5 Macrae Road - Applecross

Design Review Panel Presentation – Rev 2

04 February 2026

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IN ASSOCIATION WITH

GRIFFIN

Principle 01 : Context and Character

Zoning

5 Macrae Street, Applecross

The site is located in the ward of Applecross within the city of Melville. It is zoned H8 under the City of Melville Town planning Scheme No. 6 (TPS6).

The site is located within the Canning Bridge Activity Centre Plan (CBACP) area which comprises land from both the Cities of South Perth and the City of Melville. The CBACP Design Guidelines have been established as an alternative to the requirements of the Residential Codes within the CBACP area.

R Zone :	R-ACo
CBACP Zone : (Kintail Quarter)	H8 (Residential up to 6–8 storeys) within Q1
District Centre Classification :	C2 under LPS6
Local Area Policy :	City of Melville TPS No 6
Land Area :	1012sqm
Permitted building height :	20 m (being less than 1,200sqm)
Plot Ratio :	N/A
Privacy :	RDC Vol. 2 Apart. 3.5
Solar access/ overshadowing :	N/A
Open space : 30%	
Setbacks :	CBACP Design Guidelines & SPP7.3
Design Guidelines :	CBACP Design Guidelines & Design WA

Development Controls

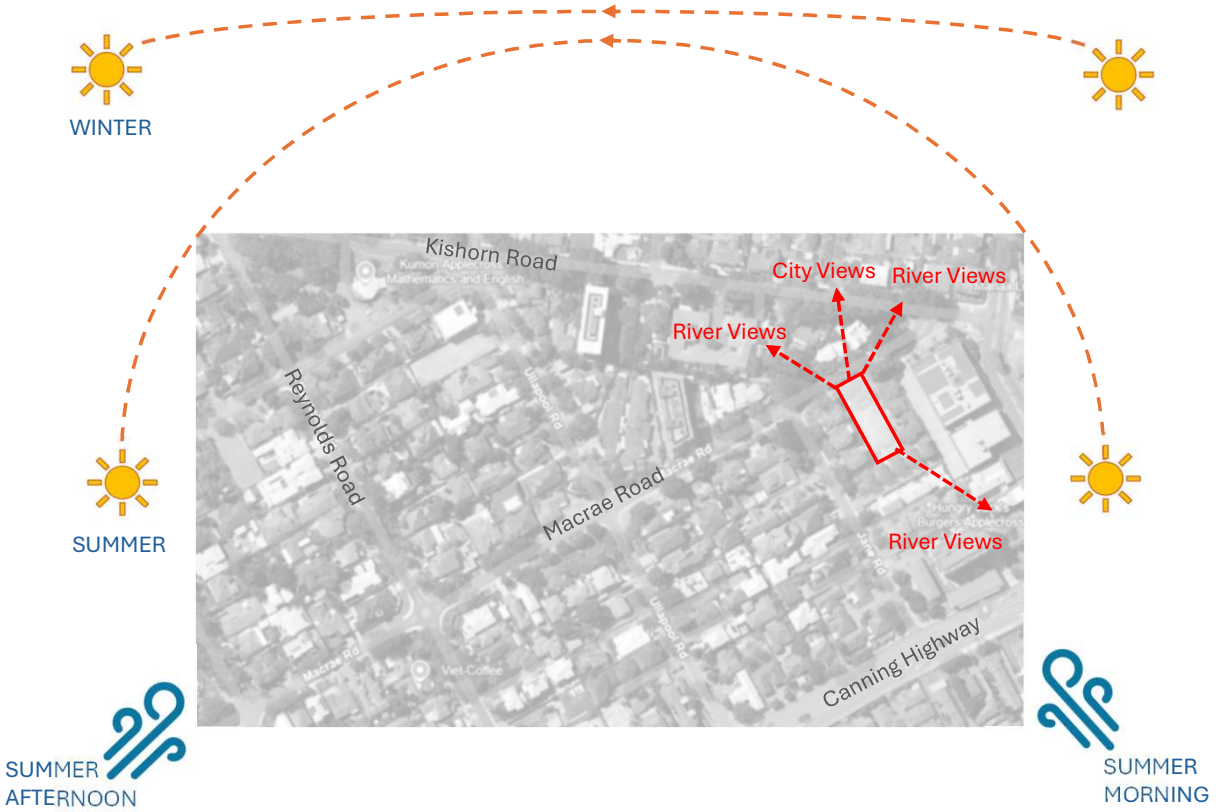
5 Macrae Street, Applecross

Development Controls	
Building Height :	Approx. 6 storeys / 20m
Clause 2.3 Note : minimum land area of 1,200m^2	Buildings over 20m (6 storeys) require a
Maximum Site Cover :	Minimum 30% open space required, provided as shared common space at ground level and/or rooftop
Site Details	
Lot Size :	1,012m^2 (approx.)
Frontage :	20.12m (Macrae Road)
Boundaries	
Side boundaries :	50.29m
Rear boundary :	20.12m
Primary Street Setback :	Minimum 2m, Maximum 4m
Side / Rear Lot Boundary Setback :	4m
Setback Exceptions :	Eaves and sun shading devices are exempt

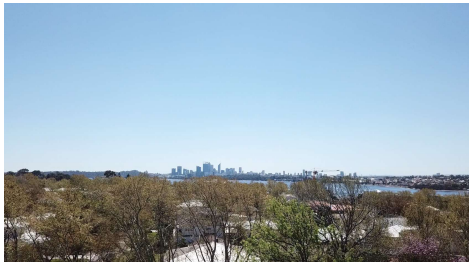
Site Analysis

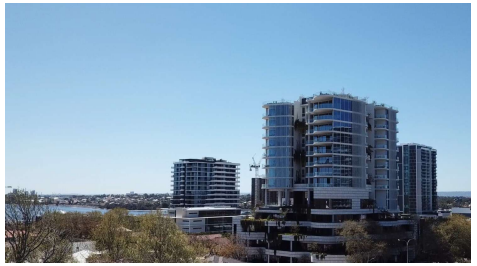
The site proposed for development comprises 1,012sqm. The property has one street frontage, with its location address on Macrae Road.
The property will have excellent views from all levels, which will have long-term security of tenure.

The north will be significantly protected as any future development on the lots to the north will be restricted to four floors, any floors higher than this must be set back nine metres from its north and south boundaries, which makes development at this height unattainable. The dwellings will enjoy long-term views, exceptional sunlight exposure and, with the prevailing winds providing excellent natural ventilation, given the openness of the design proposal.




River Views


City Views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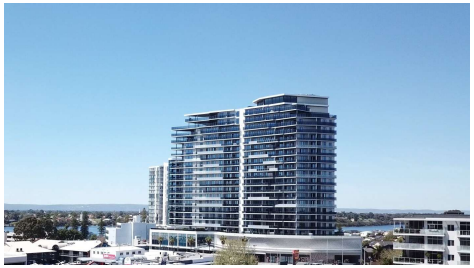

River Views

Surrounding Amenities

Integral to the creation of the Canning Bridge Activity Centre Plan as a Transport Oriented Development was the extensive amenity that the area already afforded. This encompassed a diverse range of transport options, retail and dining facilities, public open spaces, and recreational choices.
The proposed development is within walking distance of a diverse range of retail, dining, and recreational amenities, including shops, cafés, restaurants, and public open spaces such as Goolugatup Heathcote Reserve. The site also benefits from convenient access to Canning Highway and established transport connections.


Raffles Hotel


Nearby Shops and Restaurants


Goolugatup Heathcote Reserve


Jetty and Water sports


Linked Cycle Path

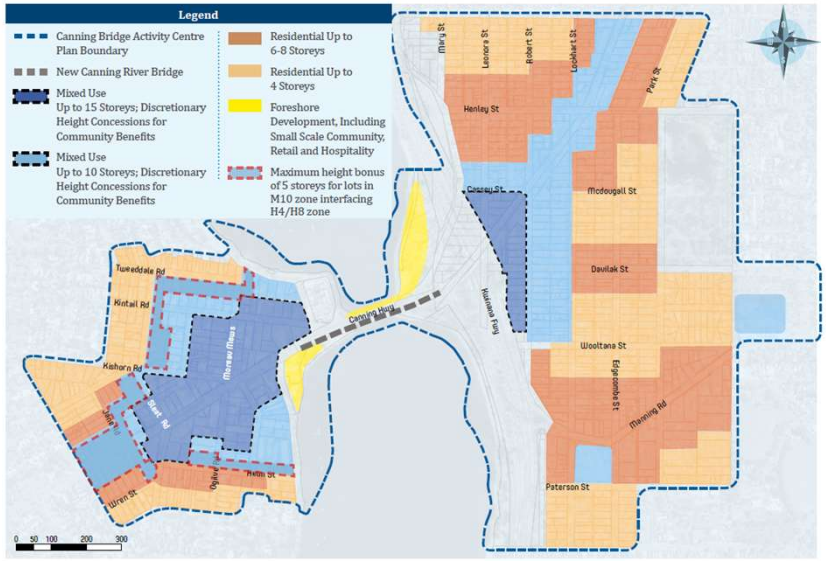
Convenient Transport Connections


Deep Water Point Jetty


The Rowing Pavilion

Existing Streetscapes & Surrounding Build Form

Historically a low-density suburban area, the area was predominantly characterised by single residential dwellings. From the 1970s, zoning changes facilitated a gradual transition to medium-density housing, including villas and townhouses.
With the introduction of the Canning Bridge Activity Centre Plan—spanning the river between the Cities of Melville and South Perth—the area is now evolving to accommodate a broader mix of housing typologies. These range from large-scale, mixed-use developments to more modest apartment buildings, reflecting the plan's vision for increased residential density and urban diversity.




Apartment block
8 Macrae Road


Duplex development
3 Macrae Road


Office block
1 Sleat Road


Multistorey development
10 Forbes Road


Apartment block
21 Kishorn Street

Future Urban Form

(Approved & Proposed)

Within the Q1 quarter of the Canning Bridge Activity Centre Plan (CBACP), a number of four, six and multi storey projects have either been completed, are under construction or have been approved. The proposed development aligns with these patterns and complements nearby projects such as the developments noted, which feature similar mid-rise built form and contribute to the precinct's vision for a vibrant, transit-oriented community.

8 Macrae Road – 4 Storeys + Roof Terrace

21 Kishorn Street – 4 Storeys

880 Canning Highway – 6 Storeys

10 Forbes Road – 12 Storeys

65 Canning Beach Road – 6 Storeys

59 Canning Beach Road – 15 Storeys

18 Tweeddale Road – 4 Storeys

5 Wren street – 8 Storeys + Roof Terrace

9 Wren Street – 8 Storeys + Roof Terrace

Principle 02 : Landscape Quality

Existing Site Conditions

- Predominantly levelled and cleared Class A site
- Two Storey town house development to the adjoining property
- Existing Jacaranda tree, integral to the street character to remain

Existing Site

Existing Tree

Neighbouring Site – Two storey brick & tile

Street view

Landscape Design Concept

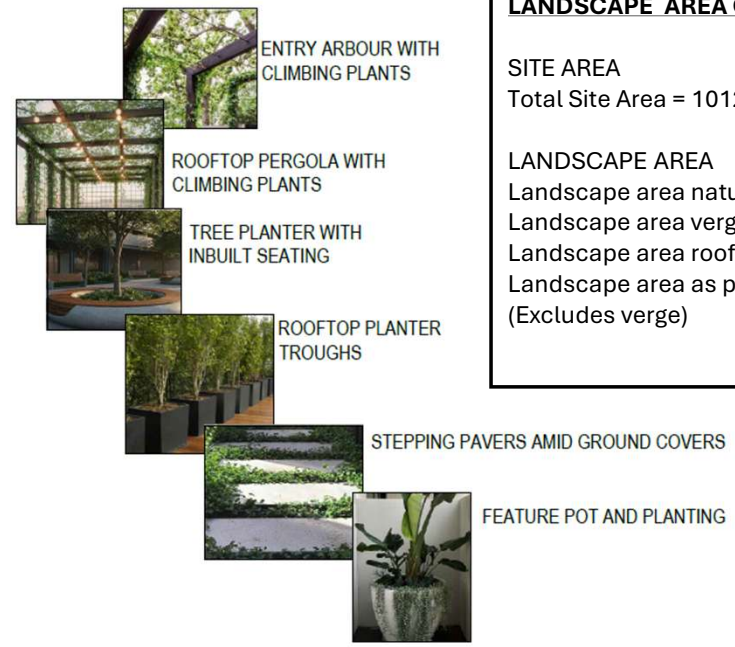
Predominantly native planting will form the basis of the landscape design, supporting local flora and fauna while ensuring a low-maintenance, waterwise approach suited to the local climate. The landscape strategy enhances the visual quality of the development by integrating layered planting, shade trees, and soft edges that create a welcoming and comfortable environment for residents and visitors.
Communal outdoor spaces will be designed as functional and attractive areas that encourage social interaction and passive recreation and improve microclimate conditions. The use of native species promotes biodiversity and ecological resilience.
This approach ensures the landscape is not only aesthetically pleasing but also sustainable, reinforcing the development's connection to its context and delivering a high-quality public realm.

Verge planting provides the opportunity for local native planting that talk to the public artwork strategy. (Community 9.02)

Ground Floor Landscape Plan

Refer L-01 Landscape Plan
Refer L-02 Plant Schedule
for detailed planting layout and selections

LANDSCAPE ELEMENT TYPICAL ARRANGEMENTS



ENTRY ARBOUR WITH CLIMBING PLANTS

ROOFTOP PERGOLA WITH CLIMBING PLANTS

TREE PLANTER WITH INBUILT SEATING

ROOFTOP PLANTER TROUGHS

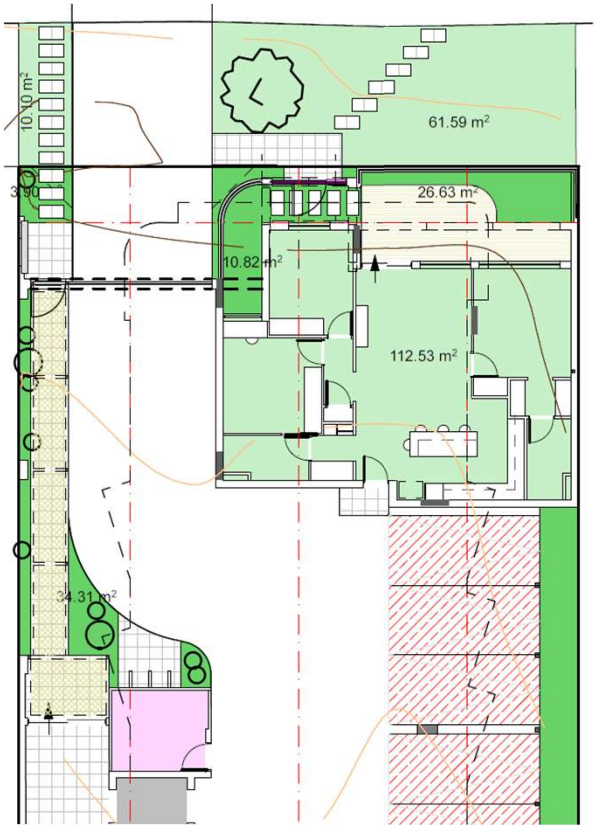
STEPPING PAVERS AMID GROUND COVERS

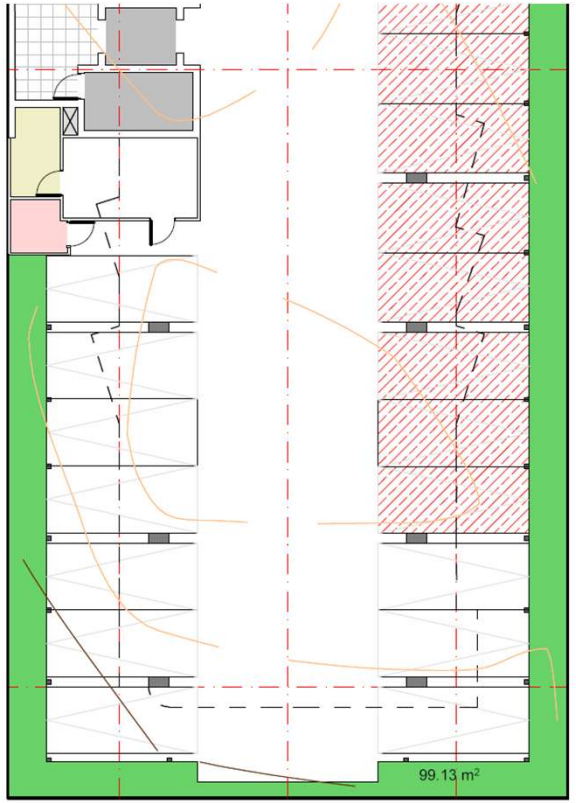
FEATURE POT AND PLANTING

LANDSCAPE AREA CALCULATIONS

SITE AREA
Total Site Area = 1012m^2

LANDSCAPE AREA
Landscape area natural ground = 137m^2
Landscape area verge = 71.7m^2
Landscape area rooftop planters = 45.2m^2
Landscape area as percentage = 18%
(Excludes verge)





URBAN Retreat GARDEN DESIGN

Roof Landscape Plan

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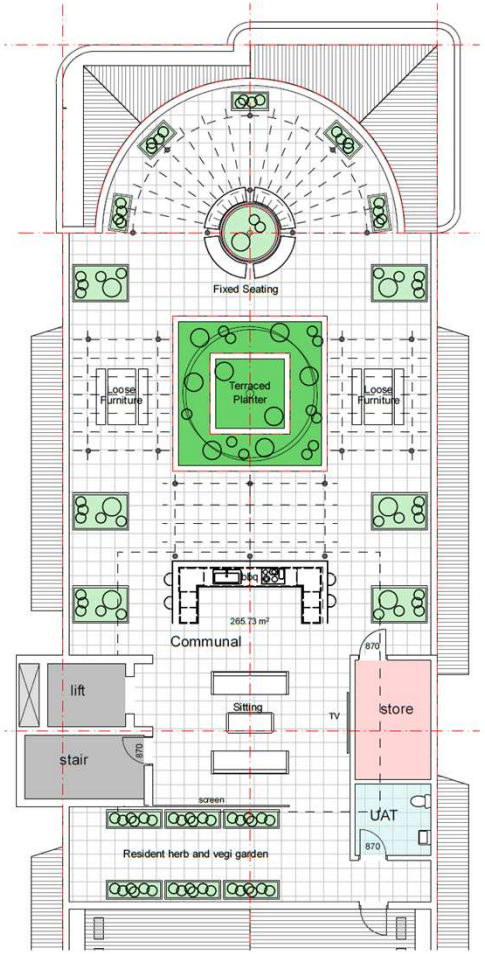


URBAN Retreat GARDEN DESIGN

Refer L-01 Landscape Plan
Refer L-02 Plant Schedule
for detailed planting layout and selections

Principle 03 : Built Form & Scale

Design Response

The proposed design incorporates soft curves and light, neutral tones to create a contemporary aesthetic that harmonises with the heritage character of the surrounding landmarks.

These design elements provide a subtle visual dialogue between old and new, ensuring the development respects the historical significance of the precinct while introducing a modern interpretation that feels cohesive within the Q1 Kintail Quarter.

The building's curved forms and light-toned palette complement the warm textures and architectural detailing of the heritage structures, while gently softening its overall presence within the streetscape. This approach reinforces the sense of place envisioned in the Melville City Plan, delivering a design that is both contextually responsive and forward-looking.

Applecross District Hall

Raffles Hotel

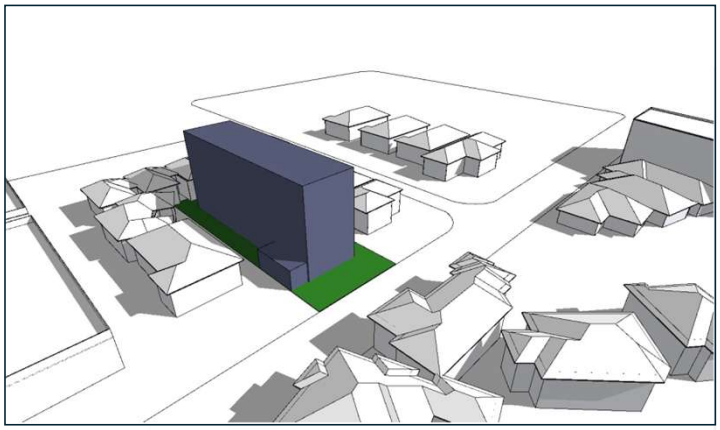
Development Envelope – Current and Future adjoining developments

The proposed development sits within the building envelope with reference to the minimum setbacks and maximum height requirements as outlined in the Canning Bridge Activity Centre Plan.

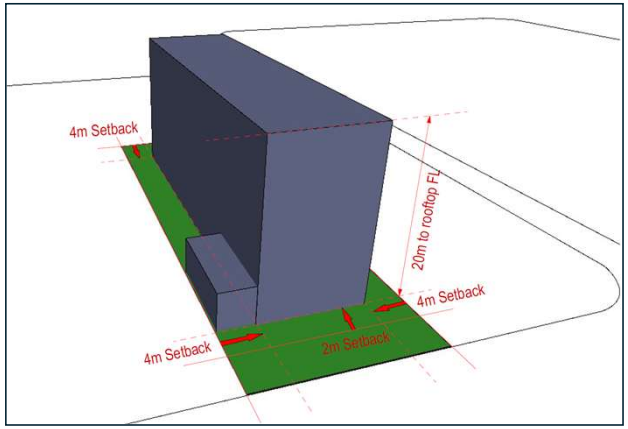
The accompanying diagrams illustrate both the present and anticipated future contexts in which the building will be situated.

When examining the future anticipated context diagram, we can see that the proposed development is consistent with the scale and context intended for the locality.

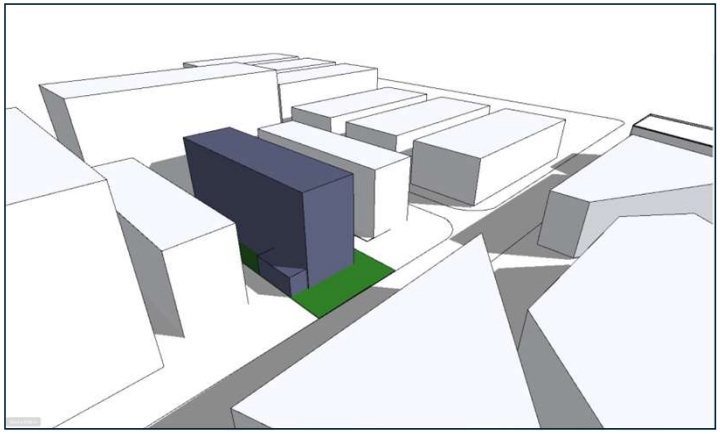
Existing context



Existing context



Setbacks



Anticipated future context

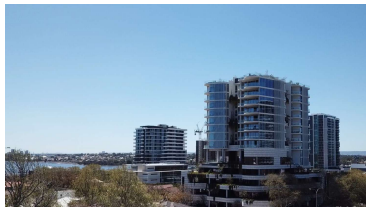
Northern Light & Vistas

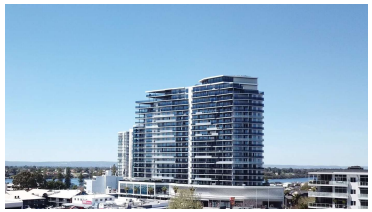
All bedrooms provided with North facing picture windows
Note: East & West facing bedroom windows have sill heights 1600 high for privacy of both occupants and neighbours.

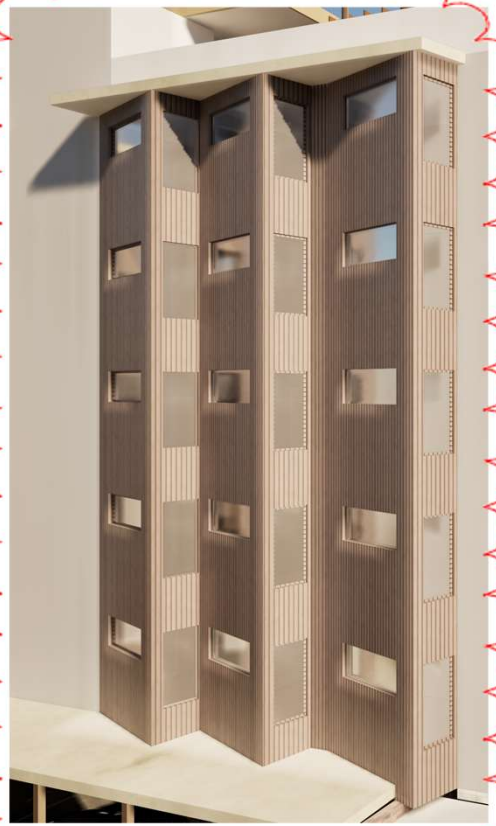
Northern balconies have access to both the Northern light & Broad river vistas.

Southern balconies protected from setting sun providing all day views to the southern river and adjoining locality.

The premium orientation and vistas can be enjoyed from the Rooftop garden and relaxation area. This communal amenity is available to all residents and their guests.

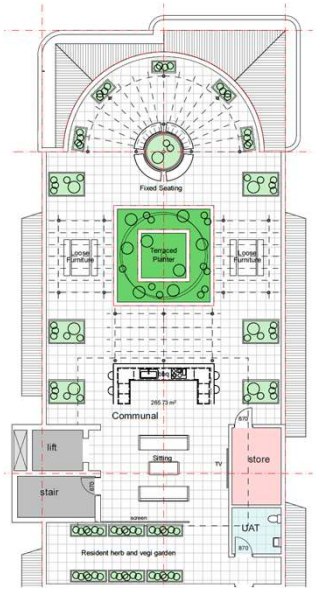






Splayed bedroom windows

Views of the city and river



Sweeping vista of the city and river

Design Response

The proposed development delivers a high-quality residential environment through a design that prioritizes amenity, sustainability, and community engagement. Generous private balconies are incorporated into all apartments, predominantly oriented to the north and south to optimize solar access and natural ventilation..

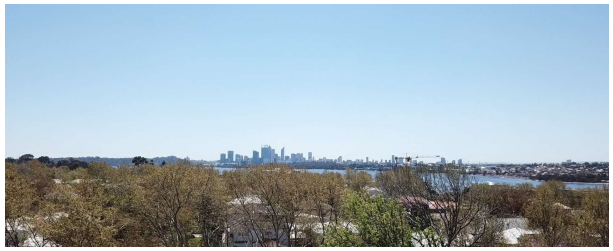
A communal rooftop terrace provides residents with sweeping views of the city and river, creating a shared space that encourages social interaction and enhances the overall liveability of the development.

The building form responds sensitively to its context through carefully considered setbacks that reduce perceived bulk and maintain privacy for adjoining properties. Each level accommodates four dwellings, balancing density with liveability. All apartments include private open space and internal storerooms for practicalities, supporting functional and adaptable living..

To maximize outlook and privacy, splayed windows are incorporated into the bedrooms, maximizing views to the North while minimizing overlooking neighbours to the east and west.

Clearly defined pedestrian entries and circulation routes ensure legibility, safety, and ease of access for all residents.

The design is underpinned by inclusivity and adaptability, with all dwellings meeting **Silver Level Liveable Housing Australia (LHA) standards**, ensuring accessibility for people of all ages and abilities. Collectively, these strategies deliver a development that is sustainable, socially connected, and is responsive to its urban setting.



Façade Articulation

The design carefully negotiates between the existing built form and the anticipated future scale, delivering a sensitive and cohesive transition within the streetscape.
The building's presence is modulated to reduce the perceived scale of the six-storey, 20-metre frontage, achieving better integration with the surrounding context. Horizontal and vertical articulation is employed to break down the building's height and mass. The asymmetric elevation draws inspiration from the shape, form, and structural language of surrounding heritage buildings. This approach ensures contextual sensitivity while introducing a contemporary interpretation that respects the existing character.
Recesses, projections, and varied material treatments create rhythm and visual interest while reducing bulk.
A complementary palette of materials introduces variation and texture, visually segmenting the façade and softening its overall appearance.
Street-level landscaping provides green buffers that soften building edges and create a clear transition between public and private spaces.
Ground-level elements such as the entry canopy and pedestrian-scale lighting establish a welcoming experience for residents and visitors. The defined entry statement creates a welcoming threshold, guiding residents and visitors into the development.
A neutral colour palette integrates the building with its surroundings, softening its presence and reducing perceived bulk. A curated journey of artwork begins at the base of the building that extends horizontally along the boundary then transitions vertically within the western panelling, creating a visual narrative that connects the public realm with the architectural form. This integration of art reinforces identity and enriches the pedestrian experience.

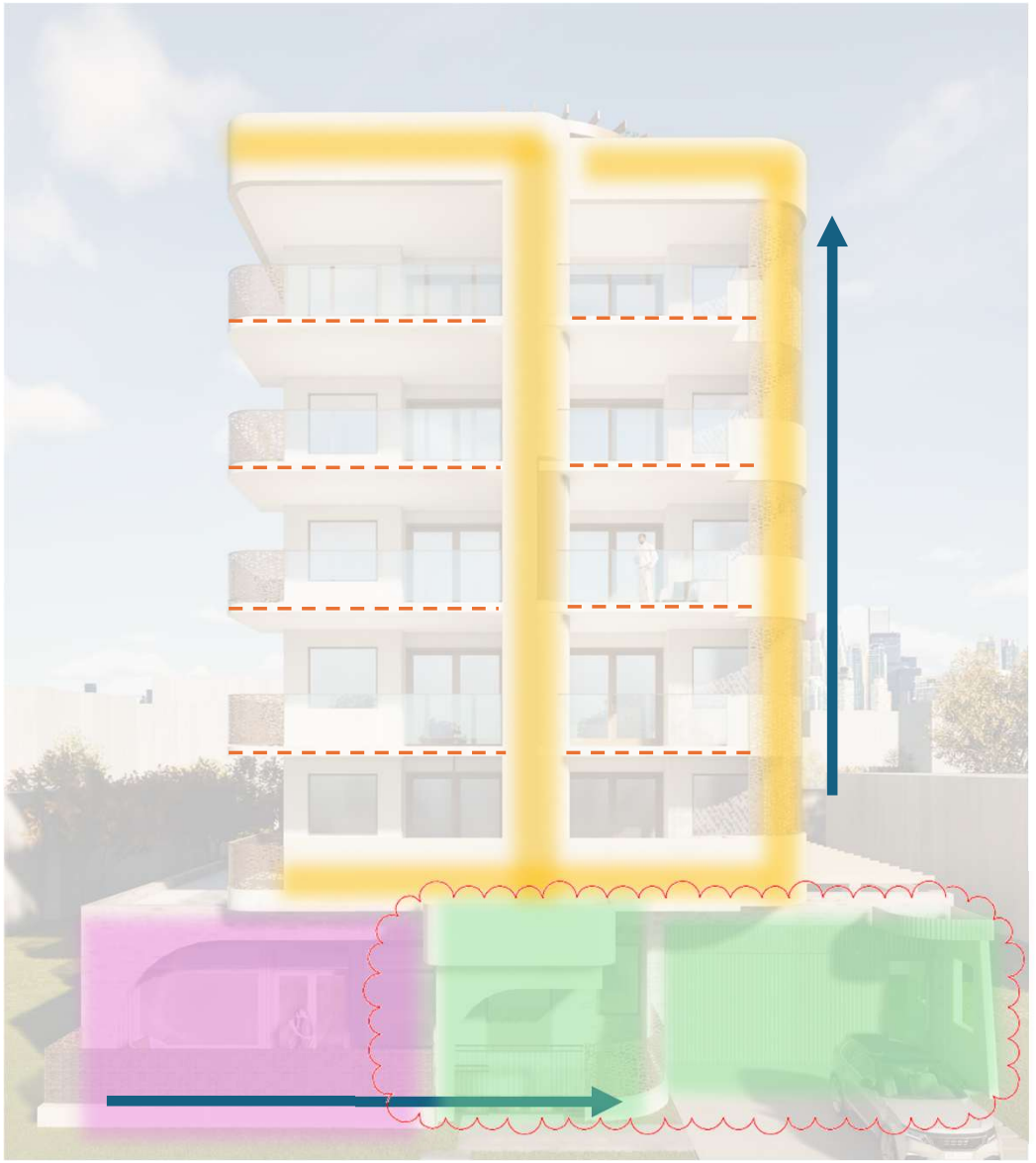
Strong base Grounds the Building

Entry statement

Floating balconies

Asymmetric elevation draws from the shape, form and structure of the surrounding heritage buildings

Journey of artwork



Façade Articulation

The proposed development demonstrates design excellence through a considered response to the site.
The building is grounded by a strong base, creating a clear visual anchor and contributing to a sense of permanence within the streetscape.
The design draws inspiration from the shape, form, and structure of surrounding heritage buildings. This approach ensures contextual sensitivity while introducing a contemporary interpretation.
The building employs a balance of symmetry and asymmetry, creating visual balance while introducing architectural interest.
The façades incorporate vertical articulation to establish rhythm and proportion, reducing perceived bulk and enhancing visual interest. These elements work together to create a dynamic yet cohesive architectural expression.

Strong base

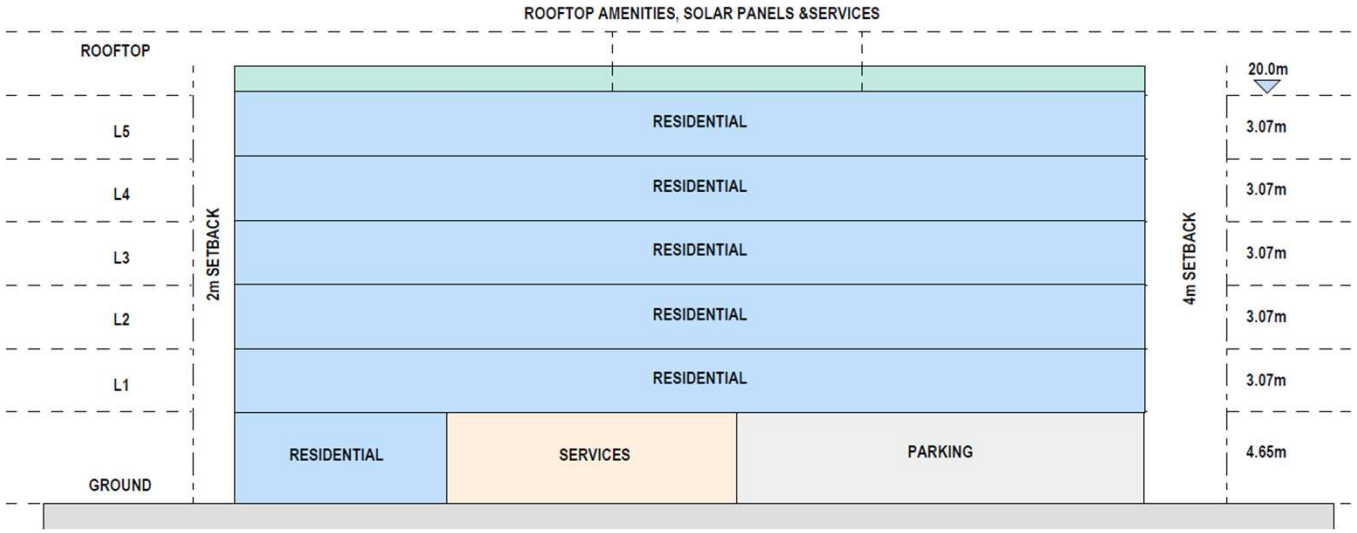
Asymmetric elevation

Vertical articulation – Rhythm.

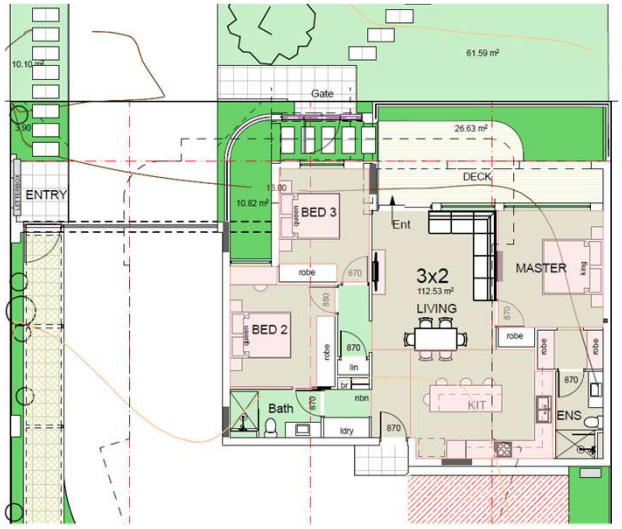
Principle 04 : Functionality & Build Quality

Dwelling type & mix

The proposed dwelling mix aligns with the Canning Bridge Activity Centre Plan by delivering housing diversity and supporting increased residential density. The inclusion of two and three-bedroom apartments caters to a range of household types.

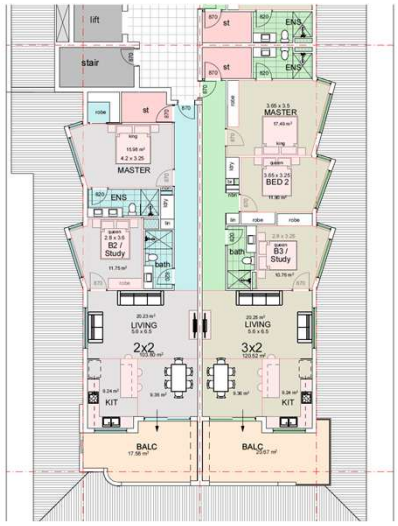


Dwelling Type	
Three Bedroom	11
Two Bedroom	10
Total Apartments	21



Ground floor plan

North facing floor plans
Level 1-5



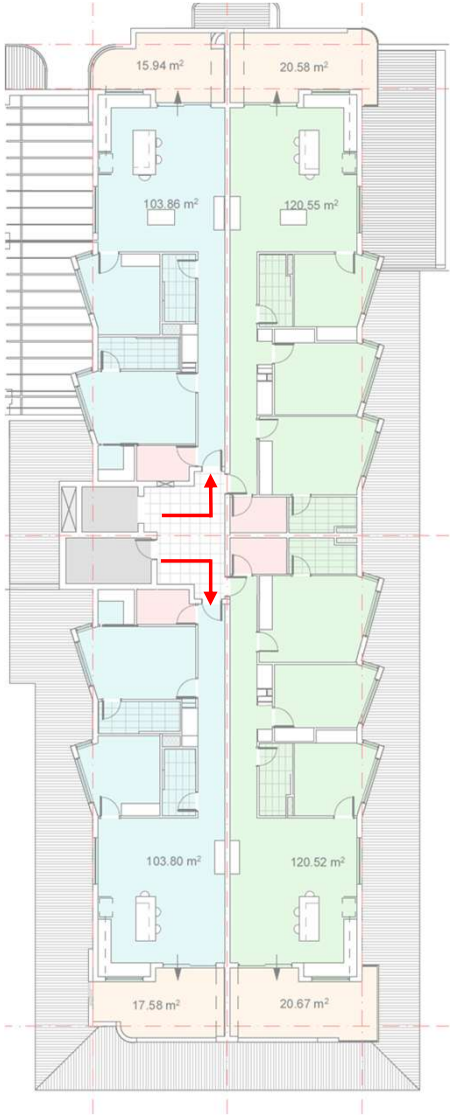
South facing floor plans
Level 1-5

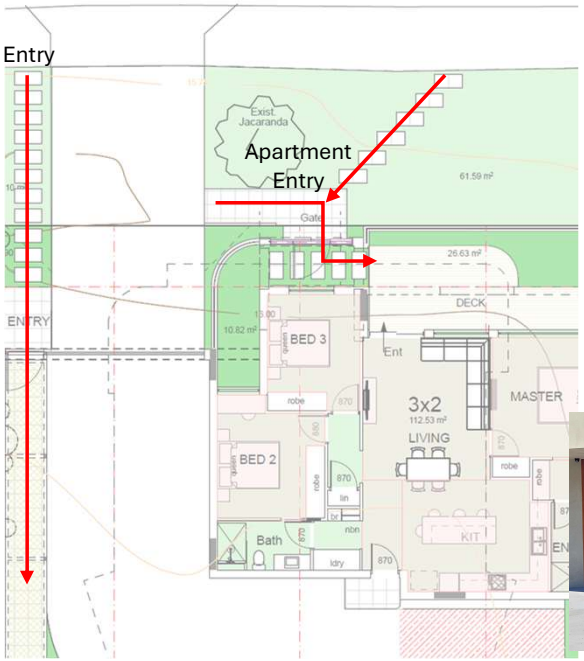
Circulation & Acoustics

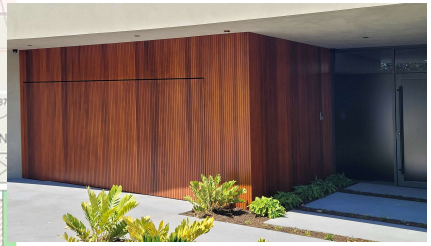
Circulation and Flow
Circulation paths have been deliberately minimized to reduce travel distances and improve accessibility for all residents. This approach enhances legibility and supports safe, convenient movement within the development.
Separation of the entries to the ground floor and upper apartments has been reinforced via architectural elements, soft and hard landscaping
A secure video intercom system provides controlled access, activating the concealed garage door and pedestrian gate. Internal walkways are visually defined through a feature suspended soffit and integrated lighting, creating a clear sense of arrival and facilitating legible movement.

Acoustics
The initial design has incorporated a layout that carefully configures maximum separation between sleeping areas of the adjoining units, improving acoustic privacy
At the commencement of the Design Development stage an acoustics engineer will join the team to ensure that all acoustic requirements, both internal and external, are highlighted, analysed and resolved.

These strategies collectively will deliver a circulation framework that is functional, secure, and responsive to resident needs.







Concealed garage door

Internal walkways

Arrival Statement

Vehicle Access & Parking

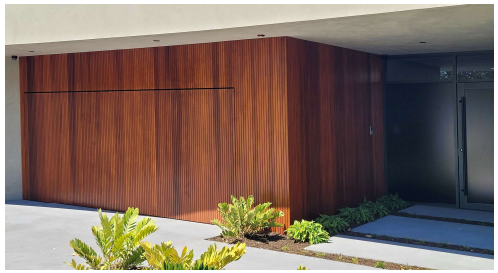
A car stacker system will be incorporated to meet and exceed the parking provisions outlined in the Canning Bridge Activity Centre Plan. A secure video intercom system provides controlled access, activating the concealed garage door and pedestrian gate.

All two-bedroom dwellings will be provided with 1 bay
All three-bedroom dwellings will be provided with 2 bays, 1 on grade and 1 in their own stacker.

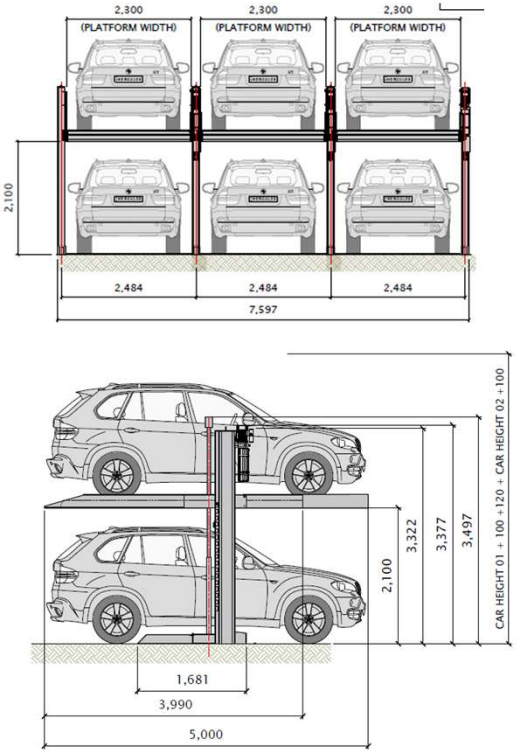
All car bays are 5.4m x 2.4m in accordance with AS/NZS 2890.1:2004 for off-street parking

Isle widths of 6.4m - 6.5m is well in excess of the standards required

User class (Note 1)	A (Note 3)	B	C_1	C_2	C_3	Aisle width (Note 4)
1	2.4	2.4	5.4	4.8	5.4	6.2
1A	2.4	2.4	5.4	4.8	5.4	5.8
2	2.5	2.5	5.4	4.8	5.4	5.8
3	2.6	2.6	5.4	4.8	5.4	5.8
3A	2.6	2.6	5.4	4.8	5.4	6.6
3A	2.7	2.7	5.4	4.8	5.4	6.2
4	(See Note 5)					



Concealed garage door



Owner operated car Stacker System for every 3-bed apartment

Stacker System

Parking Requirements	
Residential bays per 2 Bed dwelling	1
Residential bays per 3 Bed dwelling	2
(Total Bays Required)	21
Total Parking Bays Provided	32
1 Bicycle Storage Required * (provided in Stores)	*

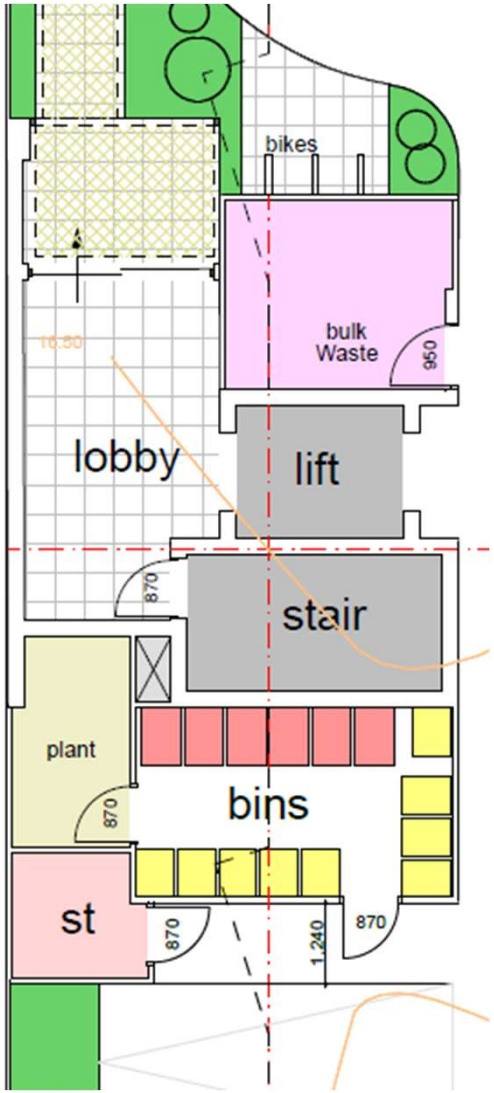
Waste Management

Waste Management Plan.
Based on the street collection of weekly general waste and recycling plus weekly FOGO collection.
The adjacent plan illustrates a designated location for apartment waste bins. The required bin sizes, quantities, and collection frequencies have been determined through calculations provided in the table below, in accordance with council requirements and informed by prior consultations. Additionally, a dedicated area of 10.5 m^2 has been allocated for bulk waste storage, as indicated on the plan view.

Calculations based weekly collection of general waste, recycling and FOGO:

Dwelling Size	No. Unit	Refuse (L/week)	Recycling (L/week)	FOGO (L/week)	Total Refuse (L/week)	Total Recycling (L/week)	Total FOGO (L/week)
2 Bedroom Dwelling	11	60	80	20	660	880	220
3+ Bedroom Dwelling	10	70	120	30	700	1200	300
Totals					**1360**	**2080**	**520**
Bin Size (L)					240	360	240
Bins Required					6	6	3
Collection Frequency					Weekly	Weekly	Weekly

We will therefore require a total of 15 bins, comprising 9 x 240L bins and 6 x 360L bins.



Principle 05 : Sustainability

Solar Access & Orientation

Solar access

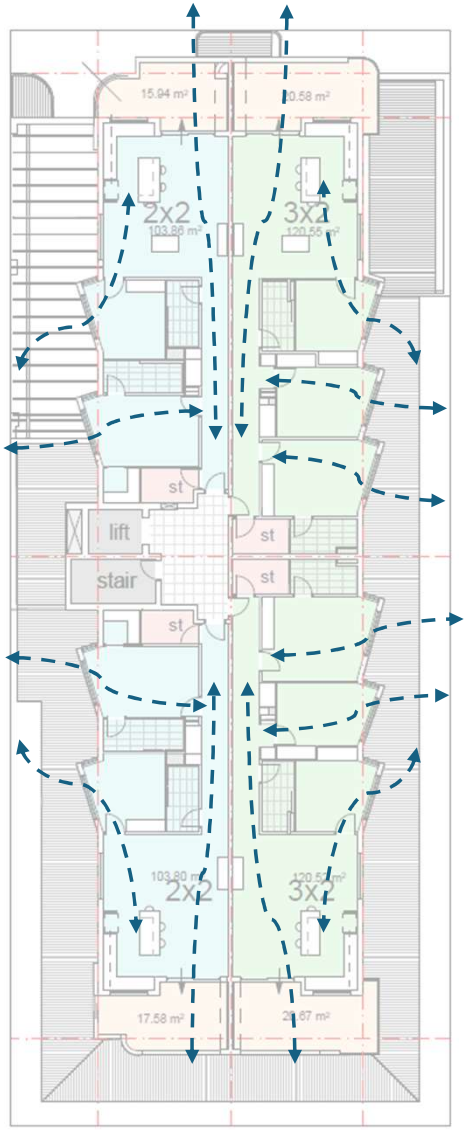
Narrow apartment depths discrete glazing creates internal areas that are well lit during daylight hours. This reduces reliance on artificial lighting and brings down power consumption.

Solar energy

Roof space has been allocated for a PV array on the roof to create clean renewable energy and reduce the building's reliance on the power grid.
On-site batteries to supplement the PV array.
Provision for future car charging provided for residents

Shading

Balconies on the western elevation are fitted with integrated shading elements to mitigate the impact of intense afternoon sun and improve thermal comfort



Public transport

Close proximity to Canning Bridge Station encourages public transport usage which minimises traffic and pollution.

Natural ventilation

Apartments are designed to capture cooling cross-breezes through operable glazing and deliberate orientation. This reduces reliance on energy consuming air-conditioning during summer

Bicycle storage

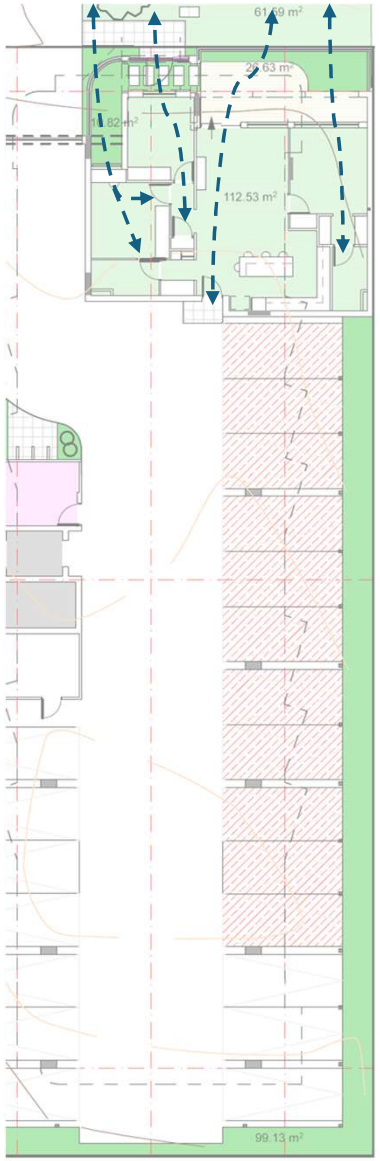
Every apartment has been allocated storage to accommodate bicycles to encourage active transport.

Natural Ventilation

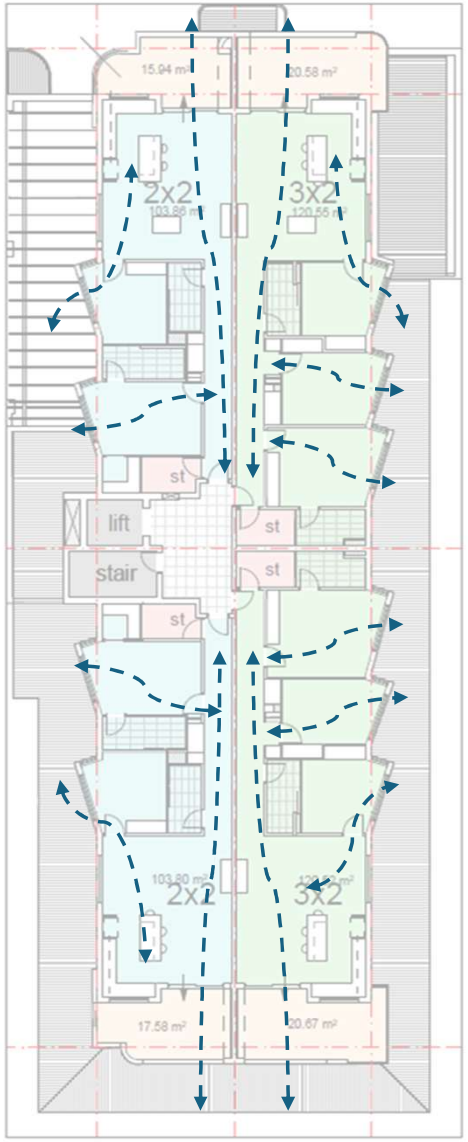
The development has been designed to maximise natural ventilation through the strategic placement of operable windows and doors in all apartments and communal areas. Living spaces and bedrooms are oriented to allow cross-ventilation, reducing reliance on mechanical cooling and improving indoor air quality.

Large sliding doors open onto private balconies, enabling fresh air flow and creating a seamless connection between indoor and outdoor spaces. This will enable breezes that circulate effectively throughout the interiors.

These design strategies not only enhance thermal comfort but also contribute to energy efficiency and occupant wellbeing.



Ground Floor Plan



Typical Floor Plan Level 2-6

Sustainable practice

The proposal will achieve a Green star 4 star Certified rating. Strategies to be to adopted to achieve this include but not limited to the following

Sustainability and Design Principles
The proposed development adopts a holistic approach to environmental performance, amenity, and future-proofing, consistent with best-practice standards.

Solar Access and Shading
The design optimizes solar access to habitable rooms and outdoor living spaces, enabling passive heating in cooler months and promoting a healthy indoor environment. Vertical elements provide effective shading to internal and private open spaces, balancing solar gain and daylight access in winter with protection during hotter periods.

Natural Ventilation
Building layout maximizes prevailing breezes, delivering natural and cross-ventilation throughout habitable rooms. This reduces reliance on mechanical cooling systems and supports thermal comfort.

Materiality and Thermal Performance
The design utilizes sustainable, modern materials that minimize solar heat gain, reduce energy consumption, and limit long-term maintenance. Articulated elevations with varied textures create visual interest while improving thermal performance. Climate-responsive design reduces peak energy demand and enables on-site renewable energy generation, lowering costs and carbon emissions.

Water Efficiency and Landscaping
Landscaping strategies reduce heat gain, minimize hardstand areas, and increase permeability for stormwater infiltration. Water-efficient drip irrigation and programmable systems and planting of drought tolerant natives ensure responsible outdoor water use, reducing reliance on mains water.

Waste and Material Selection
Construction practices will be required to prioritize waste minimization and recycling. Materials selected for low environmental impact, including concrete mixes with reduced embodied carbon, recycled gypsum board, low-VOC paints, and sustainably sourced timber. PVC use is minimized and, where unavoidable, sourced from best-practice providers.

Future Proofing
Parking spaces are prewired for occupier initiated electric vehicle charging stations, this supports sustainable transport options for residents.

Goolugatup Heathcote Reserve

Principle 06 : Amenity

Open Space

The proposed development incorporates a thoughtful balance of private and shared zones, designed to foster community engagement while maintaining individual privacy.

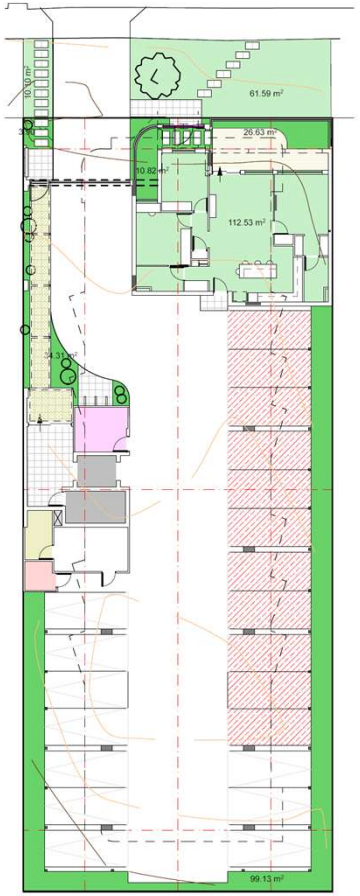
At street level, the building will feature landscaped public interfaces and integrated public art, creating a visually engaging and welcoming focal point that contributes positively to the public realm.

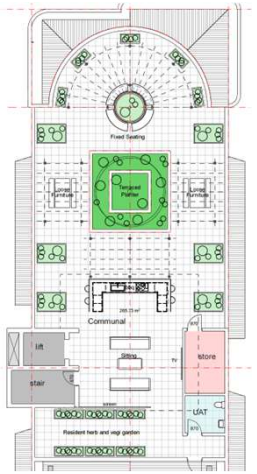
At the rooftop level, residents will enjoy access to a communal open space equipped with lounge areas, cooking facilities, and entertainment zones. A dedicated portion of the rooftop has been allocated for individual and community garden installations, encouraging sustainable living and resident participation in communal gardening opportunities. The roof deck landscaping will feature a curated selection of native plant species, chosen to support and attract local wildlife, contributing to biodiversity and ecological resilience within the urban environment.
All apartments are designed with generously sized private balconies, positioned to capture panoramic views of the Swan River and Perth city skyline, enhancing the living experience through visual connection to the surrounding landscape. Overall, the design delivers a mix of private and shared spaces that balance privacy with opportunities for social interaction, contributing to the vitality and amenity of the development and its context.

Rooftop views

COMMUNAL OPEN SPACE REQUIREMENT

REQUIRED COMMUNAL OPEN SPACE*	304m^2
PROPOSED COMMUNAL OPEN SPACE	384m^2





Rooftop

Communal Open Space

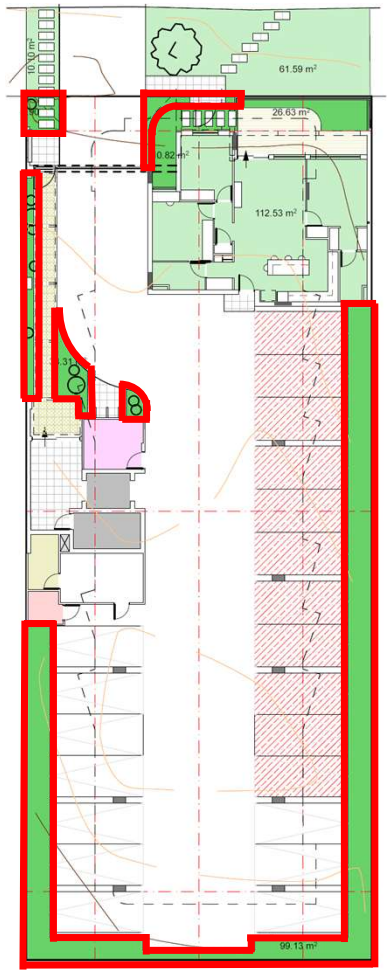
•Lounge Area
Comfortable seating zones create inviting spaces for leisure.
•Cooking Facilities
Modern outdoor kitchen allow residents to prepare meals and host culinary experiences in an open-air setting.
•Entertainment Zones
Dedicated spaces for recreational activities and entertainment, enhancing the rooftop's role as a vibrant community hub.
•Gardening Opportunities
A designated portion of the rooftop is reserved for both individual and community gardens. A lemon tree will be the focal point of the planting area. A resident herb and vegetable garden are included.
•Lift Access / UAT Toilet
In keeping with the Silver standard LHA principals, a UAT toilet and lift access ensures connectivity between the rooftop and all residential levels.

COMMUNAL OPEN SPACE REQUIREMENT

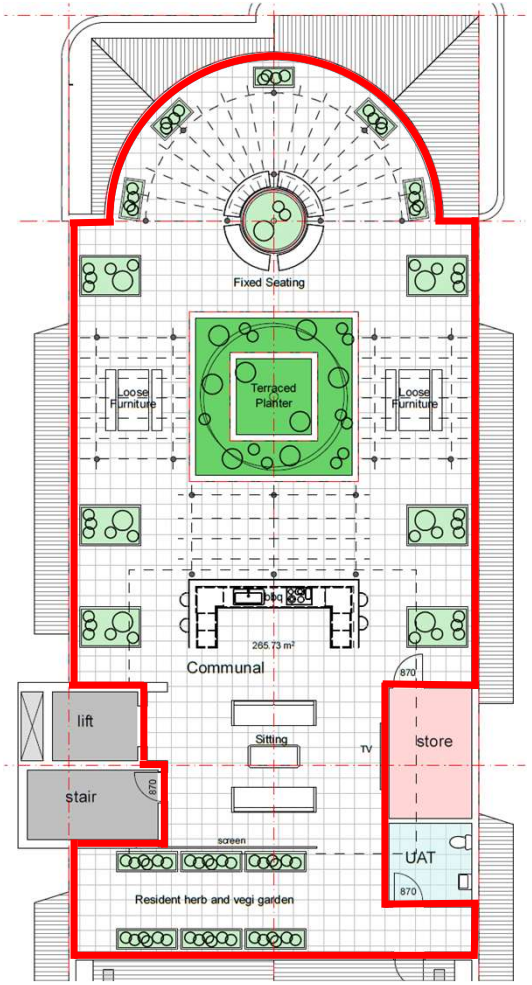
REQUIRED OPEN SPACE*	304 m2 (30%)
PROPOSED OPEN SPACE	384m2 (38%)

SITE COVERAGE IS 62%

Ground Floor Plan



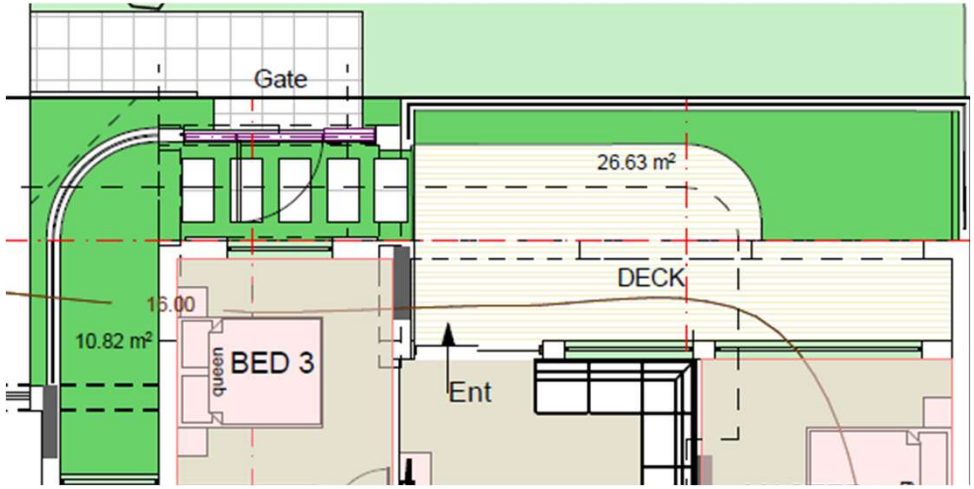
Rooftop Plan



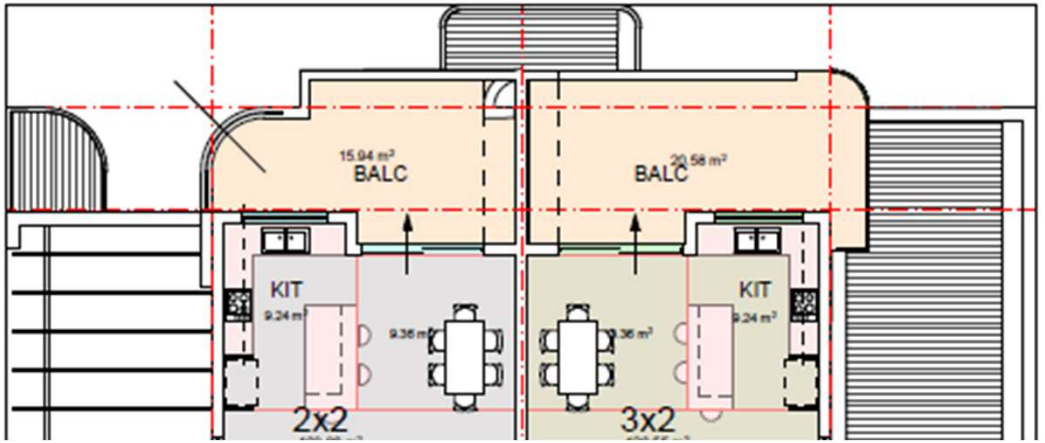
Private Open Space

COMMUNAL PRIVATE SPACE REQUIREMENT

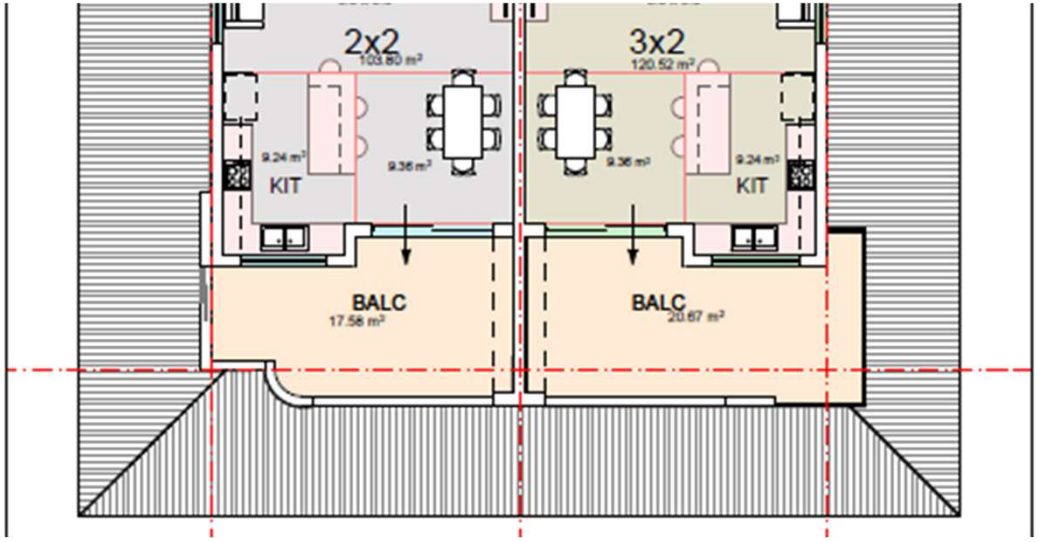
MINIMUM REQUIRED SPACE	10m² 2.4m long
PROPOSED SPACE GROUND	37.5m² 3.2m wide
PROPOSED SPACE LEVELS 1-5 2 BED	16.0m² – 17.6m² 3.1m wide
PROPOSED SPACE LEVELS 1-5 3 BED	20.6m² - 20.7m² 3.1m wide



Ground Floor Plan



Upper levels North



Upper levels South

Adaptability

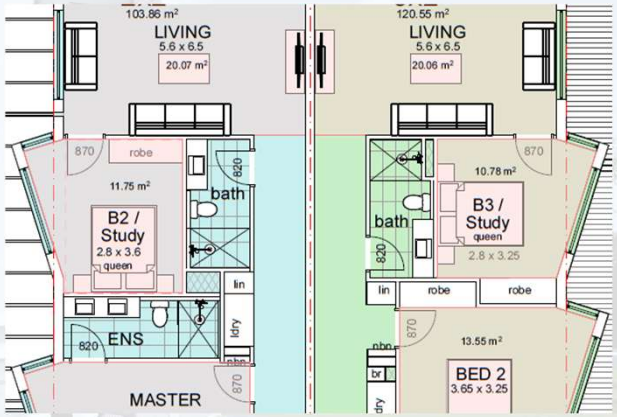
Livable Housing Design
Standard

The proposed apartment development integrates **Liveable Design Standards** to ensure universal access and inclusivity for residents and visitors of all ages and abilities. Circulation spaces, entries, and common areas are designed to be step-free and wide enough to accommodate mobility aids, while lifts provide seamless access to all levels. Apartments feature adaptable layouts with generous door widths, accessible bathrooms, and clear manoeuvring spaces to support aging in place and diverse user needs. Communal facilities, including rooftop gardens and entertainment zones, are designed with level thresholds and tactile wayfinding to promote safe and equitable use. These measures create a built environment that is not only functional and comfortable but also socially inclusive, fostering a sense of belonging and independence for all occupants. It is proposed that all apartments will target meeting the LHA Silver Level

Silver

1. Step-free dwelling access and entrances.
2. Wider doors and corridors for mobility aid access.
3. Toilets and bathrooms designed with space for supports or aids.
4. Hobless showers with slip-resistant materials.
5. Reinforced walls to allow future grabrail installation.
6. Internal stairs equipped with continuous handrails if present.(N/A)
7. General dwelling layout promoting safe and flexible use for people of all abilities

Multi purpose cabinetry located in the bedrooms off the living area is designed to enable spatial flexibility and multi-functional use. Standard bedroom, guest room, home office, sewing room, music room or den. This flexibility supports diverse lifestyle needs while maintaining aesthetic consistency, functional efficiency, and adaptability.



All apartments will meet the LHA Silver Level

Principle 07 : Legibility

Public Domain Interface

The main entry areas separate the ground level apartment entry from the rest of the apartments. Both entry points protect from the weather and provide appropriate scale and detail at street level.

Direct and clear movement in and around the development is a priority. The primary building entrance is clearly visible and access is direct.

Clearly defined internal walkway

Entry to Building

Principle 08 : Safety

This residential apartment building contributes positively to neighbourhood safety in, in alignment with design principles and community wellbeing objectives.

The development introduces a medium-density residential typology that enhances passive surveillance throughout the day and night. With a greater number of residents occupying the building, there is a consistent presence overlooking public and semi-public spaces, including adjacent streets, footpaths, and landscaped areas. This natural observation deters antisocial behaviour and supports a safer public realm.

The design will incorporate integrated safety measures, such as passive surveillance, lighting, and secure access points, while also enhancing the adjacent public realm through active frontages, landscaping, and pedestrian-friendly interfaces.

The introduction of a diverse residential population—comprising professionals, downsizers, and small families—fosters a stable and engaged community. Residents are more likely to participate in local safety initiatives and contribute to a culture of mutual care and vigilance. This social cohesion is a critical factor in long-term neighbourhood safety and resilience.

Principal 09 : Community

With its variety of dwelling configurations, this development provides housing choice across different demographics, living needs, and household budgets, supporting residents of all ages and abilities.

This development is strategically located near the Canning Bridge Transport Hub, with direct access to bus services and bike paths. It is within walking distance of Applecross Primary School, Goolugatup Heathcote Reserve, Gairloch Reserve, local shops and cafes. This enhances connectivity, promoting active lifestyles, and strengthening its appeal to a broad and vibrant community.

Public Artwork Contribution

INDIGENOUS REFERENCE:
• WAHADJUK TERRITORY, WAS AN AREA OF ABUNDANCE.
• RIVERS SACRED TO RAINBOW SERPENT 'WAUGAL'

Integrating the Six Noongar Seasons into the Project Vision with a focus on the Flora, fauna and traditional seasonal practices particular to this location

This design seeks to honour the deep ecological knowledge and cultural heritage of the Whadjuk Noongar people by embedding the six-season calendar into the architectural language of a contemporary building façade. Through the medium of perforated sheet metal, the façade becomes a living canvas that reflects the rhythms of Country, fostering a dialogue between built form and Indigenous knowledge systems.

Conceptual Framework
Each Noongar season is associated with specific environmental cues, plant and animal behaviours, and cultural practices. These elements will be abstracted into unique perforation patterns.

- **Birak (Dec–Jan)**: Fire season – patterns of flame, grass tree flower spikes, and burning country.
- **Bunuru (Feb–Mar)**: Hottest season – motifs of freshwater sources, fish, and open skies.
- **Djeran (Apr–May)**: Cooling – falling leaves, banksia cones, and calm winds.
- **Makuru (Jun–Jul)**: Cold and wet – rain droplets, emu tracks, and dark clouds.
- **Djilba (Aug–Sep)**: Season of conception – budding wildflowers, nesting birds, and new life.
- **Kambarang (Oct–Nov)**: Wildflower season – vibrant floral bursts, insects, and warming breezes.

Material and Fabrication
The façade will be constructed from weather-resistant, picture perforated metal panels. Each panel will be laser-cut with season-specific motifs, varying in density and scale to create a dynamic interplay of light and shadow. The artwork will extend along the ground floor fencing and then continue up the western side of the building. Providing interaction opportunity for both pedestrian and passing vehicle traffic.

Environmental Integration
The perforations will not only serve an aesthetic and cultural function but also contribute to passive environmental control. Varying perforation densities will modulate solar gain, daylight penetration, and ventilation.
Verge planting provides opportunity to reflect the relationship between the seasons and the interaction with the local flora.

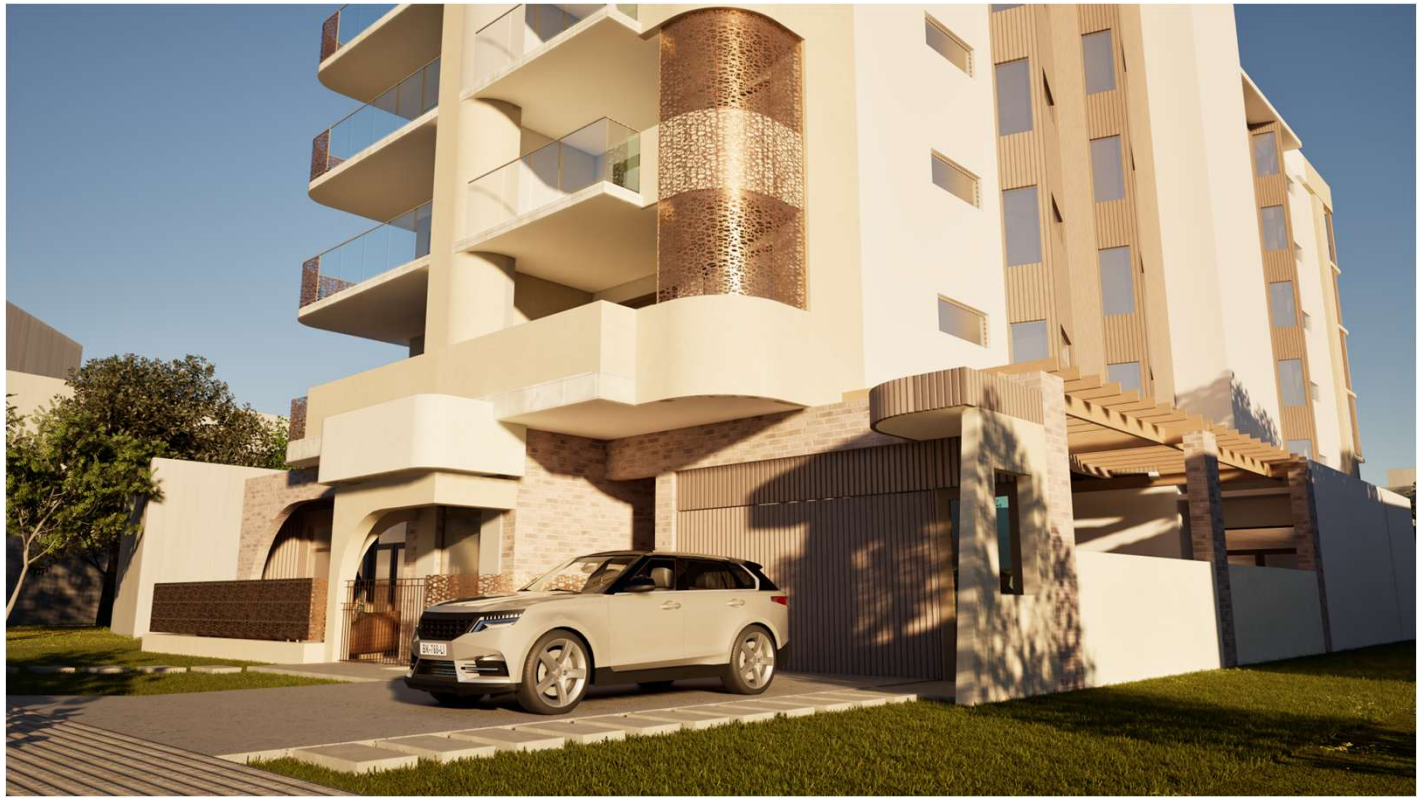
Conclusion
This façade is more than an architectural feature—it is a cultural interface that acknowledges and celebrates the enduring knowledge of the Whadjuk Noongar people. By embedding the six seasons into the built environment, the design fosters a deeper connection to place, time, and Country, offering a model for culturally responsive and ecologically attuned architecture.

Direction of storyline

Principal 10 : Aesthetics

Exterior Finishes

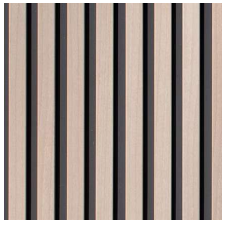
The initial material palette has been meticulously curated to support the overarching design vision, fostering a harmonious relationship with the surrounding built environment while elevating the architectural character of the development.
The material palette harmoniously blends soft-toned finishes with a selection of natural hues, thoughtfully composed to diminish the building's visual bulk and evoke a sense of lightness, warmth, and approachability within the urban context.
To elevate the visual and tactile experience, perforated panels, expressed as sculptural and artistic elements are woven into the balcony structures. Complementing this, composite timber battens are strategically placed to introduce warmth, texture throughout the façades. The overall composition creates a cohesive and inviting streetscape presence, reinforcing the building's identity and its contribution to the urban fabric.
In alignment with our commitment to cultural enrichment, the proposed public art installation will be seamlessly incorporated into the prominent vertical element of the building's front façade. This intervention is designed to engage the community, offering visual interest and cultural value to the widest possible audience. It enhances the vibrancy of the streetscape and contributes meaningfully to the public domain, reflecting our belief in architecture as a civic and artistic endeavour.



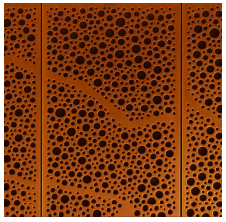
Neutral Brickwork

White Render

Venetian Plaster



Composite Timber Battens



Picture Perforated Panels

Renders

Renders

Renders

11 : Plans

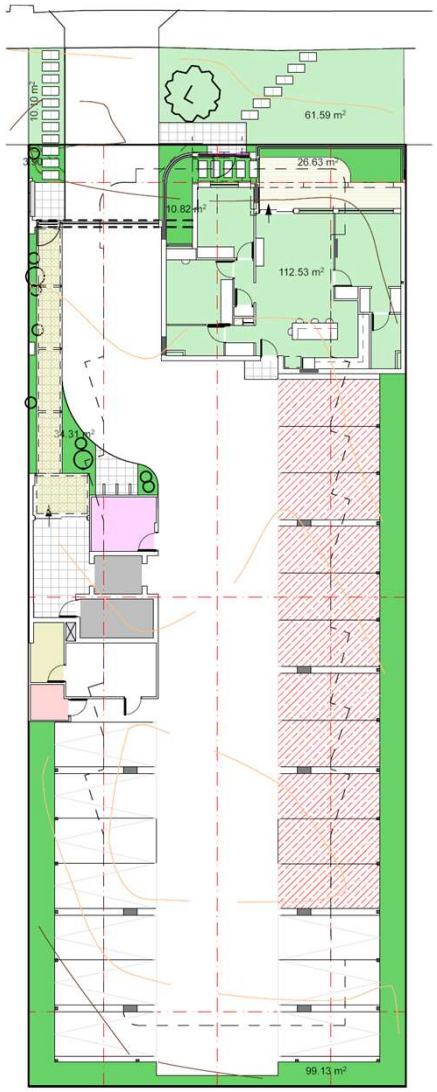
Ground Floor Plan

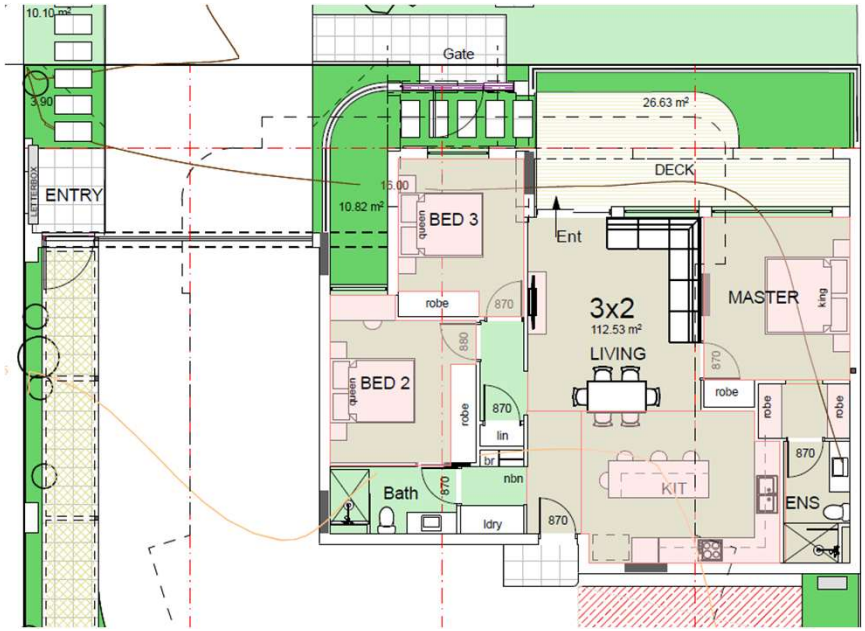
Ground

1 x 3x2 Bed Apartments 114sqm + Store + Court,

Note: Room sizes show are minimum square'
Room areas clear floor space only.

22 Car bays in Dependant double stackers (2.3 - 2.4 wide trays)
10 Car bays on Grade





Level 01 to 05 Floor Plan

Levels 1 – 5

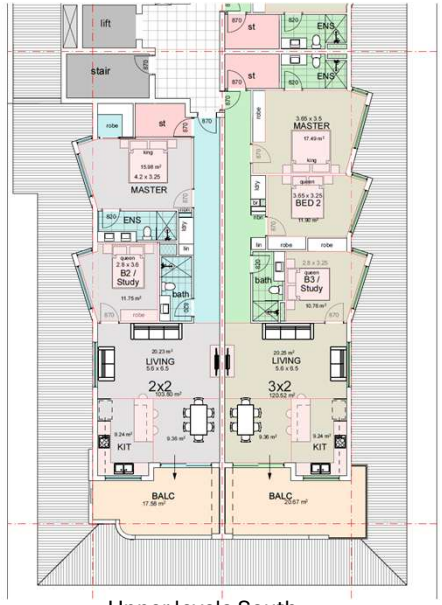
2 x 3x2 Bed Apartments 120sqm + Store + Balcony, (10 in total)

2 x 2x2 Bed Apartments, 103sqm + Store + Balcony,(10 in total)

Note: Room sizes shown are minimum square.
Room areas clear floor space only.

Liveable homes circulation spaces includes 870 doors.
Reinforced wet area walls for future handrails.

Upper levels North

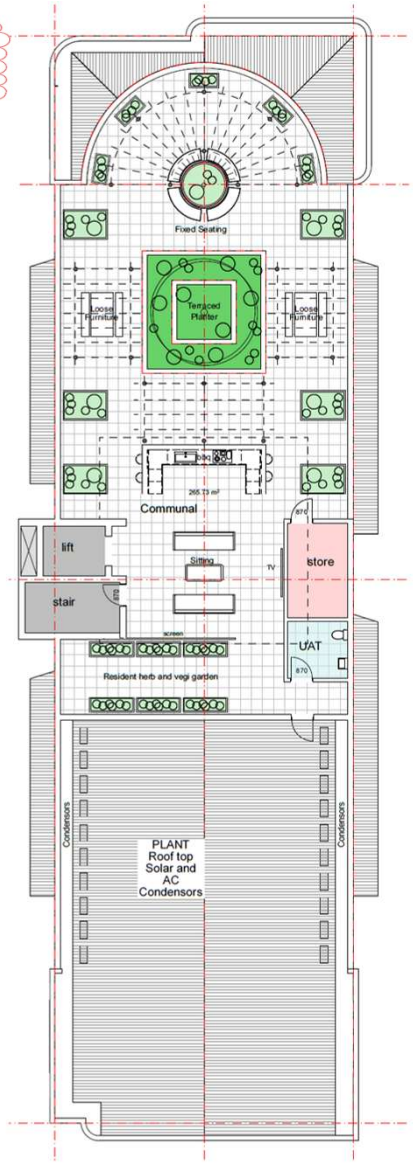


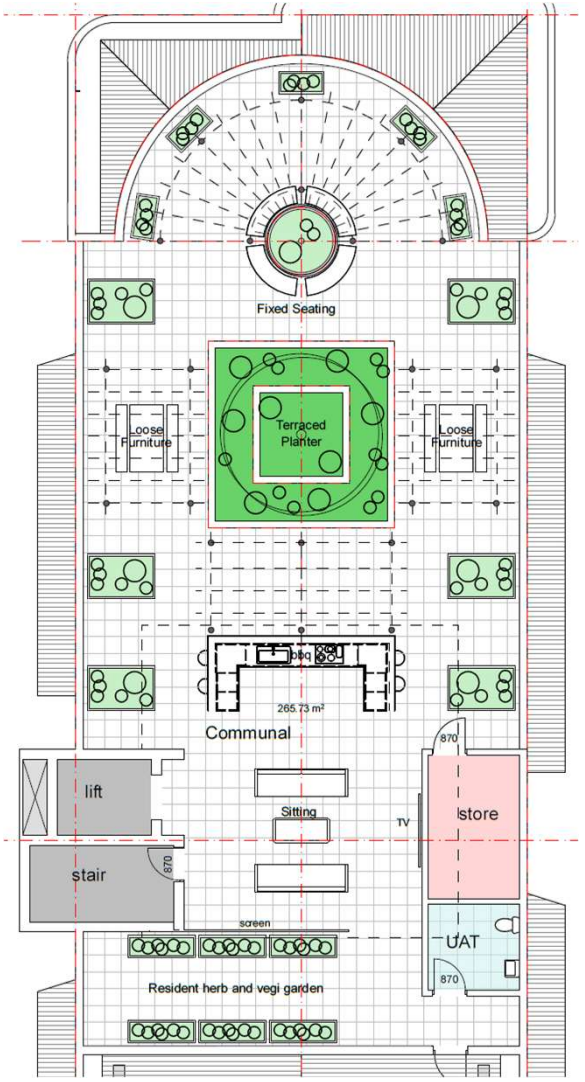
Upper levels South

Rooftop Floor Plan

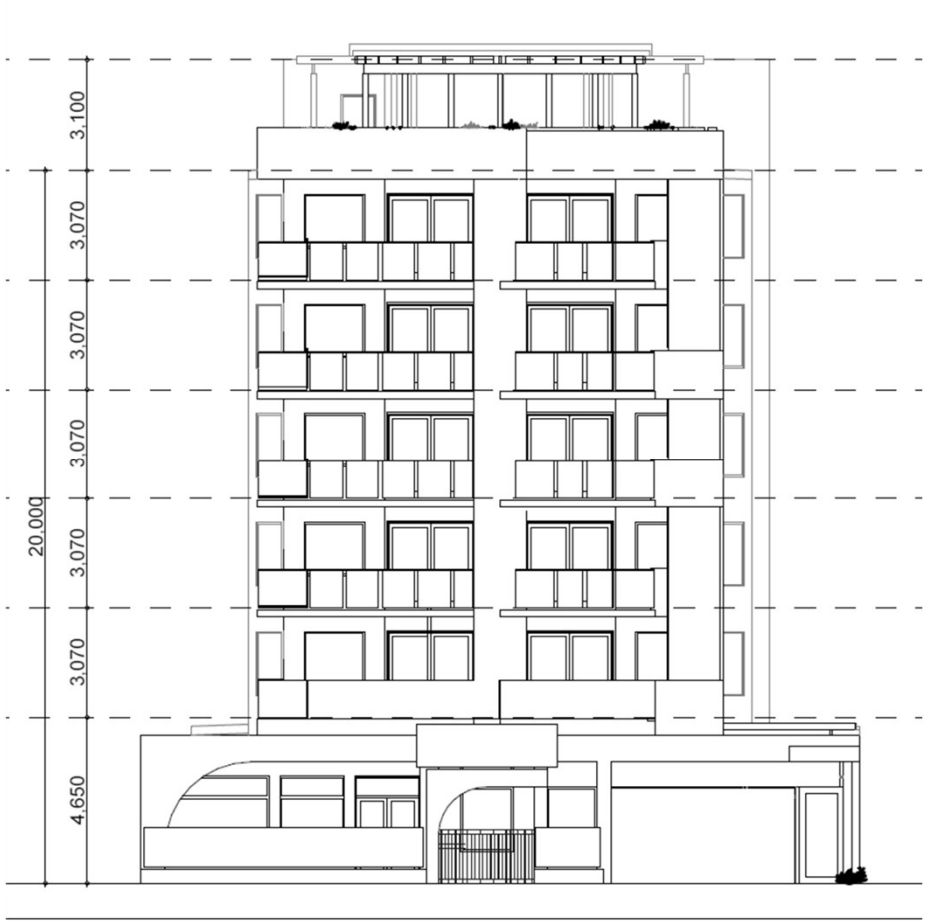
Communal Roof Top

Soft outdoor Furniture and IP rated TV, under ' Vergola' operable roof.
BBQ area with Sink, Under bench Fridge.
Outdoor Tables and seating.
Timber / Steel Pergolas
5.0 x 5.0m Central Planter - Terraced Heights 550-1100
Large and medium free-standing planters Minimum 1100mm high.

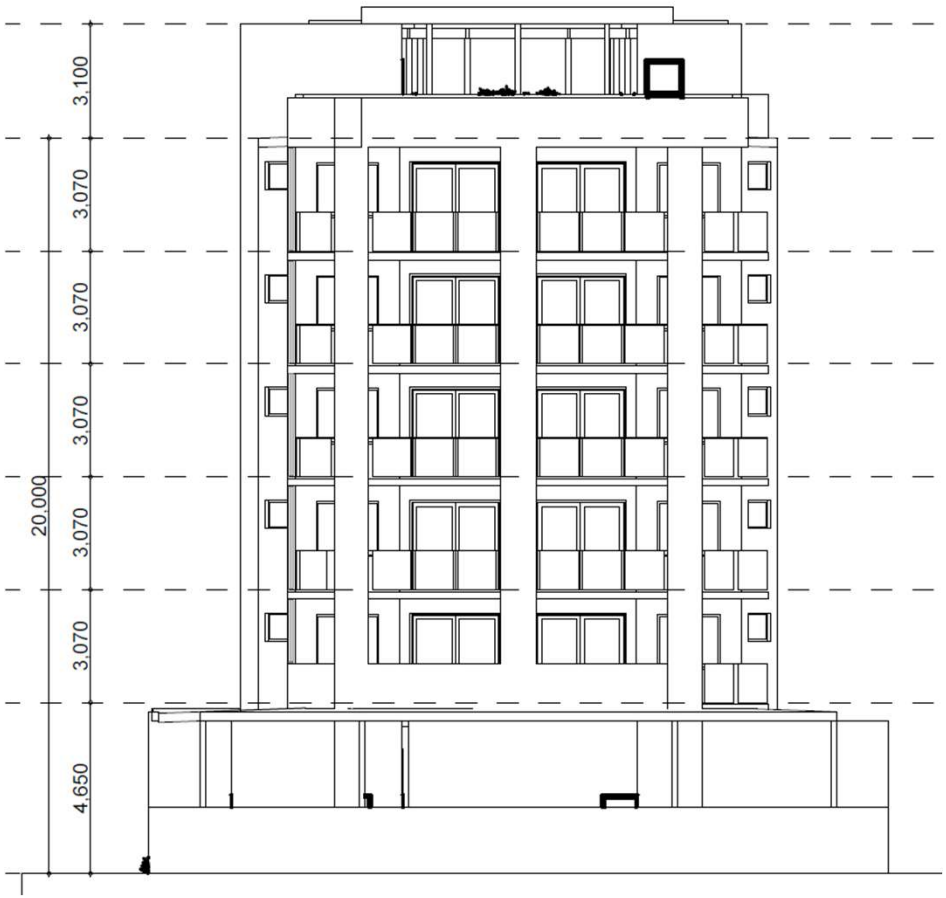




Front Elevation



Rear Elevation



East Elevation

West Elevation