

Response to Design Review Panel No. 1 – Lot 288 (No. 5) Macrae Street, Applecross – 3<sup>rd</sup> December 2025

Design Principle	DRP Comment Summary	DRP Recommendation	Applicant Comment	Plan Reference
<p><b>1. Context and character</b></p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>a) Some consideration of the local context and character has been demonstrated.</li> <li>b) There is evidence of subtle references to buildings of note in the locality.</li> <li>c) The provision of an apartment at ground floor level for street activation is good.</li> <li>d) Early consideration of integration of the street fencing is positive.</li> <li>e) Car parking is hidden from the street.</li> </ul> <p><b>Areas for improvement</b></p> <ul style="list-style-type: none"> <li>f) The approvability of the project would be improved by staying with the prescribed setbacks as much as possible.</li> </ul>	<p><b>1. Review consistency with the setbacks in the planning framework for improved approvability.</b></p>	<p>1. This comment has been considered but not adopted. The proposal provides a highly articulated built form with the use of angled walls on the eastern and western side elevations to maximised northern outlook and light. The angled walls represent a projection of up to 1m at the widest point into the 4m setback area which tapers back to nil. These minor projecting elements are considered acceptable having regard to the Desired Outcomes of the CBACP for side and rear setbacks as the projecting elements provide opportunities for access to sunlight and view corridors throughout the area and minimise overlooking to adjoining properties.</p>	
<p><b>2. Landscape quality</b></p> <p>Good design recognises that</p>	<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>a) A landscape concept has been prepared by a landscape professional.</li> </ul>	<p><b>1. Review the capacity for maintenance access to planted areas.</b></p>	<p>1. Planting areas at ground floor level adjacent to the car parking area have been</p>	<p>1. Drawings L-01, L-02</p>

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together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	<p>b) The rooftop terrace has potential to become an appealing external space.</p> <p>c) The native mix in the palette is good. However, consider focusing more on WA species rather than eastern state species.</p> <p>d) The retention of the street tree is supported.</p> <p><b>Areas for improvement</b></p> <p>e) Much of the landscape is peripheral and of little landscape value.</p> <p>f) Access for maintenance to the landscape behind the stackers will be challenging.</p> <p>g) Go harder on the on-structure landscape content on the rooftop terrace.</p> <p>h) Check the dimensions of planted areas against the metrics in the R-Codes for deep soil and tree support.</p> <p>i) If there is not a footpath in the verge, provide a pedestrian connection to the kerb.</p> <p>j) Consider WSUD opportunities with falls to planting/ permeable paving.</p> <p>k) The rooftop planting is very limited and overly uniform – consider how to use landscape to create external spaces for different uses and user groups.</p> <p>l) Investigate the use of pavers on pods for sub-floor drainage on the roof deck.</p> <p>m) Clarify what is meant by ‘urban greening initiatives’.</p>	<p><b>2. Place a greater emphasis on on-structure planting at roof level to improve the amenity and useability of landscape, including how to use landscape to create external spaces for different uses and user groups.</b></p> <p><b>3. Ensure planters are appropriately sized for the scale of planting proposed.</b></p> <p><b>4. Ensure there is pedestrian connectivity to the building.</b></p> <p><b>5. Consider WSUD opportunities</b></p>	<p>simplified to assist with ongoing maintenance.</p> <p>2. On structure planting has been reviewed and expanded to include a large central tree within a terraced garden bed and increased sizing of planters. A vegetable garden has also been introduced at the southern end. Widening of the roof terrace will also assist in usability of the space.</p> <p>3. Planters have been increased in size to reflect scale of planting proposed.</p> <p>4. The pedestrian entry has been revised to provide for a direct point of access from the street to the building via a pedestrian entry door and lobby, thereby removing potential pedestrian conflict with the driveway.</p> <p>5. This comment has been considered but not adopted. The proposal is required to meet 4 Star Green-Star certified design, which includes water use</p>	<p>2. Drawings DR-06, L-01, L-02</p> <p>3. Drawings DR-06, L-01, L-02</p> <p>4. Drawings DR-02, DR-03</p>

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	n) Use landscape at the street interface and in the verge areas to soften the street interface.	<p>6. Investigate the use of pavers on pods for sub-floor drainage on the roof deck.</p> <p>7. Clarify what is meant by 'urban greening initiatives'.</p> <p>8. Use landscape at the street interface and in the verge areas to soften the street interface.</p>	<p>incorporated as part of the green star assessment. As such, the proposal will incorporate a high level of sustainability having regard to water usage.</p> <p>6. This comment has been considered but not adopted. With the introduction of the large 25sqm built in planter the balance of the drainage to the hardstand areas will via tiling with falls to floor wastes.</p> <p>7. The reference to 'urban greening initiatives' has been removed from the plans.</p> <p>8. Additional landscaping has been included in the verge areas. Local native species are proposed which will then be reflected in the public artwork narrative.</p>	8. Drawings DR-01, L-01, L-02, Submission sections 2.02, 9.02
<p><b>3. Built form and scale</b></p> <p>Good design ensures that the massing and height of development is</p>	<p><b>Strengths</b></p> <p>a) The overall form and scale appear to be broadly consistent with the planning framework.</p>	1. Review consistency with the setbacks in the planning framework for improved approvability.	1. Refer response to Design Principle 1.	

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<p>appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p>	<p>b) The use of the angled walls to enable a northerly outlook and maintain reasonable privacy is good.</p> <p>c) The use of curves in both the horizontal and vertical planes is good.</p> <p>d) The articulation to the front (and rear) elevation is well considered with a clear distinction between tower and podium.</p> <p><b>Areas for improvement</b></p> <p>e) The success of the project would be improved by better alignment with the planning framework – there is sufficient generosity in the floorplates to be able to stay largely within the 4m setbacks or at least treat the 4m setback as an average.</p> <p>f) The crate frame articulation on the sides is overpowering, fussy and unnecessary – let the wedges articulate themselves.</p> <p>g) Provide cross sections through the building including the allowable height envelopes of adjacent sites.</p> <p>h) Identify floor-to-floor heights.</p>	<p><b>2. Remove the crate frame articulation on the side elevations.</b></p> <p><b>3. Provide cross sections through the building including the allowable height envelopes of adjacent sites.</b></p> <p><b>4. Identify floor-to-floor heights.</b></p>	<p>2. The crate frame articulation has been removed.</p> <p>3. Cross sections and allowable height envelopes have been included.</p> <p>4. Floor to floor heights have been included.</p>	<p>2. Drawings DR-04 to DR-11</p> <p>3. Drawings DR-09 - DR-11, Submission section 3.02</p> <p>4. Drawings DR-09 - DR-11, Submission section 4.01</p>
<p><b>4. Functionality and build quality</b></p> <p>Good design meets the needs of users efficiently and effectively,</p>	<p><b>Strengths</b></p> <p>a) The building appears to be broadly functional.</p> <p>b) The apartment planning is relatively simple although the long corridors transfer</p>	<p><b>1. Discuss waste collection with the City to confirm the acceptability of the proposed approach.</b></p>	<p>1. The project team has discussed the waste management arrangement with the City's waste coordinator (Vanja Marjanovic) and confirmed</p>	<p>1. Submission section 4.01</p>

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balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.	<p>the inherent inefficiency of a long building from the developer to the purchaser.</p> <p>c) Internal stores are supported because they provide greater security and flexibility.</p> <p><b>Areas for improvement</b></p> <p>d) Clarify how waste is collected and confirm that verge collection is supported by the City for development of this scale.</p> <p>e) Confirm AC condenser locations (not in locations that compromise the amenity of balconies).</p> <p>f) Stackers are problematic – they can be unreliable and unloved by prospective purchasers and users.</p> <p>g) Consider the construction detailing of the roof terrace edge - keep it simple to avoid water ingress issues.</p> <p>h) Provide for bike parking at ground floor rather than in upper-level stores (which are a fire hazard in respect to e-bikes)</p> <p>i) Consider the need for pumps, tanks and transformers at an early stage as they are difficult to retrofit into a design later.</p> <p>j) The laundry cupboards appear to be too tight to accommodate laundry appliances.</p> <p>k) The bathrooms are tight – consider sliding or pocket doors to improve useability.</p> <p>l) The central spine wall will be heavy – consider the impact of transfer beams at first floor level.</p>	<p><b>2. Confirm AC condenser locations and show on the plans.</b></p> <p><b>3. Consider the extent to which there is a reliance on car stackers.</b></p> <p><b>4. Consider the construction detailing of the roof terrace edge early in the design process.</b></p> <p><b>5. Check laundry depths</b></p> <p><b>6. Review the useability of the bathrooms</b></p> <p><b>7. Consider structural requirements early in the design process.</b></p>	<p>that weekly collection schedule is acceptable.</p> <p>2. AC condenser locations have now been shown on plans.</p> <p>3. The car stacker type selected are independently operated and will therefore be allocated separately to apartments.</p> <p>4. The roof terrace has been revised to increase the area and bring the edge of the terrace closer to the edge of the building to reduce the visible area of the roof from the roof terrace.</p> <p>5. Laundry depths have been reviewed and comply with the required standards with a minimum dimension of 0.70m.</p> <p>6. The useability of the bathrooms have been reviewed and are considered to be functional.</p> <p>7. Structural requirements have been reviewed for compliance.</p>	<p>2. Drawings DR-02, DR-06</p> <p>3. Drawings DR-03, Submission section 4.03</p> <p>4. Drawings DR-06 - DR-11</p> <p>5. Drawings DR-04, DR-05</p> <p>7. Drawings DR-03 - DR-05</p>

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	m) Consider making the roof terrace balustrade structural for additional efficiency.			
<b>5. Sustainability</b>  Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	<b>Strengths</b> a) A high-level sustainability strategy has been identified.  <b>Areas for improvement</b> b) Provide a sustainability strategy, with a full list of initiatives and commitments, prepared by a sustainability consultant if necessary. c) Ensure that energy requirements and EV charging provision is consistent with the updated NCC. d) Clarify the intended PV output and show on the roof plan. e) Clarify bike storage on the plans.	<b>1. Expand the sustainability strategy to include a full list of initiatives, commitments and targets.</b>	1. The project will achieve a 4 Star Green-Star certified building. A sustainability strategy has been drafted which provides the following targeted initiatives which are currently either being reviewed by the project team for confirmation and/or will be confirmed at detail design stage: <ul style="list-style-type: none"> <li>• A commitment to achieving a Green-Star certified building;</li> <li>• Minimisation and recycling of construction waste materials;</li> <li>• Providing high levels of daylight access and solar gain, particularly in winter;</li> <li>• Providing for acoustic mitigation between floors and party walls to achieve acceptable noise levels between apartments and</li> </ul>	1. Submission section 5.03

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			<p>protection from mechanical noise sources;</p> <ul style="list-style-type: none"> <li>• Providing high quality external views from apartments, and the provision of external planted areas throughout the site, particularly on the roof terrace;</li> <li>• Reduction of upfront carbon emissions through good design and material selection;</li> <li>• Provision of renewable energy in the form of rooftop PV; and</li> <li>• Landscaped ground floor and rooftop communal spaces with a diversity of plant species.</li> </ul>	
<p><b>6. Amenity</b></p> <p>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable,</p>	<p><b>Strengths</b></p> <p>a) The angled windows are a good solution to providing a northerly outlook and maintaining privacy.</p> <p>b) Apartment and balcony sizes are generous.</p> <p>c) The rooftop terrace is a great amenity element for residents and a ‘hero’ element of the design.</p>	<p><b>1. Ensure AC plant doesn't impact private or shared amenity.</b></p> <p><b>2. Review the capacity to raise the ground floor apartment</b></p>	<p>1. AC condenser locations have now been shown on plans and are out of view of common spaces.</p> <p>2. The floor level of the ground floor apartment has been retained to ensure accessibility.</p>	<p>1. Drawings DR-02, DR-06</p>

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productive and healthy.	<p><b>Areas for improvement</b></p> <p>d) Clarify the AC condenser locations and ensure they don't impact private or shared amenity – if on the roof, screen them from the amenity area.</p> <p>e) Given the need to accommodate the stackers, there is capacity to raise the ground floor apartment (e.g. 500mm) to provide greater privacy from the street.</p> <p>f) Ensure a generosity of shade and shelter to the roof terrace.</p> <p>g) A main entry through a car park undercroft delivers a poor sense of arrival to pedestrian.</p> <p>h) The ground floor apartment entry off an undercroft is unacceptable.</p> <p>i) Check whether R-Code privacy distances apply under the CBACP and, if so, demonstrate on plan.</p> <p>j) The internal lobbies are tight with no outlook or natural light and entry doors close together (an acoustic issue).</p> <p>k) Ensure the bin store has a roof to protect amenity for residents above.</p> <p>l) Demonstrate cross ventilation on the plans and clarify operable windows on the elevations.</p> <p>m) The main entry point is overly close to the ground-floor apartment bedroom.</p>	<p><b>3. Provide generous shade and shelter to the roof terrace.</b></p> <p><b>4. Review the main entry sequence – see commentary under Legibility.</b></p> <p><b>5. Provide the ground-floor apartment with a primary entry to the street.</b></p> <p><b>6. Check whether R-Code privacy distances apply under the local planning framework</b></p>	<p>3. The roof terrace has been reviewed to include additional arbors and covered spaces for users.</p> <p>4. Refer response #4 to Design Principle 2.</p> <p>5. The entry to the ground floor apartment has been revised to include an independent primary entry from the street.</p> <p>6. The R-Codes privacy distances do not apply under the CBACP. Notwithstanding, efforts have been made to avoid direct overlooking from habitable indoor spaces throughout the building through the use of highlight window and narrow windows within angled walls. Open balconies to the north have outlooks towards the river and across the street setback areas of adjoining properties. Open balconies to the rear (south) have views to Canning Highway and the river beyond at upper levels.</p>	<p>3. Drawing DR-06</p> <p>5. Drawings DR-01, DR-03</p>

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	n) Consider the acoustic/vibration impact on the ground-floor apartment from the car stackers.	<p><b>7. Review the design of the vertical core and internal lobbies to provide more generosity and access to natural light.</b></p> <p><b>8. Put a roof on the bin store.</b></p> <p><b>9. Show cross-ventilation paths.</b></p> <p><b>10. Move the main entry away from the ground floor bedroom.</b></p> <p><b>11. Check the acoustic/vibration impacts from the car stackers.</b></p>	<p>7. The vertical core and internal lobbies have been maintained and will provide a logical and convenient path of access from the lift and stair to apartment entries.</p> <p>8. A roof has been included on the bin store.</p> <p>9. Cross-ventilation paths have been included on the plans.</p> <p>10. The main entry for the ground floor apartment has been relocated to the front (north) of the dwelling.</p> <p>11. An acoustic consultant has been engaged to review mechanical plant and noise sources throughout the development.</p>	<p>7. Drawings DR-01, DR-03</p> <p>8. Drawings DR-01, DR-03</p> <p>9. Submission section 5.02</p> <p>10. Drawings DR-01, DR-03</p>
<p><b>7. Legibility</b></p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable</p>	<p><b>Strengths</b></p> <p>a) The small lift lobbies at each level make it hard to get lost.</p> <p><b>Areas for improvement</b></p> <p>b) The sense of arrival for pedestrians through a carpark undercroft is poor.</p>	<p><b>1. Revisit the pedestrian and vehicle entries to the site to avoid pedestrian/vehicle clashes and to provide a clear line of sight and movement to an entry</b></p>	<p>1. Refer response #4 to Design Principle 2.</p>	<p>1. Drawings DR-01, DR-03</p>

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elements to help people find their way around.	<ul style="list-style-type: none"> <li>c) There is a pedestrian/vehicle clash on the entry sequence.</li> <li>d) The lack of a lobby is disappointing.</li> <li>e) Considering the above, consider swapping the pedestrian and vehicle entries and reconfiguring the vertical core to enable a dedicated entry route to an entrance lobby that is visible from the street. This will also address the concern about the main entry point being too close to the ground floor apartment.</li> <li>f) Provide the ground floor apartment its own entry off the street.</li> </ul>	<p><b>lobby that is not via a carpark undercroft.</b></p> <p><b>2. Provide the ground floor apartment its own entry off the street.</b></p>	<ul style="list-style-type: none"> <li>2. Refer response #5 to Design Principle 6.</li> </ul>	<ul style="list-style-type: none"> <li>2. Drawings DR-01, DR-03</li> </ul>
<p><b>8. Safety</b></p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>a) Passive surveillance from apartments to the street is available at all levels.</li> </ul> <p><b>Areas for improvement</b></p> <ul style="list-style-type: none"> <li>b) Pedestrians are required to cross the driveway to enter the building – see comments under Legibility above.</li> <li>c) Provide an overview of lighting to all external and undercroft areas.</li> </ul>	<ul style="list-style-type: none"> <li>1. <b>Revisit the pedestrian and vehicle entries to the site to avoid pedestrian/vehicle clashes and to provide a clear line of sight and movement to an entry lobby that is not via a carpark undercroft.</b></li> <li>2. <b>Provide an overview of lighting to all external and undercroft areas.</b></li> </ul>	<ul style="list-style-type: none"> <li>1. Refer response #4 to Design Principle 2.</li> <li>2. A lighting plan will be provided at detail design stage and accepted as a condition of development approval.</li> </ul>	<ul style="list-style-type: none"> <li>1. Drawings DR-01, DR-03</li> </ul>
<b>9. Community</b>	<b>Strengths</b>	<ul style="list-style-type: none"> <li>1. <b>Refine the artwork proposal at the detailed design stage.</b></li> </ul>	<ul style="list-style-type: none"> <li>1. Noted. the development of the artwork proposal is</li> </ul>	

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Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	<p>a) The rooftop communal area has the potential to be a great space and asset to the project – see comments under Landscape Quality.</p> <p>b) Early consideration has been given to the integration of public art and the intent is supported.</p> <p><b>Areas for improvement</b></p> <p>c) Give consideration to the readability of the artwork at higher levels – this is a matter than can be addressed post DA.</p>		ongoing and will be resolved at detailed design stage.	
<p><b>10. Aesthetics</b></p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<p><b>Strengths</b></p> <p>a) The front (and rear) elevations are well considered.</p> <p>b) The use of face brick at ground level is supported.</p> <p>c) The use of decorative screens is supported.</p> <p><b>Areas for improvement</b></p> <p>d) The side elevations are overly fussy and over-bearing and could be simplified by removing the crate frame.</p>	<p><b>1. Remove the crate frame articulation on the side elevations.</b></p>	<p>1. The crate frame articulation on the side elevations has been removed.</p>	<p>1. Drawings DR-04 - DR-08</p>