas of glazing to reduce the scale of podium and provide decoration and interest. Metallic fin details reflect timber fret work detailing commonly used in Federation and Californian bungalow house design in the early 1900's.
4. Dark Grey bi fold doors provide a seamless interface between internal spaces and external plaza area.
   - Seamless indoor outdoor relationship will enhance activation of the podium façades and encourage use of the public plaza.
5. Awning provides layering to podium to create a human scale at street level. Timber detailing proposed to reflect timber detailing of porch and verandas commonly found in federation and post war architecture within the Como area.


1. Face brick elevations adjacent to streets.


2. Lattice facebrick balustrade details to provide decoration and interest


2. Corbeled facebrick details to provide decoration and interest


3.Dark Grey spandrels


4. Metallic fin details to modulate glazing provides decoration and interest.


5.Dark Grey bi-fold doors


6. Timber & glass awning


1. Front facade of Como Baptist Chapel

2. Decorative face brickwork details at Angelo Street Market Como.


2. Decorative face brickwork details at South Perth Council Chambers


3. Dark Grey spandrels


4. Timber fret work detailing commonly used in federation and Californium bungalow houses.


5. Dark Grey bi-fold doors

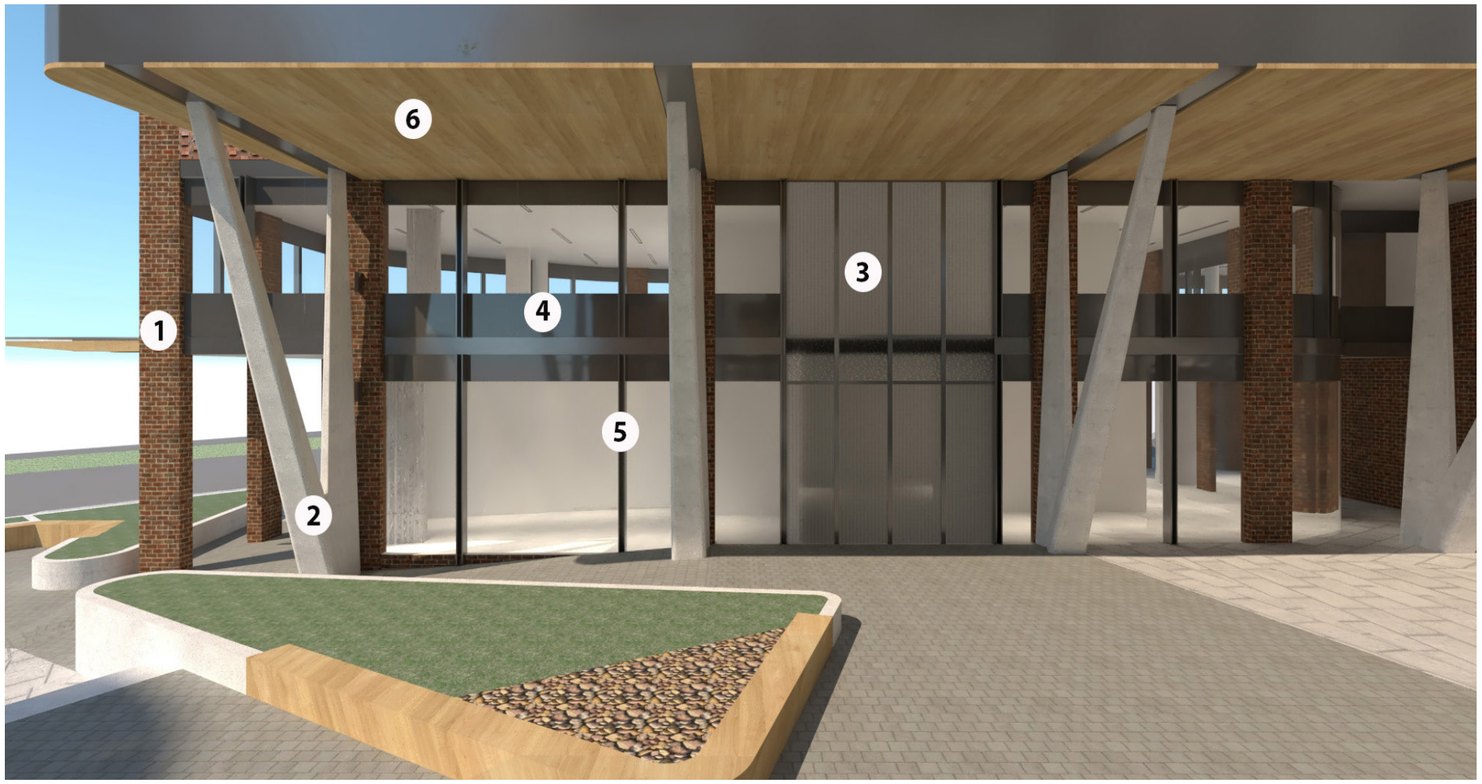

6. Timber porch detail common in federation architecture in Como

CONCEPT DESIGN

PODIUM MATERIALITY

13.13.2 PUBLIC PLAZA PODIUM FRONTAGE SOUTH

1. Face brick used to reference heritage chapel and reflect materiality of the surrounding residential suburb of Como.
   - Facebrick has been used in the construction of many community buildings located within Como including places of worship, the Angelo Street Market building and South Perth Council Chambers and Administration building.
   - Colour and unit size to compliment existing brickwork used in the heritage chapel.
   - Facebrick to be used adjacent to public realm streetscapes.
2. Feature concrete columns define edge of the plaza.
3. Perforated dark grey metal panels to screen service entries. Perforated metal panels provide a decorative facade to podiums in areas that required to be screened.
4. Dark grey metallic spandrel panels to assist in podium modulation and articulation.
5. Dark Grey metallic fins to provide modulation to large areas of glazing to reduce the scale of podium and provide decoration and interest.
   - Metallic fin details reflect timber fret work detailing commonly used in Federation and Californian bungalow house design in the early 1900's.
6. Timber look soffits to reference the materiality of many residential buildings located within Como. Timber fret work detailing was commonly used in federation and Californium bungalow houses for decoration and visual interest. Timber look is proposed to provide textural detail and a sense of warmth to the plaza and church areas.

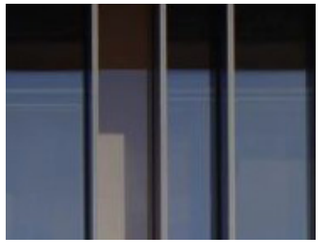


1. Face brick elevations adjacent to streets.

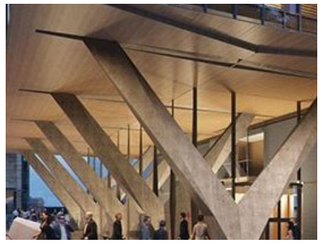
2. Feature concrete columns

3. Dark grey perforated metal panels.

4.Dark Grey spandrel panels.

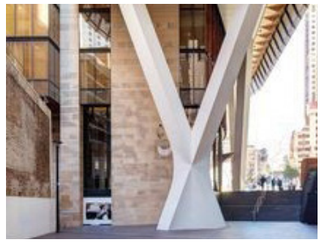


5. Metallic fin details to modulate glazing provides decoration and interest.



6.Timber Soffit

1. Front facade of Como Baptist Chapel



2. Feature Concrete columns

3. Decorative face brickwork details and decorative facade panels at South Perth Council Chambers.

4. Dark Grey spandrel panels.

5. Timber fret work detailing commonly used in federation and Californium bungalow houses for decoration and visual interest.

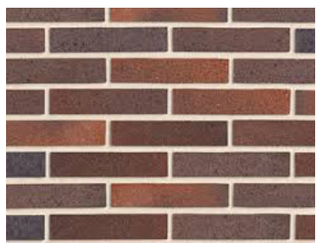
6. Timber Soffit

CONCEPT DESIGN

PODIUM MATERIALITY

13.13.3 PUBLIC PLAZA PODIUM FRONTAGE WEST

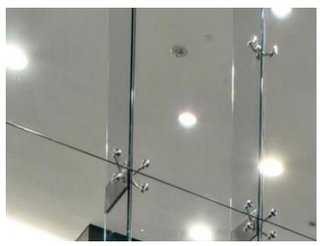
1. Face brick used to reference heritage chapel and reflect materiality of the surrounding residential suburb of Como.
   - Facebrick has been used in the construction of many community buildings located within Como including places of worship, the Angelo Street Market building and South Perth Council Chambers and Administration building.
   - Colour and unit size to compliment existing brickwork used in the heritage chapel.
   - Facebrick to be used adjacent to public realm streetscapes.
2. Feature concrete columns define edge of the plaza.
3. Dark Grey vertical bi fold doors provide a seamless interface between internal spaces and external plaza area. The blurring of internal and external ground floor areas and the en heightened sense of transparency of the ground floor church uses will make the heritage chapel the focus of the development. This will reflect the cultural heritage significance that the Chapel has had and will continue to have for the Como Baptist Church and the greater Como community.
4. Frameless glass with spider fittings to provide transparency of internal church spaces when viewed from public realm.
5. Dark Grey rectangular columns to provide modulation to large areas of glazing to reduce the scale of podium and provide decoration and interest.
   - Rectangular column details reflect timber fret work detailing commonly used in Federation and Californian bungalow house design in the early 1900's.
6. Timber look soffits to reference the materiality of many residential buildings located within Como. Timber fret work detailing was commonly used in federation and Californium bungalow houses for decoration and visual interest. Timber look to provide textural detail and a sense of warmth to the plaza and church areas.



1. Face brick elevations adjacent to streets.

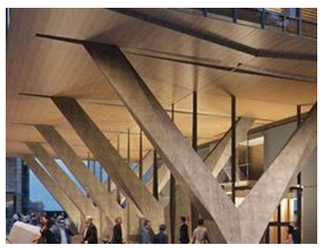
2. Feature concrete columns

3. Dark Grey vertical bi fold doors



4.Frameless glass with spider fittings

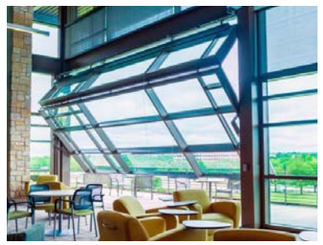
5. Metallic fin details to modulate glazing provides decoration and interest.



6.Timber Soffit

1. Front facade of Como Baptist Chapel

2. Feature Concrete columns



3. Dark Grey vertical bi fold doors

4. Frameless glass with spider fittings

5. Timber fret work detailing commonly used in federation and Californium bungalow houses.

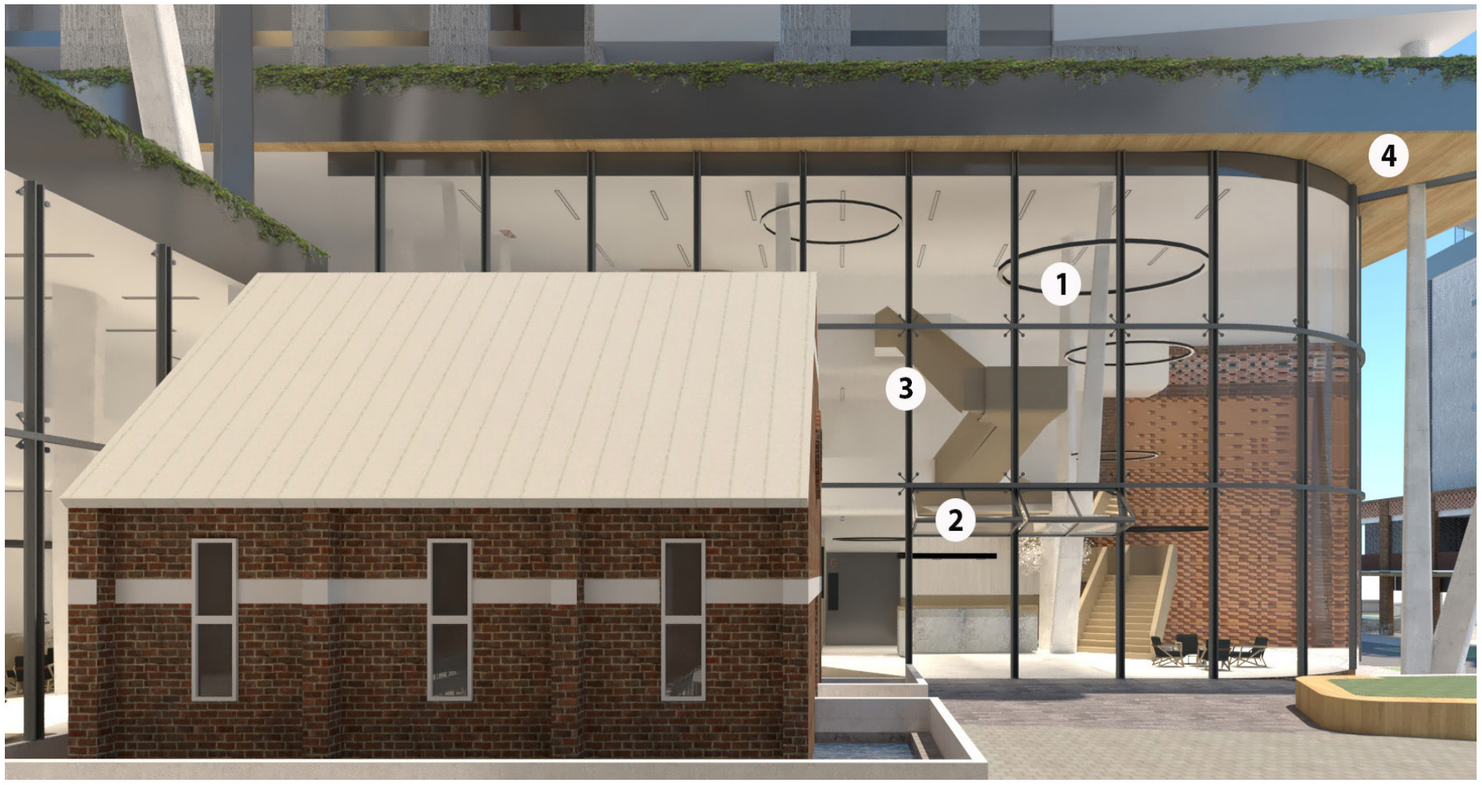
6. Timber Soffit

CONCEPT DESIGN

PODIUMS MATERIALITY

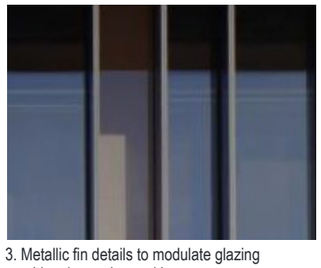
13.13.4 PUBLIC PLAZA PODIUM FRONTAGE NORTH

1. Frameless glass with spider fittings to provide a sense of transparency of internal church spaces when viewed from the surrounding public realm and streets.
2. Dark Grey vertical bi fold doors provide a seamless interface between internal spaces and external plaza area. The blurring of internal and external ground floor areas and the en heightened sense of transparency of the ground floor church uses will make the heritage chapel the focus of the development. This will reflect the cultural heritage significance that the Chapel has had and will continue to have for the Como Baptist Church and the greater Como community.
3. Dark Grey rectangular columns to provide modulation to large areas of glazing to reduce the scale of podium and provide decoration and interest. Rectangular column details reflect timber fret work detailing commonly used in Federation and Californian bungalow house design in the early 1900's.
4. Timber look soffits to reference the materiality of many residential buildings located within Como. Timber fret work detailing was commonly used in federation and Californium bungalow houses for decoration and visual interest. Timber look is proposed to provide textural detail and a sense of warmth to the plaza and church areas.

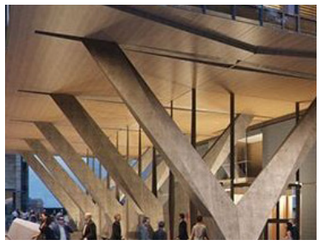


1.Frameless glass with spider fittings

2. Dark Grey vertical bi fold doors

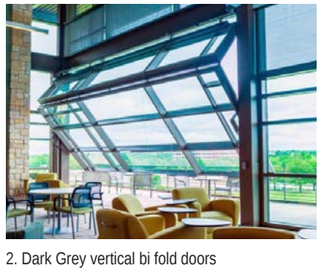


3. Metallic fin details to modulate glazing provides decoration and interest.



4.Timber Soffit

1 Frameless glass with spider fittings



2. Dark Grey vertical bi fold doors

3. Timber fret work detailing commonly used in federation and Californium bungalow houses.

4. Timber Soffit

PODIUMS MATERIALITY

13.13.5 LILY LANE WEST PODIUM

- A two storey building podium is proposed to address Lily lane at the base of the western elevation of the West Building.
- The podium will assist in moderating the urban scale of the taller towers to a more human scale which is in keeping with the existing low density residential buildings along the western edge of Lily Lane. Refer to Fig 2.3.1.
- Face brick is to be used to reference the heritage chapel and reflect materiality of the surrounding residential suburb of Como.
  - Facebrick is a material which compliments the existing low scale residential buildings along the western side of Lily Lane has been used in the construction of many community buildings located within Como including places of worship, the Angelo Street Market building and South Perth Council Chambers and Administration building.
  - Colour and unit size to compliment existing brickwork used in the heritage chapel and the face brick construction of houses along the western side of Lily Lane.
- Although Lily Lane will take on the role of a service road in future of the Cassey Quarter, this elevation has been designed as a high quality facade with corbeled facebrick details to provide decoration and visual interest. Facebrick detailing to contribute to façade modulation and to provide a human scale.
- To further soften the podium facade, panels of metallic mesh will visually screen the delivery and waste collection services areas. Refer to Fig 2.3.2.
- Small trees are to be planted in large planters along the western podium to provide a green edge to the podium terrace and will provide softening and greening of the facade when viewed from properties located west of Lily Lane. Refer to Fig 2.3.2.
- Although the setback control in the CBACP for the podium along Lily Lane permits a zero lot boundary along Lily Lane, as requested by Council, the podium has been setback by an additional 500mm to provide for future road widening. It is our understanding that Council will apply this setback to all properties either side of Lily Lane as they are redeveloped.
- The proposal complies with the objectives of setback controls.
- The bulk massing of the proposed west building will be compliant with the 5m setback control. Setback incursions are balcony elements which provide modulation and amenity to the building. Refer to
- Setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- To further soften the facade panels of metallic mesh with climbing plants will provide greening of the Lily Lane facade. Refer to Fig 2.3.3.

View south along Lily Lane Fig 13.13.5.1

View North along Lily Lane Fig 13.13.5.2

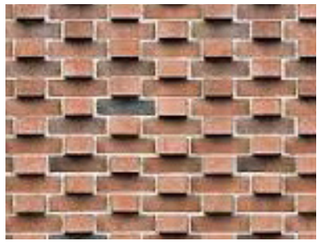
CONCEPT DESIGN

BUILDING PODIUMS MATERIALITY

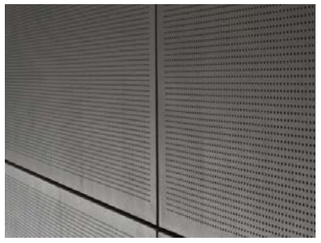
13.13.6 LILY LANE WEST PODIUM

1. Face brick used to reference heritage chapel and reflect materiality of the surrounding residential suburb of Como.
   - Facebrick has been used in the construction of many community buildings located within Como including places of worship, the Angelo Street Market building and South Perth Council Chambers and Administration building.
   - Colour and unit size to compliment existing brickwork used in the heritage chapel.
   - Facebrick to be used adjacent to public realm streetscapes.
2. Perforated dark grey metal panels to screen service entries. Perforated metal panels provide a decorative facade to podiums in areas that required to be screened.
3. Dark grey metallic spandrel panels to assist in podium modulation and articulation.
4. Dark Grey galzed spandrels
5. Dark Grey metallic fins to provide modulation to large areas of glazing to reduce the scale of podium and provide decoration and interest.
   - Metallic fin details reflect timber fret work detailing commonly used in Federation and Californian bungalow house design in the early 1900's.

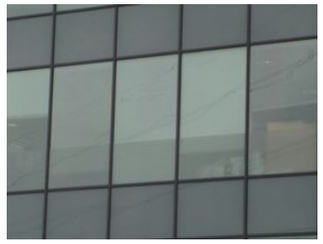
1. Face brick elevations adjacent to streets.



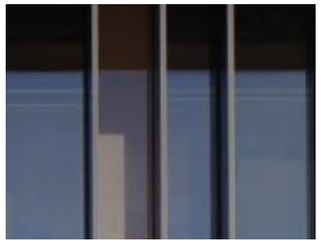
2. Corbeled facebrick details to provide decoration and interest



3. Dark grey perforated metal panels.



4.Dark Grey spandrels



5. Metallic fin details to modulate glazing provides decoration and interest.

1. Front facade of Como Baptist Chapel

2. Decorative face brickwork details at Angelo Street Market Como.

3. Decorative face brickwork details and decorative facade panels at South Perth Council Chambers.

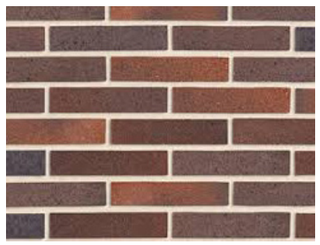
4. Dark Grey spandrels

5. Timber fret work detailing commonly used in federation and Californium bungalow houses.

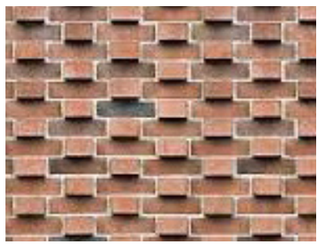
BUILDING PODIUMS MATERIALITY

13.13.7 LILY LANE WEST PODIUM

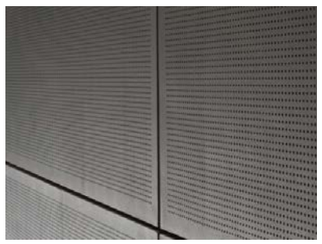
1. Face brick used to reference heritage chapel and reflect materiality of the surrounding residential suburb of Como.
   - Facebrick has been used in the construction of many community buildings located within Como including places of worship, the Angelo Street Market building and South Perth Council Chambers and Administration building.
   - Colour and unit size to compliment existing brickwork used in the heritage chapel.
   - Facebrick to be used adjacent to public realm streetscapes.
2. Perforated dark grey metal panels to screen service entries. Perforated metal panels provide a decorative facade to podiums in areas that required to be screened.
3. Dark grey metallic spandrel panels to assist in podium modulation and articulation.
4. Dark Grey galzed spandrels
5. Dark Grey metallic fins to provide modulation to large areas of glazing to reduce the scale of podium and provide decoration and interest.
   - Metallic fin details reflect timber fret work detailing commonly used in Federation and Californian bungalow house design in the early 1900's.



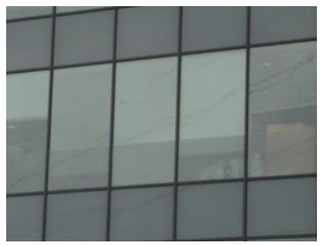
1. Face brick elevations adjacent to streets.



2. Corbeled facebrick details to provide decoration and interest



3. Dark grey perforated metal panels.



4.Grey glazed spandrels

5. Metallic fin details to modulate glazing provides decoration and interest.

1. Front facade of Como Baptist Chapel

2. Decorative face brickwork details at Angelo Street Market Como.

3. Decorative face brickwork details and decorative facade panels at South Perth Council Chambers.

4. Grey glazed spandrels

5. Timber fret work detailing commonly used in federation and Californium bungalow houses.

CONCEPT DESIGN

BUILDING PODIUMS

13.13.8 ROBERT STREET EAST PODIUM

- The east building podium will provide ground level retail space an Early Learning Centre and a choice of housing including private and student housing to meet the increase in demand for housing within the Como area.
- A contemporary narrow curved building form will provide an elegant visual marker when traveling north along the Canning Highway . This unusual curved for is reminiscent of similar forms adopted in prominent art deco buildings located within Como.
- The podium design adopts a contemporary interpretation of the eclectic Como residential house typology where simple form masonry elements form the base of buildings which are then layered by decorative detailed verandas and awnings.
- A decorative awning is to be introduced at ground level of the podium to provide a detail of decoration reminiscent of fretwork details used in historic Californian Bungalow and Federation architectural styles.
- The selection of materials proposed for the podium will be high quality, robust and timeless with integral colours and finishes.
- Materials will have low reflectivity or gloss for the exterior of podium buildings.
- Contrasting materials and colours are to be used to assist in the articulation of building elements.
- Aluminum frame windows doors and trim elements with powder-coated finish and dark charcoal colour.
- Base building colours are to be in earthy, neutral tones with minimal colour intensity (or hue).
- Trim colours for window and door are to provide a darker contrast to base building colours and have a semi gloss finish.

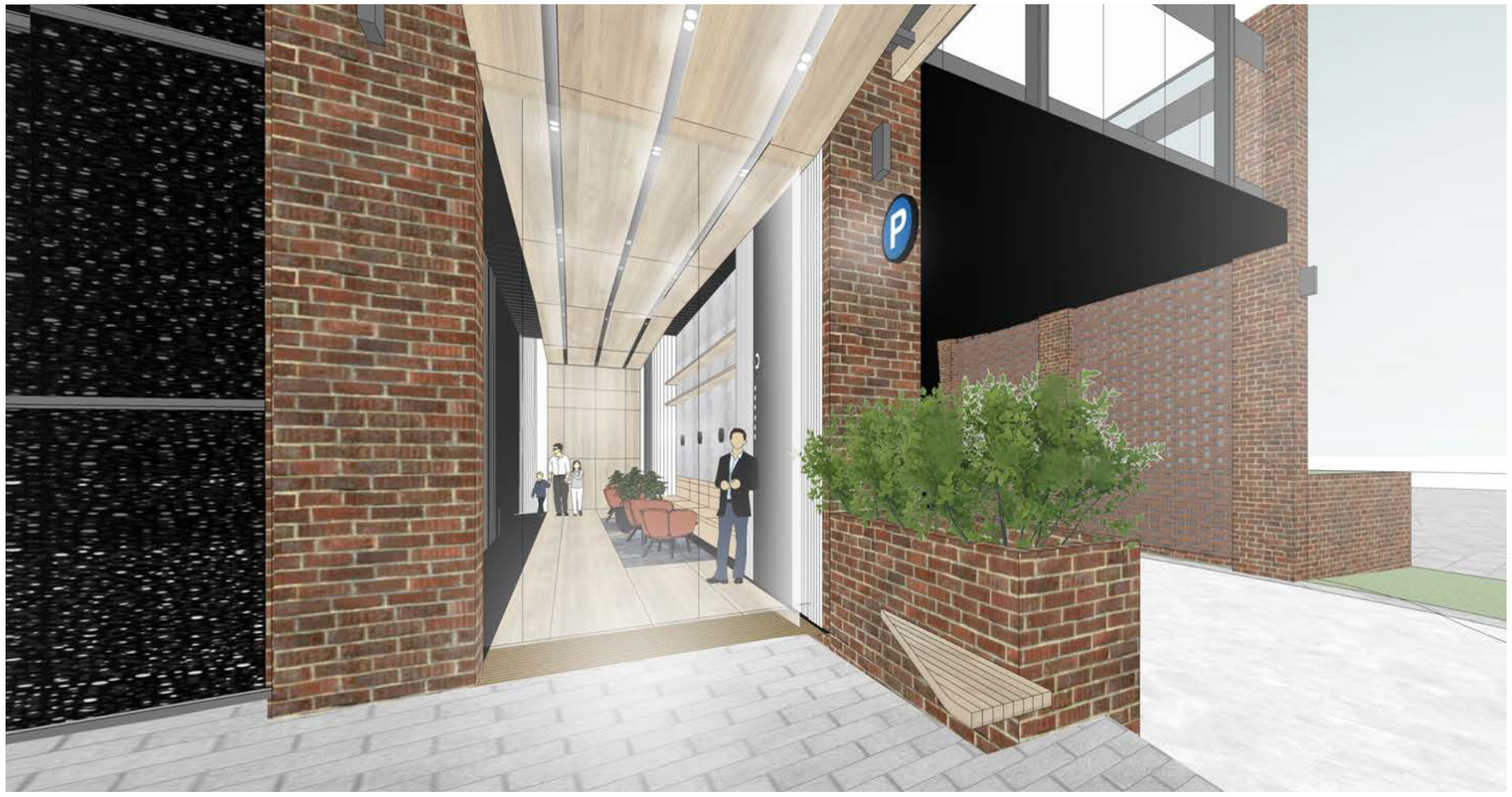
WEST BUILDING BUILDING PODIUM

13.13.9 BUILDING ENTRIES

- A kit of parts will be established for the design of residential lobby entries to create a visual language which assists in way finding and legibility of these important spaces. This consistent approach to the design of the residential lobbies will assist visitors identify points of entry when viewed from within the surrounding street scape or within the public plaza area.
- The kit of parts will include the following elements:
  - Form of soffits
  - Materiality, texture and colour of soffit linings.
  - Light fittings both ceiling and wall mounted.
  - Lighting including level of lux and colour.
  - Wall colour and applied graphics.
  - Loose furniture.
  - Floor material and colour.
  - Signage
- Signage will be integrated with building elements and limited to reduce visual clutter.

WEST BUILDING RESIDENTIAL LOBBY NORTH TOWER

- The residential lobby 'kit of parts' will be applied to all residential lobbies including the West Building North Tower.
- The soffit form will extend from inside the lobby to line up with the external awning addressing Robert Street.
- This lobby will have direct sight lines from the Robert Street cul-de-sac drop off and pick up. Refer to Fig 13.13.9.1



View of West Building North Tower Lobby Robert Street Fig 13.13.9.1

WEST BUILDING PODIUM

WEST BUILDING RESIDENTIAL LOBBY SOUTH TOWER

- The residential lobby 'kit of parts' will be applied to all residential lobbies including the West Building South Tower.
- To ensure good visibility and way finding for this lobby, the soffit treatment is extended along the full length of the passage way connecting Cassey Street to the public plaza which leads directly to the residential lobby. Refer to Fig 13.13.9.2
- This lobby will have direct sight lines from the public plaza and Robert Street cul-de-sac. Refer to Fig 13.13.9.3

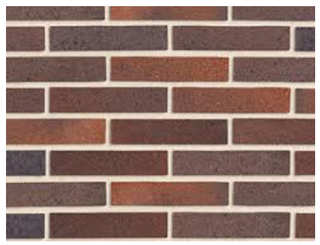
Passageway connecting Cassey Street to public plaza. Fig 13.13.9.2

Passageway connecting Cassey Street to public plaza. Fig 13.13.9.3

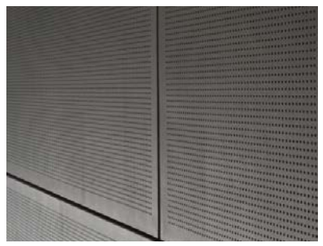
BUILDING PODIUMS MATERIALITY

13.13.10 CANNING HIGHWAY EAST PODIUM

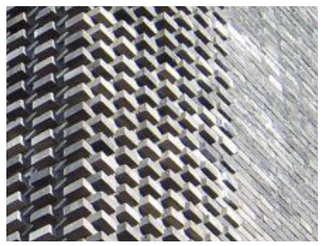
1. Face brick used to reference heritage chapel and reflect materiality of the surrounding residential suburb of Como.
   - Colour and unit size to compliment existing brickwork used in the heritage chapel.
2. Perforated dark grey metal panels to screen service entries. Perforated metal panels provide a decorative facade to podiums in areas that required to be screened.
3. Decorative facebrick proposed as infill panels to assist in providing building modulation and facade articulation. Coloured contrast in facebrick has been used prolifically in residential architecture within the Como area particularly in federation and post war Californian Bungalow homes.
4. Facebrick screen to internal car park ramp with vertical climbing plants addressing Canning Highway.
5. Dark Grey bi fold doors provide a seamless interface between internal spaces and external public realm.
   - Seamless indoor outdoor relationship will enhance activation of the podium façades and encourage use of the public plaza.
6. Awning provides layering to podium to create a human scale at street level. Timber detailing proposed to reflect timber detailing of porch and verandas commonly found in federation and post war architecture within the Como area.



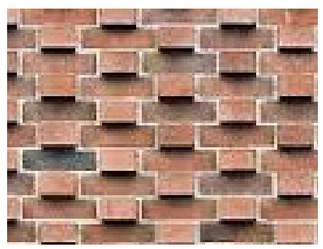
1. Face brick elevations adjacent to streets.



2. Dark grey perforated metal panels.



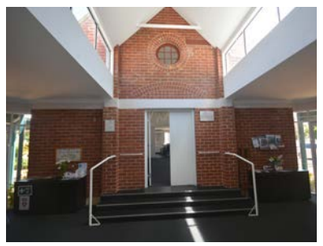
3. Decorative face brickwork panels



4. Corbeled facebrick details to provide decoration and interest

5.Dark Grey bi-fold doors

6. Timber & glass awning

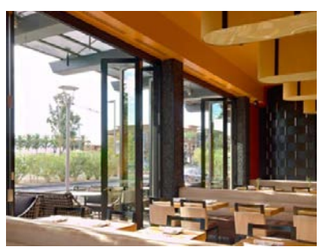


1. Front facade of Como Baptist Chapel

2. Decorative face brickwork details and decorative facade panels at South Perth Council Chambers.

3. Decorative face brickwork used for building modulation and decoration.

4. Decorative face brickwork details at Angelo Street Market Como.



5. Dark Grey bi-fold doors

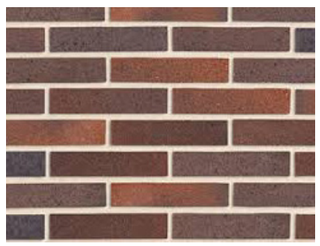
6. Timber porch detail common in federation architecture in Como

CONCEPT DESIGN

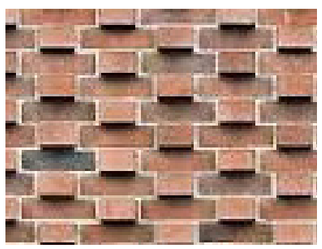
BUILDING PODIUMS MATERIALITY

13.13.11 ROBERT STREET EAST PODIUM

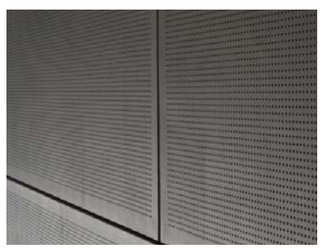
1. Face brick used to reference heritage chapel and reflect materiality of the surrounding residential suburb of Como.
   - Facebrick has been used in the construction of many community buildings located within Como including places of worship, the Angelo Street Market building and South Perth Council Chambers and Administration building.
   - Colour and unit size to compliment existing brickwork used in the heritage chapel.
   - Facebrick to be used adjacent to public realm streetscapes.
2. Corbeled facebrick details to provide decoration and visual interest. Facebrick detailing to contribute to façade modulation and to provide a human scale.
3. Perforated dark grey metal panels to screen service entries. Perforated metal panels provide a decorative facade to podiums in areas that required to be screened.
4. Decorative facebrick panels used as infill panels to assist in providing building modulation and facade articulation.
5. Dark Grey bi fold doors provide a seamless interface between internal spaces and external plaza area.
   - Seamless indoor outdoor relationship will enhance activation of the podium façades and encourage use of the public plaza.
6. Awning provides layering to podium to create a human scale at street level. Timber structure proposed to reflect timber detailing of porch and verandas commonly found in federation and post war architecture within the Como area.



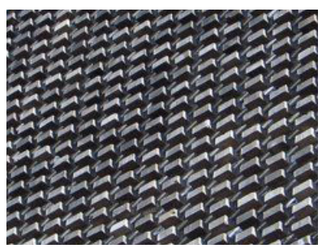
1. Face brick elevations adjacent to streets.



2. Corbeled facebrick details to provide decoration and interest



3. Dark grey perforated metal panels.



4. Decorative face brickwork panels

5. Dark Grey bi-fold doors

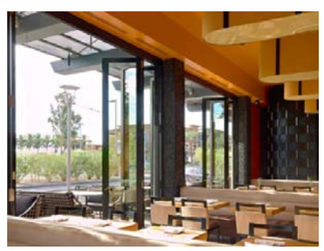
6. Timber & glass awning

1. Front facade of Como Baptist Chapel

2. Decorative face brickwork details at Angelo Street Market Como.

3. Decorative face brickwork details and decorative facade panels at South Perth Council Chambers.

4. Decorative face brickwork used for building modulation and decoration.



5. Dark Grey bi-fold doors

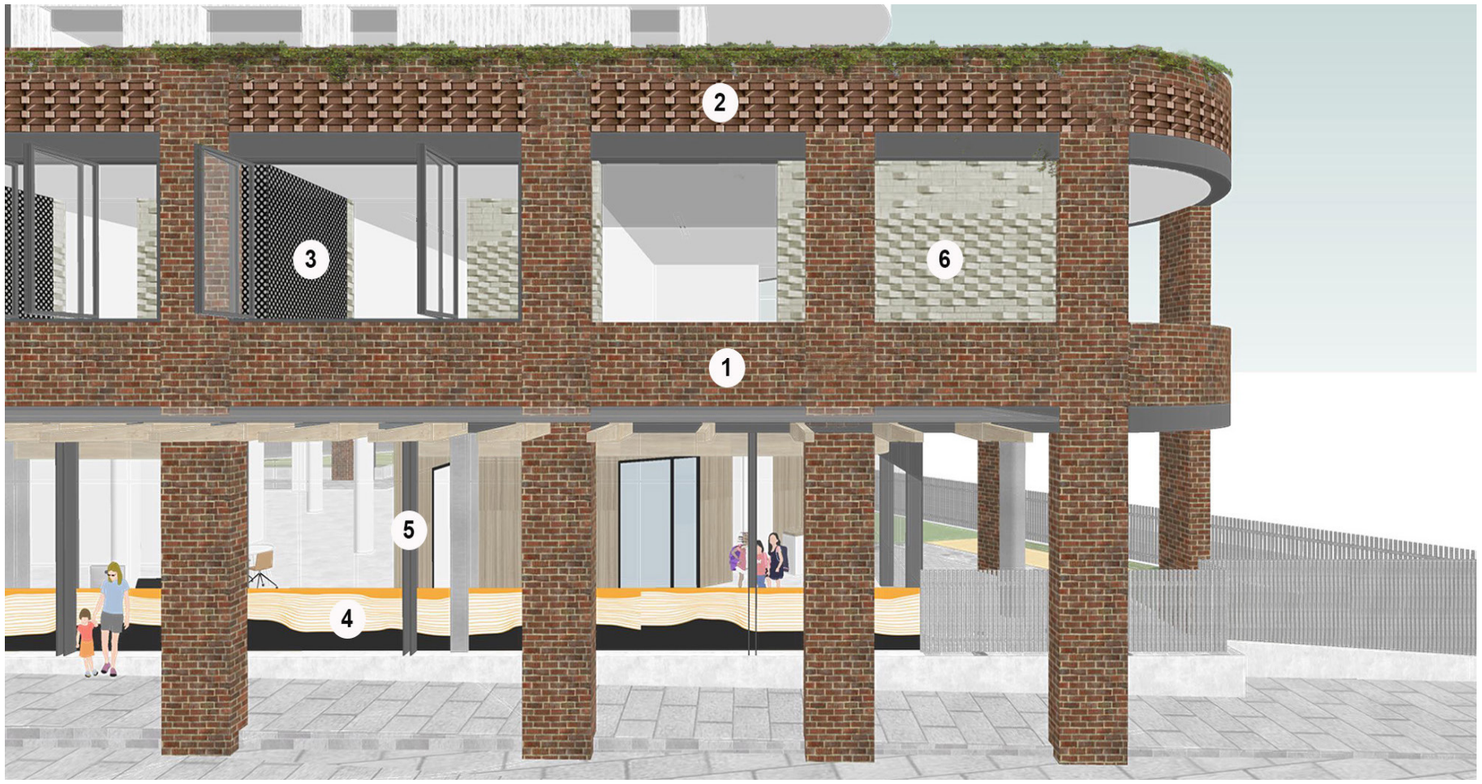
6. Timber porch detail common in federation architecture in Como

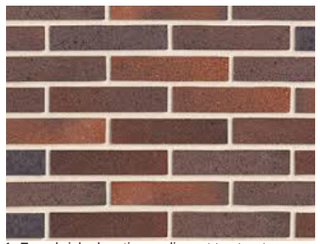
CONCEPT DESIGN

BUILDING PODIUMS MATERIALITY

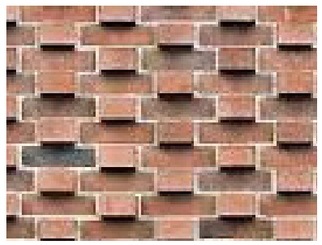
13.13.12 CANNING HIGHWAY EAST PODIUM

1. Face brick used to reference heritage chapel and reflect materiality of the surrounding residential suburb of Como.
   - Facebrick has been used in the construction of many community buildings located within Como including places of worship, the Angelo Street Market building and South Perth Council Chambers and Administration building.
   - Colour and unit size to compliment existing brickwork used in the heritage chapel.
   - Facebrick to be used adjacent to public realm streetscapes.
2. Corbeled facebrick details to provide decoration and visual interest. Facebrick detailing to contribute to façade modulation and to provide a human scale.
3. Perforated dark grey metal panels to contribute to façade modulation and to provide decoration.
4. Mural art work to be commissioned by Como Baptist Church as part of the Public Art Strategy.
5. Dark Grey metallic fins to provide modulation to large areas of glazing to reduce the scale of podium and provide decoration and interest. Metallic fin details reflect timber fret work detailing commonly used in Federation and Californian bungalow house design in the early 1900's.
6. Decorative facebrick panels used as infill panels to assist in providing building modulation and facade articulation.

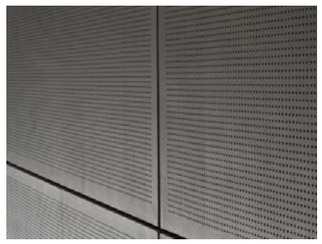




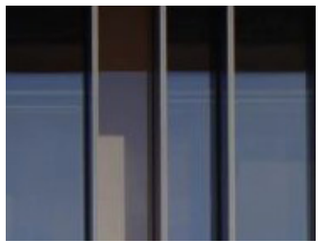
1. Face brick elevations adjacent to streets.



2. Corbelled facebrick details to provide decoration and interest



3. Dark grey perforated metal panels.



5. Metallic fin details to modulate glazing provides decoration and interest.

6. Decorative face brickwork panels

1. Front facade of Como Baptist Chapel

2 Decorative face brickwork details at Angelo Street Market Como.

3. Decorative face brickwork details and decorative metal panels .

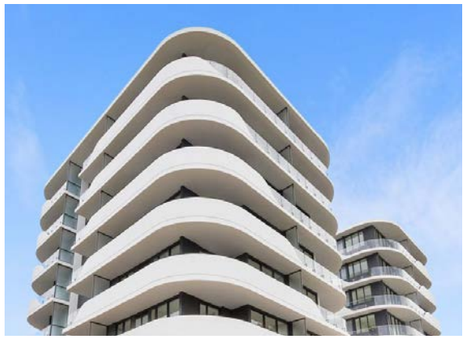
5. Timber fret work detailing commonly used in federation and Californium bungalow houses.

6. Decorative face brickwork used for building modulation and decoration.

13.14 WEST BUILDING TOWER FORMS & FAÇADES

13.14.1 WEST BUILDING ROBERT STREET FACADE

- To address the uplift of urban density proposed for the Como Baptist site, tower buildings have be designed with forms and facade articulation to appear visually elegant and vertical rather than bulky when viewed from the public domain.
- Towers are located to ensure that public domain and communal open space have good solar access and have views of the sky between the towers to enhance a sense of openness.
- Excellent natural light, ventilation and view amenity is to be provided for occupants.
- Facade articulation is to enhance the vertical form of towers to provide an appearance of a taller slender building massing.
- Framed articulation of tower corners, roof features and balcony balustrade detailed to address points of entry to the precinct.
- Extruded floor slabs to provide finer grained horizontal articulation to towers.
- Sun screens to be introduced to eastern and western facades for solar control.
- Horizontal fins to be introduced to northern facades for solar control.
- Balconies to have a combination of solid and transparent sections of balustrades to ensure privacy.
- First tower level above the podium is to be recessed to visually express the podium and tower as two distinct building forms.
- Upper levels of buildings to be stepped back to provide a series of north facing roof terraces.
- Terrace areas to be integrated with landscape planters to connect internal spaces visually and physically with nature. Balconies and terraces become the back gardens of apartments a place for informal entertainment and passive recreation.
- Vertical balcony gardens will provide greenery to apartments and reflect the uses of the typical back garden of residential properties in Como by creating the opportunity to grow vegetables and flowers within the private open space.
- External operable screens are to be provided for privacy and solar control.
- Sculptural roof awnings to support photo voltaic arrays for sustainability.
- Building structural elements to be expressed and to contribute to the architectural aesthetic. Columns become iconic building features.
- The selection of materials proposed for towers will be high quality robust and timeless with integral colours and finishes.
- Contrasting materials and colours are to be used to assist in the articulation of building elements and to enhance the sense that the west building and east building are both part of a common precinct whilst visually different.
- Base building colours are to be in earthy, neutral tones with minimal colour intensity.

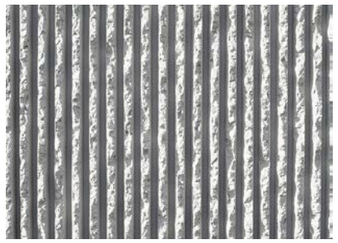


CONCEPT DESIGN

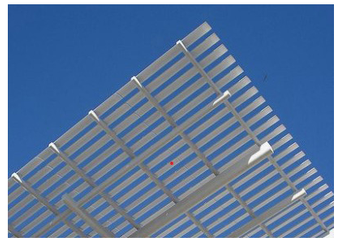
WEST BUILDING TOWER FORMS & FAÇADES

13.14.2 ROBERT STREET FACADE SOUTH TOWER MATERIALS

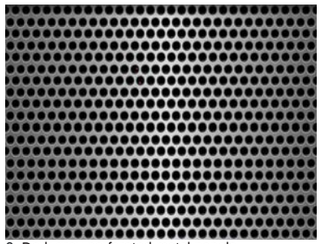
1. Heavily textured pre-cast concrete wall panels with integral white colour.
2. Photo voltaic solar glass panels configured as sun shading awning.
3. Perforated metal panels to screen storage areas and air conditioning units on balconies.
4. Vertical privacy screens made from transparent photo voltaic solar glass that can generate electricity and provides shade to private open space.
5. Vertical balcony gardens to provide greenery to apartments.
6. Partial concrete and glazed balconies provide building modulation and facade articulation.



1.Textured white precast concrete panels



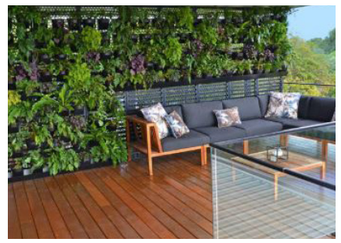
3. Photovoltalic solar glass sun shading.



3. Dark grey perforated metal panels.

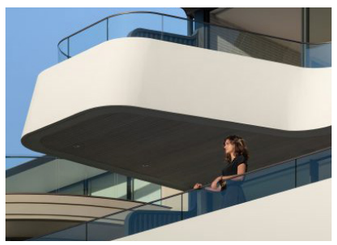
4. Vertical photovolalic solar glass privacy and sun screens

5.Vertical balcony gardens



5.Vertical balcony gardens

6.Partial concrete and glazed balcony balustrades



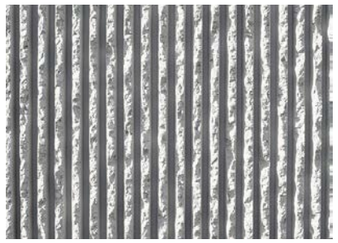
6.Partial concrete and glazed balcony balustrades

CONCEPT DESIGN

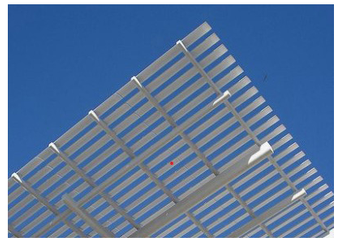
WEST BUILDING TOWER FORMS & FAÇADES

13.14.3 ROBERT STREET FACADE NORTH TOWER MATERIALS

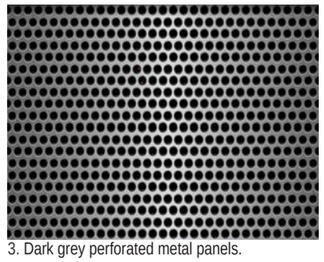
1. Heavily textured pre-cast concrete wall panels with integral white colour.
2. Photo voltaic solar glass panels configured as sun shading awning.
3. Perforated metal panels to screen storage areas and air conditioning units on balconies.
4. Vertical privacy screens made from transparent photo voltaic solar glass that can generate electricity and provides shade to private open space.
5. Vertical balcony gardens to provide greenery to apartments.
6. Partial concrete and glazed balconies provide building modulation and facade articulation.



1.Textured white precast concrete panels



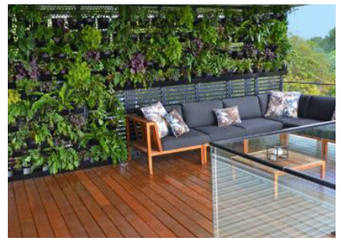
3. Photovoltaic solar glass sun shading.



3. Dark grey perforated metal panels.

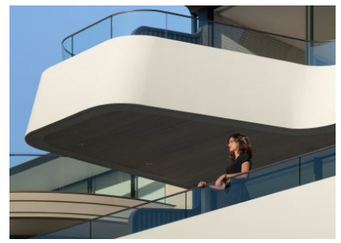
4. Vertical photovolalic solar glass privacy and sun screens

5.Vertical balcony gardens



5.Vertical balcony gardens

6.Partial concrete and glazed balcony balustrades



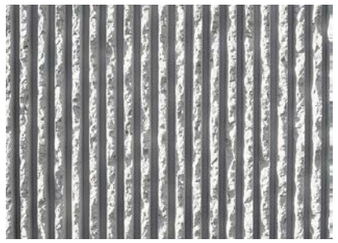
6.Partial concrete and glazed balcony balustrades

CONCEPT DESIGN

WEST BUILDING TOWER FORMS & FAÇADES

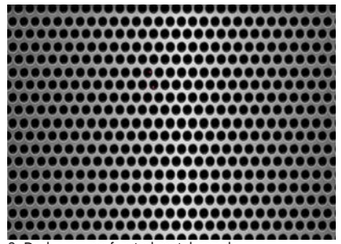
13.14.4 WESTERN FACADE BRIDGE ELEMENT MATERIALS

1. Heavily textured pre-cast concrete wall panels with integral white colour .
2. Dark grey metallic finish FC panels to edge of slab and bridge element facades.
3. Perforated metal panels to screen storage areas and air conditioning units on balconies.
4. Vertical privacy screens made from transparent photo voltaic solar glass that can generate electricity and provides shade to private open space.
5. Vertical balcony gardens provide greenery to apartments.
6. Partial concrete and glazed balconies provide building modulation and facade articulation.
7. Vertical panel lift glazed facade to winter garden apartments to provide an extension of the internal living space to receive solar access within the private open space.



1.Textured white precast concrete panels

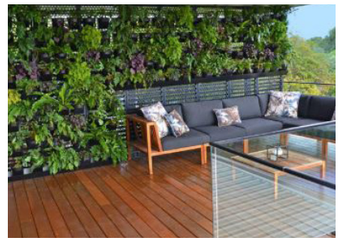
2 Dark grey metallic look FC panels.



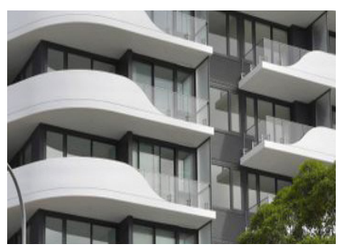
3. Dark grey perforated metal panels.

4. Vertical photovolalic privacy and Sun Screens.

5.Vertical balcony gardens.



5.Vertical balcony gardens



6.Partial concrete and glazed balconies .

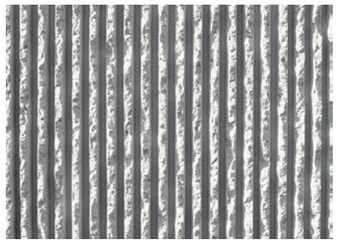
7.Vertical panel lift glazed facade.

CONCEPT DESIGN

WEST BUILDING TOWER FORMS & FAÇADES

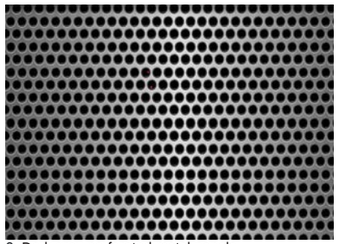
13.14.5 NORTH FACADE NORTHERN TOWER MATERIALS

1. Heavily textured pre-cast concrete wall panels with integral white colour.
2. Dark grey metallic finish FC panels to edge of slab.
3. Perforated metal panels to screen storage areas and air conditioning units on balconies.
4. Vertical privacy screens made from transparent photo voltaic solar glass that can generate electricity and provides shade to private open space.
5. Vertical balcony gardens provide greenery to apartments.
6. Partial concrete and glazed balconies provide building modulation and facade articulation.
7. Vertical panel lift glazed facade to winter garden apartments to provide an extension of the internal living space to receive solar access within the private open space.



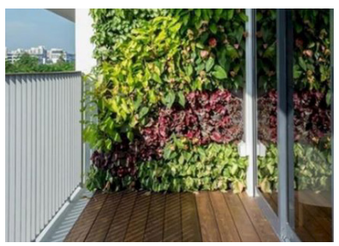
1.Textured white precast concrete panels

2 Dark grey metallic look FC panels.

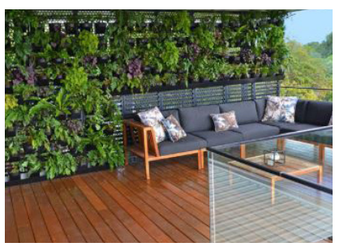


3. Dark grey perforated metal panels.

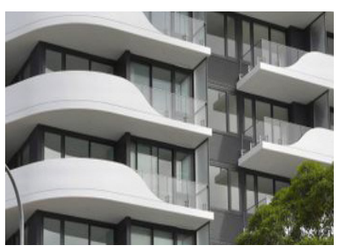
4. Vertical photovolalic privacy and Sun Screens.



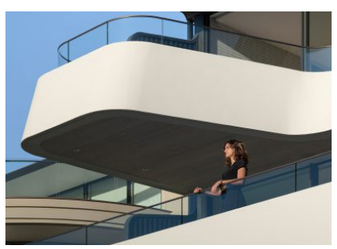
5.Vertical balcony gardens.



5.Vertical balcony gardens



6.Partial concrete and glazed balconies .



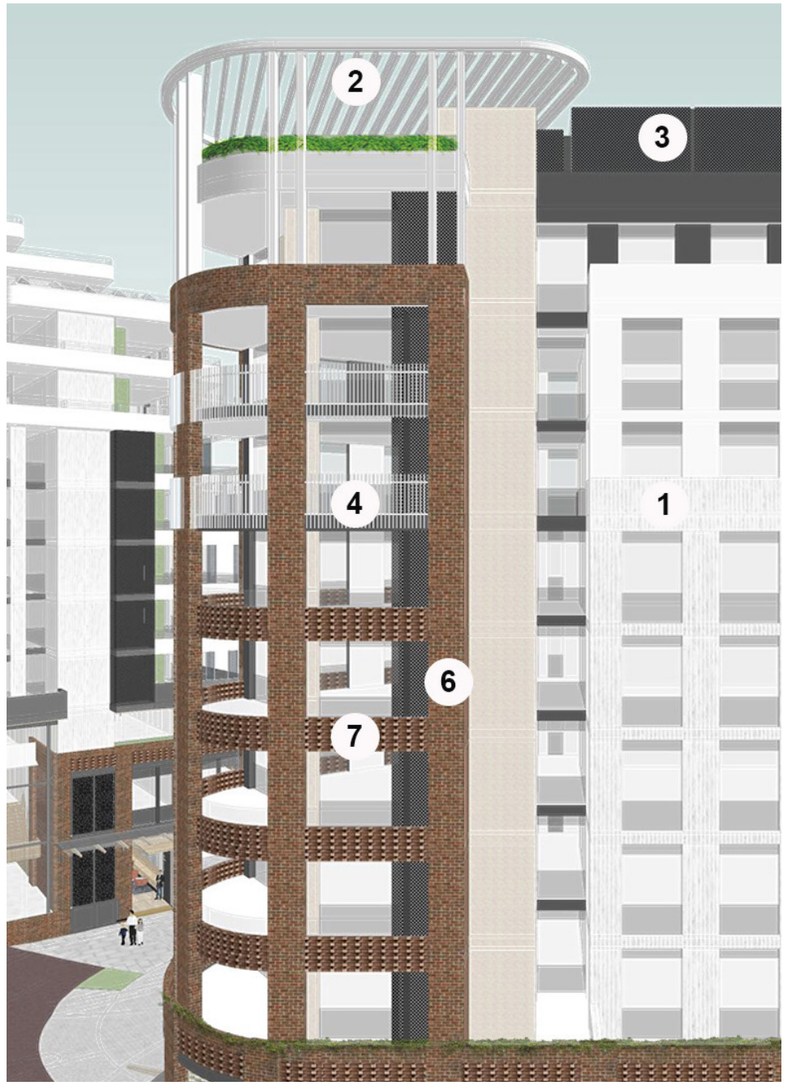
6.Partial concrete and glazed balcony balustrades

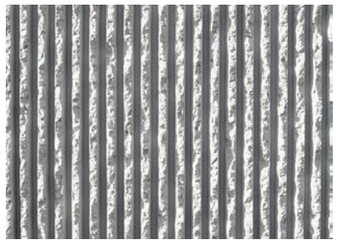
CONCEPT DESIGN

EAST BUILDING TOWER FORMS & FAÇADES

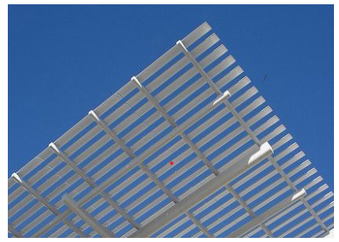
13.14.6 CANNING HIGHWAY NORTHERN PORTION OF EAST FACADE

1. Heavily textured pre-cast concrete wall panels with integral white colour.
2. Photo voltaic solar glass panels configured as sun shading awning.
3. Perforated metal panels to screen storage areas and air conditioning units on balconies.
4. Vertical open metal balcony balustrade on upper levels to provide a sense of openness.
5. Partial concrete and glazed balconies provide building modulation and facade articulation.
6. Feature tower element addressing public plaza to be constructed in face brick to reflect heritage chapel.
   - Colour and unit size to compliment existing brickwork used in the heritage chapel.
7. Lattice and corbeled facebrick details to provide decoration and visual interest. Facebrick detailing to contribute to façade modulation and to provide a human scale.

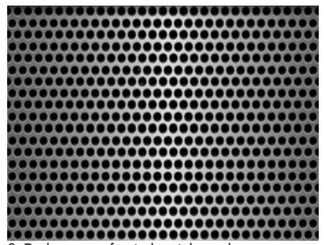




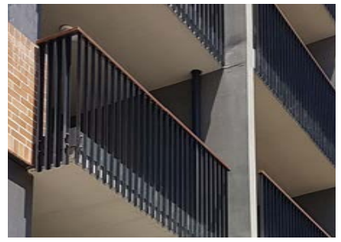
1.Textured white precast concrete panels



2. Photovoltalic solar glass sun shading.



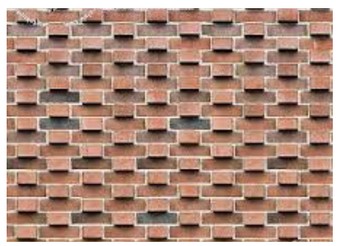
3. Dark grey perforated metal panels.



4 .Vertical open metal balcony

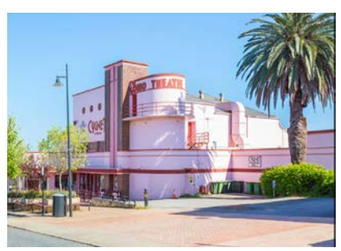
5.Partial concrete and glazed balconies .

6. Face brick feature tower element.



7 Corbeled facebrick details to provide decoration and interest

7. Lattice facebrick balustrade details to provide decoration and interest



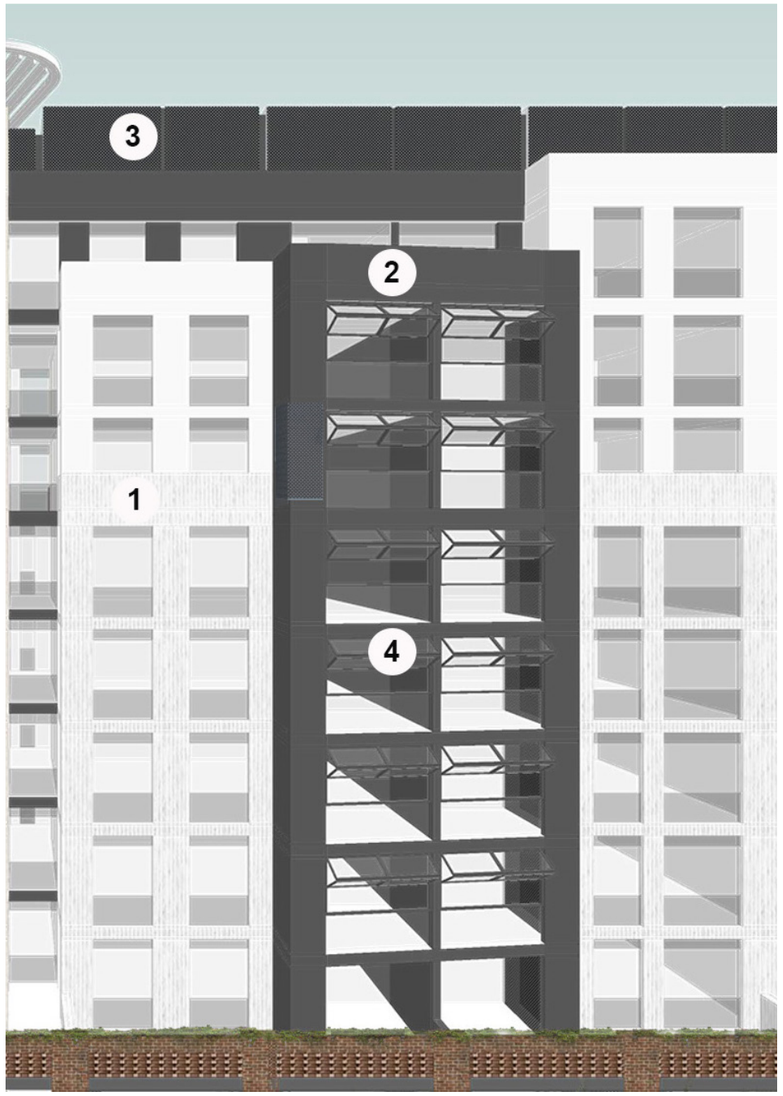
7 Iconic tower elements constructed in face brickwork

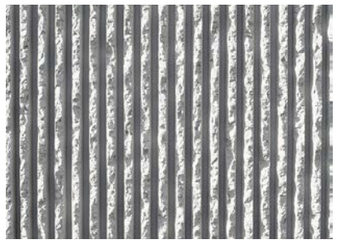
CONCEPT DESIGN

EAST BUILDING TOWER FORMS & FAÇADES

13.14.7 CANNING HIGHWAY CENTRAL PORTION OF EAST FACADE

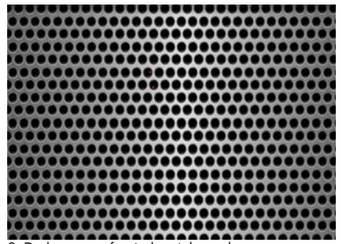
1. Heavily textured pre-cast concrete wall panels with integral white colour.
2. Dark grey metallic finish FC panels to edge of slab.
3. Perforated metal panels to screen storage areas and air conditioning units on balconies.
4. Vertical panel lift glazed facade to winter garden apartments to provide an extension of the internal living space to receive solar access within the private open space.





1.Textured white precast concrete panels

2 Dark grey metallic look FC panels.



3. Dark grey perforated metal panels.

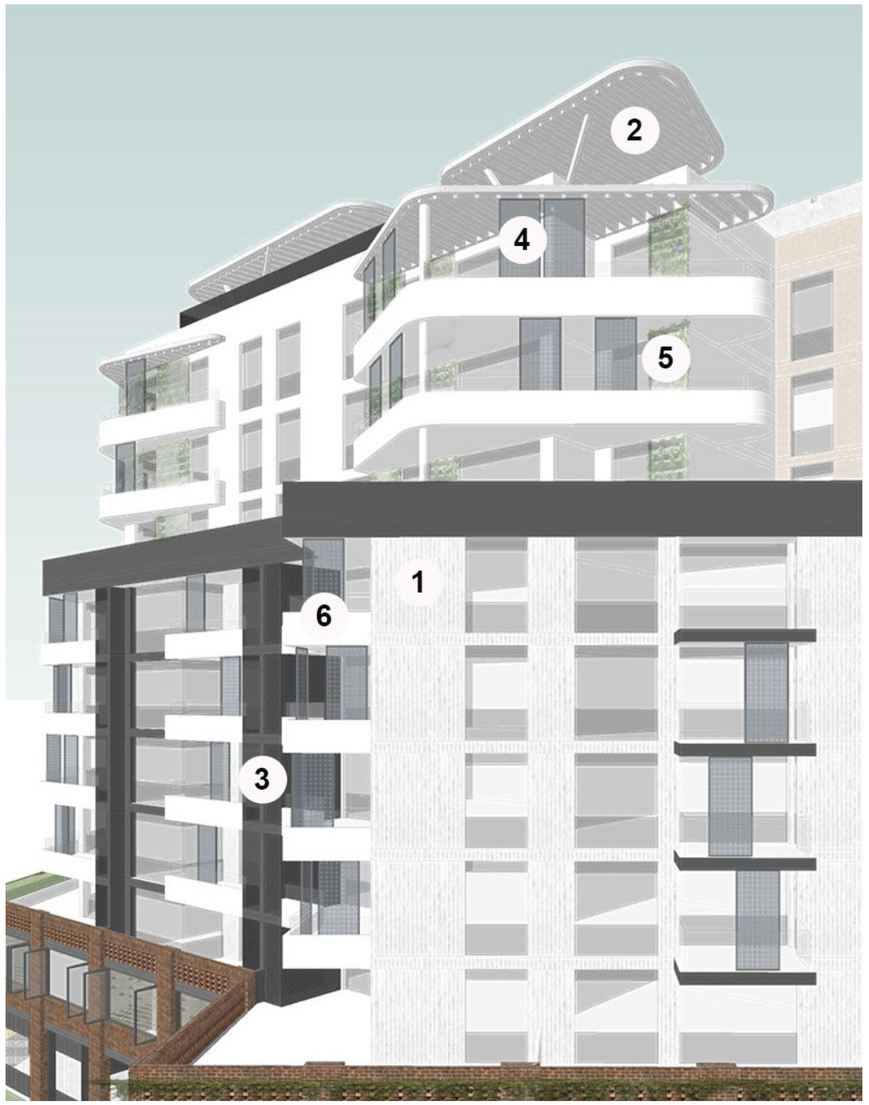
4.Vertical panel lift glazed facade.

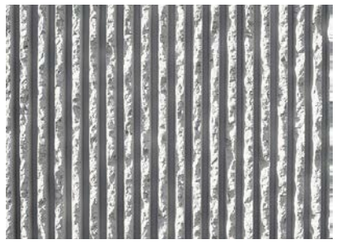
CONCEPT DESIGN

EAST BUILDING TOWER FORMS & FAÇADES

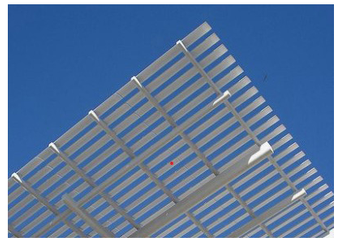
13.15 ROBERTS STREET ELEVATION

1. Heavily textured pre-cast concrete wall panels with integral white colour.
2. Photo voltaic solar glass panels configured as sun shading awning.
3. Perforated metal panels to screen storage areas and air conditioning units on balconies.
4. Vertical privacy screens made from transparent photo voltaic solar glass that can generate electricity and provides shade to private open space.
5. Vertical balcony gardens to provide greenery to apartments.
6. Partial concrete and glazed balconies provide building modulation and facade articulation.

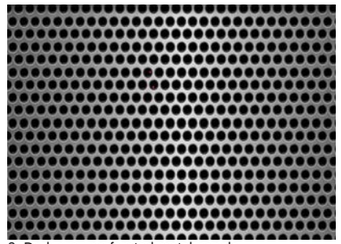




1.Textured white precast concrete panels



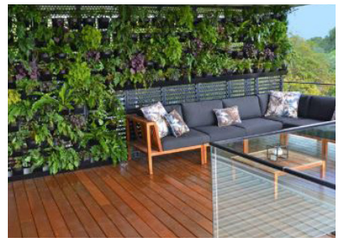
2. Photovoltaic Panel Sun screens.



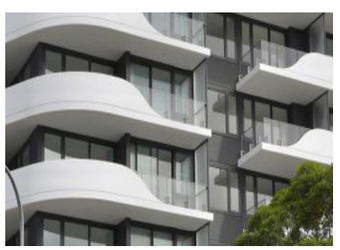
3. Dark grey perforated metal panels.

4. Vertical photovolalic privacy and Sun Screens.

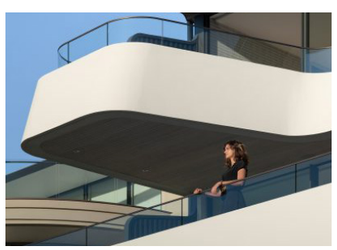
5.Perforated metal screens



5.Perforated metal screens



6.Perforated metal screens



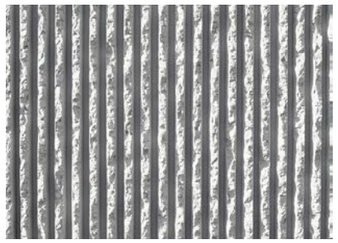
6.Perforated metal screens

CONCEPT DESIGN

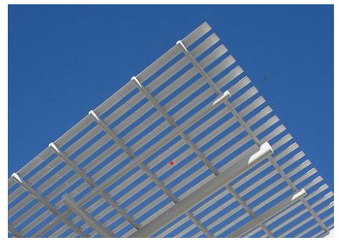
EAST BUILDING TOWER FORMS & FAÇADES

13.15.1 NORTHERN FACADE

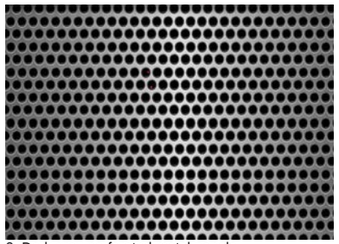
1. Heavily textured pre-cast concrete wall panels with integral white colour.
2. Photo voltaic solar glass panels configured as sun shading awning.
3. Perforated metal panels to screen storage areas and air conditioning units on balconies.
4. Vertical privacy screens made from transparent photo voltaic solar glass that can generate electricity and provides shade to private open space.
5. Vertical balcony gardens to provide greenery to apartments.
6. Partial concrete and glazed balconies provide building modulation and facade articulation.



1.Textured white precast concrete panels



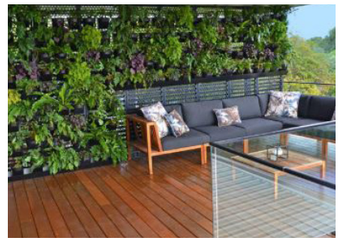
2. Photovoltalic Panel Sun screens.



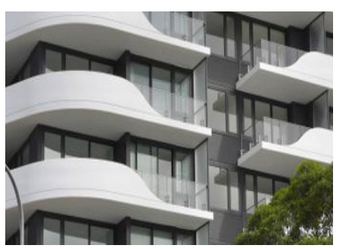
3. Dark grey perforated metal panels.

4. Vertical photovolalic privacy and Sun Screens.

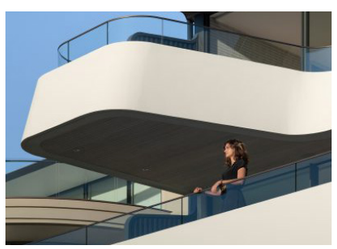
5.Perforated metal screens



5.Perforated metal screens



6.Perforated metal screens



6.Perforated metal screens

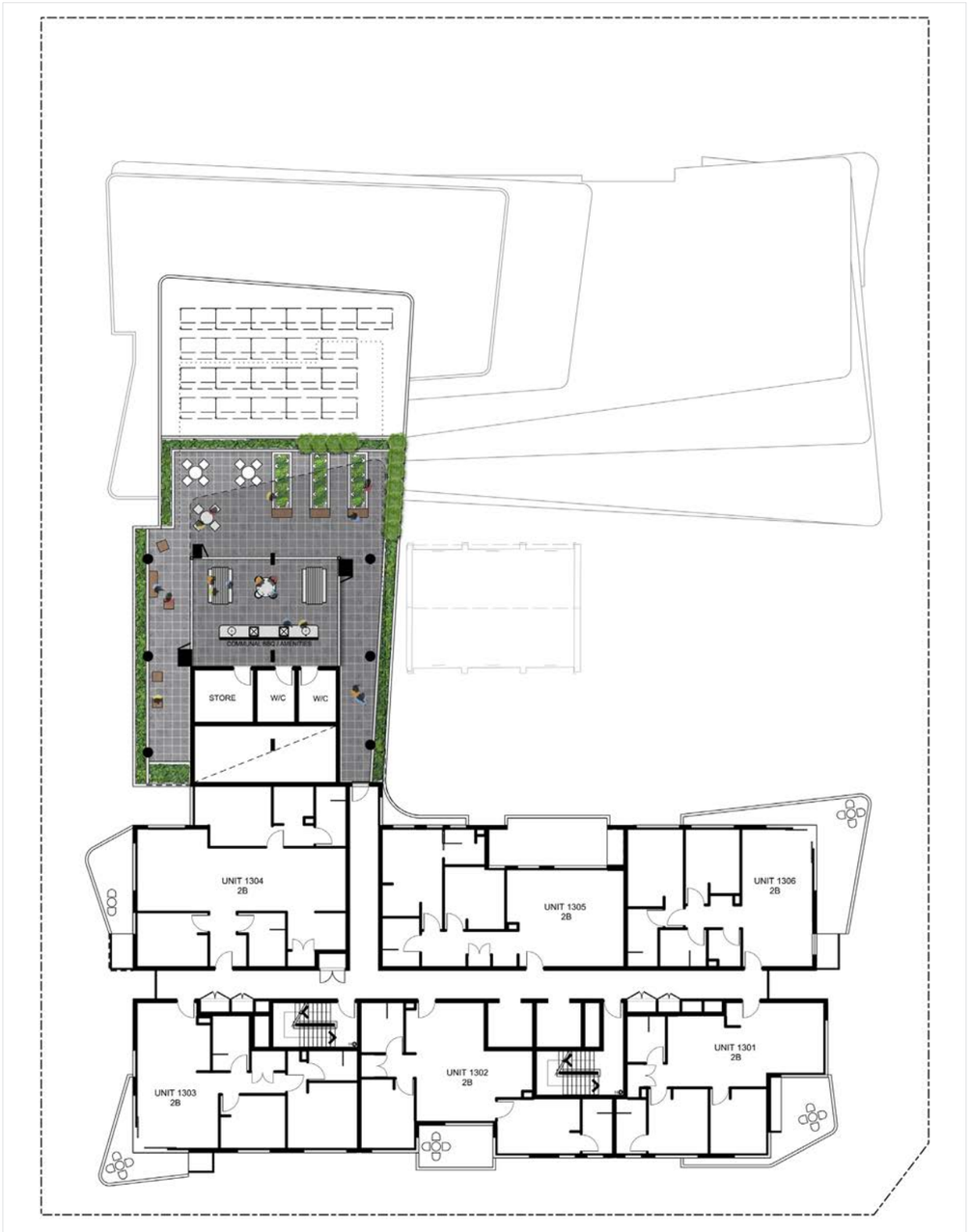
13.16 COMMUNAL ROOF TERRACES

13.16.1 WEST BUILDING - LEVEL 2

- Communal open space is to provide:
  - opportunities for passive recreation and social interaction;
  - seating areas for both individuals and groups;
  - facilities for outdoor eating;
  - function space;
  - raised planting beds for residents to grow their own herbs and vegetables; and
  - screens where required for wind protection.
- Planting is to incorporate a mix of permanent green elements and species with foliage and flowers that provide seasonal interest, to enhance views and amenity.
- Plants are also to be low maintenance, have low water requirements and be tolerant of wind.
- A range of native and exotic plants is to be provided to:
  - promote biodiversity;
  - allow for winter sun and summer shade;
  - provide an enhanced visual aesthetic;
  - promote a connection with nature;
  - provide screening and buffers at critical private to public areas; and
  - provide a low maintenance and drought tolerant landscape.

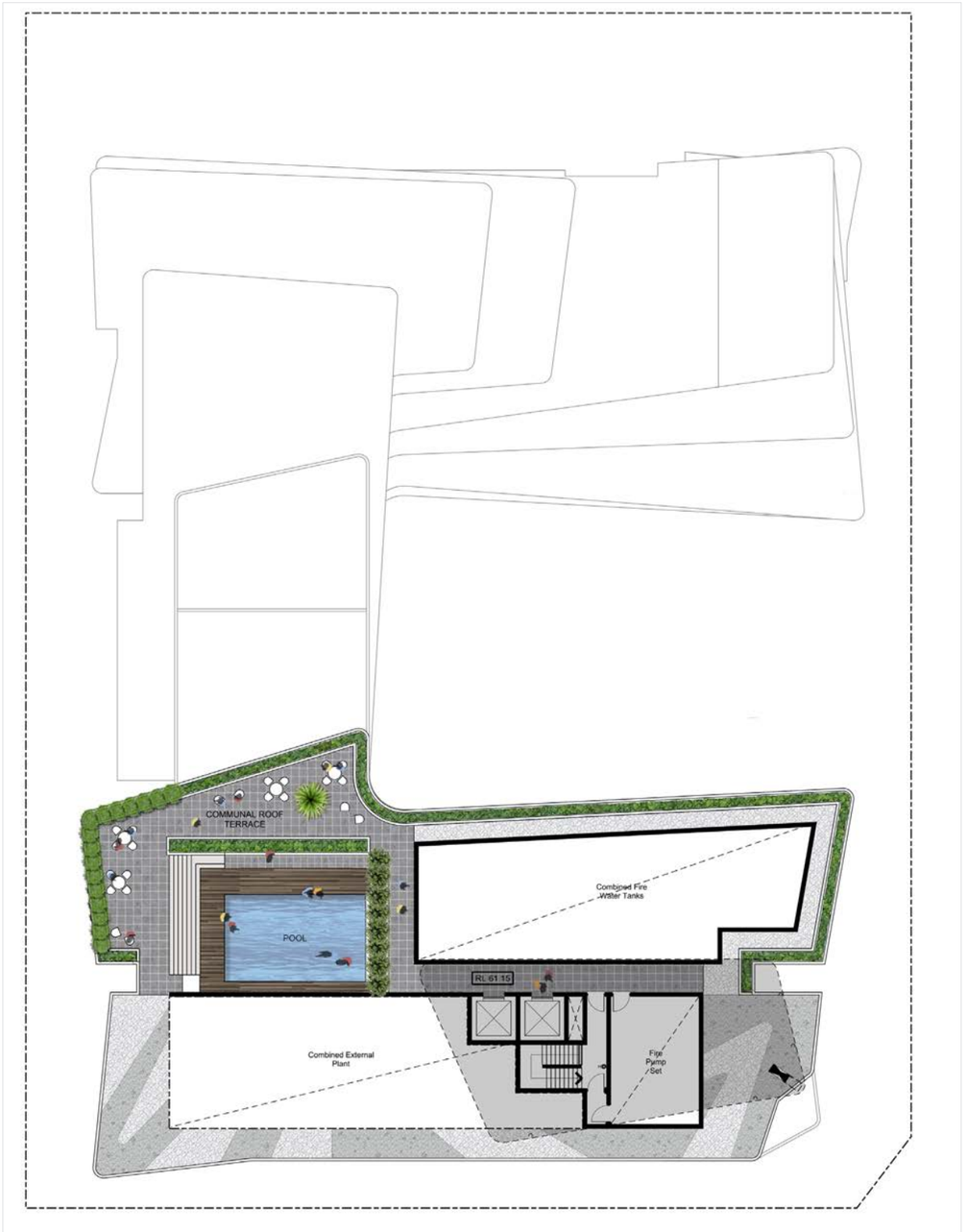
WEST BUILDING - LEVEL 2

13.16.2 WEST BUILDING - LEVEL 13



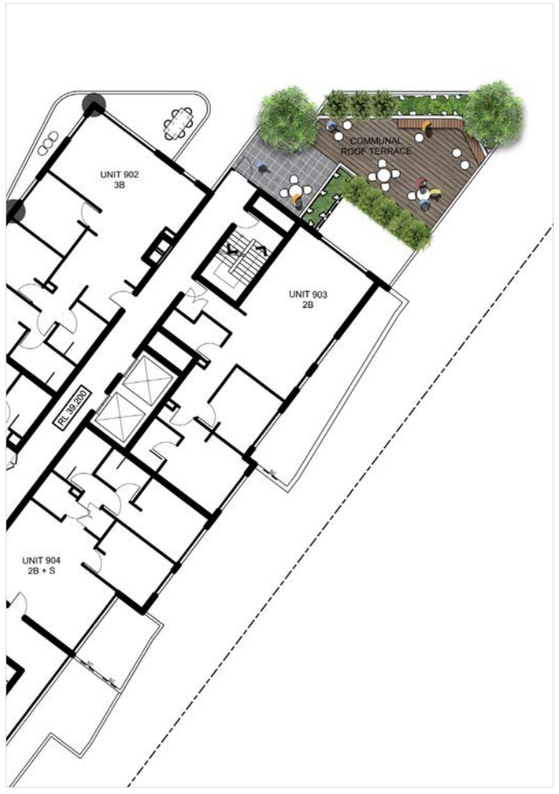
COMMUNAL ROOF TERRACES

13.16.3 WEST BUILDING - LEVEL 15



CONCEPT DESIGN

COMMUNAL ROOF TERRACES



EAST BUILDING - LEVEL 9

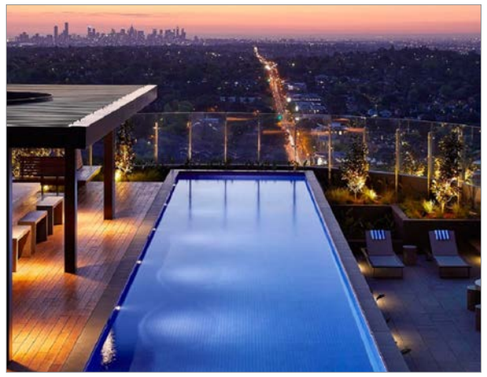
EAST BUILDING - LEVEL 10

CONCEPT DESIGN

COMMUNAL ROOF TERRACES

13.16.4 LANDSCAPE CHARACTER AND MATERIALS

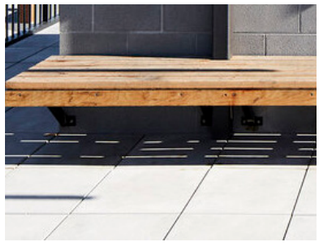


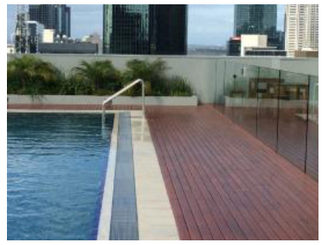




PRECEDENT IMAGES

Pre-cast concrete paving

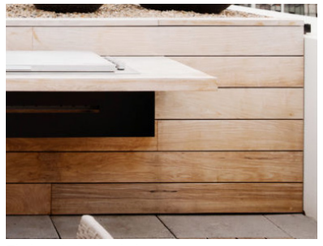




Timber decking

Decorative gravel

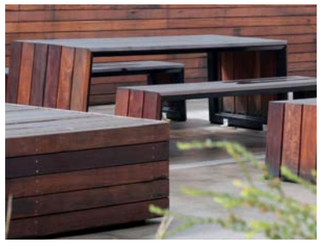
Recycled aggregate



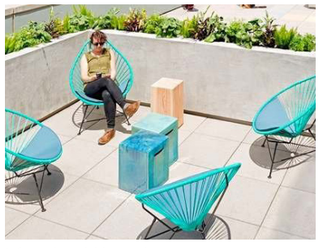
Timber clad raised planter

Outdoor BBQ

Raised vegetable garden



Outdoor dining tables and bench seats
Timber clad box seats



Informal poolside seating

Flexible seating - individuals

COMMUNAL ROOF TERRACES

Indicative Plant Species

BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	ORIGIN		WATERWISE RATING	
Trees							
Banksia menziesii	Firewood Banksia	5-10m	3-5m	N	WA*	Y	n/a
Citrus aurantifolia 'Sublime'	Dwarf Lime	1.5m	1.0	exotic		Y	little
Lagerstroemia indica x fauriei 'Natchez'	White Crepe Myrtle	7m	5m	exotic		Y	little
Laurus nobilis	Bay Tree	7m	3m	exotic		Y	little
Magnolia grandiflora 'Little Gem'	Evergreen Magnolia	4m	2.5	exotic		Y	little
Olea europaea 'Swan Hill'	Fruitless Olive Swan Hill	6m	3m	exotic		Y	min.
Waterhousia floribunda	Weeping Lilly Pilly	8m	2-4m	N	NSW Qld	Y	little
Shrubs							
Adenanthos cuneatus	Basket Flower	1m	1.5m	N	WA	Y	min.
Banksia attenuata Dwarf	Candlestick Banksia/Biara	1.5m	1.5m	N	WA*	Y	min.
Banksia nivea	Couch Honeypot	1m	1m	N	WA*	Y	min.
Olearia axillaris 'Beach Ball'	Coast Daisy Bush	0.4m	0.8m	N	WA#	Y	min.
Philodendron 'Xanadu'	Xanadu	0.5 - 0.9m	0.5 - 0.7m	exotic		Y	little
Pittosporum tobira 'Miss Muffett'	Dwarf Mock Orange	1m	2m	exotic		Y	little
Groundcovers							
Anigozanthos spp	Kangaroo Paw	0.4-1m	0.3-1.2m	N	WA*	Y	min.-little
Conostylis candicans	Grey Cottonhead=	0.3m	0.5m	N	WA*	Y	min.
Dianella caerulea 'Cassa Blue'	Blue Flax Lily	0.5m	0.4m	N	Qld to Tas	Y	little
Dianella revoluta 'Little Rev'	Little Rev Flax Lily	0.4m	0.3m	N	WA#	Y	min.
Eremophila glabra 'Kalbarri Carpet'	Emu Bush	0.2m	2m	N	WA#	Y	min.
Helichrysum petiolare	Licorice Plant	0.6m	1.5m	exotic		Y	min.
Liriope muscari 'Just Right'	Just Right Lily Turf	0.5m	0.5m	exotic		Y	little
Lomandra confertifolia 'Little Con'	Little Con Mat Rush	0.3 - 0.4m	0.5m	N	Qld to VIC	Y	min.
Lomandra longifolia 'Tanika'	Spiny Headed Mat Rush	0.7	0.6	N	Qld to Tas, SA	Y	min.
Senecio serpens	Blue Chalk Sticks	0.6m	0.9m	exotic		Y	min.

* Swan Coastal Plain Banksia Woodlands species

\# Variety/cultivar of Banksia Woodlands species

Lagerstroemia 'Natchez'
White Crepe Myrtle

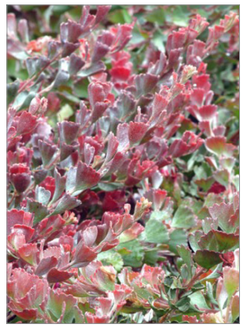
Citrus aurantifolia 'Sublime'
Dwarf Lime

Magnolia grandiflora 'Little Gem'
Evergreen Magnolia

Olea europaea 'Swan Hill'
Fruitless Olive Swan Hill

Banksia menziesii
Firewood Banksia

TREES

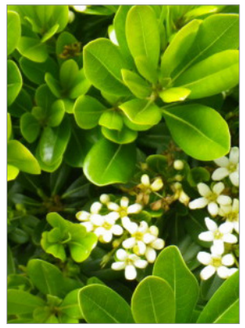


Adenanthos cuneatus
Basket Flower

Philodendron 'Xanadu'
Xanadu

Banksia attenuata Dwarf
Candlestick Banksia/Biara

Banksia nivea
Couch Honeypot



Pittosporum tobira 'Miss Muffett'
Dwarf Mock Orange

Olearia axillaris 'Beach Ball'
Coast Daisy Bush

SHRUBS

Anigozanthos spp
Kangaroo Paw

Eremophila 'Kalbarri Carpet'
Emu Bush

Liriope muscari 'Just Right'
Just Right Lily Turf

Dianella revoluta 'Little Rev'
Little Rev Flax Lily

Helichrysum petiolare
Licorice Plant

Dianella 'Cassa Blue'
Blue Flax Lily

Lomandra longifolia 'Tanika'
Spiny Headed Mat Rush

GROUNDCOVERS

13.17 STREETSCAPES

13.17.1 CASSEY STREET LINKING PATHWAY

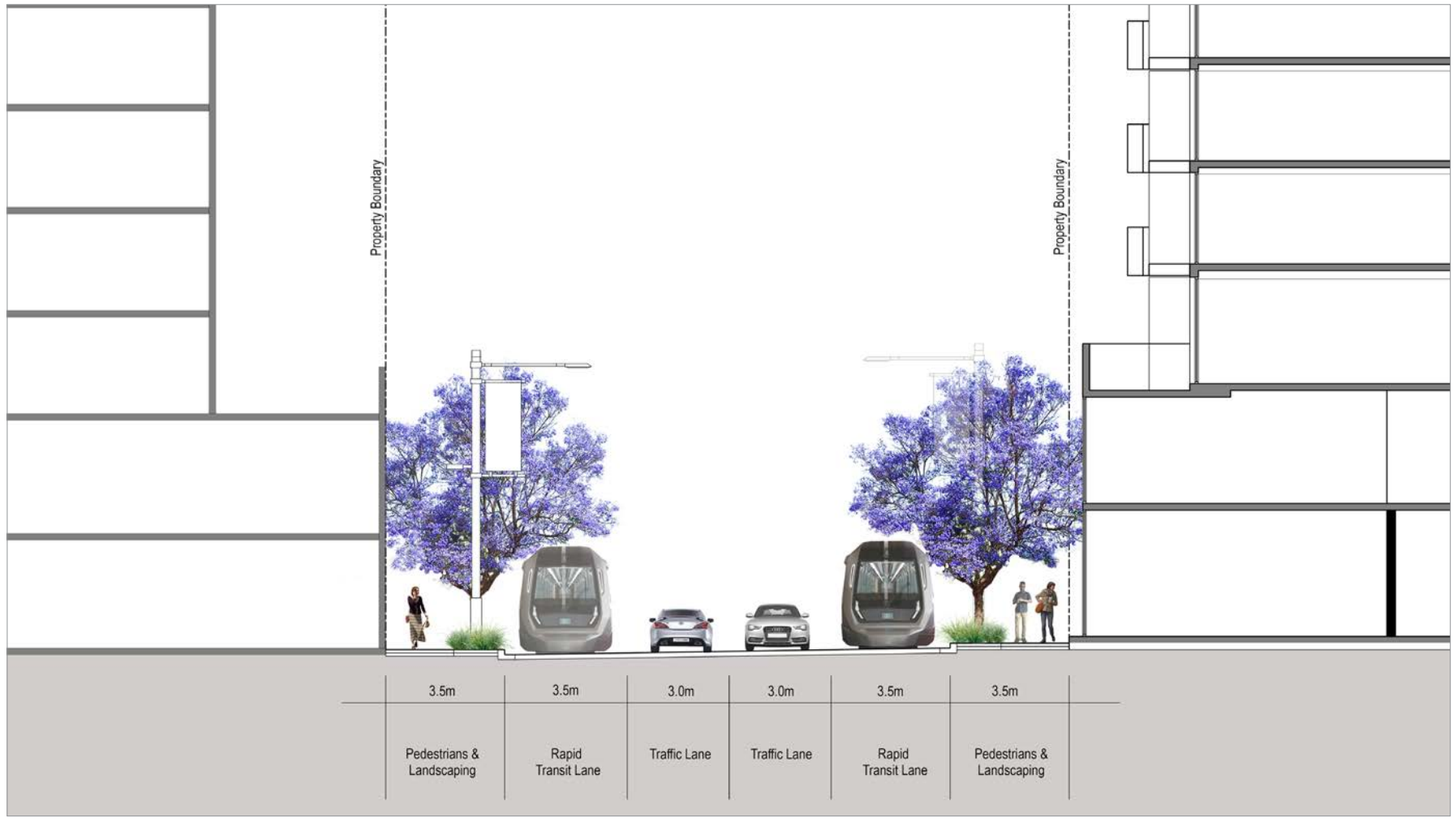
- The CBACP identifies Cassey Street as a 'Linking Pathway' and notes that this street will play a vital role in the provision of the public realm and the delivery of the "living streets and vibrant centre' urban design initiative which aims to connect pedestrian routes and people across all Quarters of the CBACP precinct.
- Extensive active frontages are required along Cassey Street to encourage interaction between the street and the development.
- It is proposed that retail tenancies are to be provided for the full extend on the Cassey Street Frontage except where there is a proposed active passage way connecting Cassey street to the public plaza.
- To encourage use of this important street frontage an awning will be provided for the full length of the facade to provide weather protection and visual interest at street level.

SECTION THROUGH CASSEY STREET - EXISTING CONTEXT

CONCEPT DESIGN

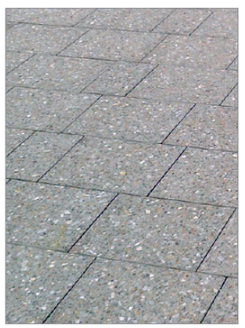
CASSEY STREET LINKING PATHWAY

- The landscape treatment of the Cassey Street Linking Pathway is to facilitate and enhance pedestrian movement and provide public domain amenity.
- To support the greening of the road corridor, planting along Cassey Street is to include:
  - Jacaranda mimosifolia in accordance with the *City of South Perth Street Tree* Management Plan 2015; and
  - a native grass understorey to the street trees utilising drought tolerant species.
- Paving and streetscape elements are to be robust and durable and selected to support the Canning Bridge Activity Centre identity.
- Paving along the north side of Cassey Street is to be consistent with the Como Plaza paving to promote a cohesive public domain.

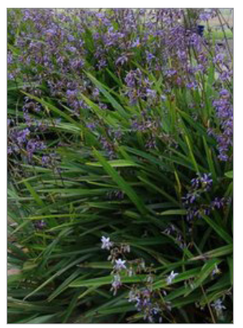


SECTION THROUGH CASSEY STREET - FUTURE CONTEXT

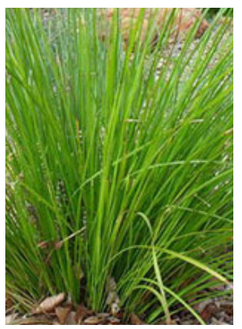
pre-cast concrete paving



Jacaranda mimosifolia
Jacaranda



Dianella revoluta 'Revelation'
Revelation Flax Lily



Lomandra longifolia 'Tanika'
Tanika Mat Rush

Dianella revoluta 'Little Rev'
Little Rev Flax Lily

INDICATIVE PLANT SPECIES

13.17.2 ROBERT STREET STREETSCAPE

- Robert Street will continue to provide an important pedestrian pathway connecting the Cassey Quarter residential neighbourhood to public transport and community and recreational facilities.
- It is proposed that Robert Street will be closed to traffic at the southern end which will ensure that vehicles using the street will be limited to local traffic.
- It is proposed that cafes with alfresco dining, retail and residential lobbies are to be located along Robert Street to provide active frontages to promote activity within the public realm.
- To encourage use of this important street frontage an awning is proposed to provide weather protection and visual interest at street level.

VIEW SOUTH ALONG ROBERT STREET

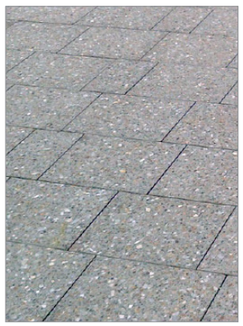
CONCEPT DESIGN

ROBERT STREET STREETSCAPE

- The landscape treatment along Robert Street is to facilitate and enhance pedestrian movement and provide public domain amenity.
- To support the greening of the road corridor, planting along Robert Street is to include:
  - *Agonis flexuosa* in accordance with the *City of South Perth Street Tree* Management Plan 2015; and
  - a native grass understorey to the street trees utilising drought tolerant species.
- Paving and streetscape elements are to be robust and durable and selected to support the Canning Bridge Activity Centre identity.
- Extended footpath zones are to accommodate outdoor seating associated with retail facilities adjoining the road corridor.

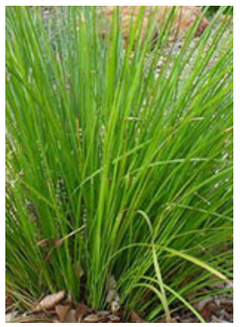
SECTION THROUGH ROBERT STREET

pre-cast concrete paving



Agonis flexuosa
Weeping Peppermint

Dianella revoluta 'Kentlyn'
Native Flax



Lomandra longifolia 'Tanika'
Tanika Mat Rush

Lomandra confrtifolia 'Little Con'
Little Con Mat Rush

INDICATIVE PLANT SPECIES

CONCEPT DESIGN

13.17.3 CANNING HIGHWAY

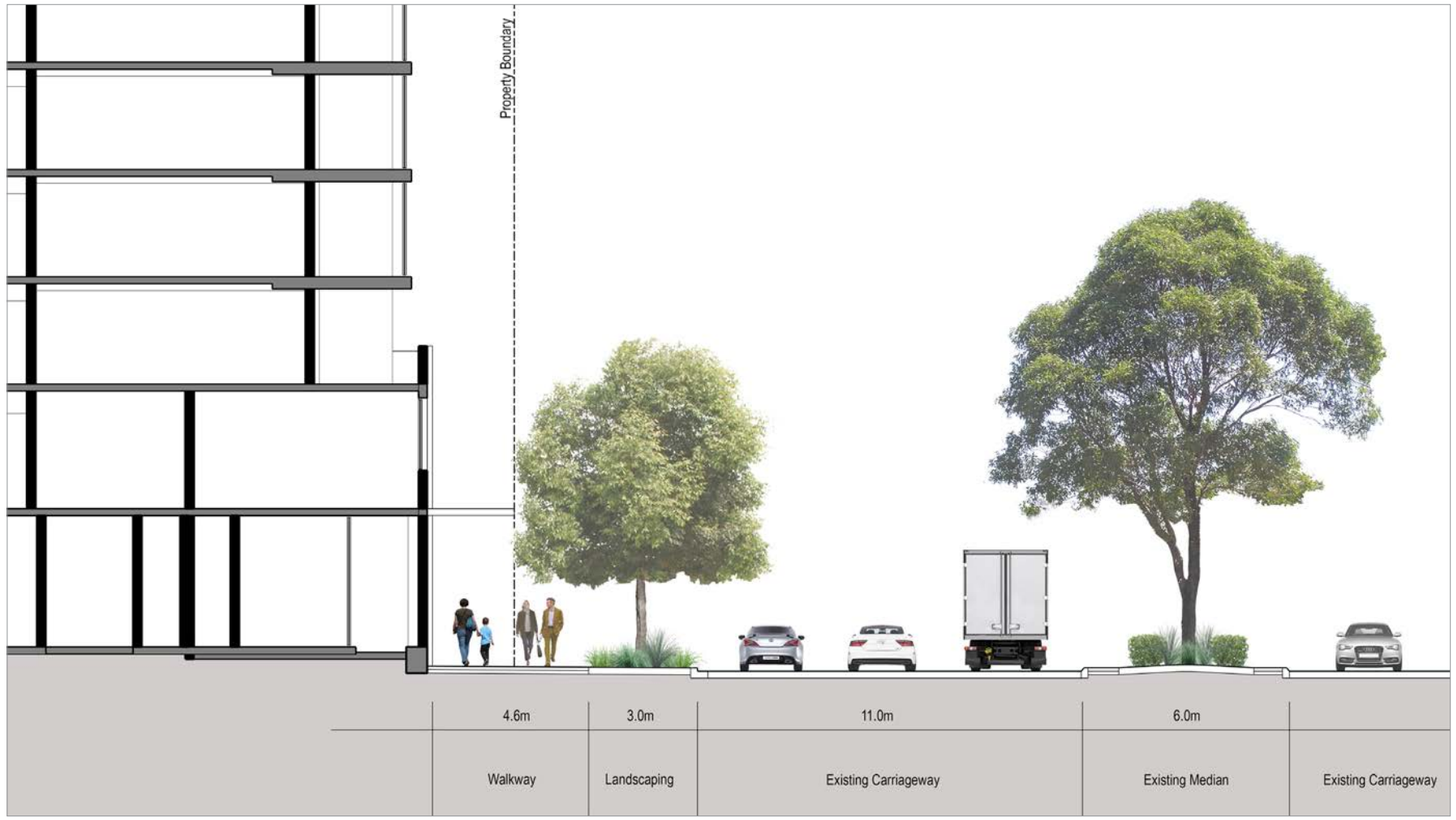
- The proposal has adopted the setback requirement for future widening of the Canning Highway.
- Café alfresco dining is proposed on the corner of the west and east building fronting the plaza and the Canning Highway.
- A colonnade is proposed on the eastern facade of the west building at street level to provide weather protection.

VIEW NORTH FROM THE CORNER OF CASSEY AND ROBERT STREET

CONCEPT DESIGN

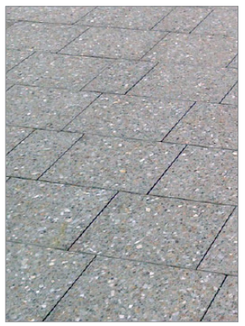
CANNING HIGHWAY

- The landscape treatment along Canning Highway is to facilitate and enhance pedestrian movement and provide public domain amenity.
- To support the greening of the road corridor, planting along the Highway is to include:
  - Native trees and groundcovers to unify the streetscape and to contribute to the creation of a boulevard character.
  - Medium sized evergreen street trees such as Eucalyptus torquata, which is included on the list of suitable street trees in the *City of South Perth Street Tree* Management Plan 2015.
  - A native grass understorey to the street trees utilising drought tolerant species.
- Paving and streetscape elements are to be robust and durable and selected to support the Canning Bridge Activity Centre identity.



SECTION THROUGH CANNING HIGHWAY

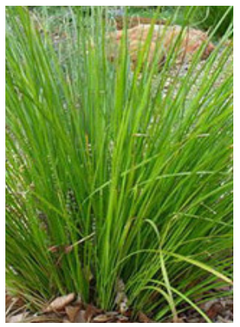
pre-cast concrete paving



Eucalyptus torquata
Coral Gum

INDICATIVE PLANT SPECIES

Lomandra longifolia 'Verday'
Verday Mat Rush



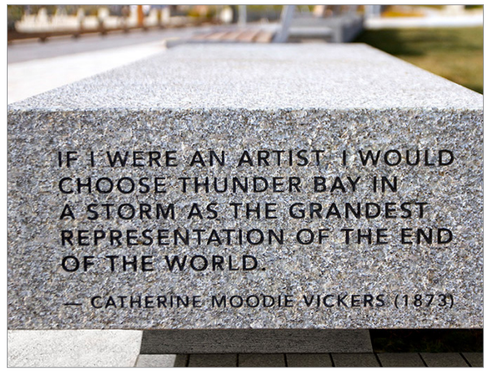
Lomandra longifolia 'Tanika'
Spiny Headed Mat Rush

Dianella revoluta 'Kentlyn'
Native Flax

CONCEPT DESIGN

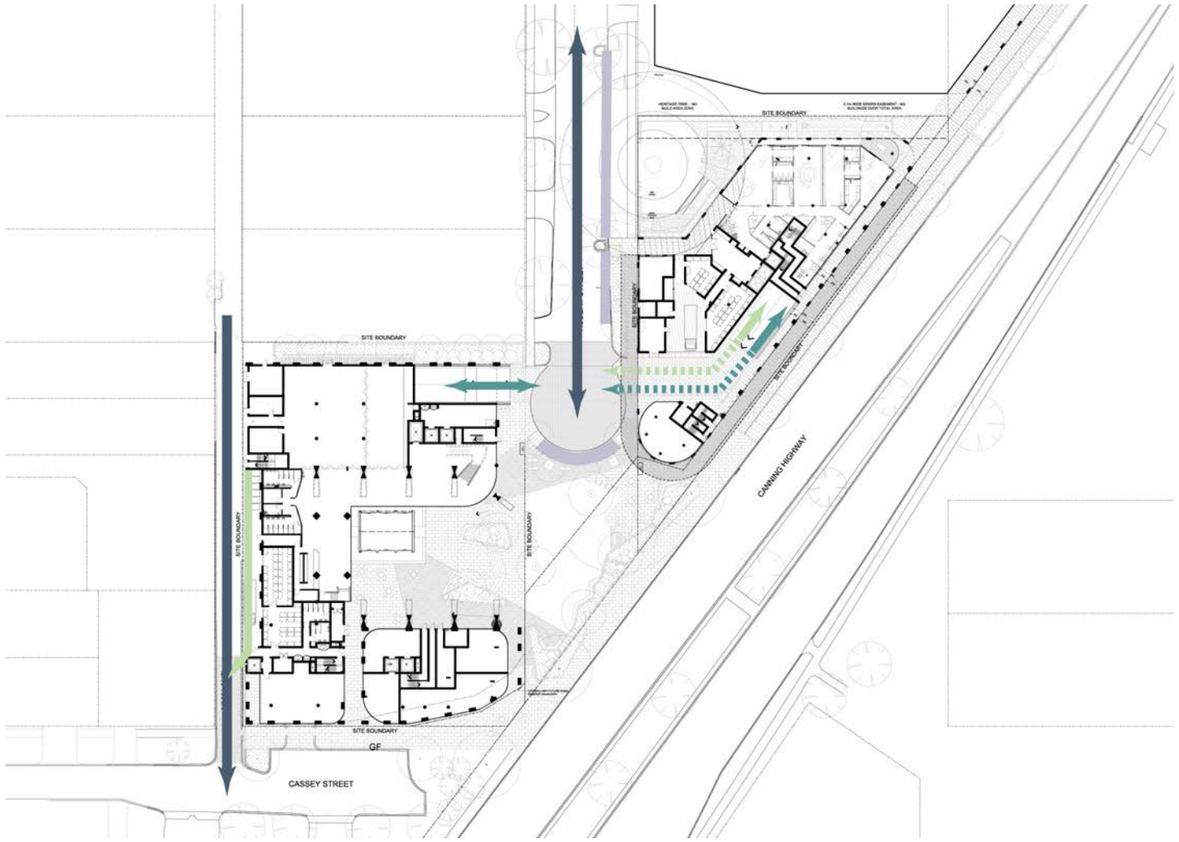
13.18 PUBLIC ART

- The Como Baptist Church proposes to deliver a program of Public Art as part of the redevelopment of their sites which identifies opportunities for the inclusion of innovative, site-specific and contemporary public art for the benefit of the community.
- It is proposed that the Artwork Opportunities and Concept designs will be identified through collaboration between the Church and the selected building/landscape architects.
- It is proposed that the Como Baptist Church will provide on-site public art works which are integrated into the design of the public plaza and surrounding public realm.
- It is the aim of the Como Baptist Church that the public art installed reflects the local character and cultural identity of the site so as to create a distinctive urban environment and memorable sense of place.
- Artworks will demonstrate a strong curatorial and conceptual connection to the place, its history including indigenous past and present, the history and shared ethos of the Como Baptist Church Community and the wider Como community.
- Artworks will acknowledge diverse cultural perspectives, including, indigenous artists, local artists, and artists that identify a strong connection to the Como Baptist Church will be highly recommended.
- Commissioned artwork will visually engage the community, acting as distinctive and inspiring attractors within the surrounding public realm.
- Commissioned artwork will be of a high quality, original and innovative.
- Artwork materials, and fabrication methods and techniques will adopt best practice in sustainability.
- Site-specific artworks will address the urban landscape, architectural design, and wider natural environment; artworks will encourage public engagement in communal spaces and animate and enliven the public domain.
- Artworks will be welcoming and conceptually accessible to people of all ages, backgrounds and identities.
- Artworks will also be physically accessible to all, inviting diverse opportunities for sensory interaction such as sight, touch and sound.
- Artworks will inspire, trigger curiosity and offer the delight of discovery.
- Artworks will reflect the values of the Como Baptist Church and other everyday users of the site as well as those of the local community.
- Early collaboration between artists and architectural and landscape designers will embrace opportunities for collaborations between artists, urban and landscape architects, and community, to create artworks that are integrated into the urban environment, and that are ultimately considered, connected and meaningful.
- For the full Public Art strategy refer to the Como Baptist Church Public Art Strategy.



13.19 VEHICULAR ACCESS AND WASTE MANAGEMENT

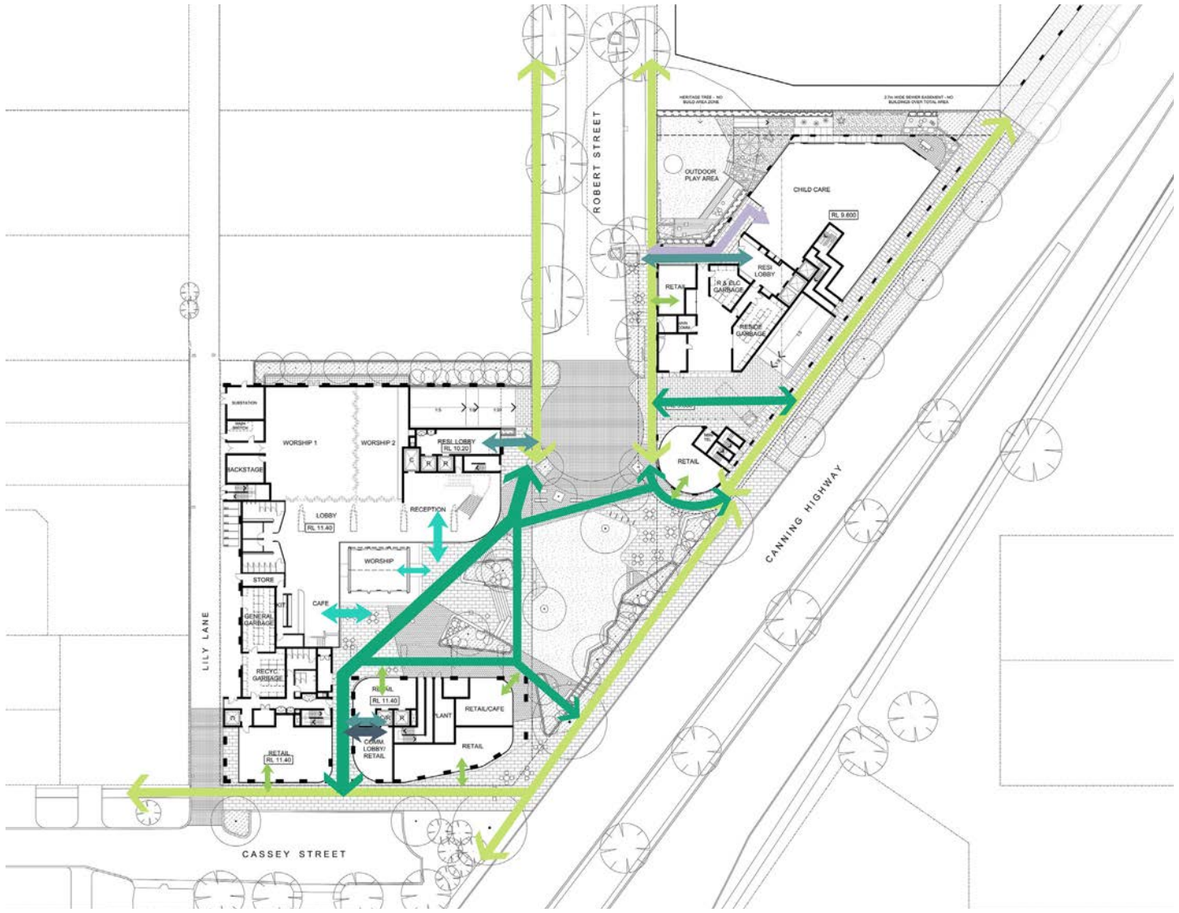
- Proposed closure of Robert Street will provide the opportunity for a public plaza to connect the east and east buildings at street level.
- Roberts street will terminate in a cul-de sac to provide a functional turning circle for vehicles traveling south along Robert Street.
- Closure of Roberts Street with a cul- de- sac and public plaza creates a public realm with minimal pedestrian vehicle conflicts.
- The cul-de-sac will provide an area for passenger drop off for the residential towers, church and act as a kiss and ride for the Cassey Street transport boulevard.
- Vehicle entry to western building basement carparking directly via the proposed cul-de-sac.
- Vehicle entry to eastern building via share way.
- Service vehicle entry to western building delivery area via Lily Lane for waste management.
- Service vehicle entry to eastern building via share way and managed with time restrictions._



CONCEPT DESIGN

13.20 PEDESTRIAN ACCESS

- The proposed public plaza will provide safe and legible cross site pedestrian paths connecting Robert Street to Cassey Street transport boulevard.
- Existing pedestrian footpaths upgraded and retained alone Cassey Street, Robert Street and the Canning Highway.
- Pedestrian building entries via the public plaza and Cassey and Robert Streets.
- Proposed retail tenancies to provide active frontages along Cassey Street and Robert Street.
- Church facilities and entries located within the public plaza.
- Residential entries via Roberts Street and from within the Public Plaza.
- Share way to connect public plaza to colonnade along Canning Highway.



CONCEPT DESIGN

13.21 DEEP SOIL PLANTING AND LANDSCAPE ON SLAB

- In accordance with the R Code Table 3.3a minimum deep soil area and tree provision controls,7% deep soil planting is required if existing trees are to be retained on site.
- The proposed design has been configured to retain the heritage Tuart Tree.
- Total site area of 5698sqm would therefore require 399 sqm of deep soil area to be provided.
- The east site will provide 245 sqm of deep soil planting leaving a shortfall of 155.5 sqm.
- In accordance with R Code clause A 3.3.7
  - "Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided."
- The shortfall of 155.5sqm of Deep soil planting will be provided as double this area in the form of planting on structure, i.e 310sqm of planting on structure will be required.
- The proposed design will provide 345sqm of planting on structure as illustrated in fig 13.21.1 and Fig 13.21.2.
- In addition to providing more than the requirement of planting on structure required, there will be an additional 475 sqm of deep soil to be provided as part of the plaza design located within the existing Robert Street road corridor.

	Site Area	Deep Soil (GF)	Planting on Structure (GF,L2)	Total
East	2267m²	245	-	245
West	3421m²	-	345	345
Combined	5698m²	245	345	590
Plaza	-	475	-	457
Total w/ Plaza	-	12.6% @ 720	345	1065

Deep Soil Requirement (7%):
5698 x 0.07 = 398.9m²

Planting on Structure Requirement
(Double the leftover area from Deep Soil):
398.86 - 243.41 = 155.45m²
155.45 x 2 = 310.9m²

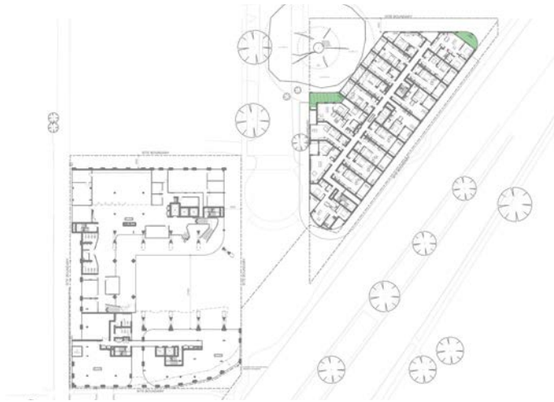
SECTION THROUGH CANNING HIGHWAY Fig 13.21.1

SECTION THROUGH CANNING HIGHWAY 13.21.2

13.22 MINIMUM AREA OF LANDSCAPE

- ELEMENT 10.3 of the CBACP requires the following:
  - Notwithstanding Clause 10.1, all development in the M15 and M10 Zone shall provide a minimum area of landscaping equal to 75% of the overall site area. This can be achieved via landscaped rooftop terraces or gardens, green walls, podiums and communal open space areas and does not have to comprise only of vegetated area. Balconies with an area of12m2 or greater shall be included in this area calculation.
- Total area of landscape to be provided will be 120% well exceeding the 75% requirement.

Ground level landscape area fig 13.22.1



First level landscape area fig 13.22.2

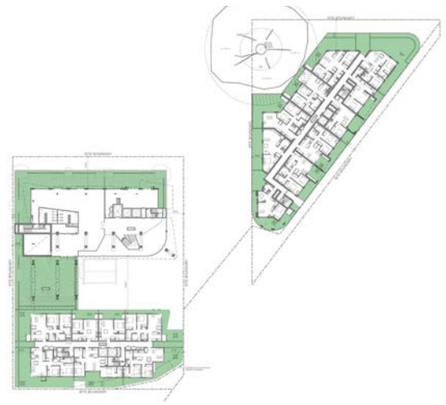
Legend:

Landscaping

Plaza Landscaping

	Site Area	Landscaping
East	2267m²	2220
West	3421m²	4530
Combined	5698m²	6750
Plaza	-	475
Total w/ Plaza	-	7225

Landscape Requirement (75%):
5698 x 0.75 = 4237.5m²



Second level landscape area fig 13.22.3

Third level landscape area fig 13.22.4

Levels 4-6 landscape area Fig 13.22.5

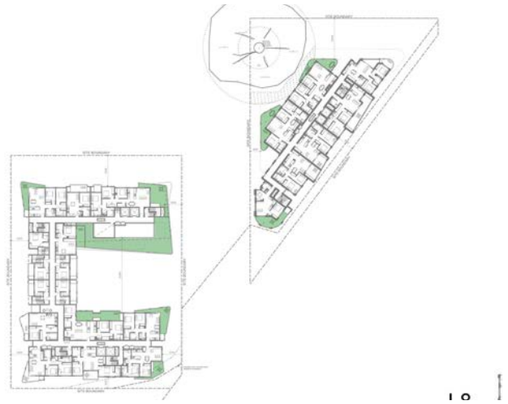
Level 7 landscape area fig 13.22.6

MINIMUM AREA OF LANDSCAPE

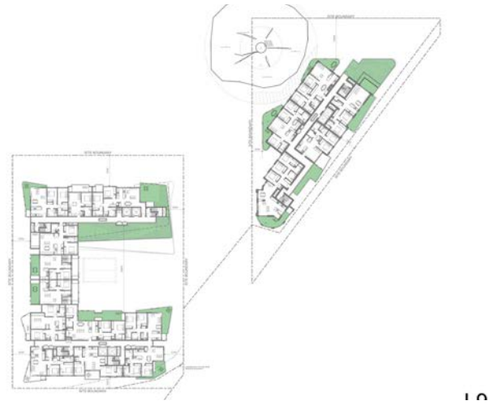
Legend:

Landscaping

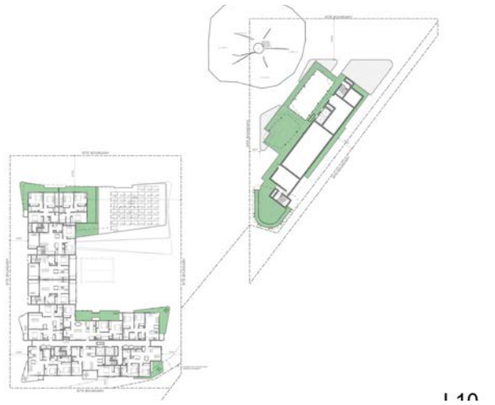
Plaza Landscaping



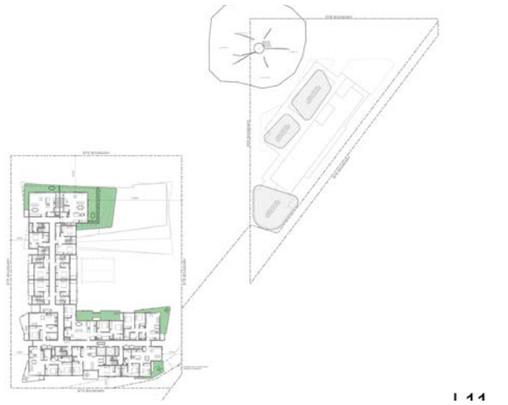
Level 8 landscape area fig 13.22.7



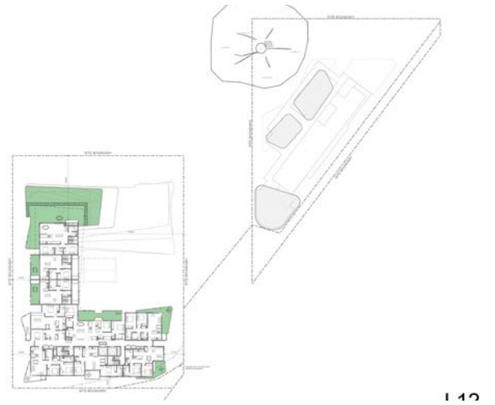
Level 9 landscape area fig 13.22.8



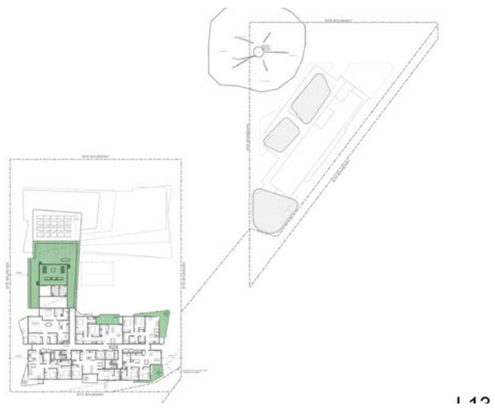
Level 10 landscape area fig 13.22.9



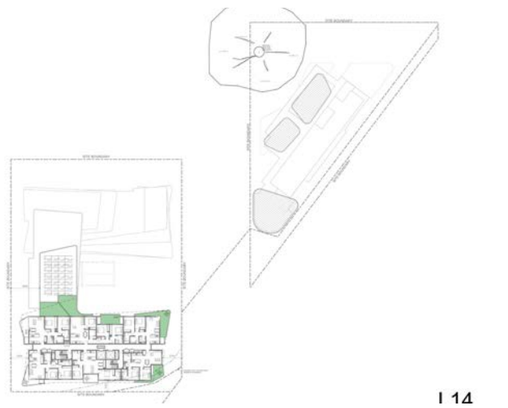
Level 11 landscape area fig 13.22.10



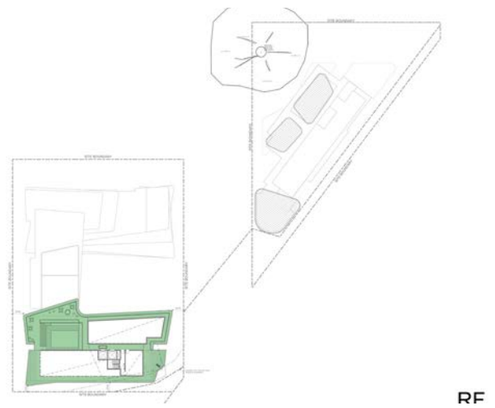
Level 12 landscape area Fig 13.22.11



Level 13 landscape area Fig 13.22.12



Level 14 landscape area fig 13.22.13



Level 15 landscape area Fig 13.22.14

14.0 RESPONSE TO R CODE 10 DESIGN PRINCIPLES

14.1 CONTEXT AND CHARACTER

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

Our aim has been to create a 'place' for the Como Baptist Church and the greater Como community to live,work,worship, meet, gather and socialise.

A key urban design principle for the development is 'contextual fit, which has been adopted to ensure that the proposed 'urban place' will not erode the existing sense community evident on the site, but instead enhance a greater sense of belonging for future church community and the Como community.

To establish the characteristics of the physical and social environment that could best deliver a physical contextual outcome for the site, the design team including urban designers, architects and landscape architects prepared a series of studies examining the historical, present and recently constructed apartment building, architecture and landscape within the suburb of Como.

Historical studies of the Baptist Church site were also undertaken,which identified the generous community service the church has provided to the greater Como community for almost 100 years and the community significance of the 1930's Chapel.

(Refer to pages of the DA Design Report).

The outcomes of these studies have informed many of the design decisions adopted for the project including the following:

- The podium massing adopted has a fine grain form which responds to scale of the existing sub division pattern and will provide an appropriate contextual fit with the existing Como streetscapes.
- The fine grain podium massing provides the opportunity to integrate the heritage Chapel and Tuart tree with a public plaza to maintain some of the physical characteristics and sense of belonging attached to the site based on a collective history.
- The smaller podium blocks will provide a more interesting network of pedestrian paths within and around the site.
- The podium design adopts a contemporary interpretation of the eclectic Como residential house typology where simple form masonry elements form the base of buildings which are then layered by decorative detailed verandas and awnings.
- The podium is designed to emphasise a horizontal layering whereby the ground floor would have heavier structural elements void of detail whilst the structure to the levels above appear lighter and more decorative. This will assist in creating a 'human scale' for pedestrians when visiting the public plaza and surrounding streetscapes.
- A decorative awning is to be introduced at ground level of the podium reminiscent of fretwork details used in historic Californian Bungalow and Federation architectural styles found within Como.
- Face brickwork is proposed for the podium to reflect the abundant historical and current use of brick construction for dwellings within the suburb of Como and to compliment the heritage chapel.
- The textual appearance and unit size of face brickwork will provide a materiality for the podium and streetscape which is contextual and compliments the historical and existing residential character of Como.
- The pallet of materials proposed for the podium such as face brickwork, timber look trim elements such as awnings, and aluminum window frames will be of high quality, robust and timeless with integral colours and finishes that compliment the materials abundantly found in the historical and present residential architecture of Como .
- The three tower buildings are designed to compliment and enhance the desired future character of the Cassey Quarter as a high density residential neighbourhood.
- The towers have be designed with forms and facade articulation to appear visually elegant and vertical rather than bulky when viewed from the public domain.
- The stepping building form and extruded floor slabs varying in orientation on all facades and will provide building forms which visually appear to change when viewed from different points within the public realm, creating a dynamic and organic character for the development.
- Active roof terrace areas will provide BBQ and entertaining areas integrated with landscape planters to visually and physically connect uses with nature. The landscape on terraces will enhance the organic character of the tower buildings when viewed from within the public realm.
- Apartment balcony spaces and terraces will effectively become the equivalent of the back yard for residents providing a place for informal entertainment and passive recreation. Vertical balcony gardens will provide greenery to apartments reflecting the residential garden character of Como, creating the opportunity to grow vegetables and flowers within private open space.
- The proposed Como Plaza will contribute greatly to enhancing the sense of place for the site as a community space located at the southern end of Robert Street, with direct connections to the Cassey Street linking pathway.
- The Plaza will have a high degree of visibility and openness to the surrounding residential area and will provide an inviting and inclusive environment offering pedestrian links, planting, seating and recreation areas.
- The Plaza is to be a multi-functional space catering for both short and long stay uses; informal activities such as picnics, relaxation and quiet contemplation; as well as organised events.
- The Plaza and roof terraces will incorporate species from the Banksia Woodlands plant community which once covered the site, as well as other native and exotic species, with low water requirements, that combine to enrich the open space and landscape experience, contribute to biodiversity, enhance views and allow for summer shade and winter sun. within the Plaza.
- Landscape species have also been selected for use in the plaza based on the historical association with the site. It is noted in the book 'Como Baptist Church through 75 Years' that a grove of Cape Lilac trees provided an arbour setting leading to the front door of the first Church on the site.
- Artwork that references the history and community function of the site will be integrated with landscape elements and provide points of interest and features within the Plaza.
- The proposed design of the Cassey Street frontage of the western building has been designed to fully compliant with the requirements of the CBACP to ensure that desired future character of this important linking pathway and activated transport boulevard will be delivered. The ground level fronting CAssey Street will be 100 % activated with retail space with the podium built up to the southern boundary of the site.
- The Eastern Building frontage to Canning Highway has been designed to deliver the objectives outlined in the CBACP to ensure the desired future character of this important transport corridor will be delivered. The ground level frontage to Canning Highway will be fully activated with a colonnade, retail space, the Early Learning Centre and shared way access to plaza.

RESPONSE TO R CODE 10 DESIGN PRINCIPLES

14.2 LANDSCAPE QUALITY

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

- A range of landscaped open spaces including a publicly accessible plaza and landscape roof terraces will be provided to cater for the diverse needs of the community, residents and anticipated visitors, each with a distinct character to provide a variety of experiences.
- The proposed development will provide a unique public plaza within the Cassey Quarter which will become more important as the area undergoes a transformation from low density to high density residential.
- The proposed design of the Plaza will contribute to the greening of public space and surrounding streets improving the Como pedestrian environment.
- The proposed plaza will replace the existing Robert Street pavement with planting and turfed areas improving infiltration and sustainability.
- The landscape design of the Plaza proposes the use of both evergreen and deciduous trees in a combination to provide sunny areas during cooler months and shady areas during warmer months to maximise pedestrian usage and comfort.
- The landscape design for the plaza will incorporate species from the Banksia Woodlands plant community which once covered the site, as well as other native and exotic species, with low water requirements, that combine to enrich the open space and landscape experience, contribute to biodiversity, enhance views and allow for summer shade and winter sun.
- The Plaza design will celebrate the natural and cultural history of the site through incorporation of plants significant to the Church as well as species from the Banksia Woodlands plant community ensuring that this important plant community is sustained and remains an important part of the Como ecology.
- The plaza has been designed to physically and visually integrate with the ground floor of the Church, with a seamless transition between the interior and exterior spaces which are arranged around the heritage chapel.
- The plaza will provide a generous landscaped open space at the heart of the development to enhance the public domain and pedestrian environment. It will provide open, inviting spaces where people will feel welcome and safe.
- Direct access between the plaza and proposed Church/ retail / commercial facilities at ground level which will help strengthen the civic function of the open space.
- The existing heritage Turat has been designed to be integrated within the outdoor play area of the Early Leaning Centre in a manner that will ensure will protect the tree and enhance its importance when viewed from the surrounding public realm.

14.3 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 proposed design aims to create an iconic and memorable development with a strong sense of place, located adjacent to the Cassey Street Linking Pathway.
- The podium massing adopted has a fine grain built form which responds to the scale of the existing sub division pattern and will provide an appropriate contextual fit with the existing Como streetscapes.
- The proposed podium height of two storeys provides a human scale to the development when viewed from within the public plaza and surrounding streets.
- The podium forms define the edge of the public plaza and visually enhances the street edges to Cassey Street, Canning Highway and Lily Lane.
- The building massing and height has been arranged on site to provide a sympathetic visual transition between the proposed 6-8 storey developments to the north of the site, 10 storey developments to the east and west of the site and the 15-20 storey developments to the south of the site.
- Element 21 of the CBACP provides the opportunity to achieve an additional 5 storey of height if Design Excellence can be demonstrated.
- The western building is proposed to adopt a stepped massing ranging between 10-15 storeys in height. The taller tower element of 15 storeys is to be located adjacent to Cassey Street to provide a visual transition between the future taller 15-20 storeys building forms proposed along the souther edge of Cassey Street. The 10 storey built form element is to be located adjacent to the northern boundary providing an appropriate visual transition to the adjoining H8 6-8 storey residential area.
- The stepped building form and bridge element joining the two western towers will provide a visual marker and focus contributing to the creation of a distinctive and interesting skyline for Como.
- The western building towers will both have a massing where the length of the building will be longer in east west dimension than the north south dimension which will provide the opportunity to create an elegant and slender tower form
- The additional 5 storey height bonus for the southern tower will assist in creating a slender and elegant building form..
- The arrangement of the stepped building form has been designed to enable good access to sunlight and daylight for the public plaza minimising in particular extended periods of overshadowing and will provide opportunities for sky views between buildings to maintain the perception of openness.
- The form of the eastern building is a response to the complex site constraints which include:
  - An irregular site configuration,
  - The requirement to retain the heritage Turat tree.
  - The future road widening of Canning Highway.
- Massing and height of the eastern building has been configured to provide a sympathetic visual transition between the proposed 10 storey developments to the north of the site, 10 storey developments to the east along Canning Highway and 10-15 storey massing of the western building.
- The eastern building is proposed to adopt a stepped massing ranging between 6-10 storeys in height. The taller tower element of 10 storeys is to be located to the south of the site adjacent to the proposed public plaza..
- The 6 storey massing building element is located towards the northern boundary to provide opportunities for sky views between buildings to maintain the perception of openness when viewed from within the Early Learning Centre outdoor play area.
- The circular tower element located at the southern end of the eastern building will provide an iconic visual marker for the development and public plaza when viewed by passing pedestrians and vehicles.

RESPONSE TO R CODE 10 DESIGN PRINCIPLES

14.3.1 FUNCTIONALITY AND BUILD QUALITY

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

- The Como Baptist Church in partnership with BDA aims to deliver a balance between functional requirements and optimum benefit over the full life cycle of the project by implementation of Universal Best Practice in Design initiatives such as;
  - The provision of universal access and all abilities approach to landscape open spaces including roof terraces and internal common areas of buildings.
  - Encouraging active transport alternatives to private vehicles such as bicycles walking and public transport by providing good and efficient pedestrian connectivity and end of trip facilities.
  - Providing a choice of housing types including studios, one bed, two bed and larger three bed apartments to appeal to a wide demographic and to support an ageing population.
  - Designing apartments to support ageing in place opportunities.
  - Monitoring environmental building performance and operational efficiency.
  - Implementation of effective energy/water metering and monitoring systems.
  - Implementation of a Waste Management Plan.
  - Implementation of high air quality control system.
  - Improved Lighting and Visual comfort to improve lighting quality in occupied space
  - Implement design features to reduce carbon dioxide emissions over its operation life.
  - Incorporate electric vehicle charge points within basement carparks and provide car spaces for car share scheme to service the residents of the development as a choice of using a private vehicle..
  - Incorporate energy efficient services and appliances.
  - Incorporate sub-soil irrigation, drought tolerant planting and green groundskeeping practices.
  - Implementation of Life Cycle Impact assessment.
  - Using materials that have minimal environmental impacts.
  - Using high quality materials with integral colour and finish which require low maintenance.

14.3.2 SUSTAINABILITY

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

- It is proposed that the development is aiming for 5.5 Star Green Star rating and 1 Star Fitwel certification.
- Refer to the Full Circle Sustainability Report included as part of this Development Application.
- Sustainability initiatives include the following
  - The proposed development is seeking to achieve a 5-Star Green Star Certification and Fitwel Certification, which includes the implementation of the following features intended to improve occupant and community health and wellbeing outcomes. Also, refer to submitted ESD reports by Full Circle Design Services for details.
  - Key design features targeted under Green Star for the proposed development as follow:
  - Comprehensive building facilities management for Operations and Maintenance.
  - Monitor environmental building performance and operational efficiency.
  - Implementation of effective energy/water metering and monitoring systems.
  - Implementation of Waste Management Plan.
  - Implementation of high air quality control system.
  - Implementation of acoustic and noise mitigation measures.
  - Improve Lighting and Visual comfort to improve lighting quality in occupied space
  - Incorporate thermal comfort exceed BCA requirements and achieve minimum 7 Star NatHERS certification or equivalent.
  - Implement design features to reduce carbon emission over its operation life.
  - Offset operational costs for occupants with 100kW solar array system provided.
  - Incorporate electric vehicle charges and car share scheme service.
  - Incorporate Active Transport/End Of Trip facilities.
  - Incorporate energy efficient services and appliances.
  - Incorporate sub-soil irrigation, drought tolerant planting and green groundskeeping practices.
  - Implementation of Life Cycle Impact assessment.
  - Ensure selection of low environmental impact materials procured.
  - Undertake Contamination and Hazardous materials survey and assessment.
  - Minimise urban heat island effect on site.
  - Minimise light spill pollution to surrounding context.
  - Implementation of Universal best practice design.
  - Implementation of Sustainable Operation and Climate Change Adaption Plan. Implementation of Sustainable Groundskeeping operation and green cleaning policy.
  - Engage Independent Commissioning Agent.
  - Undertake building commissioning assessment in operational efficiency.
  - Undertake pre & post occupancy analysis, services and maintainability Review.

- Key additional health and wellness benefits under Fitwel for the proposed development as follow:
  - Provide bike share programs to support active transportation.
  - Integrate street furniture with building ground plane, pedestrian network and cyclist infrastructure.
  - Provide community shuttle services.
  - Improve universal accessibility for visitors and aging in place for locals
  - Implement parking efficiency practice.
  - Provide point-of-decision signs and visibility of stairs to promote stair use by occupants.
  - Establish and implement an Indoor Air Quality policy.
  - Share Indoor Air Quality policy with regular occupants to improve environmental awareness.
  - Implementation of an Integrated Pest Management plan.
  - Provide operable windows in common area for occupants where possible and practical.
  - Conduct regular occupant satisfaction survey for regular occupants.
  - Establish and implement a Stakeholder Collaboration Process.
  - Provide universally accessible water supplies and refilling station in common areas.
  - Conduct regular water quality testing.

RESPONSE TO R CODE 10 DESIGN PRINCIPLES

14.4 AMENITY

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

- The redevelopment of the Como Baptist Church aims to provide a diverse, active, safe and accessible Urban Village integrated with a variety of uses including expanded church facilities, an Early Learning Centre for children, private residential apartments,student and assisted accommodation ,convenience retail, medical centre , pharmacy, restaurants and cafes and high quality open spaces and public realm.
- The vision is to create a place of inclusion and opportunity that is to be open, integrated and diverse and a place that creates opportunities and programs to improve social outcomes.
- The proposed development will provide generous ground level landscaped open space at the heart of the development to enhance the public domain and pedestrian environment.
- The proposed public plaza will be an open an inviting spaces with good amenity where people will feel welcome and safe.
- The public plaza has been design as an accessible and inclusive environment to support a wide range of uses for social and recreational activities catering for both small and large groups..
- The combination of hard landscape, planting and turfed areas will provide a flexible outdoor area for both programmed events and informal activities.
- Building forms sculptured to provide good solar amenity to the public plaza during cooler winter months and landscape designed to provide shaded areas during the warmer summer months.
- Ground floor and first floor levels of church designed to be naturally ventilated for most of the year, operable facade elements will provide a seamless transition between the interior and exterior spaces
- Roof terraces are designed to provide good amenity for residents including opportunities for passive recreation and social interaction,seating areas for both individuals and groups;facilities for outdoor eating;function space raised planting beds for residents to grow their own herbs and vegetables; and screens where required for wind protection.
- Apartments are oriented to the north where possible to provide better than compliant R Code requirements for solar access of private open spaces.
- The eastern building is orientated to front Canning Highway and Robert Street as the site configuration restricts the building to be oriented to the north.
- Building forms and apartments are designed to provide better than compliant R Codes requirements for natural ventilation of apartments.
- Internal corridors within apartment buildings will be naturally ventilated and have good natural light to create a comfortable internal circulation within the buildings.
- Winter gardens are proposed for apartments fronting Canning Highway to provide good acoustics to mitigate this otherwise noisy environment.

14.5 LEGIBILITY

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

- The podium building form is designed to maximise pedestrian connectivity within and around the site.
- The plaza has been designed to reinforce existing pedestrian paths along Canning Highway, Robert Street and Cassey Street, whilst providing additional safe and legible paths between Canning Highway and Robert street to the future Cassey Street linking pathway via a public plaza.
- The public plaza has been design to enhance legibility by providing:
  - Legible, safe access to the building lobbies via the plaza open space with clear sight lines to surrounding streets and building entries.
  - The opportunity for pedestrian and passengers in vehicles to view the heritage chapel from the Canning Highway.
  - Transparency of podium façades to provide interest, activation and passive surveillance of plaza and surrounding streets.
  - The open space plaza and heritage chapel as a visual maker along the canning highway.
  - Direct and legible connections to and from the surrounding area.
  - Legible through site links and an improved walking experience between neighbouring residential areas and the Canning Bridge transport hub.
  - A safe and legible cross site pedestrian paths connecting Robert Street to Cassey Street transport boulevard.
  - Upgraded and retained existing footpaths alone Cassey Street, Robert Street and the Canning Highway.
  - Good legibility of entries to retail tenancies to provide active frontages along Cassey Street and Robert Street.
  - Good legibility of Church facilities and entries located within the public plaza.
  - The proposed closure of Robert Street will provide the opportunity for a public plaza to connect the east and east buildings a street level.
  - Vehicle legibility will be maxinised with all car park entries to be via Roberts Street with good wayfinding signage proposed both externally on the building facades and within the basement car parks.
  - The cul-de-sac will provide a legible area for passenger drop off for the residential towers, church and act as a kiss and ride for the Cassey Street transport boulevard.
  - All visitors using cars, motor cycles or bicycles will access the development via Robert Street creating a legible environment for visitors to the site.
  - To enhance the legibility of lobby entries a kit of parts will be established to create a visual language which assists in way finding and legibility of these important spaces.
  - This consistent approach to the design of the residential lobbies will assist visitors to identify points of entry when viewed from within the surrounding street scape or within the public plaza area.
- The kit of parts that will contribute to a consistent language of entries will include form of soffits, materiality, texture and colour of soffit linings, light fittings both ceiling and wall mounted, lighting including level of lux and colour, wall colour and applied graphics, loose furniture, floor material and colour and signage.
- Signage will be integrated with building elements and limited to reduce visual clutter.

RESPONSE TO R CODE 10 DESIGN PRINCIPLES

14.7 SAFETY

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

- The proposed podium form and landscaped plaza has been designed to enhance safety of residents and visitors.
- Retail / commercial activities are to be incorporated at Levels 1 - 2 of the podiums to provide maximum activation of surrounding streets , the public plaza and pedestrian links.
- Activated building frontages encourage use of the plaza as a place for the community to meet and gather providing a strong sense of security.
- Activated frontages will provide good passive surveillance of the plaza,
- A high level of activation will enhance public security and passive surveillance whilst improving the amenity of the public domain by encouraging pedestrian activity.
- An active street frontage will enhance the economy of the precinct by promoting uses that attract pedestrian traffic in areas of retail.
- Retail tenancies proposed along the ground level fronting Cassey street will provide good passive surveillance of the future transport Boulevard creating a safe area for commuters to wait.
- The Early Learning Centre, retail tenancies and a share way are proposed along the ground level fronting Canning highway which will provide good passive surveillance of the colonnade proposed along Canning Highway.
- Retail tenancies, residential lobbies and Church facilities to bge located at ground level fronting the plaza will provide good passive surveillance of the public plaza to create a safe and comfortable place for residents and visitors to gather and meet.
- Apartments above podium level orientated towards the plaza will contribute to the passive surveillance of this important public place.
- The proposed landscape design enhances visibility across and within the plaza and avoids planted areas that areas of concealment.
- The podium has been designed to maximise passive surveillance and avoid creating ares of concealment.

14.6 COMMUNITY

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

- The South Como Baptist Church site is being redeveloped to support the growth and vibrancy of the Church in the short and long term as well as to contribute to the revitalisation of the Canning Bridge Q3 Cassey Quarter Precinct.
- As a 'Not for Profit" developer Como Baptist Church in partnership with BDA seek to create a vibrant, nurturing community integrated with expanded church facilities, an Early Learning Centre for children, private residential apartments,student and assisted accommodation ,convenience retail, medical centre , pharmacy, restaurants and cafes and high quality open spaces and public realm.
- The vision is to create a place of inclusion and opportunity that is to be open, integrated and diverse and a place that creates opportunities and programs to improve social outcomes for the Church and the greater Como Community.
- For over 90 years the Como Baptist Church has been the “Light on the Hill” providing worship, education and support to the community of Como.
- From early days as a Sunday School, Como Baptist Church has provided bible teachings and studies as well as an extensive number of church and community activities and programs.
- It is the aim of this project is to provide a 'place' within the heart of the Cassey Quarter of the CBACP, for the Como Baptist Church to expand its programs and services to the greater Como community.
- The CBACP planning controls permit the option of a single podium form to cover the full of extent of the site eliminating the opportunity to provide ground level public space.
- The proposed fine grain podium form will deliver a unique ground level publicly accessible plaza that will catering for the diverse needs of the Como community, residents and anticipated visitors.
- The plaza will provide a generous landscaped open space at the heart of the development to enhance the public domain and pedestrian environment.
- The proposed plaza will provide open, inviting all abilities spaces where the Church community and greater Como community will feel welcome and safe.
- The open landscape areas will provide for social and recreational activities catering for both small and large community groups.
- The plaza has been designed to provide flexible outdoor areas for both programmed events and informal activities organised by the Church and other Como Community groups.
- The plaza has been designed to incorporate direct access to new retail / commercial facilities at ground level which will help strengthen the civic function of the open space.
- The plaza design proposes direct and legible accessible connections for all abilities to and from the surrounding area.
- The plaza design Incorporates legible through site links and an improved walking experience between neighbouring residential areas within Q3 and Q4 and the Canning Bridge transport hub to encourage the community usage.
- The development has been designed to cater for a wide range of community uses including, expanded church facilities, retail, commercial accommodation for a medical centre, an Early learning Centre, private apartments and student or assisted living apartments.

14.8 AESTHETICS

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

- The aesthetic adopted for the redevelopment of the Como Baptist Church Site has been established through an in depth understanding of the following:
  - Historical studies of the urban planning, architecture and landscape of the site and the surrounding Como district,
  - An understanding of the current architectural and landscape character of the site and the suburb of Como.
  - The desired future character of the site and the Cassey Quarter as outlined in the CBACP.
- The building podiums have been designed in accordance with the following principles:
  - To provide a strong base for each building.
  - To provide an appropriate human scale to streets and surrounding open space.
  - To provide legibility of building uses including retail, cafés and restaurant sentries, residential lobby entries, other building entries, and Church uses.
  - To incorporate colonnades , awnings and balconies to reinforce pedestrian circulation and connectivity.
  - To ensure that the podium is designed to encourage public engagement.
  - To reflect the historical significance of the existing Chapel both in architectural materiality but also the social significance of the Church within the Como Community.
  - Entries to the church, residential towers and commercial space are to be separated and clearly articulated from surrounding streets and open space.
- The podiums on the western side of Robert street are to be shaped to create two building elements flanking a public plaza which will create a building scale in keeping with the subdivision pattern of the surrounding area and the heritage chapel building.
- The podium design adopts a contemporary interpretation of the eclectic Como residential house typology where simple forms constructed in masonry articulate the base of buildings which are then layered by decorative detailed verandas and awnings.
- The east building podium building will incorporate an activated colonnade at ground level to contribute to realising the desire future character of the Canning Highway frontage for the Cassey Quarter as outlined in the CBACP.
- The colonnade has been designed as an integral part of the overall building form and is planned to provide a sealmess pedestrian pathway connecting to the future colonnade features to be provided as part of the redevelopment of properties to the north of the site.
- The proposed podium uses are to be clearly expressed through the design of the building facades to enhance visual interest.
- A decorative awning and soffit treatment is to be introduced to provide a detail of decoration reminiscent of timber fretwork details, and decorative ceiling treatments used in historic Californian Bungalow and Federation architectural styles.
- The selection of materials proposed for the podium will be high quality, robust and timeless with integral colours and finishes.
- Materials will have low reflectivity or gloss for the exterior of podium buildings.
- Contrasting materials and colours are to be used to assist in the articulation of building elements.
- Aluminum frame windows doors and trim elements with powder-coated finish and dark charcoal colour.
- Base building colours are to be in earthy, neutral tones with minimal colour intensity (or hue).
- Facebrick to reflect the colour of the heritage chapel and unit size reflecting a residential construction materiality associated with the Como area.
- Trim colours for window and door are to provide a darker contrast to base building colours and have a semi gloss finish.
- Timber look soffit to colonnades and podium overhangs.
- The west building tower form reflects a contoured landscape form with a bridge element to create an iconic marker within the present and future skyline of Como.
- The proposed stepped building form and bridge link will visually mark the site as an important place for the Como community located in the heart of the Cassey Quarter and adjacent to the future linking path way and future transport boulevard.
- To address the uplift of urban density proposed for the Como Baptist site, tower buildings have be designed with forms and facade articulation to appear visually elegant and vertical rather than bulky when viewed from the public domain.
- The east building tower provides a well mannered edge to Canning Highway with a more simplistic building firm and articulation.
- The circular tower masonry element located at the southern end of the eastern building will provide an iconic visual marker as an important entry to the development and public plaza when viewed by passing pedestrians and vehicles.
- The western building stepping building form and extruded floor slabs varying in orientation on all facades and will provide building forms which visually appear to change when viewed from different points within the public realm, creating a dynamic and organic character for the development.
- Facade articulation of towers elements is configured is to enhance the vertical form of towers to provide an appearance of a taller slender building massing.
- Extruded floor slabs to provide finer grained horizontal articulation to towers.
- Sun screens to be introduced to eastern and western facades for solar control.
- Horizontal fins to be introduced to northern facades for solar control.
- Horizontal fins to be introduced to northern facades for solar control.
- Balconies to have a combination of solid and transparent sections of balustrades to ensure privacy.
- First tower level above the podium is to be recessed to visually express the podium and tower as two distinct building forms.
- Upper levels of buildings to be stepped back to provide a series of north facing roof terraces.
- Terrace areas to be integrated with landscape planters to connect internal spaces visually and physically with nature. Balconies and terraces become the back yard gardens of apartments a place for informal entertainment and passive recreation.
- Vertical balcony gardens will provide greenery to apartments and reflect the uses of the typical back garden of residential properties in Como by creating the opportunity to grow vegetables and flowers within the private open space.
- External operable screens are to be provided for privacy and solar control.
- Sculptural roof awnings to support photo voltaic arrays for sustainability.
- Building structural elements to be expressed and to contribute to the architectural aesthetic. Columns become iconic building features.
- The selection of materials proposed for towers will be high quality robust and timeless with integral colours and finishes.
- Contrasting materials and colours are to be used to assist in the articulation of building elements and to enhance the sense that the west building and east building are both part of a common precinct whilst visually different.
- Base building colours are to be in earthy, neutral tones with minimal colour intensity.

15.0 PRE LODGEMENT CONSIDERATIONS

Numerous meeting were held with South Perth planning officers, three formal design presentation sessions were undertaken with the South Perth Design Review Panel and two design presentations with the SDAU officers where by design issues were raised and discussed.

As an outcome of these various meetings the design team considered and responded to each of the issues in the development of the DA design.

The following issues were raised by the SDAU and South Perth Design Review Panel during the preparation of the DA design which have been responded to and addressed in the final DA design documentation.

15.1 DESIGN RESPONSE TO ISSUE 1

ISSUE RAISED BY SDAU

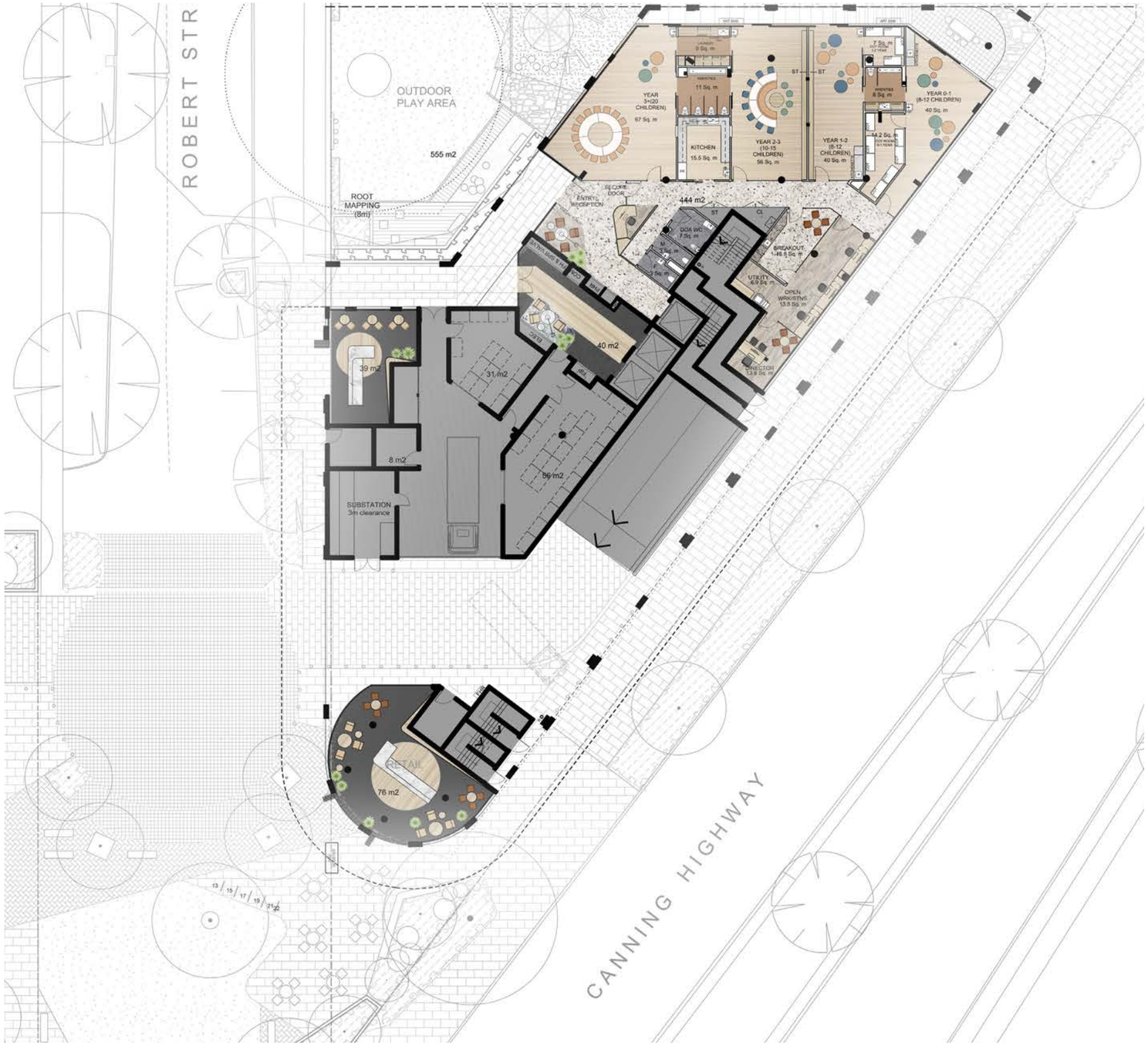
- *Activating the frontage along Canning Highway.*
-

ISSUE RAISED BY DESIGN REVIEW PANEL

- *Extent of blank un-sleeved ground floor loading dock and service areas situated on the 'triangle' site to Canning Highway. This is a blemish to the development.*

DESIGN RESPONSE

- To address the issue of Canning Highway activation and the CBACP requirement for a colonnade along Canning Highway the space adjacent to the East Building loading area and entry to the basement car park is designed as a publicly accessible high presentation space, which effectively becomes an extension of the public plaza and surrounding public realm.
- This area is designed as a shared zone which is shared safely by vehicles and pedestrians and where pedestrian priority and quality of life take precedence over ease of vehicle movement. Refer to Fig 2.1.1.
- The pavement surface will be consistent with the pedestrian areas within the plaza to highlight the difference in the street environment from the surrounding road network. Creative floor treatment material and colours will articulate traffic movement through the space.
- Signage will be provided to display a speed limit of 10 km/h and priority to pedestrian movement.
- Movement around delivery vehicles will be managed and time restricted.
- The retail space to the south will activate this shared zone area and also address the plaza and surrounding streets.
- The shared zone space will provide improved pedestrian linkages across the site and good activation both visually and physically along the Canning highway.
- The fire stairs and plant rooms for the East Building located along the Canning Highway are to be set in from the facade by 1m to create the visual effect of a colonnade that extends between the cafe and the Early Learning Centre. An awning for weather protection extends the full length of the Canning Highway facade. Given the irregular shape of the site, setback constraints for the future Canning Highway widening and the requirement to retain and protect the existing Tuart Tree a Colonnade for the full extend of the Canning Highway facade is not a viable outcome for the project.



Revised East Building Ground Level Plan. Fig 15.1.1

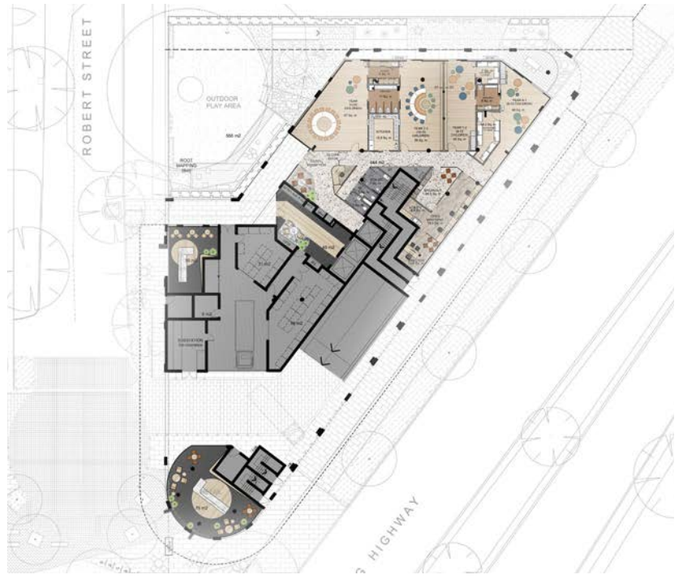
PRE-LODGMENT CONSIDERATIONS

CANNING HIGHWAY COLONNADE OPTION 1

- This option locates the basement car park security shutter along Robert Street and requires a screened treatment wall treatment to the Canning Highway with limited ground floor activation.
- The lack of activation and pedestrian interaction with the building at ground level along Canning Highway does not meet the urban design objectives of the Cannning Highway colonnade as specified in the CBACP.
- It was agreed that this was not a desired outcome for the development and this approach would not contribute the the future desired character of Canning Highway.

CANNING HIGHWAY COLONNADE OPTION 2

- To address the issue of Canning Highway activation and the CBACP requirement for a colonnade along Canning Highway the space adjacent to the East Building loading area and entry to the basement car park is designed as a publicly accessible high presentation space, which effectively becomes an extension of the public plaza and surrounding public realm.
- This area is designed as a shared zone which is shared safely by vehicles and pedestrians and where pedestrian priority and quality of life take precedence over ease of vehicle movement. Refer to Fig 15.1.1.
- This option didn't provide a colonnade along the full extent of the building frontage to Canning Highway.



CANNING HIGHWAY COLONNADE OPTION 3

- The preferred design option for the Canning Highway frontage addresses concerns around activation an the provision of a colonnade as part of the public pathway along this busy street.
- This option provides the following:
  - 100 % activation of the Early Learning centre to Canning Highway.
  - A 2.m wide colonnade and 3m awning along Canning Highway.
  - An extension of the public realm in the form of a shared way to enhance activation and activity for the Canning Highway frontage.
- This option provides good activation , a colonnade as required as part of the CABCP controls and addresses the blank wall design outcome of the previous design.

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 1

ISSUE RAISED BY SDAU

- *Activating the frontage along Canning Highway.*

ISSUE RAISED BY DESIGN REVIEW PANEL

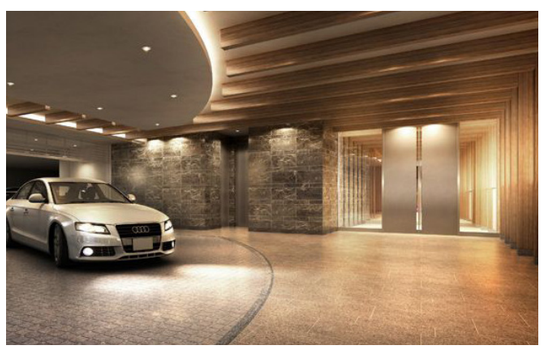
- *Extent of blank un-sleeved ground floor loading dock and service areas situated on the 'triangle' site to Canning Highway. This is a blemish to the development.*

DESIGN RESPONSE

- The public realm is to extend between the plaza and future cul-de-sac through the ground floor of the East building to the Canning Highway pedestrian footpath.
- The cafe to be located on the Southern end of the ground level of the East Building will activate the public plaza, the Canning Highway and the shared-way link through the East building. Refer to Fig 2.1.2.
- The fire stairs are to be set back 1m behind the brick columns to create the effect of a colonnade.
- The shared-way creates a colonnade larger than 3m in depth between the cafe and the early learning center along the Canning Highway.

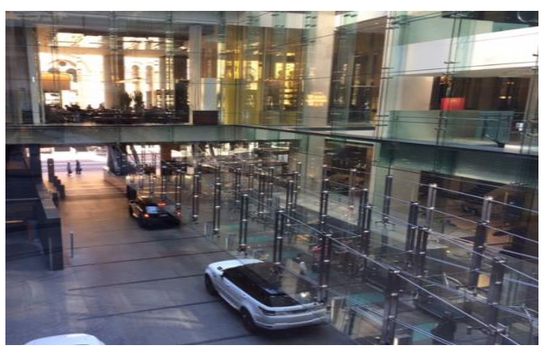
Proposed cafe to be located on the Corner of Robert Street and the Canning Highway. Fig 15.1.2.

Car showroom as an example of an internal vehicle environment.



Private apartment car park lobby as an example of an internal vehicle environment.

Car showroom as an example of an internal vehicle environment.



Hilton Hotel Sydney entry lobby as an example of an internal vehicle environment.

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 1

ISSUE RAISED BY SDAU

- *Activating the frontage along Canning Highway.*

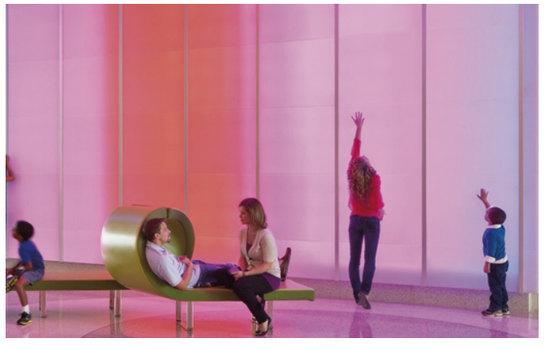
ISSUE RAISED BY DESIGN REVIEW PANEL

- *Extent of blank un-sleeved ground floor loading dock and service areas situated on the 'triangle' site to Canning Highway. This is a blemish to the development.*

DESIGN RESPONSE

- A ceiling treatment using high quality drop panels and lighting will evoke a sense of direction and movement through the shared-way. Refer to Fig 15.1.3.
- Acoustic panels will be introduced to mitigate adverse traffic noise.
- A glass balustrade will be provided to maximise viability of graphic panels and provide a safe and legible pedestrian environment within the shared way and along Canning Highway.
- Bollards will be located along the top of the ramp and between building columns to ensure pedestrian and vehicle safety.
- Custom folded metal graphic panels will be applied to walls within the shared way to provide images to be viewed on entry and exit from the basement carpark.
- Digital graphic panels to provide dynamic graphic displays for visual interest.
- The shared-way provides an extension of the public plaza and provides a safe and legible pedestrian connection to the colonnade to be located along the Canning Highway.

Share-way viewed from Canning Highway looking through to plaza. Fig 15.1.3.



Interactive dynamic digital graphic panels

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 1

ISSUE RAISED BY SDAU

- *Activating the frontage along Canning Highway.*

ISSUE RAISED BY DESIGN REVIEW PANEL

- *Extent of blank un-sleeved ground floor loading dock and service areas situated on the 'triangle' site to Canning Highway. This is a blemish to the development.*

DESIGN RESPONSE

- Custom folded metal graphic panels will be applied to walls displaying historical pictures of the Como Baptist Church to illustrate 90 years of community support.
- The folded graphics will create the opportunity for two different graphics to be displayed that will provide visual interest.
- The proposed ceiling treatment will contribute to creating a warm, calming and engaging publicly accessible space.
- The floor treatment will be a combination of coloured epoxy and concrete paving to match the paving used throughout the plaza.

View of share-way from Robert Street cul-de-sac. Fig 15.1.4.

Custom folded metal graphic panels.

Custom folded metal graphic panels.

Ceiling drop panels with integrated lighting.

Ceiling to evoke a sense of movement and direction.

First Junior Christian Endeavor 1937.

Como Baptist Church 1931c 111 Robert Street, Como
Inter War Gothic Late 20th Century I

Tent for the Carter Campaign 1957.

Canning Bridge Tent City 1929-1931
Image: The National Museum of Australia, and Wikipedia

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 1

East building canning highway elevation illustrating the extent of activation. Fig 15.1.5.

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 1

East Building Podium Canning Highway Elevation. (Southern end) illustrating cafe and share way Fig 15.1.6.

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 1

East building podium Canning Highway elevation. (Northern end) illustrating activation from the Early Learning Centre and colonnade. Fig 15.1.7.

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 1

Share-way viewed from Canning Highway looking through to plaza. Fig 15.1.8.

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 1

Proposed cafe to be located on the Corner of Robert Street and the Canning Highway. Fig 15.1.10.

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 1

View of shared-way from Robert Street cul-de-sac. Fig 15.1.9.

15.2 DESIGN RESPONSE TO ISSUE 2

ISSUE RAISED BY SDAU

- *Address legibility and way-finding (e.g. for the residential lobbies and visitor* parking areas);

DESIGN RESPONSE

- A kit of parts is to be established for the design of residential lobby entries to create a visual language which assists in way finding and legibility of these important spaces. This consistent approach to the design of the residential lobbies will assist visitors identify points of entry when viewed from within the surrounding street scape or within the public plaza area.
- The kit of parts will include the following elements:
  - Form of highly visible soffits
  - Materiality, texture and colour of soffit linings.
  - Light fittings both ceiling and wall mounted.
  - Lighting including level of lux and colour.
  - Wall colour and applied graphics.
  - Loose furniture.
  - Floor material and colour.
  - Signage
- Signage will be integrated with building elements and limited to reduce visual clutter.

EAST BUILDING RESIDENTIAL LOBBY

- The East Building residential apartment lobby is to be accessed via a veranda which wraps around the existing heritage Tuart Tree.
- To ensure good visibility and way finding for this lobby, the soffit treatment is to be extended along the full length of the veranda terminating at the awning along Roberts Street. Refer to Fig 15.2.1.
- The internal lobby space will have direct sight lines from Robert Street at the entry to the veranda. Refer to Fig 15.2.2.
- This will provide a strong visual marker for this important building entry.

View of veranda soffit interface along Robert Street Fig 15.2.1

View of East Building residential lobby viewed from Robert Street Fig 15.2.2

PRE-LODGMENT CONSIDERATIONS

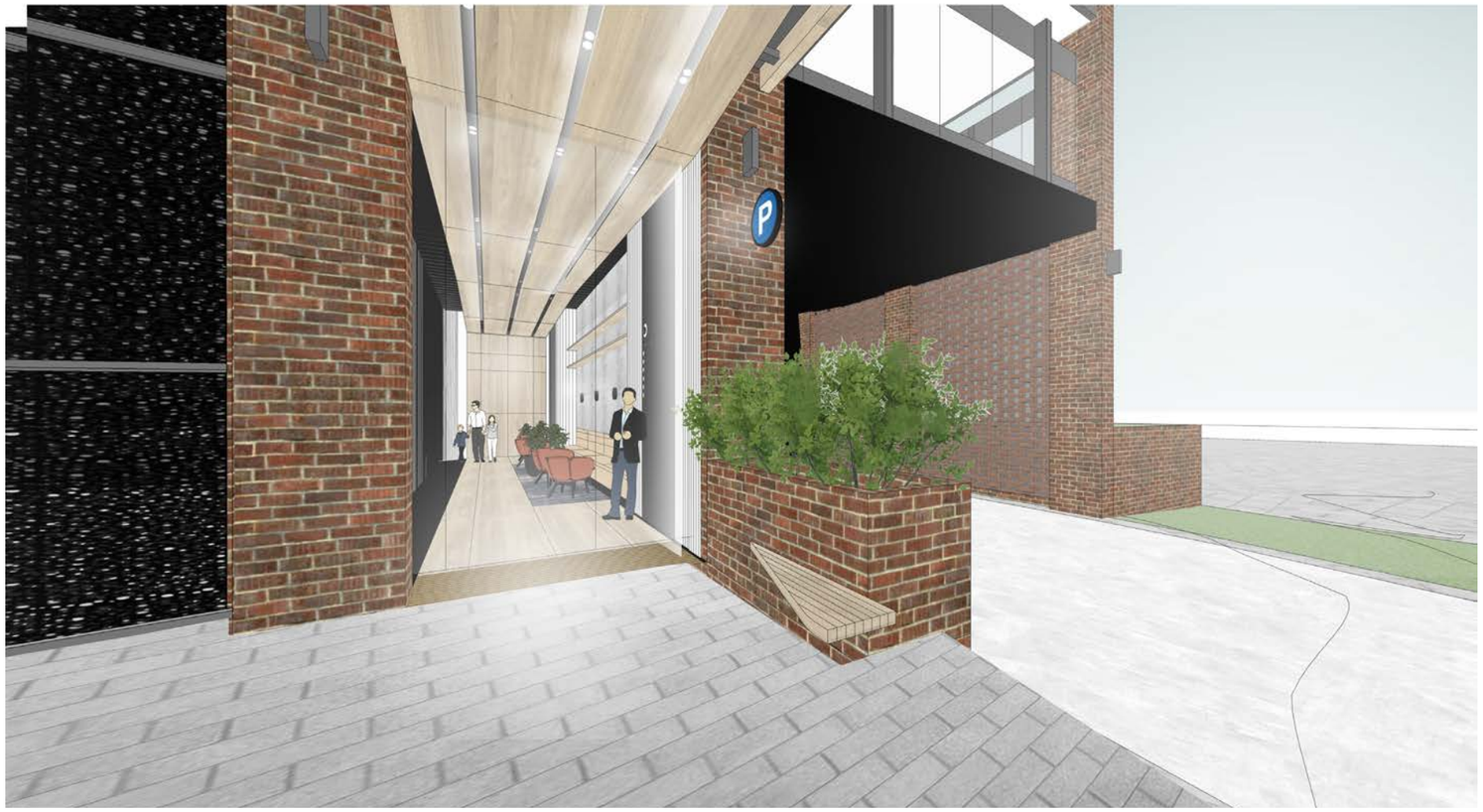
DESIGN RESPONSE TO ISSUE 2
ISSUE RAISED BY SDAU

- *Address legibility and way-finding (e.g. for the residential lobby and visitor* parking areas);

DESIGN RESPONSE

WEST BUILDING RESIDENTIAL LOBBY NORTH TOWER

- The residential lobby 'kit of parts' will be applied to all residential lobbies including the West Building North Tower.
- The soffit form will extend from inside the lobby to line up with the external awning addressing Robert Street.
- This lobby will have direct sight lines from the Robert Street cul-de-sac drop off and pick up. Refer to Fig 15.2.3.



View of veranda soffit interface along Robert Street Fig 15.2.3

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 2
ISSUE RAISED BY SDAU

- *Address legibility and way-finding (e.g. for the residential lobby and visitor* parking areas);

DESIGN RESPONSE

WEST BUILDING RESIDENTIAL LOBBY NORTH TOWER

- The residential lobby 'kit of parts' will be applied to all residential lobbies including the West Building South Tower.
- To ensure good visibility and way finding for this lobby, the soffit treatment is extended along the full length of the passage way connecting Cassey Street to the public plaza which leads directly to the residential lobby. Refer to Fig 15.2.4.
- This lobby will have direct sight lines from the public plaza and Robert Street cul-de-sac. Refer to Fig 15.2.5

Passageway connecting Cassey Street to public plaza. Fig 15.2.4.

Passageway connecting Cassey Street to public plaza. Fig 15.2.5.

PRE-LODGMENT CONSIDERATIONS

DESIGN RESPONSE TO ISSUE 2
ISSUE RAISED BY SDAU

- *Address legibility and way-finding (e.g. for the residential lobby and visitor* parking areas);

DESIGN RESPONSE

VISITOR CAR PARKING

- Parking for both sites including visitor parking is to be via Roberts Street with way finding to be provided on approach to basement car park entries and legibly within basement car parks. Access for delivery and waste collection vehicles for the East building will be via Robert Street and via Lily Lane for the West Building. This simplified approach to vehicle management across the site will improve way finding for visitors and first-time users of the car parks.
- Standard parking signage integrated with the building facade will be used as wayfinding along Robert Street to direct visitors to basement car parking. Refer to fig 15.2.6.

Standard car parking signage to be integrated with building facades..Fig 15.2.6.

PRE-LODGMENT CONSIDERATIONS

15.3 DESIGN RESPONSE TO ISSUE 3

ISSUE RAISED BY SDAU

- Softening the interface with the properties on the western side of Lily Lane.

DESIGN RESPONSE

- A two storey building podium is proposed along Lily lane at the base of the western elevation of the West Building.
- The podium will assist in moderating the urban scale of the taller towers to a more human scale which is in keeping with the existing low density residential buildings along the western edge of Lily Lane. Refer to Fig 2.3.1.
- Face brick is to be used to reference the heritage chapel and reflect materiality of the surrounding residential suburb of Como.
  - Facebrick is a material which compliments the existing low scale residential buildings along the western side of Lily Lane has been used in the construction of many community buildings located within Como including places of worship, the Angelo Street Market building and South Perth Council Chambers and Administration building.
  - Colour and unit size to compliment existing brickwork used in the heritage chapel and the face brick construction of houses along the western side of Lily Lane.
- Although Lily Lane will take on the role of a service road in future of the Cassey Quarter, this elevation has been designed as a high quality facade with corbeled facebrick details to provide decoration and visual interest. Facebrick detailing to contribute to façade modulation and to provide a human scale.
- To further soften the facade panels of metallic mesh with climbing plants will provide greening of the Lily Lane facade and visually screen the delivery and waste collection services areas. Refer to Fig 2.3.2.
- Small trees are to be planted in large planters along the western podium to provide a green edge to the podium terrace and will provide softening and greening of the facade when viewed from properties located west of Lily Lane. Refer to Fig 2.3.2.
- Although the setback control in the CBACP for the podium along Lily Lane permits a zero lot boundary along Lily Lane, as requested by Council, the podium has been setback by an additional 500mm to provide for future road widening. It is our understanding that Council will apply this setback to all properties either side of Lily Lane as they are redeveloped.
- The proposal complies with the objectives of setback controls.
- The bulk massing of the proposed west building will be compliant with the 5m setback control. Setback incursions are balcony elements which provide modulation and amenity to the building. Refer to
- Setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- To further soften the facade panels of metallic mesh with climbing plants will provide greening of the Lily Lane facade. Refer to Fig 2.3.3.

View south along Lily Lane Fig 2.3.1

View North along Lily Lane Fig 2.3.2

DESIGN RESPONSE TO ISSUE 3

LILY LANE ELEVATION Fig 2.3.3

16.0 R CODE AREAS OF DISCRETION

16.1 A2.2 BUILDING HEIGHT

A 2.2.1 Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

COMPLIANCE

Height controls are modified by the CBACP.

CBACP ELEMENT 3 HEIGHTS

3.1 Maximum building heights shall be in accordance with Figure 2 Canning Bridge Activity Centre Plan Land Use, Built Form and Zones Land Use, Built Form and Zones Plan, noting the minimum site area requirements of Clause 2.2 and 2.3.

For buildings in the M10 Zone, notwithstanding the 10 storey height limit, no building shall exceed 32 metres above NGL.

3.3 Podiums which are developed in the M15 and M10 Zones shall be a minimum of 7 metres above NGL and shall not exceed 13.5 metres above NGL.

3.4 Nothing in Clause 3.2 precludes the consideration of a bonus height allowance as provided for in Element 21 and Element 22.

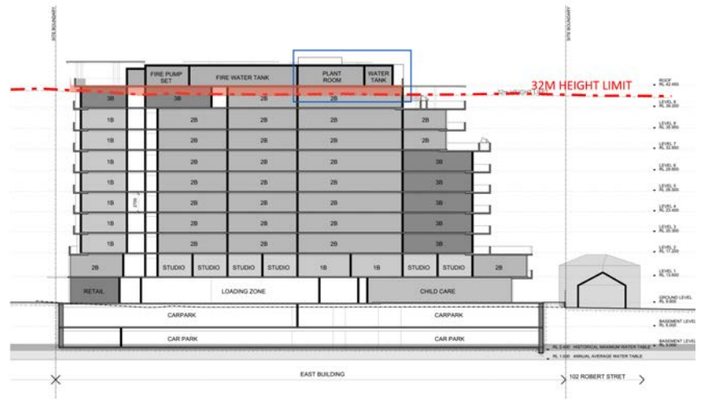
3.6 Where the street has a change in NGL which would impact the height of one part of the building based on the NGL and maximum height at another part of the building, design shall respond to the fall of the land providing grade changes and varying building heights relevant to the overall building height at each point.

DESIGN RESPONSE

EASTERN BUILDING

EAST BUILDING – LONGITUDINAL SECTION Fig 16.1.1

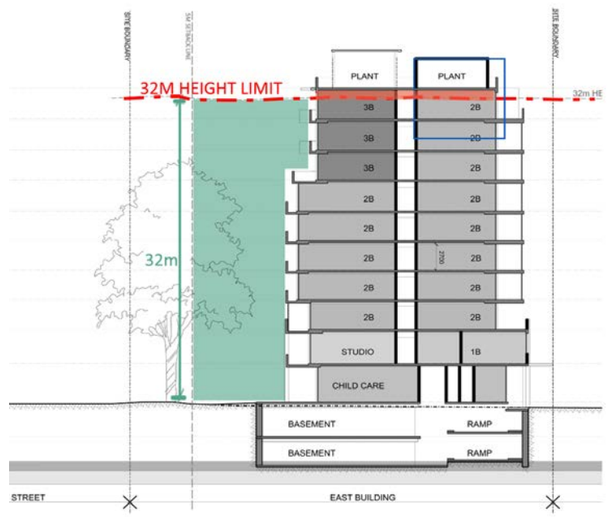
- Proposal complies to the height control in terms of number of storeys. (10 Storeys)
- Building exceeds the 32m height limit by 1.5 m. (i.e 4.7% of the building height)
- The additional height will have no adverse impact on overshadowing of surrounding properties or public realm spaces. Any overshadowing created by this small breach of the height control will be minimal and will be cast over the Canning Hwy road reserve.
- It should be noted that the requirement for a numerical maximum building height of 32m for a 10 storey development would result in an average floor to floor height of 3.2m which is considered inadequate to facilitate a high quality mixed use development with active podiums and active roof top terraces and green roofs.



East building Longitudinal section Fig 16.1.1

EAST BUILDING – CROSS SECTION Fig 16.1.2

- Proposal complies to the height control in terms of number of storeys. (10 Storeys)
- Building exceeds the 32m height limit by 1m. (i.e 3.1% of the building height)
- The additional height will have no adverse impact on overshadowing of surrounding properties or public realm spaces. Any overshadowing created by this small breach of the height control will be minimal and will be cast over the Canning Hwy road reserve.
- It should be noted that the requirement for a numerical maximum building height of 32m for a 10 storey development would result in an average floor to floor height of 3.2m which is considered inadequate to facilitate a high quality mixed use development with active podiums and active roof top terraces and green roofs.



East building Cross section Fig 16.1.2

R CODE AREAS OF DISCRETION

A2.2 BUILDING HEIGHT

A 2.2.1 Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

COMPLIANCE

Height controls are modified by the CBACP.

CBACP ELEMENT 3 HEIGHTS

3.1 Maximum building heights shall be in accordance with Figure 2 Canning Bridge Activity Centre Plan Land Use, Built Form and Zones Land Use, Built Form and Zones Plan, noting the minimum site area requirements of Clause 2.2 and 2.3.

For buildings in the M10 Zone, notwithstanding the 10 storey height limit, no building shall exceed 32 metres above NGL.

3.3 Podiums which are developed in the M15 and M10 Zones shall be a minimum of 7 metres above NGL and shall not exceed 13.5 metres above NGL.

3.4 Nothing in Clause 3.2 precludes the consideration of a bonus height allowance as provided for in Element 21 and Element 22.

3.6 Where the street has a change in NGL which would impact the height of one part of the building based on the NGL and maximum height at another part of the building, design shall respond to the fall of the land providing grade changes and varying building heights relevant to the overall building height at each point.

DESIGN RESPONSE

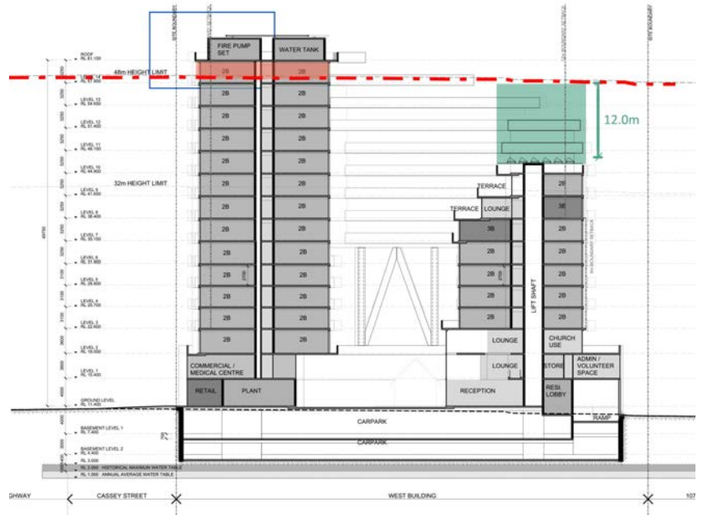
WESTERN BUILDING

SECTION THROUGH NORTH & SOUTH TOWERS & PLAZA Fig 16.1.3

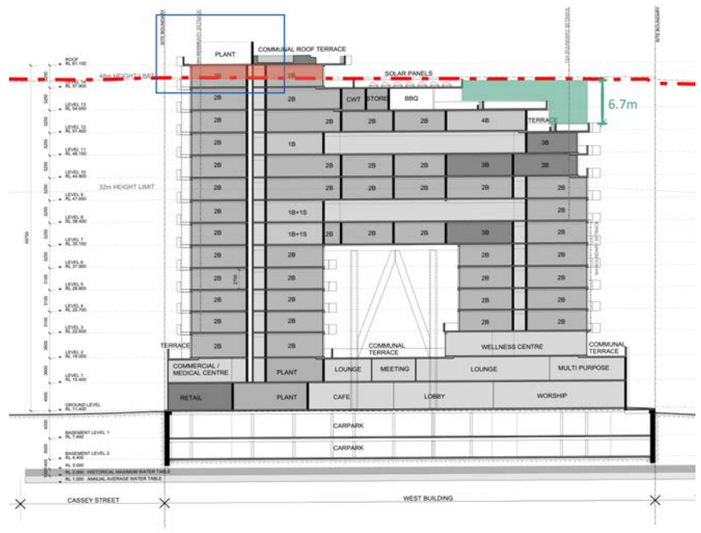
- Proposal complies to the height control in terms of number of storeys. (15 Storeys including possible height bonus)
- Building exceeds the 48m height limit by 2.2m. (i.e 4.6% of the building height)
- The additional height will have no adverse impact on overshadowing of surrounding properties or public realm spaces. Any overshadowing created by this small breach of the height control will be minimal and will be cast over the Canning Hwy road reserve and small portions of the M15 zoned lane to the south of the proposed development site.
- A discretion in height is required to provide good amenity to the podium levels of the development which will house large Church / Community congregation / worship spaces, communal lobby and café areas, services areas and medical centre facilities which require a minimum a 4.0m floor to floor clearance to allow for building structure and services to operate properly and a to provide sufficient floor to ceiling clearances to create comfortable internal spaces with sufficient natural light;
- Residential levels have been designed to R-Code requirements which require a minimum 3.1m floor to floor height to create comfortable internal spaces and enable sufficient levels of natural ventilation and natural light.
- The development proposes an extensive range of communal / private podium and rooftop gardens and green roofs to facilitate sustainable design measures and to provide a superior level of outdoor amenity offering. A minimum 3.25m floor to floor height is required to all residential floors providing roof or podium terraces / green roofs to enable proper terrace setdown and drainage provisions;
- The requirement for a minimum 7m high podium as part of element 3.3 requires a minimum podium height of 3.5 – 4.0m.

LONGITUDINAL SECTION THROUGH BRIDGE ELEMENT Fig 16.1.4

- Proposal complies to the height control in terms of number of storeys. (15 Storeys including possible height bonus)
- Building exceeds the 48m height limit by 2m. (i.e 4.2% of the building height)
- The additional height will have no adverse impact on overshadowing of surrounding properties or public realm spaces. Any overshadowing created by this small breach of the height control will be minimal and will be cast over the Canning Hwy road reserve and small portions of the M15 zoned lane to the south of the proposed development site.
- There are several areas of the building that sit significantly below the maximum building height controls.
- A discretion in height is required to provide the sculptured building form that provides the visual transition of 15-20 storey taller buildings to the south of the site and the 6-8 storey buildings to the north of the site..



Section through north and south towers and plaza Fig 16.1.3



Longitudinal section bridge element Fig 16.1.4

R CODE AREAS OF DISCRETION

A2.2 BUILDING HEIGHT

A 2.2.1 Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

COMPLIANCE

Height controls are modified by the CBACP.

CBACP ELEMENT 3 HEIGHTS

3.1 Maximum building heights shall be in accordance with Figure 2 Canning Bridge Activity Centre Plan Land Use, Built Form and Zones Land Use, Built Form and Zones Plan, noting the minimum site area requirements of Clause 2.2 and 2.3.

For buildings in the M10 Zone, notwithstanding the 10 storey height limit, no building shall exceed 32 metres above NGL.

3.3 Podiums which are developed in the M15 and M10 Zones shall be a minimum of 7 metres above NGL and shall not exceed 13.5 metres above NGL.

3.4 Nothing in Clause 3.2 precludes the consideration of a bonus height allowance as provided for in Element 21 and Element 22.

3.6 Where the street has a change in NGL which would impact the height of one part of the building based on the NGL and maximum height at another part of the building, design shall respond to the fall of the land providing grade changes and varying building heights relevant to the overall building height at each point.

DESIGN RESPONSE

WESTERN BUILDING

LONGITUDINAL SECTION THROUGH SOUTHERN TOWER Fig 16.1.5

- Proposal complies to the height control in terms of number of storeys. (15 Storeys)
- Building exceeds the 48m height limit by 2.5m. (i.e 5.2% of the building height)
- The additional height will have no adverse impact on overshadowing of surrounding properties or public realm spaces. Any overshadowing created by this small breach of the height control will be minimal and will be cast over the Canning Hwy road reserve and small portions of the M15 zoned lane to the south of the proposed development site.
- There are several areas of the building that sit significantly below the maximum building height controls
- A discretion in height is required to provide good amenity to the podium levels of the development which will house large Church / Community congregation / worship spaces, communal lobby and café areas, services areas and medical centre facilities which require a minimum a 4.0m floor to floor clearance to allow for building structure and services to operate properly and a to provide sufficient floor to ceiling clearances to create comfortable internal spaces with sufficient natural light;
- Residential levels have been designed to R-Code requirements which require a minimum 3.1m floor to floor height to create comfortable internal spaces and enable sufficient levels of natural ventilation and natural light.
- The development proposes an extensive range of communal / private podium and rooftop gardens and green roofs to facilitate sustainable design measures and to provide a superior level of outdoor amenity offering. A minimum 3.25m floor to floor height is required to all residential floors providing roof or podium terraces / green roofs to enable proper terrace setdown and drainage provisions;
- The requirement for a minimum 7m high podium as part of element 3.3 requires a minimum podium height of 3.5 – 4.0m.

Longitudinal section through South tower Fig 16.1.5

R CODE AREAS OF DISCRETION

16.2 A2.3 SETBACKS

A 2.2.1 Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

COMPLIANCE

Setback controls are modified by the CBACP.

CBACP ELEMENT 4 STREET SETBACKS

4.1 All development in M15 and M10 Zones shall address the street with a minimum of 2 storeys of podium level development in accordance with the *height Requirements of Clause 3.3. All development including and above the fourth floor of the development is to be setback from the primary and secondary streets a minimum of 5 metres from the property boundary as per Figure 9.*

4.3 Except where the development is identified as being on a street which is a 'Linking Pathway' as shown in Figure 1 Canning Bridge Activity Centre Plan (see Element 6), all development in the M10 Zone in Q1 and Q2 shall have a minimum 1.5 metre and maximum 3 metre setback to street boundaries and all development in the M10 Zone in Q3, Q4 and Q5 shall have a minimum of 3 metre and maximum 5 metre setback to street boundaries.

4.4 Notwithstanding anything in Clause 4.2 and 4.3, all development in the M15 *and M10 Zones in Q3, Q4 and Q5 adjacent to Canning Highway shall comprise a minimum 3 metre depth colonnade fronting Canning Highway at nil setback.*

4.7 Development that proposes a variation to this setback by way of public spaces and plazas will be considered on its merit, where the development of appropriate public spaces/plazas is considered to contribute to the quality of *the centre at that location. Figure 5 provides some illustration of how this may* be achieved.

4.9 Where a street setback is required, the setback area shall be activated and/or landscaped.

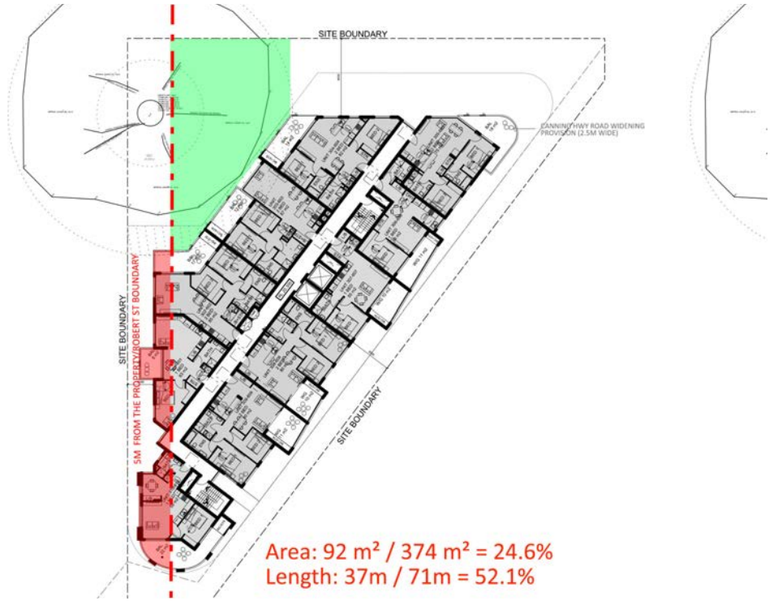
DESIGN RESPONSE

16.2.1 EASTERN BUILDING SETBACK TO ROBERT STREET

- The proposed development addresses all street frontages with a 2 storey podium in accordance with the height Requirements of Clause 3.3.
- The CBACP setback requirement for levels above podium require a 5m.

ROBERT STREET SETBACK FOR LEVELS 3-6 Fig 16.2.1.1

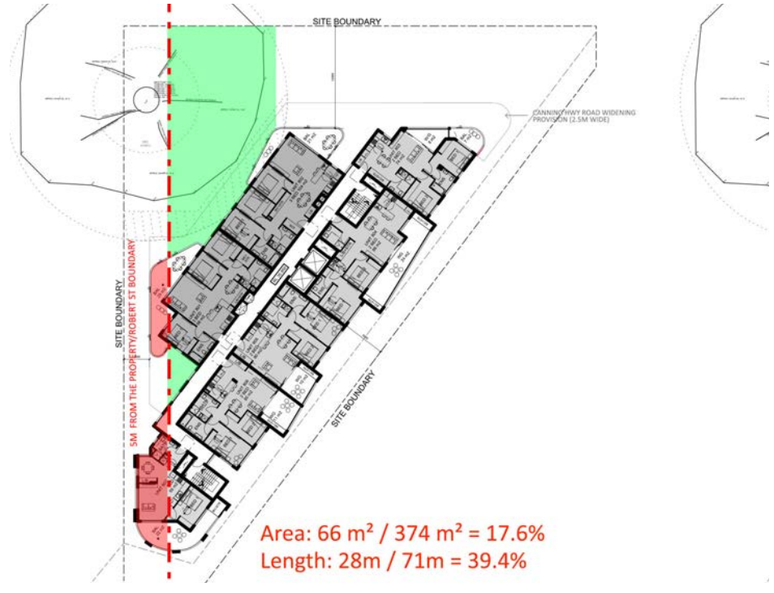
- The proposed setback for levels 3-6 along Robert Street will range from between 1.1m to 19m.
- The setback encroachment impacts 24.6% of the overall setback area although the The Robert Street frontage is located adjacent to the proposed public plaza open space.
- A discretion to the Robert Street setback control is required as the east building site is constrained by an irregular property boundary, the land acquisition for the Canning Highway widening and the additional building setbacks to retain the heritage Tuart Tree. The proposed reduced Roberts Street Setback is required to enable the site to be efficiently redeveloped.
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- To compensate for the encroachment along the Robert Street ,the area of the building around the heritage Tuart tree has been set back well beyond the 5m CBACP control.



Area of encroachment to Robert Street setback levels 3-6. Fig 16.2.1.1

ROBERT STREET SETBACK FOR LEVELS 7-8 Fig 16.2.1.2

- The proposed setback for levels 7 - 8 along Robert Street will range from between 1.1m to 19m.



Area of encroachment to Robert Street setback levels 7-8. Fig 16.21..2

R CODE AREAS OF DISCRETION

A2.3 SETBACKS

A 2.2.1 Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

COMPLIANCE

Setback controls are modified by the CBACP.

CBACP ELEMENT 4 STREET SETBACKS

4.1 All development in M15 and M10 Zones shall address the street with a minimum of 2 storeys of podium level development in accordance with the *height Requirements of Clause 3.3. All development including and above the fourth floor of the development is to be setback from the primary and secondary streets a minimum of 5 metres from the property boundary as per Figure 9.*

4.3 Except where the development is identified as being on a street which is a 'Linking Pathway' as shown in Figure 1 Canning Bridge Activity Centre Plan (see Element 6), all development in the M10 Zone in Q1 and Q2 shall have a minimum 1.5 metre and maximum 3 metre setback to street boundaries and all development in the M10 Zone in Q3, Q4 and Q5 shall have a minimum of 3 metre and maximum 5 metre setback to street boundaries.

4.4 Notwithstanding anything in Clause 4.2 and 4.3, all development in the M15 *and M10 Zones in Q3, Q4 and Q5 adjacent to Canning Highway shall comprise a minimum 3 metre depth colonnade fronting Canning Highway at nil setback.*

4.7 Development that proposes a variation to this setback by way of public spaces and plazas will be considered on its merit, where the development of appropriate public spaces/plazas is considered to contribute to the quality of *the centre at that location. Figure 5 provides some illustration of how this may* be achieved.

4.9 Where a street setback is required, the setback area shall be activated and/or landscaped.

DESIGN RESPONSE

16.2.2 EASTERN BUILDING SETBACK TO CANNING HIGHWAY

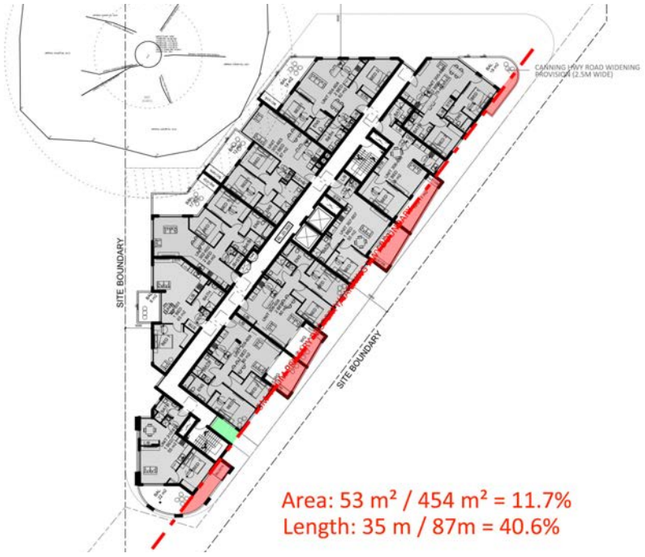
- The CBACP setback requirement for levels above podium require a 5m.

CANNING HIGHWAY SETBACK FOR LEVELS 3-6 Fig 16.2.2.1

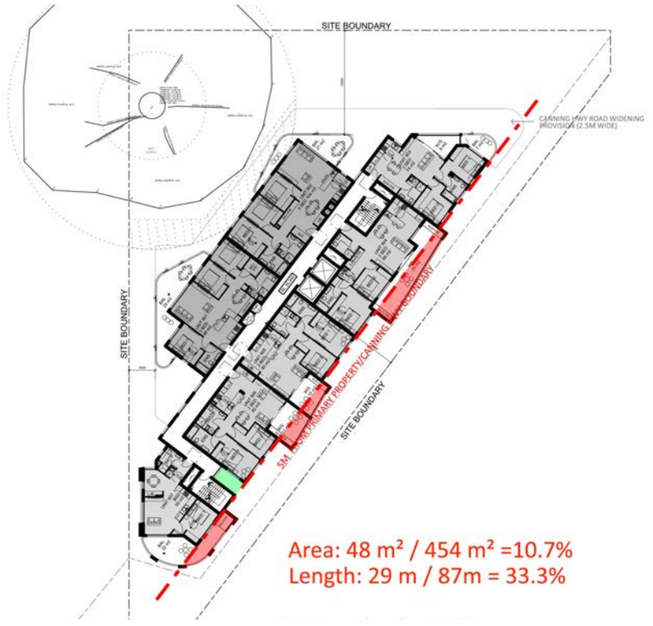
- The proposed setback for levels 3-6 along Canning Highway will range from between 2.7m to 8.2m.
- A discretion to the Canning Highway setback control is required as the east building site is constrained by an irregular property boundary, the land acquisition for the Canning Highway widening and the additional building setbacks to retain the heritage Tuart Tree. The proposed reduced Canning highway Setback is required to enable the site to be efficiently redeveloped.
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.

CANNING HIGHWAY SETBACK FOR LEVELS 7-8 Fig 16.2.2.2

- The proposed setback for levels 7 - 8 along Canning Highway will range from between 2.7m to 8.2m.
- A discretion to the Canning Highway setback control is required as the east building site is constrained by an irregular property boundary, the land acquisition for the Canning Highway widening and the additional building setbacks to retain the heritage Tuart Tree. The proposed reduced Canning highway Setback is required to enable the site to be efficiently redeveloped.
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.



Area of encroachment to Canning Highway setback levels 3-6. Fig 16.2.2.1



Area of encroachment to Canning Highway setback levels 7-8. Fig 16.2.2.2

R CODE AREAS OF DISCRETION

A2.3 SETBACKS

A 2.2.1 Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

COMPLIANCE

Setback controls are modified by the CBACP.

CBACP ELEMENT 4 STREET SETBACKS

4.1 All development in M15 and M10 Zones shall address the street with a minimum of 2 storeys of podium level development in accordance with the *height Requirements of Clause 3.3. All development including and above the fourth floor of the development is to be setback from the primary and secondary streets a minimum of 5 metres from the property boundary as per Figure 9.*

4.3 Except where the development is identified as being on a street which is a 'Linking Pathway' as shown in Figure 1 Canning Bridge Activity Centre Plan (see Element 6), all development in the M10 Zone in Q1 and Q2 shall have a minimum 1.5 metre and maximum 3 metre setback to street boundaries and all development in the M10 Zone in Q3, Q4 and Q5 shall have a minimum of 3 metre and maximum 5 metre setback to street boundaries.

4.4 Notwithstanding anything in Clause 4.2 and 4.3, all development in the M15 *and M10 Zones in Q3, Q4 and Q5 adjacent to Canning Highway shall comprise a minimum 3 metre depth colonnade fronting Canning Highway at nil setback.*

4.7 Development that proposes a variation to this setback by way of public spaces and plazas will be considered on its merit, where the development of appropriate public spaces/plazas is considered to contribute to the quality of *the centre at that location. Figure 5 provides some illustration of how this may* be achieved.

4.9 Where a street setback is required, the setback area shall be activated and/or landscaped.

DESIGN RESPONSE

16.2.3 WESTERN BUILDING SETBACK TO ROBERT STREET

- The CBACP setback requirement for levels above podium require a 5m.

ROBERT STREET SETBACK FOR LEVELS 4-6 Fig 16.2.3.1

- The proposed setback for levels 4-6 along Robert Street will range from between 2.8m to 8.9m.
- The bulk of the proposed West Building development for levels 4-6 is setback 5m from the primary property frontage on Robert Street.
- A discretion to the Robert Street setback control is required as some open balcony elements encroach into the setback as illustrated in fig 16.2.3.1
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- The proposed setback incursions will have no adverse impact on building separation or on the amenity of apartments.

ROBERT STREET SETBACK FOR LEVEL 8 Fig 16.2.3.1

- The proposed setback for level 8 along Robert Street will range from between 2.6m to 9.2m.
- The bulk of the proposed West Building development for levels 8 is setback 5m from the primary property frontage on Robert Street.
- A discretion to the Robert Street setback control is required as some proposed open balcony elements encroach into the setback as illustrated in fig 16.2.3.2The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- The proposed setback incursions will have no adverse impact on building separation or on the amenity of apartments.

Area of encroachment to Robert street setback levels 4-6. Fig 16.2.3.1

Area of encroachment to Robert Street setback level 8. Fig 16.2.3.1

R CODE AREAS OF DISCRETION

A2.3 SETBACKS

A 2.2.1 Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

COMPLIANCE

Setback controls are modified by the CBACP.

CBACP ELEMENT 4 STREET SETBACKS

4.1 All development in M15 and M10 Zones shall address the street with a minimum of 2 storeys of podium level development in accordance with the *height Requirements of Clause 3.3. All development including and above the fourth floor of the development is to be setback from the primary and secondary streets a minimum of 5 metres from the property boundary as per Figure 9.*

4.3 Except where the development is identified as being on a street which is a 'Linking Pathway' as shown in Figure 1 Canning Bridge Activity Centre Plan (see Element 6), all development in the M10 Zone in Q1 and Q2 shall have a minimum 1.5 metre and maximum 3 metre setback to street boundaries and all development in the M10 Zone in Q3, Q4 and Q5 shall have a minimum of 3 metre and maximum 5 metre setback to street boundaries.

4.4 Notwithstanding anything in Clause 4.2 and 4.3, all development in the M15 *and M10 Zones in Q3, Q4 and Q5 adjacent to Canning Highway shall comprise a minimum 3 metre depth colonnade fronting Canning Highway at nil setback.*

4.7 Development that proposes a variation to this setback by way of public spaces and plazas will be considered on its merit, where the development of appropriate public spaces/plazas is considered to contribute to the quality of *the centre at that location. Figure 5 provides some illustration of how this may* be achieved.

4.9 Where a street setback is required, the setback area shall be activated and/or landscaped.

DESIGN RESPONSE

16.2.4 WESTERN BUILDING SETBACK TO CASSEY STREET

- The CBACP setback requirement for levels above podium require a 3m.

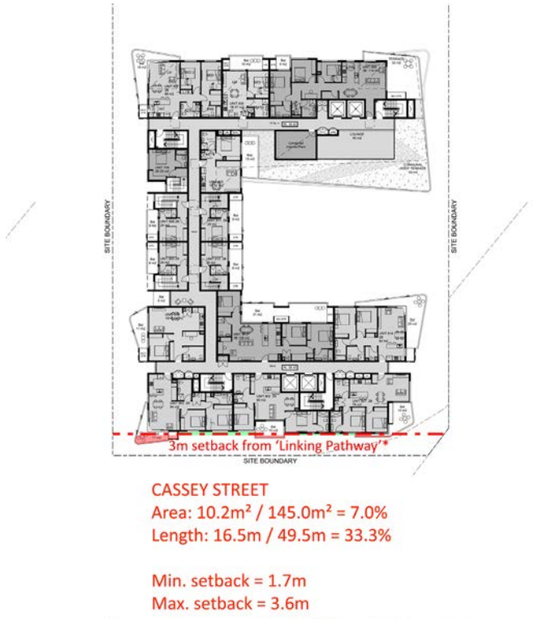
CASSEY STREET SETBACK FOR LEVELS 4-6 Fig 16.2.4.1

- The proposed setback for levels 4-6 along Cassey Street will range from between 1.7m to 3.6m.
- The bulk of the proposed West Building development for levels 4-6 is setback 3m from the primary property frontage on Cassey Street.
- A discretion to the Cassey Street setback control is required as some open balcony elements encroach into the setback as illustrated in fig 16.2.4.1
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- The proposed setback incursions will have no adverse impact on building separation or on the amenity of apartments.

CASSEY STREET SETBACK FOR LEVEL 8 Fig 16.2.4.1

- The proposed setback for level 8 along Cassey Street will range from between 1.7m to 3.6m.
- The bulk of the proposed West Building development for levels 8 is setback 3m from the primary property frontage on Cassey Street.
- A discretion to the Cassey Street setback control is required as some proposed open balcony elements encroach into the setback as illustrated in fig 16.2.4.2The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- The proposed setback incursions will have no adverse impact on building separation or on the amenity of apartments.

Area of encroachment to Cassey Street setback levels 4-6. Fig 16.2.4.1



Area of encroachment to Cassey Street setback level 8. Fig 16.2.4.2

R CODE AREAS OF DISCRETION

A2.3 SETBACKS

A 2.2.1 Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

COMPLIANCE

Setback controls are modified by the CBACP.

CBACP ELEMENT 4 STREET SETBACKS

4.1 All development in M15 and M10 Zones shall address the street with a minimum of 2 storeys of podium level development in accordance with the *height Requirements of Clause 3.3. All development including and above the fourth floor of the development is to be setback from the primary and secondary streets a minimum of 5 metres from the property boundary as per Figure 9.*

4.3 Except where the development is identified as being on a street which is a 'Linking Pathway' as shown in Figure 1 Canning Bridge Activity Centre Plan (see Element 6), all development in the M10 Zone in Q1 and Q2 shall have a minimum 1.5 metre and maximum 3 metre setback to street boundaries and all development in the M10 Zone in Q3, Q4 and Q5 shall have a minimum of 3 metre and maximum 5 metre setback to street boundaries.

4.4 Notwithstanding anything in Clause 4.2 and 4.3, all development in the M15 *and M10 Zones in Q3, Q4 and Q5 adjacent to Canning Highway shall comprise a minimum 3 metre depth colonnade fronting Canning Highway at nil setback.*

4.7 Development that proposes a variation to this setback by way of public spaces and plazas will be considered on its merit, where the development of appropriate public spaces/plazas is considered to contribute to the quality of *the centre at that location. Figure 5 provides some illustration of how this may* be achieved.

4.9 Where a street setback is required, the setback area shall be activated and/or landscaped.

DESIGN RESPONSE

16.2.5 WESTERN BUILDING SETBACK TO LILY LANE

- The CBACP setback requirement for levels above podium require a 5m.

LILY LANE SETBACK FOR LEVELS 4-6 Fig 16.2.5.1

- The proposed setback for levels 4-6 along Lily Lane will range from between 2.5m to 6.3m.
- The bulk of the proposed West Building development for levels 4-6 is setback 5m from the rear property frontage on Lily Lane
- A discretion to the Lily Lane setback control is required as some open balcony elements encroach into the setback as illustrated in fig 16.2.5.1
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- The proposed setback incursions will have no adverse impact on building separation or on the amenity of apartments.

LILY LANE SETBACK FOR LEVEL 8 Fig 16.2.5.1

- The proposed setback for levels 8 along Lily lane will range from between 2.5m to 7.9m.
- The bulk of the proposed West Building development for levels 8 is setback 5m from the primary property frontage on Lily Lane.
- A discretion to the Lily Lane setback control is required as some proposed open balcony elements encroach into the setback as illustrated in fig 16.2.5.2
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- The proposed setback incursions will have no adverse impact on building separation or on the amenity of apartments.

Area of encroachment to Lily Lane setback levels 4-6. Fig 16.2.5.1

Area of encroachment to Lily Lane setback level 8. Fig 16.2.5.2

16.3 A 2.4 SIDE & REAR SETBACKS

A 2.4.1 Development complies with the side and rear setbacks set out in Table 2.1, except where: (a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument.

COMPLIANCE

Side and rear setback controls are modified by the CBACP.

CBACP ELEMENT 5 SIDE & REAR SETBACKS

5.1 Any new podium level development in the M15 Zone in all quarters or M10 Zone of Q1 and Q2 shall be built up to side boundaries, any adjoining right-of-way and may be built up to the rear boundary. Any new podium level development in the M10 Zone of Q3, Q4 and Q5 shall achieve an average side setback of 4 metres unless the site has frontage to Canning Highway, in which case side and rear setbacks may be reduced to nil. Setbacks of podiums on sites without frontage to Canning Highway (in Q3, Q4 and Q5) shall give regard to how the podium structure contributes to the interface between development, improves access to sunlight, ventilation and the retention of mature trees in accordance with the Desired Outcome and as per Clause 11.5

5.2 Notwithstanding Clause 5.1, where a pedestrian pathway has been identified within any development site, the development shall be required to address the pedestrian access way through active frontages and glazing as per Clause 9.2.

5.3 In Q1 and Q2, tower elements for development in the M15 or M10 Zone in shall be setback a minimum of 4 metres from side or rear boundaries so as to provide a *minimum 8 metre separation between tower elements on adjoining lots as per Figure 10. In Q3, Q4 and Q5, tower elements for development in the M15 or M10 Zone* shall be setback a minimum of 4 metres from side or rear boundaries and building *separation distances to adjoining lot boundaries in accordance with Residential Design Codes Vol.2 Element 2.7 - Building separation.*

5.4 Notwithstanding Clause 5.3, two or more towers within a single development site in *the M15 or M10 Zone in Q1 and Q2 shall be setback a minimum of 8 metres from one another. In Q3, Q4 and Q5, two or more towers within a single development site in the M15 or M10 Zone shall be setback from one another in accordance with Residential Design Codes Vol.2 Element 2.7 - Building Separation.*

5.8 Provisions of privacy and solar access and overshadowing do not apply within Q1 and Q2. In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol.2 Element 3.2 and 4.1 in respect to solar access, and 3.5 in respect to visual privacy.

DESIGN RESPONSE

16.3.1 WESTERN BUILDING NORTHERN BOUNDARY SIDE SETBACK

- The CBACP side setback requirement are as followings.
  - 9m setback for levels 4-8
  - 12m setback for level 9 and above

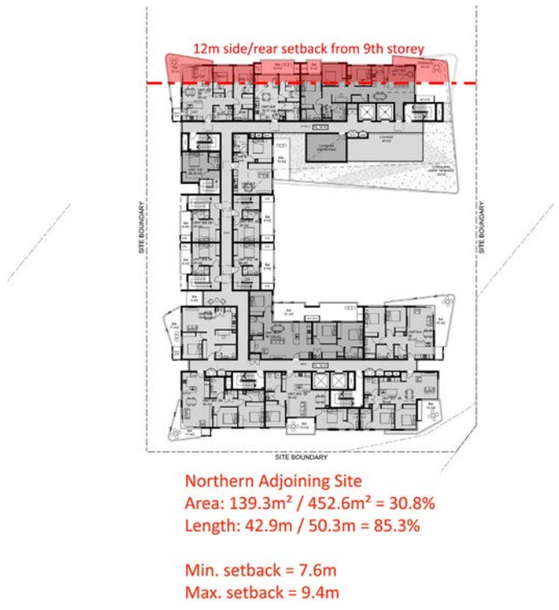
NORTHERN BOUNDARY SIDE SETBACK FOR LEVELS 4-6 Fig 16.3.1.1

- The proposed setback for levels 4-8 along the northern site boundary will range from between 7.6m to 9.4m.
- The bulk of the proposed West Building development for levels 4-8 is setback 9m from the northern property boundary.
- A discretion to the northern boundary setback control is required as some open balcony elements encroach into the setback as illustrated in fig 16.3.1.1
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- The proposed setback incursions will have no adverse impact on building separation or on the amenity of apartments.

NORTHERN BOUNDARY SIDE SETBACK FOR LEVEL 9 & ABOVE Fig 16.3.1.2

- The proposed setback for levels 9 and above along the northern boundary will range from between 7.6m to 9.4m.
- The bulk of the proposed West Building development for levels 9 and above is setback 9m from the northern property boundary. The setback for level 9 and above is required to be 12 m to comply with R Codes building separation controls.
- A discretion to the northern side setback control is required, as the property to the north of the site has a 6-8 storey height control and therefore a 9m setback above level 9 should apply as this reduced setback will not provide additional overshadowing or privacy impacts.
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- The proposed setback incursions will have no adverse impact on building separation or on the amenity of apartments.

Area of encroachment to Northern Boundary side setback levels 4-8. Fig 16.3.1.1



Area of encroachment to Northern Boundary side setback level 9 & above Fig. 16.3.1.2

R CODE AREAS OF DISCRETION

A 2.4 SIDE & REAR SETBACKS

A 2.4.1 Development complies with the side and rear setbacks set out in Table 2.1, except where: (a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument.

COMPLIANCE

Side and rear setback controls are modified by the CBACP.

CBACP ELEMENT 5 SIDE & REAR SETBACKS

5.1 Any new podium level development in the M15 Zone in all quarters or M10 Zone of Q1 and Q2 shall be built up to side boundaries, any adjoining right-of-way and may be built up to the rear boundary. Any new podium level development in the M10 Zone of Q3, Q4 and Q5 shall achieve an average side setback of 4 metres unless the site has frontage to Canning Highway, in which case side and rear setbacks may be reduced to nil. Setbacks of podiums on sites without frontage to Canning Highway (in Q3, Q4 and Q5) shall give regard to how the podium structure contributes to the interface between development, improves access to sunlight, ventilation and the retention of mature trees in accordance with the Desired Outcome and as per Clause 11.5

5.2 Notwithstanding Clause 5.1, where a pedestrian pathway has been identified within any development site, the development shall be required to address the pedestrian *access way through active frontages and glazing as per Clause 9.2.*

5.3 In Q1 and Q2, tower elements for development in the M15 or M10 Zone in shall be setback a minimum of 4 metres from side or rear boundaries so as to provide a *minimum 8 metre separation between tower elements on adjoining lots as per Figure 10. In Q3, Q4 and Q5, tower elements for development in the M15 or M10 Zone* shall be setback a minimum of 4 metres from side or rear boundaries and building *separation distances to adjoining lot boundaries in accordance with Residential Design Codes Vol.2 Element 2.7 - Building separation.*

5.4 Notwithstanding Clause 5.3, two or more towers within a single development site in *the M15 or M10 Zone in Q1 and Q2 shall be setback a minimum of 8 metres from one another. In Q3, Q4 and Q5, two or more towers within a single development site in the M15 or M10 Zone shall be setback from one another in accordance with Residential Design Codes Vol.2 Element 2.7 - Building Separation.*

5.8 Provisions of privacy and solar access and overshadowing do not apply within Q1 and Q2. In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol.2 Element 3.2 and 4.1 in respect to solar access, and 3.5 in respect to visual privacy.

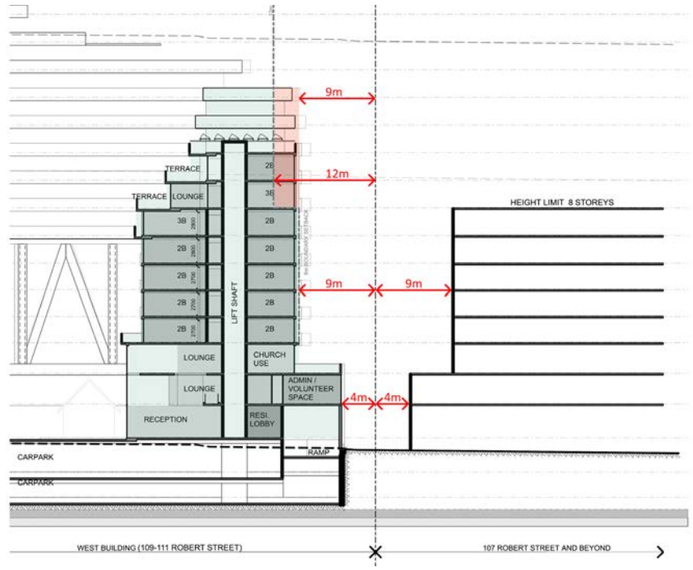
DESIGN RESPONSE

WESTERN BUILDING NORTHERN BOUNDARY SIDE SETBACK

- The CBACP side setback requirement are as followings.
  - 9m setback for levels 4-8
  - 12m setback for level 9 and above

NORTHERN BOUNDARY SIDE SETBACK FOR LEVEL 9 & ABOVE Fig 16.3.1.3

- The proposed setback for levels 9 and above along the northern boundary will range from between 7.6m to 9.4m.
- The bulk of the proposed West Building development for levels 9 and above is setback 9m from the northern property boundary. The setback for level 9 and above is required to be 12 m to comply with R Codes building separation controls.
- A discretion to the northern side setback control is required, as the property to the north of the site has a 6-8 storey height control and therefore a 9m setback above level 9 should apply as this reduced setback will not provide additional overshadowing or privacy impacts.
- The proposed setback incursions will have no adverse impact on overshadowing or privacy of surrounding properties or public realm spaces.
- The proposed setback incursions will have no adverse impact on building separation or on the amenity of apartments.



Area of encroachment to Northern Boundary side setback level 9 & above Fig. 16.3.1.3

16.4 A2.6 BUILDING DEPTH

A 2.6.1 Developments that comprise single aspect apartments on each side of a *central circulation corridor shall have a maximum building depth of 20m. All other* proposals will be assessed on their merits with particular consideration to 4.1 Solar and daylight access and 4.2 Natural ventilation.

COMPLIANCE

Complies in principle with some areas of discretion required for where building depth is greater than 20m, refer to design response.

DESIGN RESPONSE

EASTERN BUILDING

- The eastern building is proposed to have residential building depth ranging between 10.2m – 23.8m.
- The portion of building with a depth greater than 20m will not impact on the solar or natural ventilation amenity of apartments as this greater depth is mostly located within balcony areas.
- The portion of building which does not comply with the 20m building depth control is due to the site being constrained by the following:
  - An irregular site configuration i.e a triangle site.
  - Retention of the heritage Tuart tree
  - An Increased setback of 2.5m along Canning Highway to accommodate

future road widening.

DESIGN RESPONSE

WESTERN BUILDING NORTH TOWER

- Western Building North Tower is proposed to have residential building depth range between of 18.1m – 21.2m.
- 60% of the building massing will have a residential building depth of 20m or less.
- The portion of building with a depth greater than 20m will not impact on the solar or natural ventilation amenity of apartments as this greater depth is only located within balcony areas.
- It should also be noted that the beach in building depth at the worst case is only 1m.

R CODE AREAS OF DISCRETION

A2.6 BUILDING DEPTH

A 2.6.1 Developments that comprise single aspect apartments on each side of a *central circulation corridor shall have a maximum building depth of 20m. All other* proposals will be assessed on their merits with particular consideration to 4.1 Solar and daylight access and 4.2 Natural ventilation.

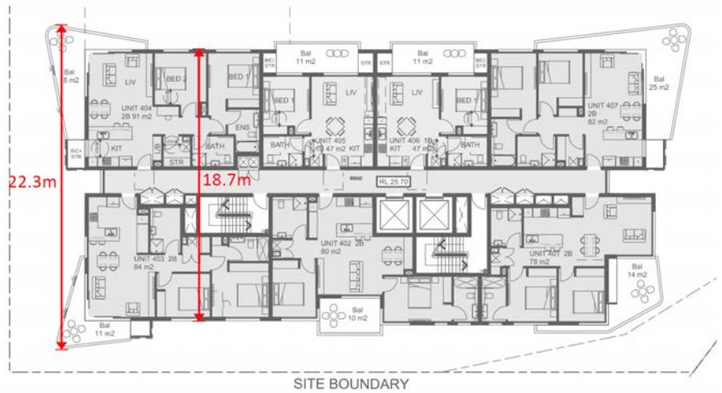
COMPLIANCE

Complies in principle with some areas of discretion required for where building depth is greater than 20m, refer to design response.

DESIGN RESPONSE

WESTERN BUILDING SOUTH TOWER

- Western Building South Tower is proposed to have residential building depth range between of 18.7m – 22.3m.
- 80% of the building massing will have a residential building depth of 20m or less.
- The portion of building with a depth greater than 20m will not impact on the solar or natural ventilation amenity of apartments as this greater depth is only located within balcony areas.



A2.7 BUILDING SEPARATION

A 2.7.1 Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

COMPLIANCE

Complies in principle with some areas of discretion required.

DESIGN RESPONSE

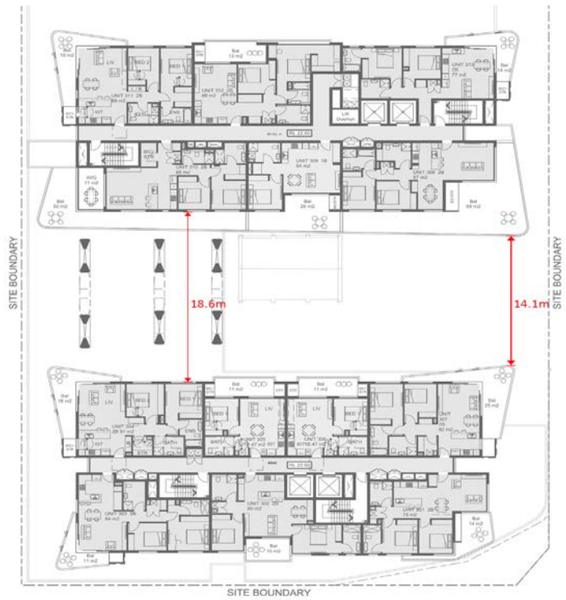
WESTERN BUILDING BETWEEN NORTH & SOUTH TOWER

The following building separation distances are proposed:

LEVEL 3:

Building Separation required 12m

- Building separation will range between 14.1m – 18.6m. The R Code Building separation requirement for this situation is for a minimum of 12m. (Complies).



16.5 A2.7 BUILDING SEPARATION

A 2.7.1 Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

COMPLIANCE

Complies in principle with some areas of discretion required.

DESIGN RESPONSE

WESTERN BUILDING BETWEEN NORTH & SOUTH TOWER

The following building separation distances are proposed:

LEVELS 4-6

Building Separation required 18m

- Building separation will range between 15.4m – 18.6m. The R Code Building separation requirement for this situation is for a minimum of 18m.
- A discretion is required for the small area of the building where separation will be less than 18m for these levels. This area is located between open balconies.

LEVEL 7

Building Separation required 18m

- Building separation will range between 15.3m – 18.6m. The R Code Building separation requirement for this situation is for a minimum of 18m.
- A discretion is required for the small area of the building where separation will be less than 18m for these levels. This area is located between open balconies.

R CODE AREAS OF DISCRETION

A2.7 BUILDING SEPARATION

A 2.7.1 Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

COMPLIANCE

Complies in principle with some areas of discretion required.

DESIGN RESPONSE

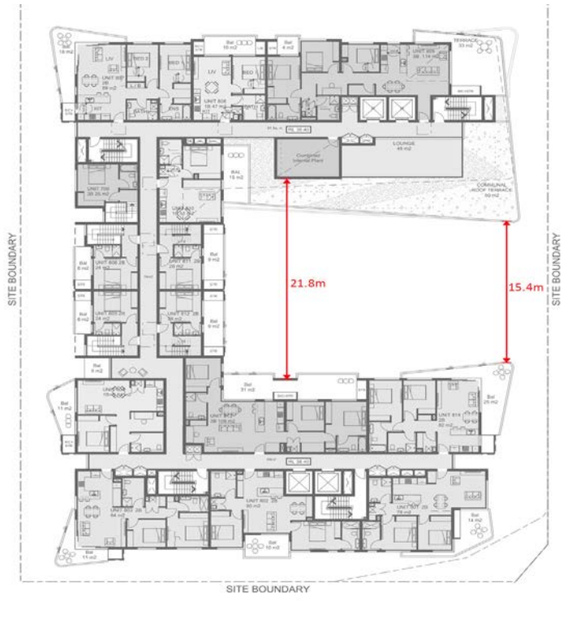
WESTERN BUILDING BETWEEN NORTH & SOUTH TOWER

The following building separation distances are proposed:

LEVEL 8

Building Separation required 18m

- Building separation will range between 15.4 – 21.8. The R Code Building separation requirement for this situation is for a minimum of 18m.
- A discretion is required for the small area of the building where separation will be less than 18m for these levels. This area is located between open balconies.



LEVEL 9

Building Separation required 24m

- Building separation will be 25.6m. The R Code Building separation requirement for this situation is for a minimum of 24m. (Complies)

R CODE AREAS OF DISCRETION

A2.7 BUILDING SEPARATION

A 2.7.1 Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

COMPLIANCE

Complies in principle with some areas of discretion required.

DESIGN RESPONSE

WESTERN BUILDING BETWEEN NORTH & SOUTH TOWER

The following building separation distances are proposed:

LEVEL 10

Building Separation required 24m

- Building separation will be 25.6. The R Code Building separation requirement for this situation is for a minimum of 24m. (Complies)

LEVEL 11

Building Separation required 24m

- Building separation will be 25.6. The R Code Building separation requirement for this situation is for a minimum of 24m. (Complies)

R CODE AREAS OF DISCRETION

A2.7 BUILDING SEPARATION

A 2.7.1 Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

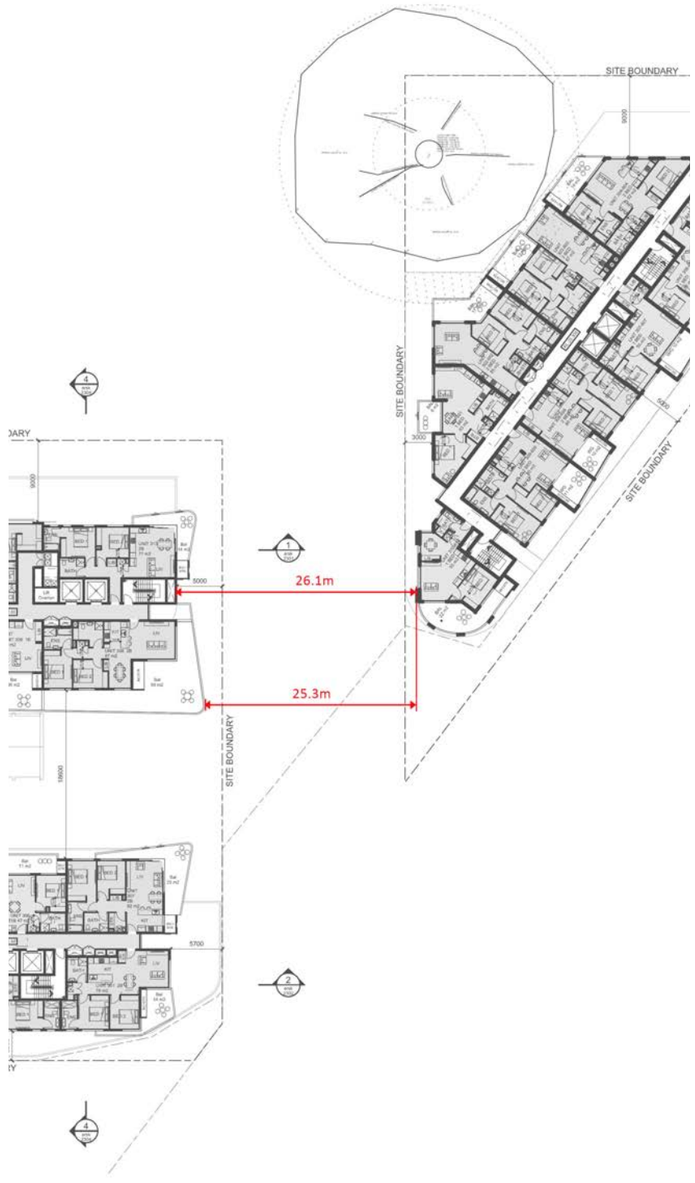
COMPLIANCE

Complies in principle with some areas of discretion required.

DESIGN RESPONSE

BUILDING SEPARATION BETWEEN THE EASTERN BUILDING & WESTERN BUILDING NORTH TOWER

- Building separation will range between Range 25.3m - 26.1m The R Code building separation requirement for this situation is 24m. (Complies)

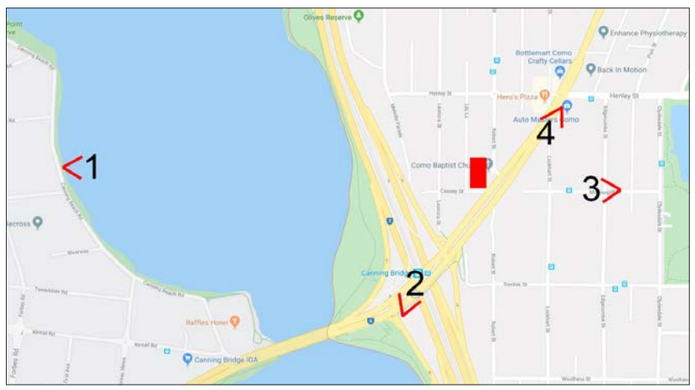


17.0 VISUAL ASSESSMENT

17.1 DISTRICT VIEWS

17.1.1 VIEW 1 - FROM CANNING BEACH ROAD APPLECROSS

- The stepping tower form provides an interesting and iconic skyline for Como.
- The proposed 15 storey towers flanking both sides of Cassey Street will provide a strong visual marker, clearly defining the Cassey Street transport boulevard when viewed from Applecross.

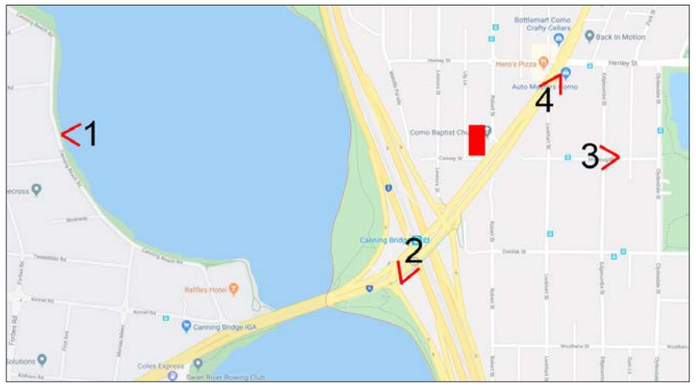


VIEW 1 - EXISTING CONTEXT

VIEW 1- FUTURE CONTEXT

17.1.2 VIEW 2 – FROM THE CANNING BRIDGE

- A view of the proposed development will only be possible when viewed within the existing context, as the future context in accordance with the CBACP will obscure a view of the development from this location.
- The proposed stepping form of 10 -15 storey will provide an interesting and iconic skyline for Como when viewed within the existing context than two 10 storey building forms.

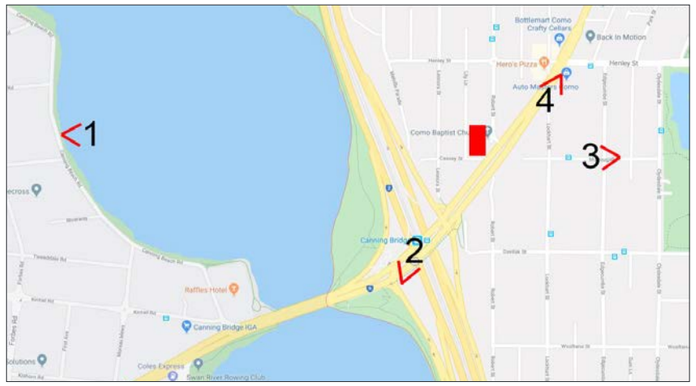


VIEW 2- EXISTING CONTEXT

VIEW 2 - FUTURE CONTEXT

17.1.3 VIEW 3 - FROM THE INTERSECTION OF MCDOUGALL & EDGECUMBE STREETS

- The stepping tower form from 10 -15 storeys provides an interesting and iconic skyline for Como.
- The proposed 15 storey building form flanking Cassey street will provide an effective visual marker for the Cassey Street transport boulevard and proposed community hub when viewed along McDougall Street.

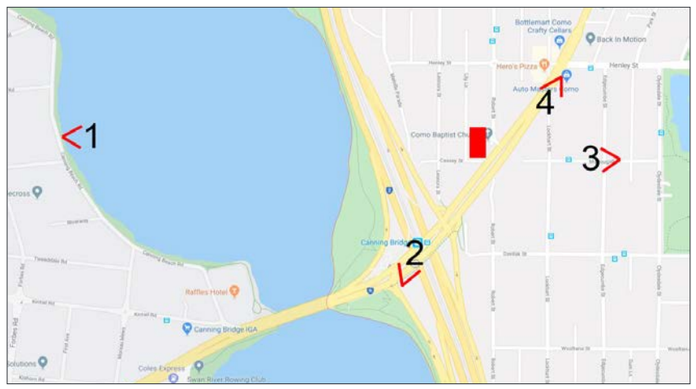


VIEW 3 - EXISTING CONTEXT

VIEW 3- FUTURE CONTEXT

17.1.4 VIEW 4 - FROM SOUTH ALONG CANNING HIGHWAY

- The stepping tower form from 10 -15 storeys will provide an interesting and iconic skyline for Como.
- The proposed 10-15 storey stepped building form will provide an effective visual marker when traveling along the Canning Highway.

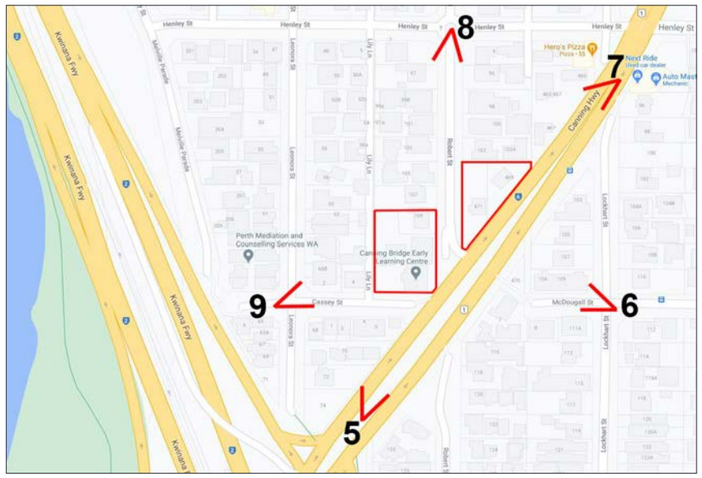


VIEW 4 - EXISTING CONTEXT

VIEW 4- FUTURE CONTEXT

17.1.5 VIEW 5 - FROM NORTH ALONG CANNING HIGHWAY

- The stepping tower form from 10 -15 storeys will provide an interesting and iconic skyline for Como when viewed from Canning Highway.

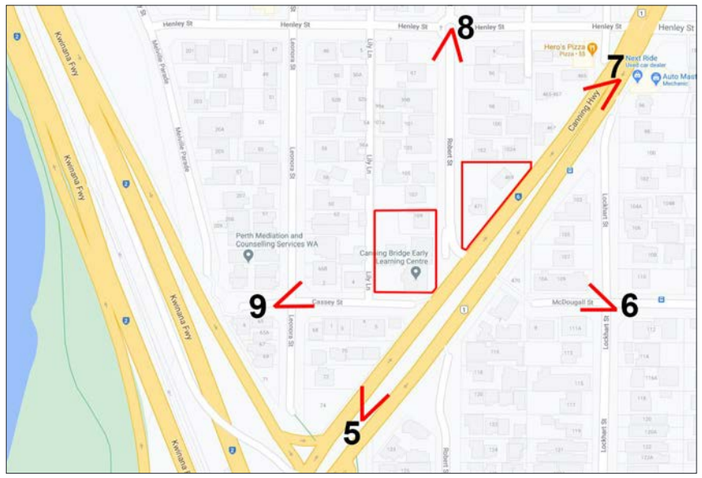


VIEW 5 - EXISTING CONTEXT

VIEW 5- FUTURE CONTEXT

17.1.6 VIEW 6 - FROM WEST ALONG MCDOUGALL STREET AT THE INTERSECTION OF LOCKHART STREET

- The stepping tower form from 10 -15 storeys will provide an interesting and iconic skyline for Como when viewed from the Davilak Quarter and will provide an effective visual marker of the public plaza at the future transport boulevard located on Cassey Street.

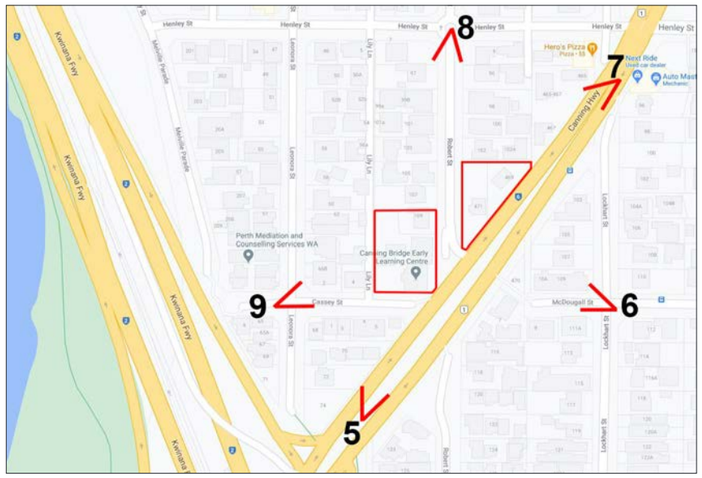


VIEW 6 - EXISTING CONTEXT

VIEW 6- FUTURE CONTEXT

17.1.7 VIEW 7 - SOUTH ALONG CANNING HIGHWAY

- The stepping tower form from 10 -15 storeys will provide an interesting and iconic skyline for Como when viewed along Canning Highway and will provide an effective visual marker of the public plaza at the intersection of Cassey Street.

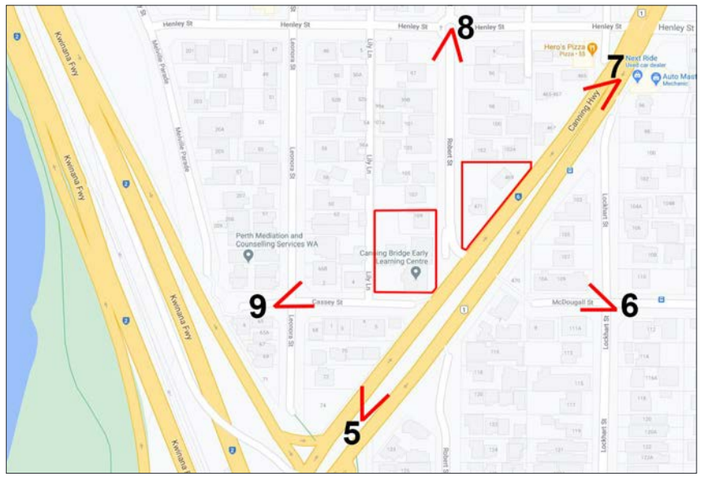


VIEW 7- EXISTING CONTEXT

VIEW 7- FUTURE CONTEXT

17.1.8 VIEW 8 - SOUTH ALONG ROBERT STREET AT THE INTERSECTION OF HENLEY STREET

- The stepping tower form from 10 -15 storeys will provide an interesting and iconic skyline for Como when viewed along Robert Street and will provide an effective visual marker of the public plaza at the intersection of Canning Highway.



VIEW 8 - EXISTING CONTEXT

VIEW 8- FUTURE CONTEXT

17.2 VIEW 9 -EAST ALONG CASSEY STREET AT THE INTERSECTION OF LEONORA STREET

- The stepping tower form from 10 -15 storeys will provide an interesting and iconic skyline for Como when viewed along Cassey Street and will provide an effective visual marker of the public plaza and linking pathway.

VIEW 9 - EXISTING CONTEXT

VIEW 9- FUTURE CONTEXT

18.0 SUSTAINABILITY

6 GREEN STAR SUSTAINABLY EQUIVALENCE

- It is proposed that the development is aiming for 5.5 Star Green Star rating and 1 Star Fitwel certification.
- Refer to the Full Circle Sustainability Report included as part of this Development Application.

AIMING FOR 5.5 GREEN STAR RATING PLUS FIT WELL

SUSTAINABILITY

- The proposed development is seeking to achieve a 5-Star Green Star Certification and Fitwel Certification, which includes the implementation of the following features intended to improve occupant and community health and wellbeing outcomes. Also, refer to submitted ESD reports by Full Circle Design Services for details.
- Key design features targeted under Green Star for the proposed development as follow:
  - Comprehensive building facilities management for Operations and Maintenance.
  - Monitor environmental building performance and operational efficiency.
  - Implementation of effective energy/water metering and monitoring systems.
  - Implementation of Waste Management Plan.
  - Implementation of high air quality control system.
  - Implementation of acoustic and noise mitigation measures.
  - Improve Lighting and Visual comfort to improve lighting quality in occupied space
  - Incorporate thermal comfort exceed BCA requirements and achieve minimum 7 Star NatHERS certification or equivalent.
  - Implement design features to reduce carbon emission over its operation life.
  - Offset operational costs for occupants with 100kW solar array system provided.
  - Incorporate electric vehicle charges and car share scheme service.
  - Incorporate Active Transport/End Of Trip facilities.
  - Incorporate energy efficient services and appliances.
  - Incorporate sub-soil irrigation, drought tolerant planting and green groundskeeping practices.
  - Implementation of Life Cycle Impact assessment.
  - Ensure selection of low environmental impact materials procured.
  - Undertake Contamination and Hazardous materials survey and assessment.
  - Minimise urban heat island effect on site.
  - Minimise light spill pollution to surrounding context.
  - Implementation of Universal best practice design.
  - Implementation of Sustainable Operation and Climate Change Adaption Plan. Implementation of Sustainable Groundskeeping operation and green cleaning policy.
  - Engage Independent Commissioning Agent.
  - Undertake building commissioning assessment in operational efficiency.
  - Undertake pre & post occupancy analysis, services and maintainability Review.

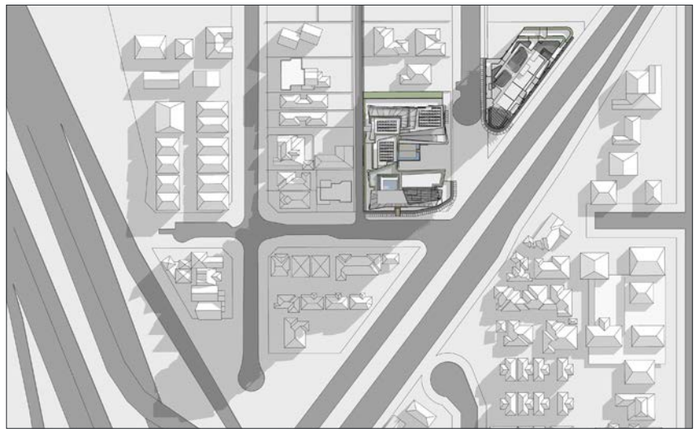
AIMING FOR 5.5 GREEN STAR RATING PLUS FITWEL

- Key additional health and wellness benefits under Fitwel for the proposed development as follow:
  - Provide bike share programs to support active transportation.
  - Integrate street furniture with building ground plane, pedestrian network and cyclist infrastructure.
  - Provide community shuttle services.
  - Improve universal accessibility for visitors and aging in place for locals
  - Implement parking efficiency practice.
  - Provide point-of-decision signs and visibility of stairs to promote stair use by occupants.
  - Establish and implement an Indoor Air Quality policy.
  - Share Indoor Air Quality policy with regular occupants to improve environmental awareness.
  - Implementation of an Integrated Pest Management plan.
  - Provide operable windows in common area for occupants where possible and practical.
  - Conduct regular occupant satisfaction survey for regular occupants.
  - Establish and implement a Stakeholder Collaboration Process.
  - Provide universally accessible water supplies and refilling station in common areas.
  - Conduct regular water quality testing.

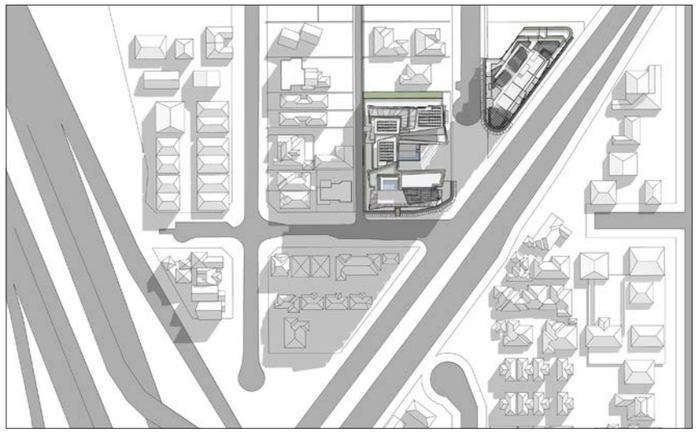
19.0 AMENITY

19.1 SOLAR STUDY EXISTING CONTEXT

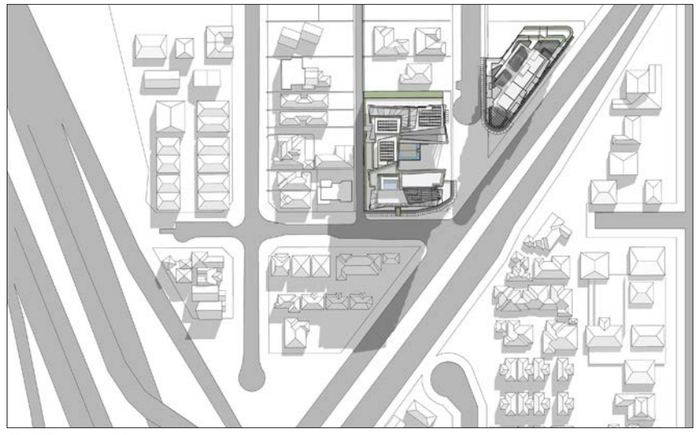
M10 ZONE WITH THE BONUS PROVISION - EXISTING CONTEXT



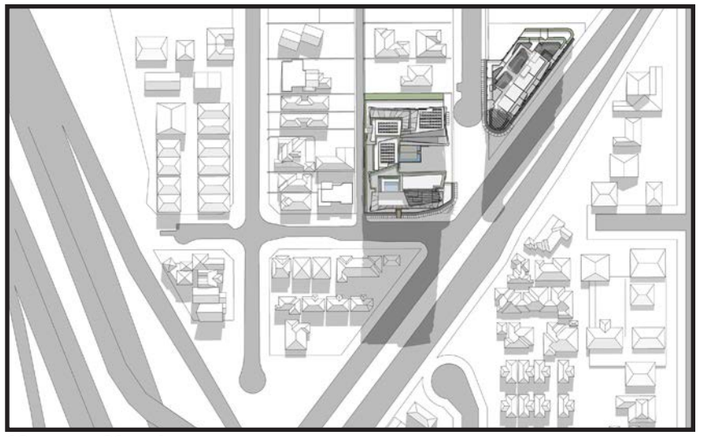
9.00 am 21st June



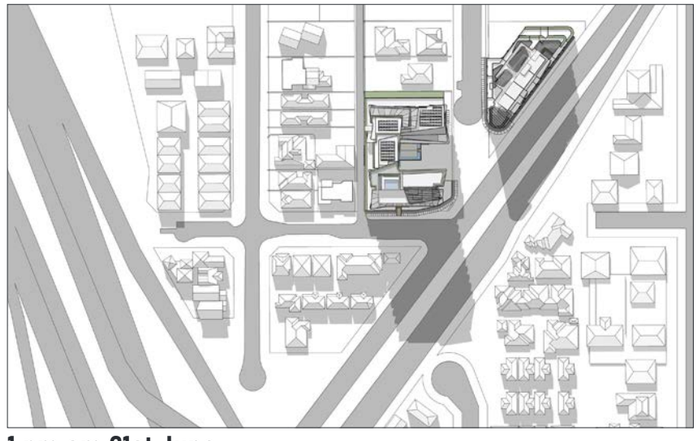
10.00am 21st June



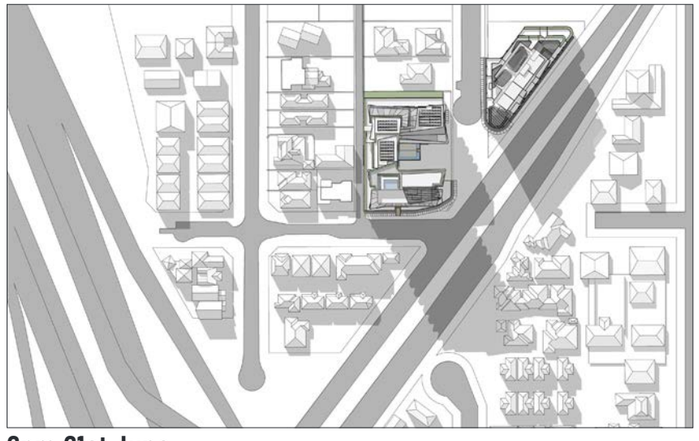
11.00 am 21st June



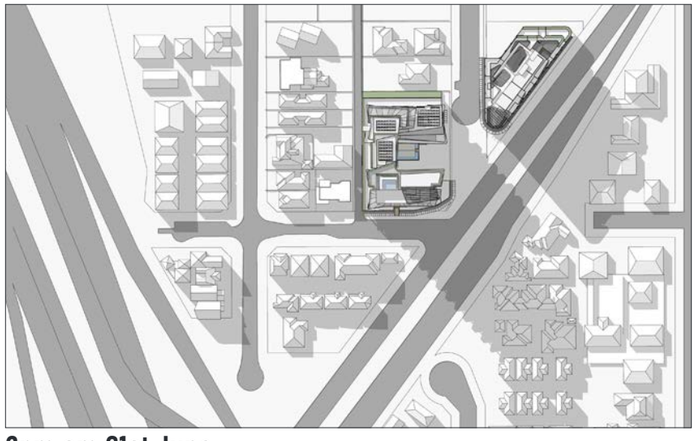
12 noon 21st June



1 pm am 21st June



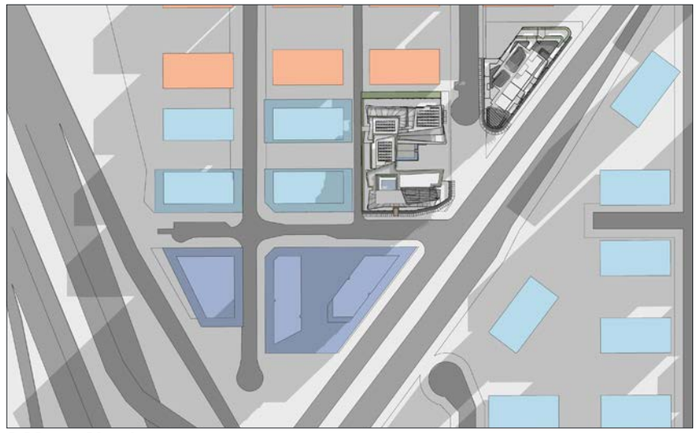
2pm 21st June



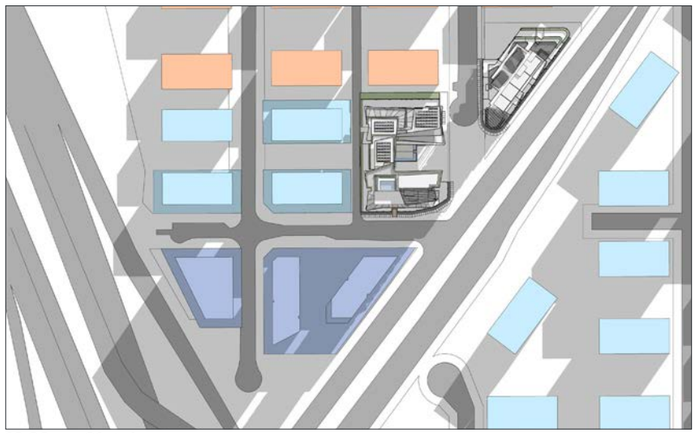
3pm am 21st June

19.2 SOLAR STUDY FUTURE CONTEXT

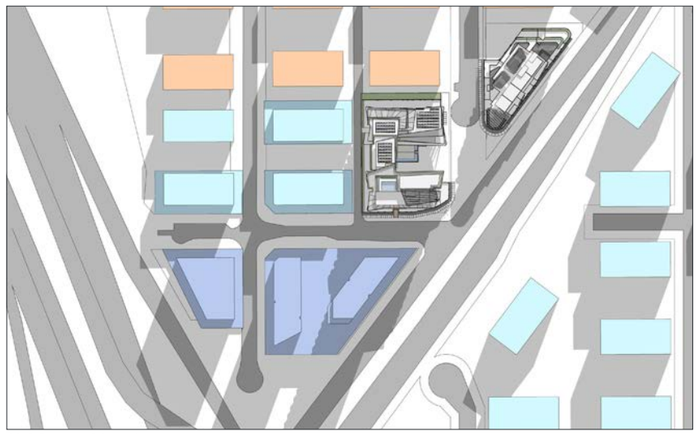
M10 ZONE WITH THE BONUS PROVISION - FUTURE CONTEXT



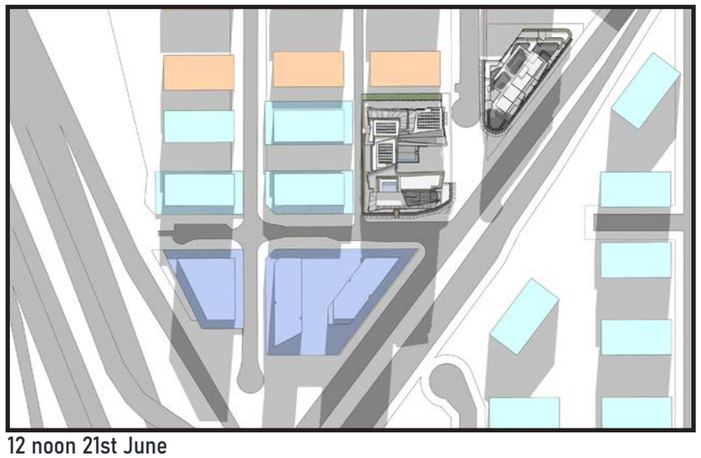
9.00 am 21st June



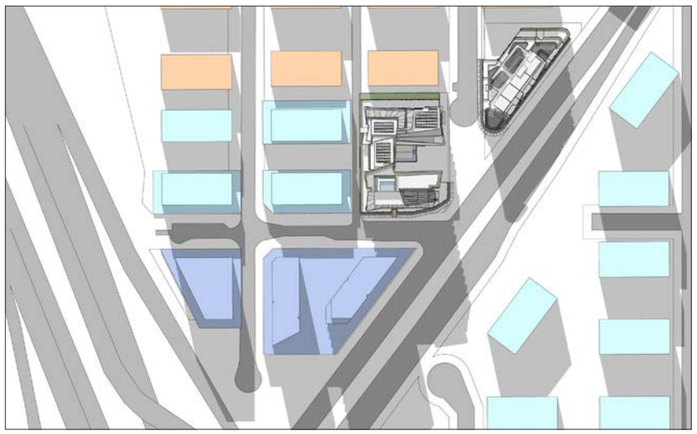
10.00am 21st June



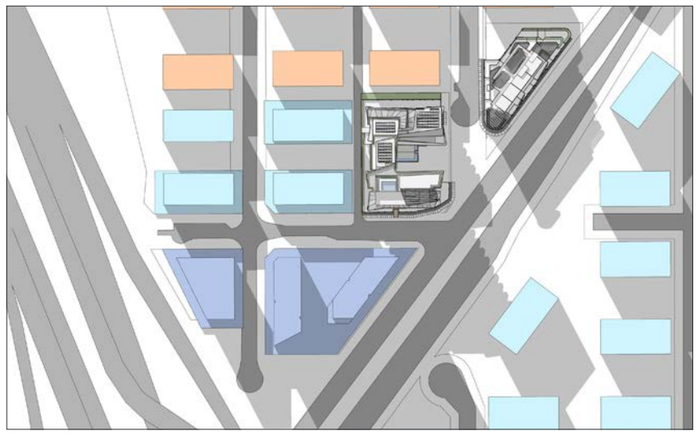
11.00 am 21st June



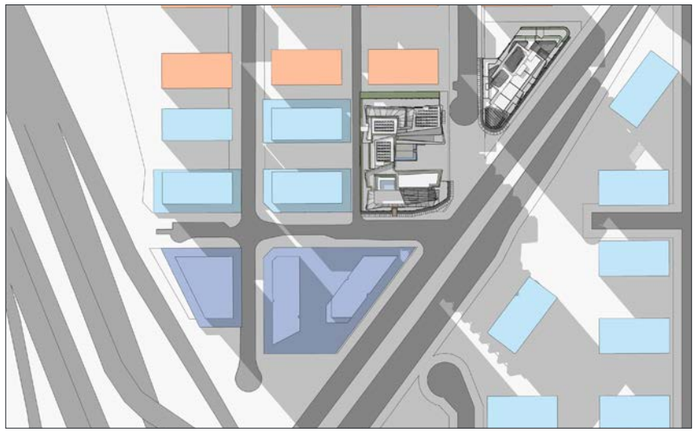
12 noon 21st June



1 pm am 21st June



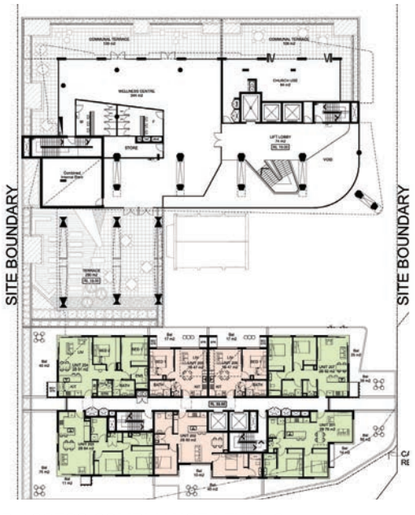
2pm 21st June



3pm am 21st June

19.3 SOLAR ACCESS COMPLIANCE

19.3.1 WEST BUILDING



SOLAR ACCESS COMPLIANCE LEVEL 2

SOLAR ACCESS COMPLIANCE LEVEL 3

SOLAR ACCESS COMPLIANCE LEVEL 4

SOLAR ACCESS COMPLIANCE LEVEL 5

SOLAR ACCESS COMPLIANCE LEVEL 6

SOLAR ACCESS COMPLIANCE LEVEL 7

SOLAR ACCESS COMPLIANCE LEVEL 8

SOLAR ACCESS COMPLIANCE LEVEL 9

Solar Access

Total Units	224	≥2 hr	Nil solar
East Building		45	5
West Building		112	21
Combined Site		157	26
Combined Percentage		70.1%	11.6%
Compliance		Min. 70%	Max. 15%

AMENITY

SOLAR ACCESS COMPLIANCE

WEST BUILDING

SOLAR ACCESS COMPLIANCE LEVEL 10

SOLAR ACCESS COMPLIANCE LEVEL 11

SOLAR ACCESS COMPLIANCE LEVEL 12

SOLAR ACCESS COMPLIANCE LEVEL 13

SOLAR ACCESS COMPLIANCE LEVEL 14

Solar Access

Total Units	224	≥2 hr	Nil solar
East Building		45	5
West Building		112	21
Combined Site		157	26
Combined Percentage		70.1%	11.6%
Compliance		Min. 70%	Max. 15%

AMENITY

SOLAR ACCESS COMPLIANCE

19.3.2 EAST BUILDING

SOLAR ACCESS COMPLIANCE LEVEL 1

SOLAR ACCESS COMPLIANCE LEVEL 2-6

SOLAR ACCESS COMPLIANCE LEVEL 7-8

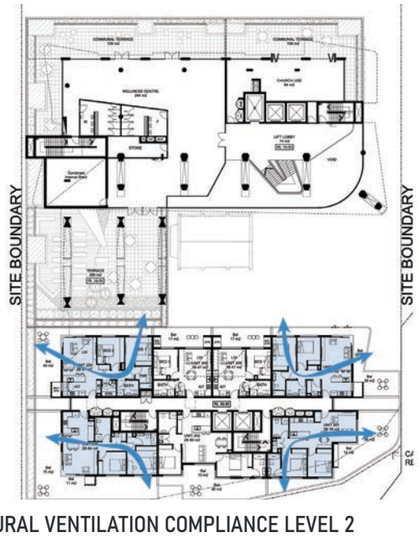
SOLAR ACCESS COMPLIANCE LEVEL 9

Solar Access

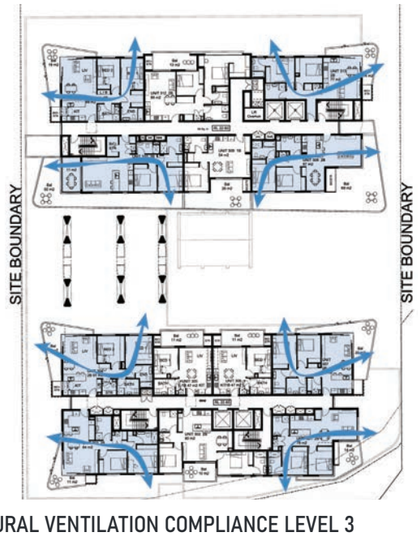
Total Units	224	≥2 hr	Nil solar
East Building		45	5
West Building		112	21
Combined Site		157	26
Combined Percentage		70.1%	11.6%
Compliance		Min. 70%	Max. 15%

19.4 VENTILATION COMPLIANCE

19.4.1 WEST BUILDING



NATURAL VENTILATION COMPLIANCE LEVEL 2



NATURAL VENTILATION COMPLIANCE LEVEL 3

NATURAL VENTILATION COMPLIANCE LEVEL 4

NATURAL VENTILATION COMPLIANCE LEVEL 5

NATURAL VENTILATION COMPLIANCE LEVEL 6

NATURAL VENTILATION COMPLIANCE LEVEL 7

NATURAL VENTILATION COMPLIANCE LEVEL 8

NATURAL VENTILATION COMPLIANCE LEVEL 9

Cross Ventilation

Total Units	224	Compliance	Non-compliance	Total
East Building		38	49	87
West Building		113	24	137
Combined Site		151	73	224
Combined Percentage		67.4%	32.6%	100.0%
Compliance		Min. 60%		

AMENITY

VENTILATION COMPLIANCE

WEST BUILDING

NATURAL VENTILATION COMPLIANCE LEVEL 10

NATURAL VENTILATION COMPLIANCE LEVEL 11

NATURAL VENTILATION COMPLIANCE LEVEL 12

NATURAL VENTILATION COMPLIANCE LEVEL 13

NATURAL VENTILATION COMPLIANCE LEVEL 14

Cross Ventilation

Total Units	224	Compliance	Non-compliance	Total
East Building		38	49	87
West Building		113	24	137
Combined Site		151	73	224
Combined Percentage		67.4%	32.6%	100.0%
Compliance		Min. 60%		

AMENITY

VENTILATION COMPLIANCE

19.4.2 EAST BUILDING

SOLAR ACCESS COMPLIANCE LEVEL 1

SOLAR ACCESS COMPLIANCE LEVEL 2-6

SOLAR ACCESS COMPLIANCE LEVEL 7-8

SOLAR ACCESS COMPLIANCE LEVEL 9

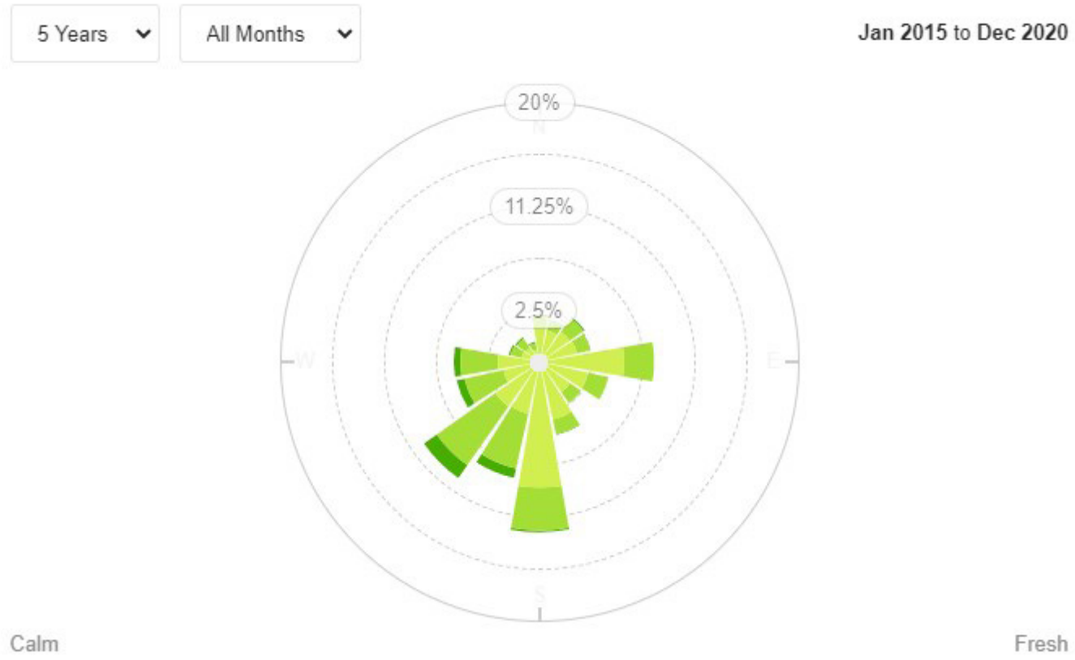
Cross Ventilation

Total Units	224	Compliance	Non-compliance	Total
East Building		38	49	87
West Building		113	24	137
Combined Site		151	73	224
Combined Percentage		67.4%	32.6%	100.0%
Compliance		Min. 60%		

AMENITY

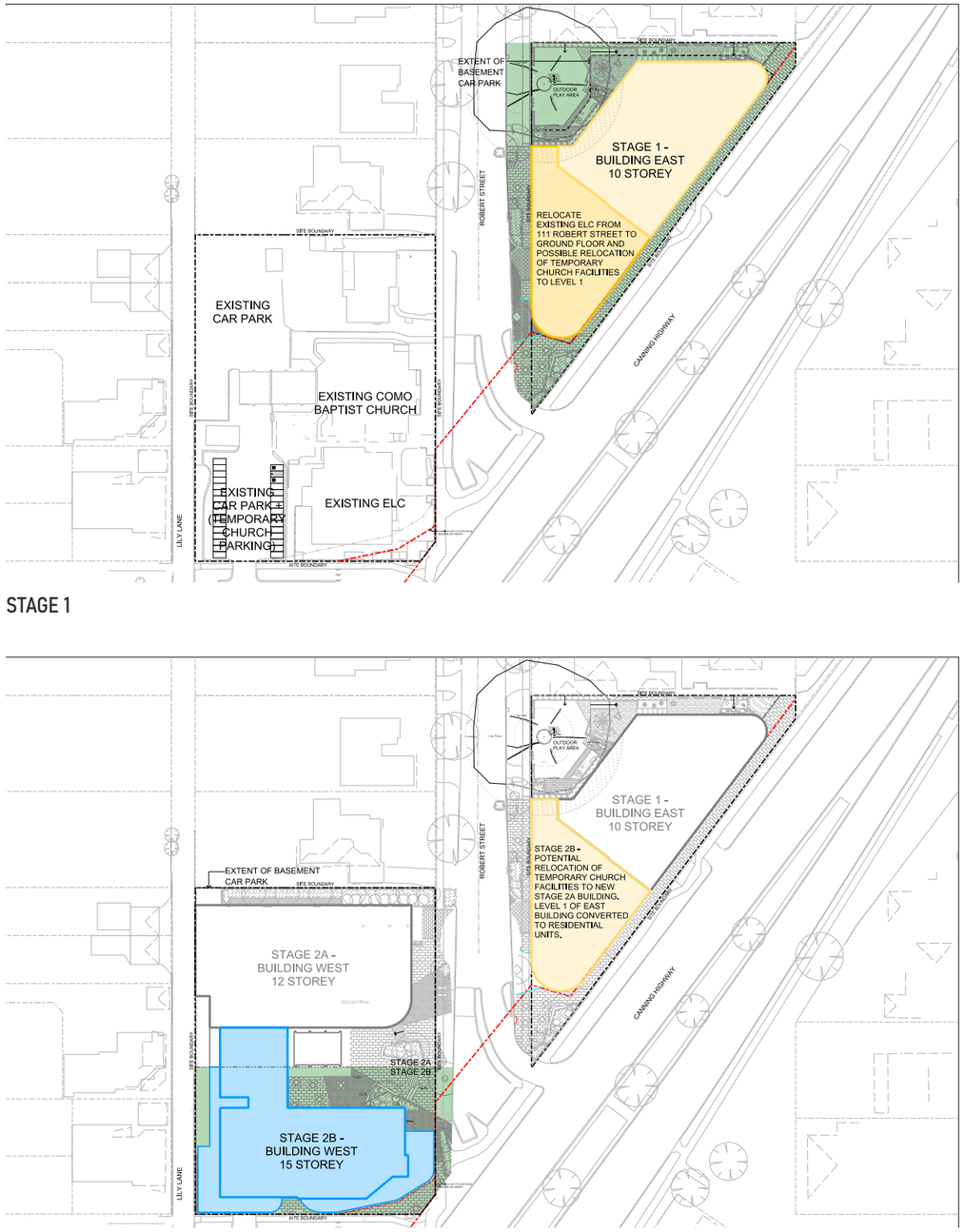
19.5 WIND

- Building locations and podium massing has been designed to shield the public plaza from prevailing winds and will aid in mitigating adverse wind conditions .
- Densely foliating evergreen trees and shrub planting throughout the public plaza will also contribute to mitigating adverse wind conditions.
- Podium forms will assist to mitigate wind down drafts so that wind turbulence occurs at podium level rather than street level.
- The Inclusion of a 1.2m high impermeable perimeter balustrades along the West and East Building podium level will assist in mitigating adverse wind conditions.
- Glazed perimeter screens will be introduced on roof levels that are proposed for communal seating/recreation areas to shield these areas from prevailing wind
- Tree planting/landscaping using species with dense foliage will contribute to wind mitigation on roof top terraces.

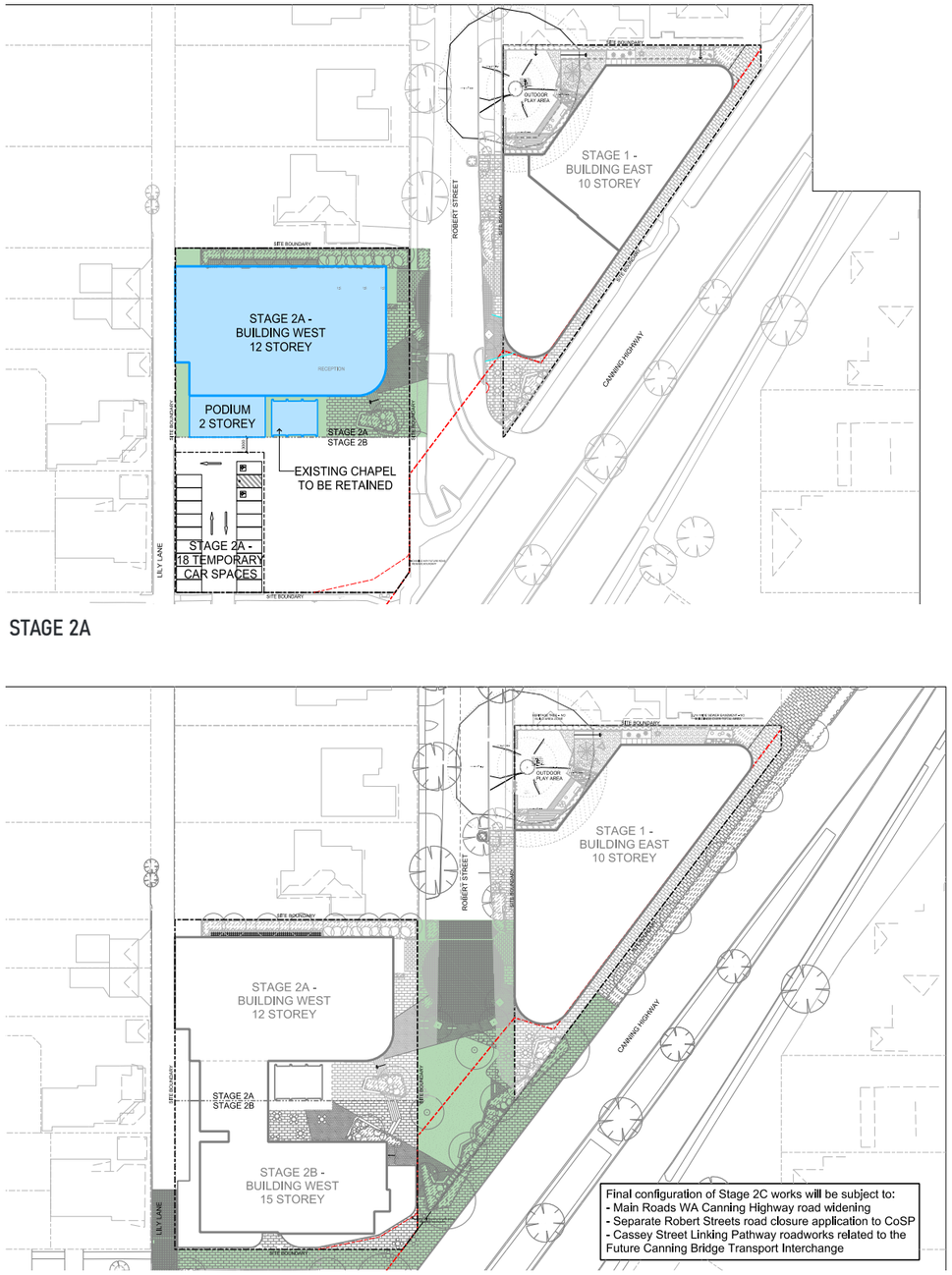


COMO PERTH 5 YEAR WIND ROSE Source Willy Weather

20.0 DEVELOPMENT STAGING



STAGE 1



STAGE 2A

STAGE 2B

STAGE 2C

APPENDIX A

ARCHITECTURAL & LANDSCAPE DRAWINGS