



DA PRESENTATION:  
LESCHENAULT QUAYS

LOTS 51 & 59 AUSTRAL PARADE  
17 MAY 2023  
REV O

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## REVISIONS

Rev	Description	Date
0	For DA submission	17 May 2023

# CITYGATE

Citygate Properties is the pre-eminent commercial property development and leasing company in the Bunbury area; developing and owning such signature properties as the Bunbury Homemaker Centre, located on some 10 hectares of land in the commercial hub of Bunbury; shopping centres of Eaton Fair and the South Bunbury Market Place as well as a range of other strategically located commercial property developments.

Citygate Properties design, build, lease and manage the company's property portfolio to ensure tenants' needs are met from initial enquiry to long term tenancy. Citygate also design, build and lease to client's requirements and can offer a choice of high profile locations from the company's land holdings and future developments.

Citygate is very focused on developing centres and stand alone properties that suit tenants' needs and, more importantly, the needs of the customers of those tenants. Our centres are well located and enjoy high exposure, have easy access and in every case, parking well in excess of the town planning scheme's requirements.



## 0.2 THE ARCHITECT



### THE ARCHITECT

David Hillam

Architect (Principal – Hillam Architects)

David holds a Bachelor of Architecture and is the sole principal of the highly regarded Perth Architectural firm; Hillam Architects.

Through Hillam Architects, over the past 30 years, David has been involved in the project design of numerous apartment complexes on behalf of both his clients and himself, with several successful syndicated apartment developments completed prior to the establishment of Edge Visionary Living.

David has established an enviable track-record in designing and delivering innovative, high-quality apartment buildings, ensuring he is at the forefront of apartment design and development in Perth. David's involvement in advising planning authorities on planning schemes and initiatives and his involvement with the MRA and other agencies in design review panels ensures that he has a deep understanding of expectations relating to design excellence.

David is passionate about residential living, design and function, in particular the tremendous opportunities that spring from the community's cultural shift to higher density apartment style living.



### SENIOR ASSOCIATE

Luis Schilling

Senior Associate

With over 15 years of experience as a Senior Designer/Associate, Luis' strengths in design and management provide him with the ability to deliver excellent design outcomes for clients.

Luis' international experience includes Industrial Design, Interior Architecture, Architecture and Master Planning, with a focus on design excellence, detailing and mentoring the design team.

Luis will lead the team through the entire project life cycle ensuring the original design intent is delivered.





## 0.2 THE ARCHITECT



### PROJECT/ DESIGN LEAD

Dean Robinson

Senior Architectural Graduate

Dean has over 20 years industry experience and takes pride in his ability to establish a clear understanding of the needs, aspirations and constraints as the basis for a specific architectural response. His creativity and innovation are complimented by a depth of experience and technical expertise.

Dean has worked on numerous projects ranging from high-end residential to research facilities over the years and his core experience is centred around multi-residential, high end single residential, and mixed use developments.

Dean is a strong designer with all round capability, whether it be design, documentation, visualisation or project management.



### ARCHITECTURAL GRADUATE

Cameron Kendall

Architectural Graduate

Cameron is an Architectural Graduate, with his Masters of Architecture from Curtin University. Since commencing work at Hillam, Cameron has assisted on DA Reports, Design Development, and Construction Documentation work on Multi-Residential Projects.

Cameron's passion for architecture and the built environment led him to complex buildings and always trying to find ways the built form can enhance the users experience within the spaces created.



## 0.3 DESIGN STATEMENT

Through exploration and examination of the broader context and existing site we were able to develop a design response and architectural language that is unique, well considered, and responsive to context and character.

The built form also responds to both the guideline scheme and the existing context by taking into consideration overshadowing and impact to neighbouring properties and the waterfront location.

The design is also one storey lower than what the guideline scheme allows, minimising the impact of bulk and scale.

Increased deep soil zones have been implemented complimenting the residential character by responding to the front yard typology. By adopting a residential aesthetic to King Road with improved deep soil landscaped zones to both Hough and King Roads the design compliments the residential character.

Bordered by Austral Parade, King and Hough Roads, the redevelopment emphasis of the design is for a highly improved streetscape. Adopting a design language that is both contextual and contemporary.

Additionally, incorporating a publicly accessible frontage to Austral Parade with landscaped terraces and informal outdoor Alfresco dining areas in addition to small retail and /or health outlets, ideally suited to the location adjacent the Leschenault Inlet.

Austral Parade is seen as a highly active frontage which interfaces with the commercial activity on the opposite side, whereas King Road and Hough roads are predominantly residential and passive, with the design responding appropriately to these interfaces.

The built form adopts an organic language befitting of its setting. The architecture has been crafted using a distinct curvi-linear language that takes its influences from the marine setting of the Leschenault Inlet. The façade rhythm reminiscent of waves in the ocean, and just as the inlet and coastline has been shaped by nature the architecture has been crafted to respond to its place and the unique setting of the Leschenault Inlet.

The material palette is restrained but refined to further enhance the organic forms. With expressed curved forms in bright white, and grounding elements in darker colours and textures.

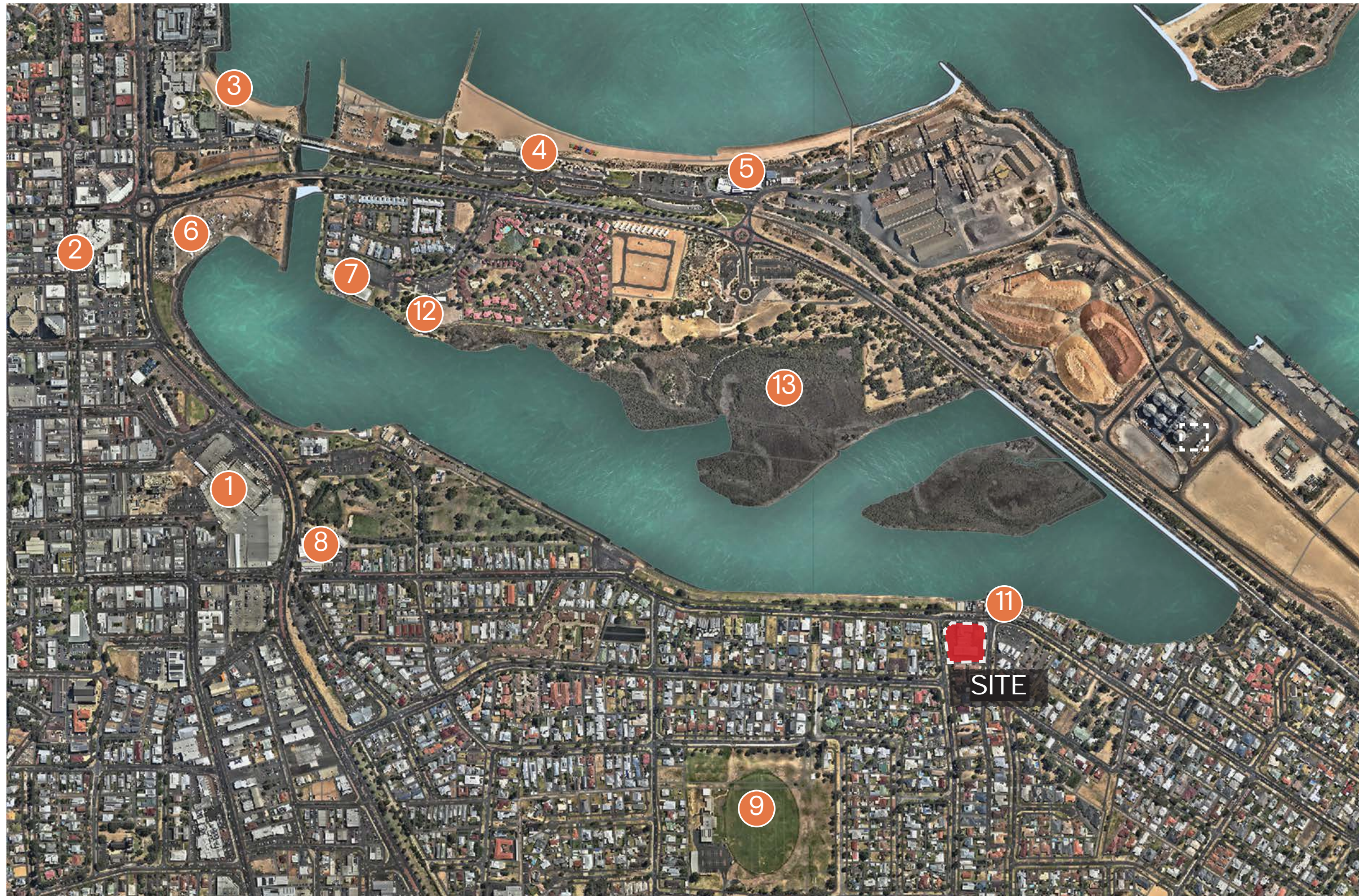




## Principle 1

# Context & Character

Local Context – Site Analysis



### LOCALITY PLAN

1. Bunbury Centrepoint
2. Victoria Street
3. Koombana North
4. Koombana Bay
5. Dolphin Discovery Centre
6. Bunbury Skate Park
7. Bunbury Boat Ramp
8. Stirling Street Art Centre
9. P.C Payne Park
10. Homemaker centre
11. Parade Hotel
12. Splash Park
13. Koombana Park



## Principle 1

# Context & Character

Local Context – Planning Guidelines



CITY OF BUNBURY ZONING  
DEVELOPMENT REQUIREMENTS

- 15m Height
- 21m Height

The site is located within a 15m height zoning area, within the Leschenault Inlet master plan

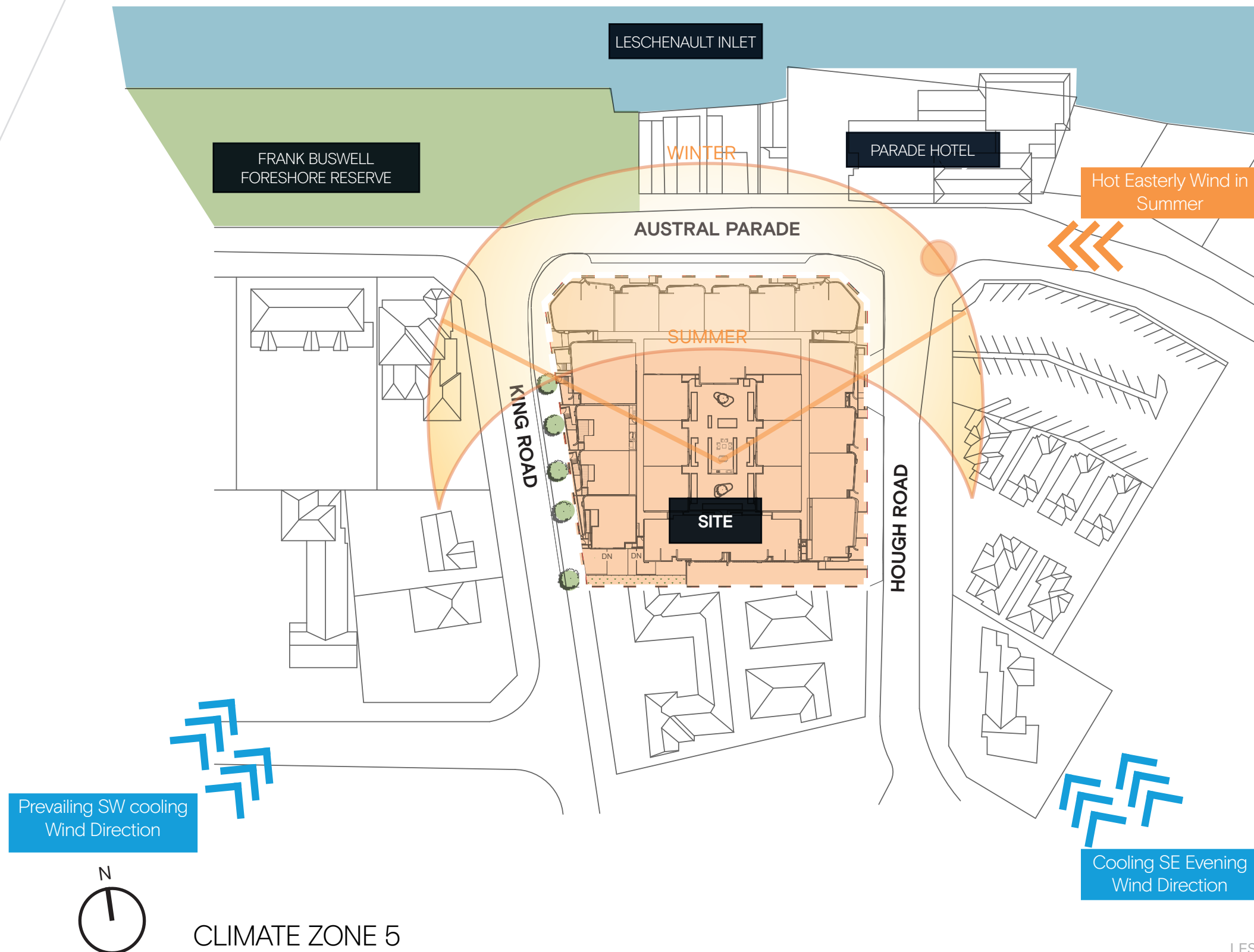




Principle 1

# Context & Character

Local Context – Site Climatic Analysis





## Principle 1

# Context & Character

## Surrounding context

Each street interface has been carefully considered to respond to the surrounding context.

At each key frontage, the street interface addresses the nature of the area; the activated frontages follow the key pedestrian and vehicular access routes along Austral Parade, whereas Hough and King Roads offer a passive interface, appropriately addressing the quieter residential surrounds.

Layers of landscaping buffer have been introduced and proposed, improving the pedestrian experience on King Road, Austral Parade and Hough Road, with new green strips proposed to King Road and Hough Road affording additional deep root planting of trees to both frontages. Furthermore, the retention of existing palm trees on King Road and existing tree on Hough Road have been considered.

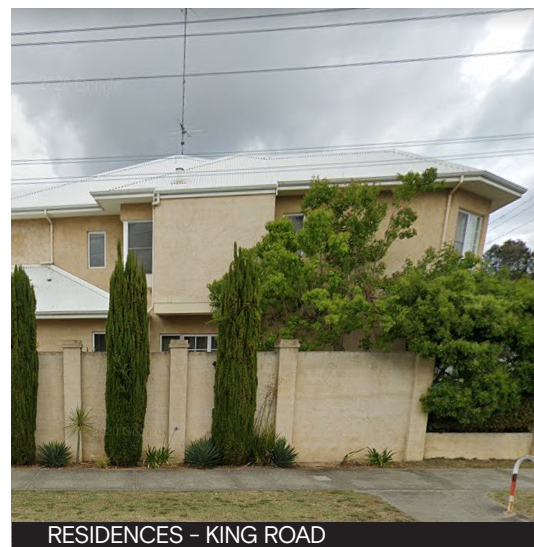
Hough Road interface is predominantly open car park with some residential. We have introduced a strong landscaped buffer of mainly deep soil zones at ground level to improve this interface, softening and greening up this streetscape.



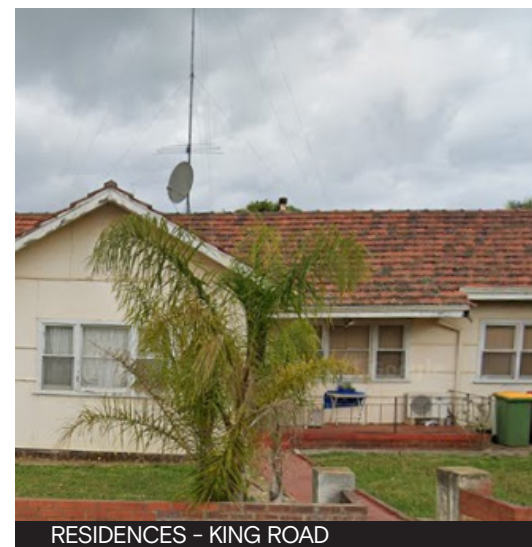
EXTERNAL RENDER OF FACADE



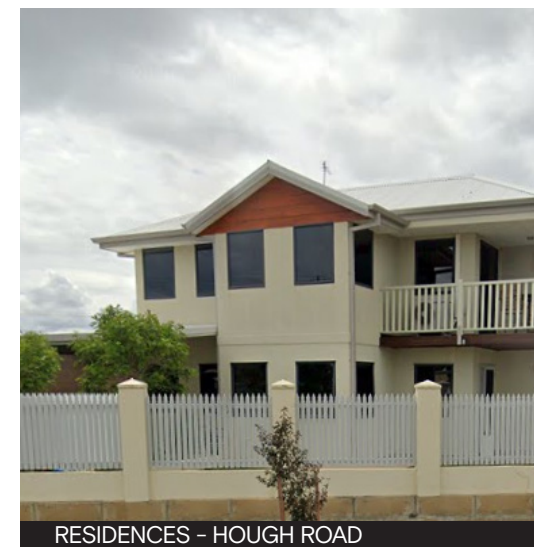
EXISTING SITE - AUSTRAL PARADE



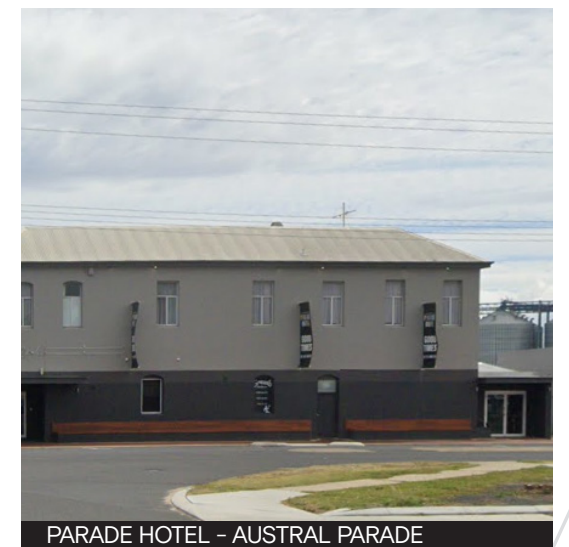
RESIDENCES - KING ROAD



RESIDENCES - KING ROAD



RESIDENCES - HOUGH ROAD



PARADE HOTEL - AUSTRAL PARADE

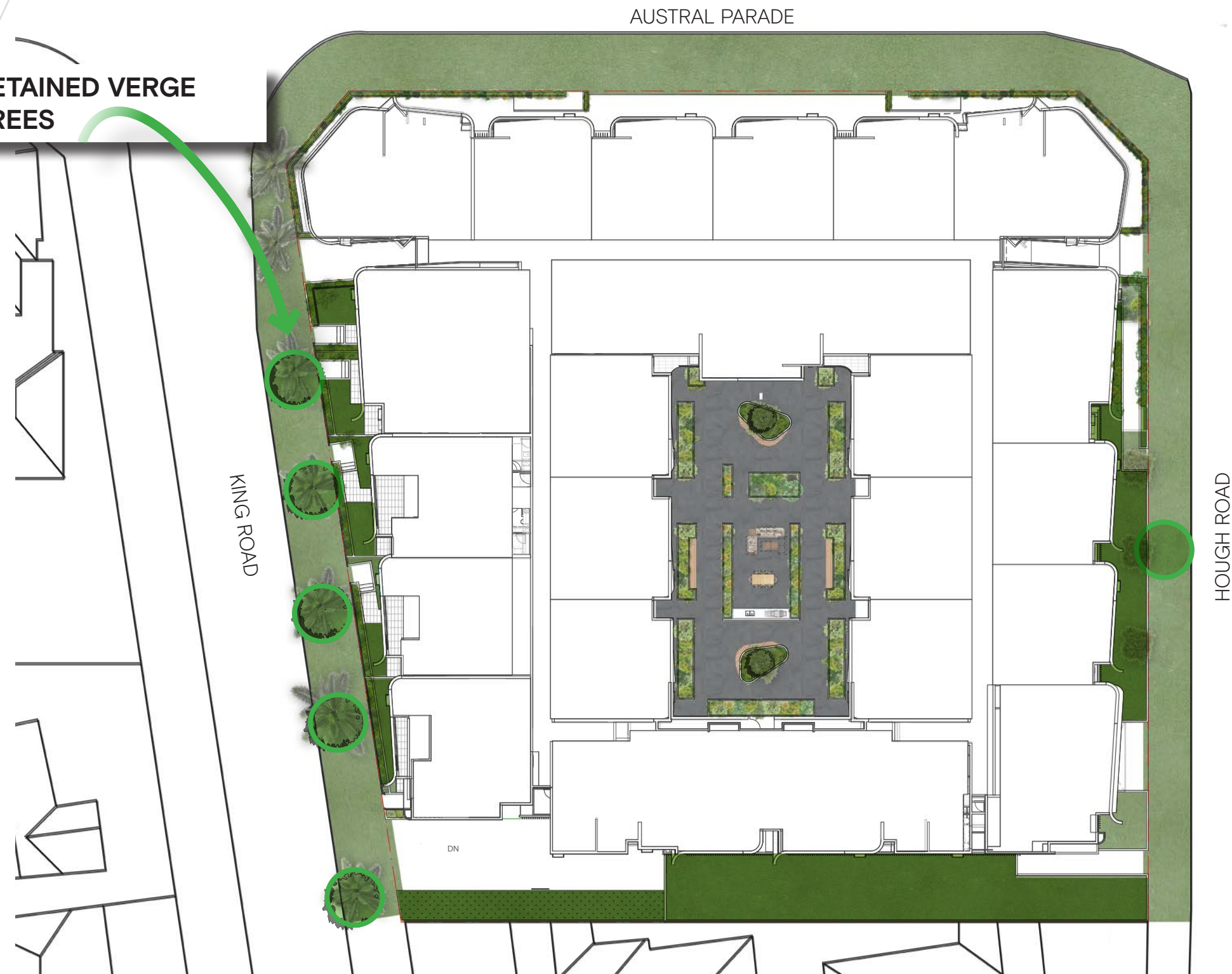


## Principle 2

# Landscape Quality

Site Landscape plan

RETAINED VERGE  
TREES



- Total site area = **5,176sqm**
- Deep soil zone = **11.2%** Exceeding landscaping deep soil requirements

Site contains **580sqm** of deep soil area, complying with the R-codes coverage



## Principle 2

# Landscape Quality

## Planting Palette

### Exotic shrubs and ground covers



### Local and Native Planting



### Indicative trailing/ spreading/ climbing plants



### Planting identification

#### Indicative Exotic General Planting

1. Furcraea foetida 'Jet Stream'
2. Alcantarea imperialis 'Silver Plum'
3. Phormium tenax
4. Rhaphiolepis hybrid Oriental Pearl
5. Senecio 'Chalksticks'

#### Indicative Local & Native Shrub and Groundcover Planting

- 6 Dianella revoluta 'Little Rev'
7. Lepidosperma gladiatum
8. Lomandra hybrid 'Lime Tuff'

#### Indicative Local & Native Shrub and Groundcover Planting

9. Acacia cognata 'Limelight'
10. Carpobrotus Virescens
11. Casurina glauca 'Cousin it'
12. Dichondra 'Silver falls'



## Principle 2

# Landscape Quality

Planting Palette – Tree Planting



### Planting identification

#### Indicative Tree List

1. *Phoenix dactylifera*
2. *Bauhinia blakeana*
3. *Wodyetia bifurcata*
4. *Cupaniopsis anacardioides*
5. *Plumeria* sp.



## Principle 2

# Landscape Quality

## Planting Strategy



### Planting Strategy

The Planting is intended to:

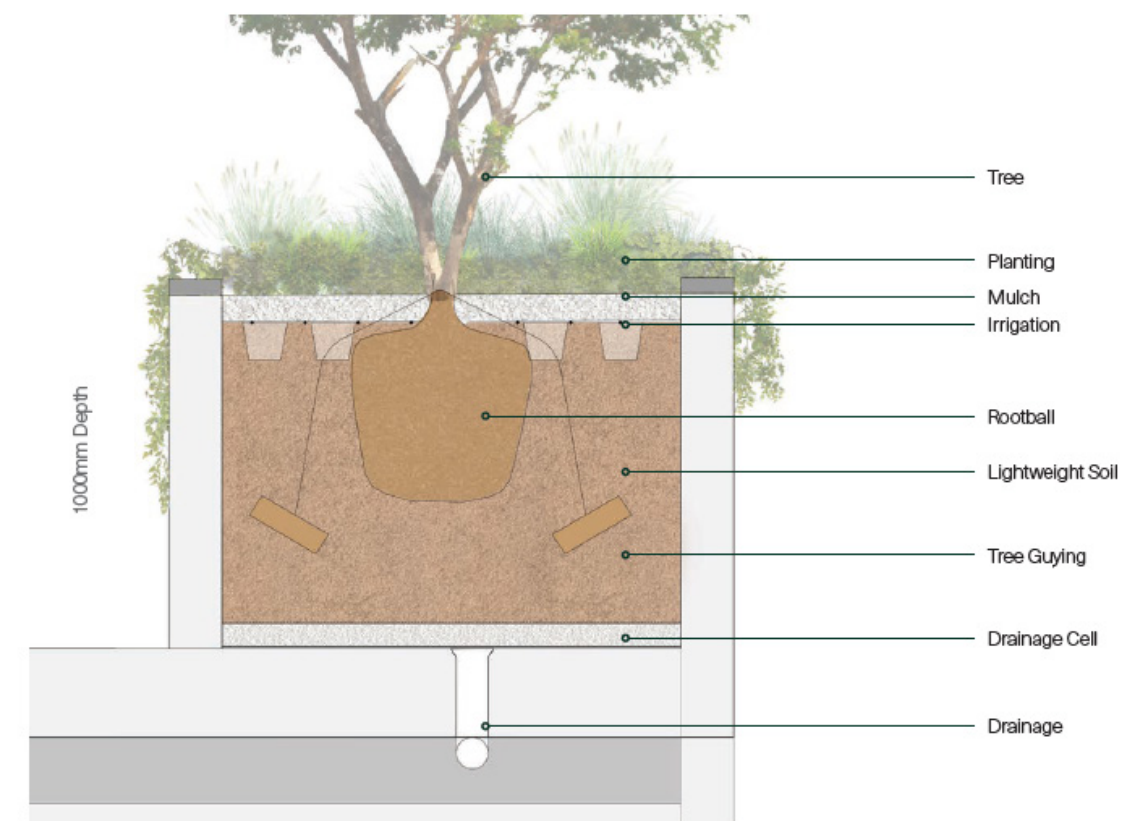
- Use Plants representative to the Bunbury surrounding context and character
- Use water wise design principles to implement hydro-zoning
- Use plants that can adapt to as well as create pleasant micro-climates
- Create attractive high-quality planting compositions to promote comfortable, enjoyable environments
- Enhance ecological diversity
- Incorporate soil volume and profile to promote good plant growth within the constraints of the site.
- Reduced temperatures of external areas
- Have low maintenance requirement and longevity

### Water Efficient Irrigation System

Trees and plants will be irrigated by a water efficient irrigation system. The irrigation water demand volumes will not be excessive, however, a constant and uninterrupted supply must be maintained especially during dry and hot periods.

Where possible, plants will be hydro- zoned according to water requirements. This allows the reticulation to the endemic planting to be separately controlled and greatly reduced following their establishment period.

The automated irrigation system can be designed to include monitors to detect malfunctions so that rapid response rectification can be programmed before the planting is detrimentally affected by a disruption to water supply.



Indicative planting on structure detail

### Planting on Structure

The planting scheme for the project is designed to add a strong well-vegetated character to the site. Landscape will be used to create identity through a series of 'garden rooms' and maximise amenity for the building occupants and the broader neighbourhood.

This will include planting on structure at one metre depths to meet the requirements of Design WA. The planting areas will include engineered drainage, irrigation and soil systems to support healthy tree and shrub planting.

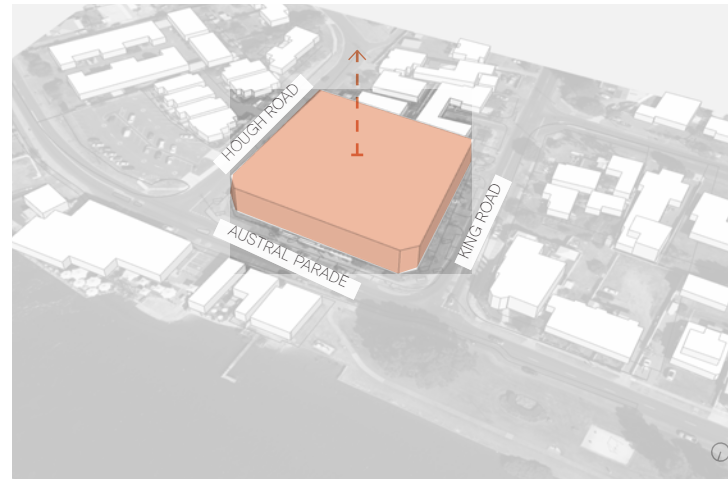
### Principle 3

# Built Form & Scale

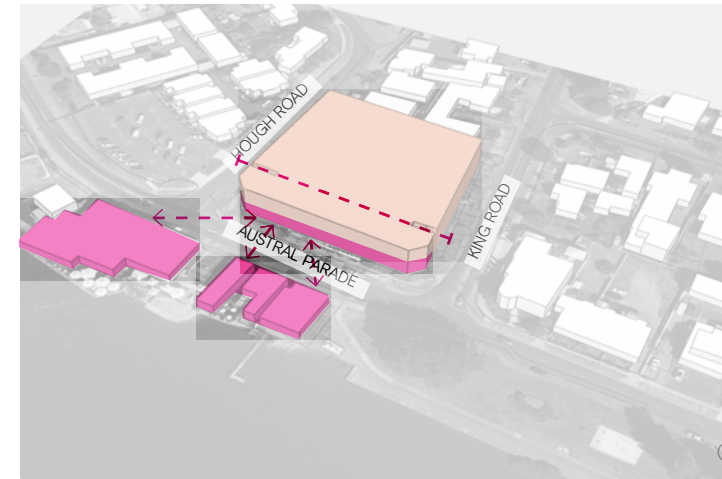
Massing site response



A | GUIDELINE MASSING



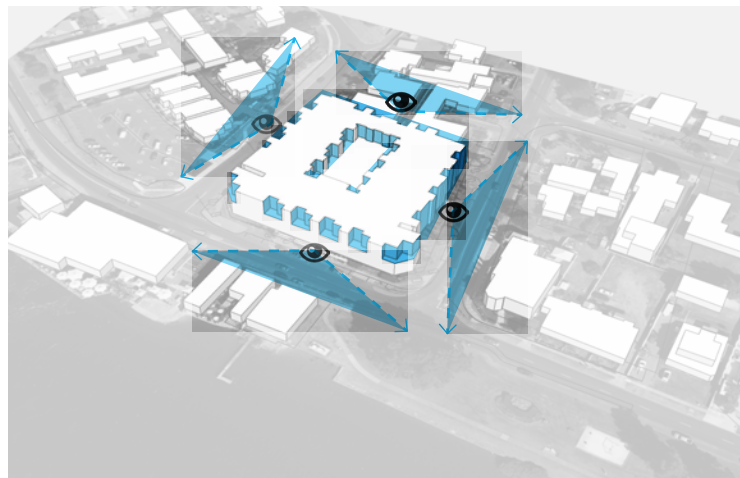
B | REMOVAL OF 1 STOREY TO 3 STOREY SCHEME



C | DELINEATING COMMERCIAL FROM RESIDENTIAL AND INCORPORATION WITH AUSTRAL PARADE



D | BUILDING SEPARATION TO INTEGRATE COMMUNAL VEGETATED COURTYARD



E | RESIDENTIAL INTERFACE ACTIVATION FOR 360° PASSIVE SURVEILLANCE



F | ACTIVATING DEEP SOIL ZONES TO CONNECT THE BUILT INTERFACE WITH THE SITE AND RETAINED TREES



G | CURVING THE FACADE TO SMOOTH LEGIBILITY OF THE BUILDING



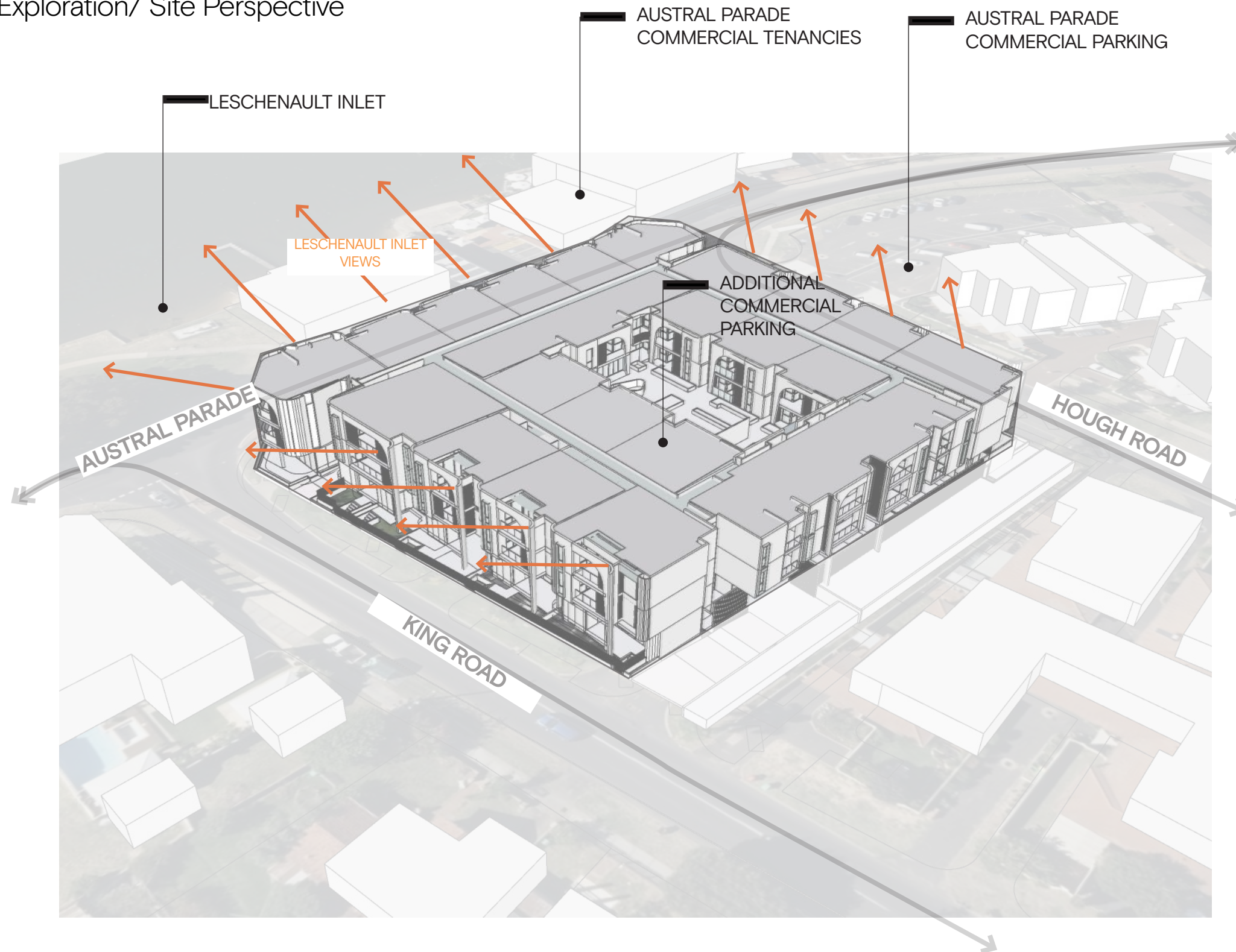
H | MASSAGING THE FACADE TO PROVIDE TO NEW AESTHETIC AND BUILD QUALITY TO THE CITY OF BUNBURY



### Principle 3

# Built Form & Scale

Schematic Exploration/ Site Perspective





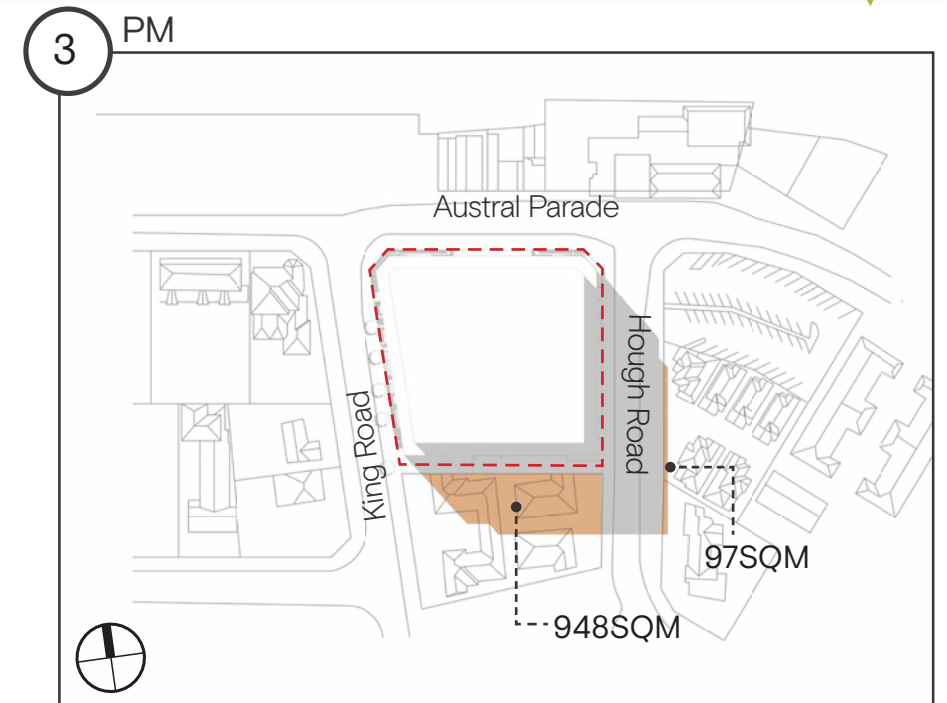
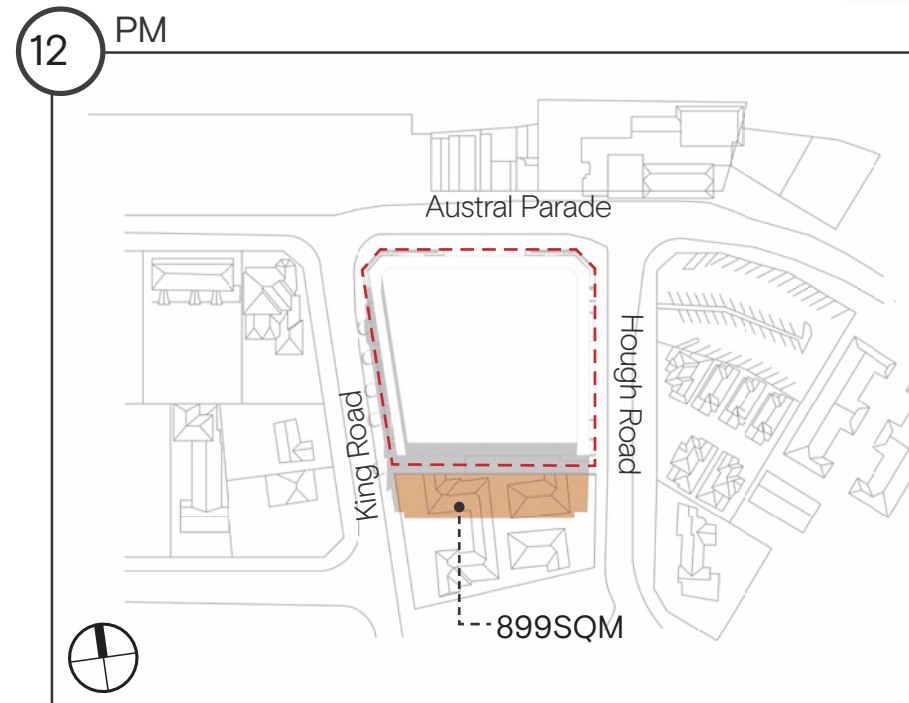
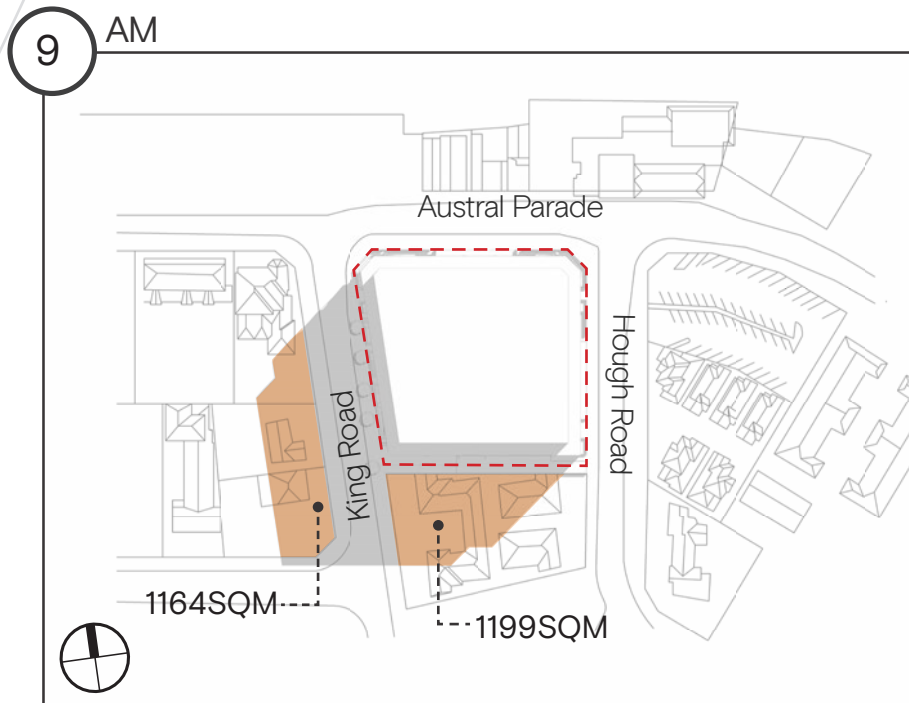
## Principle 3

# Built Form & Scale

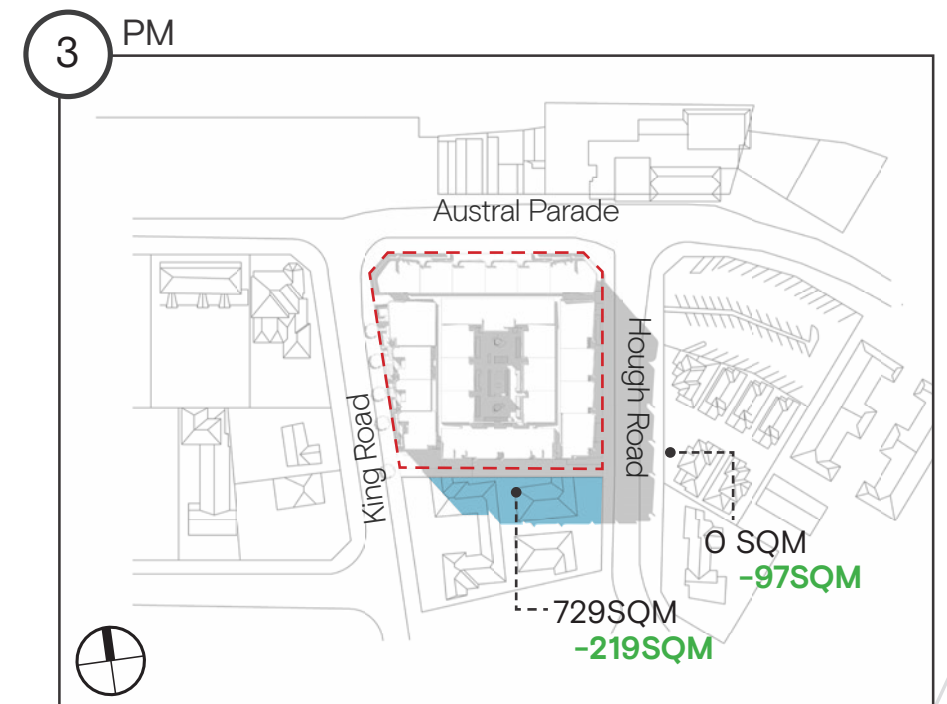
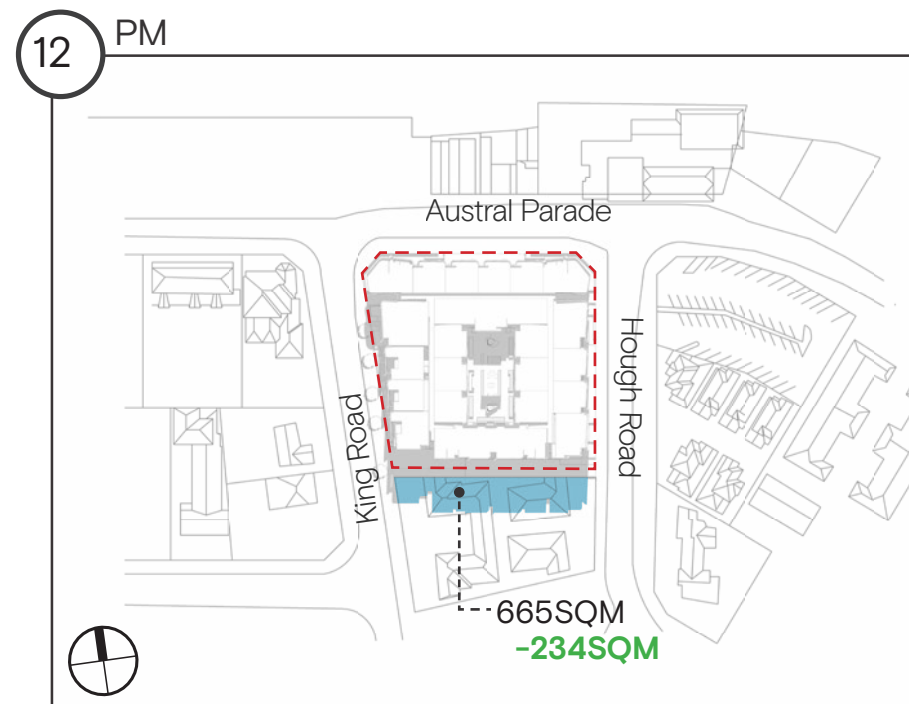
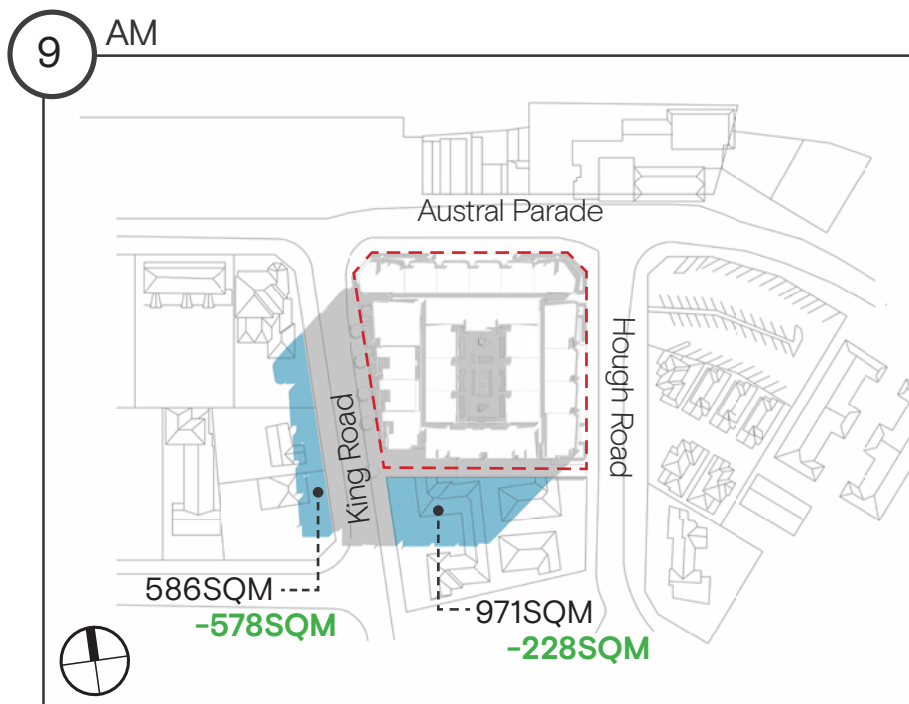
Overshadowing – 21st June (Winter Solstice)

### GUIDELINE MASSING

Across the winter solstice the result of the proposal being a 3 storey scheme allows the overshadowing to be reduced largely.



### PROPOSED

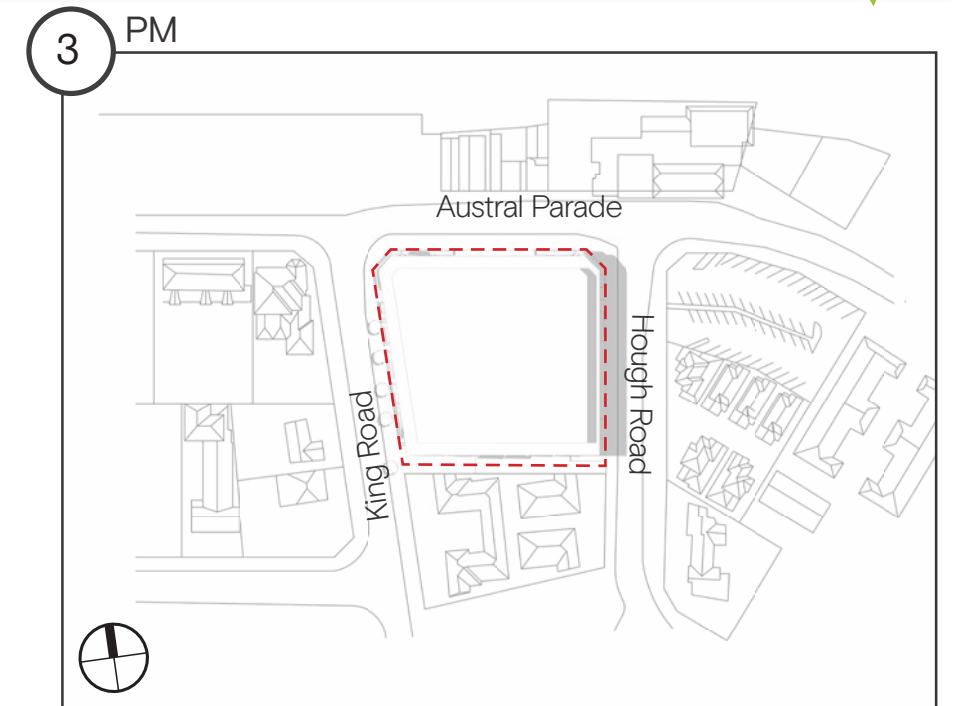
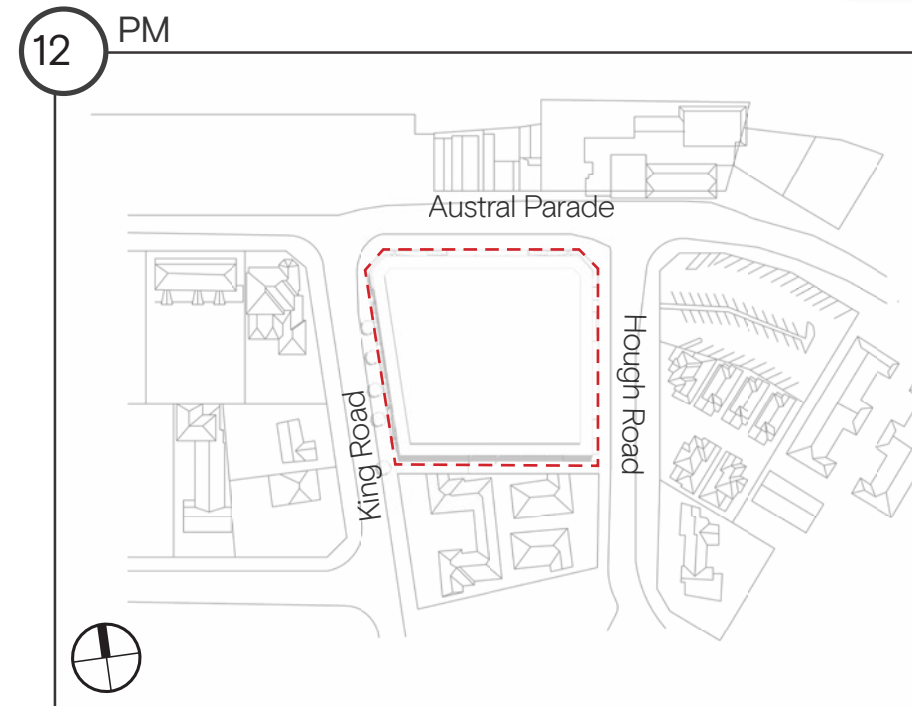
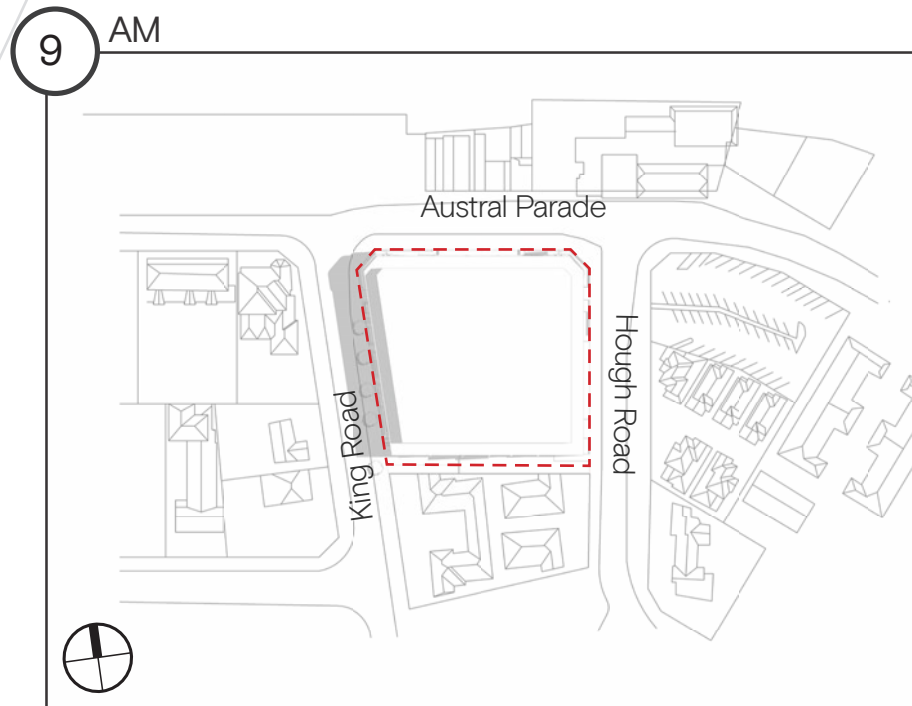


## Principle 3

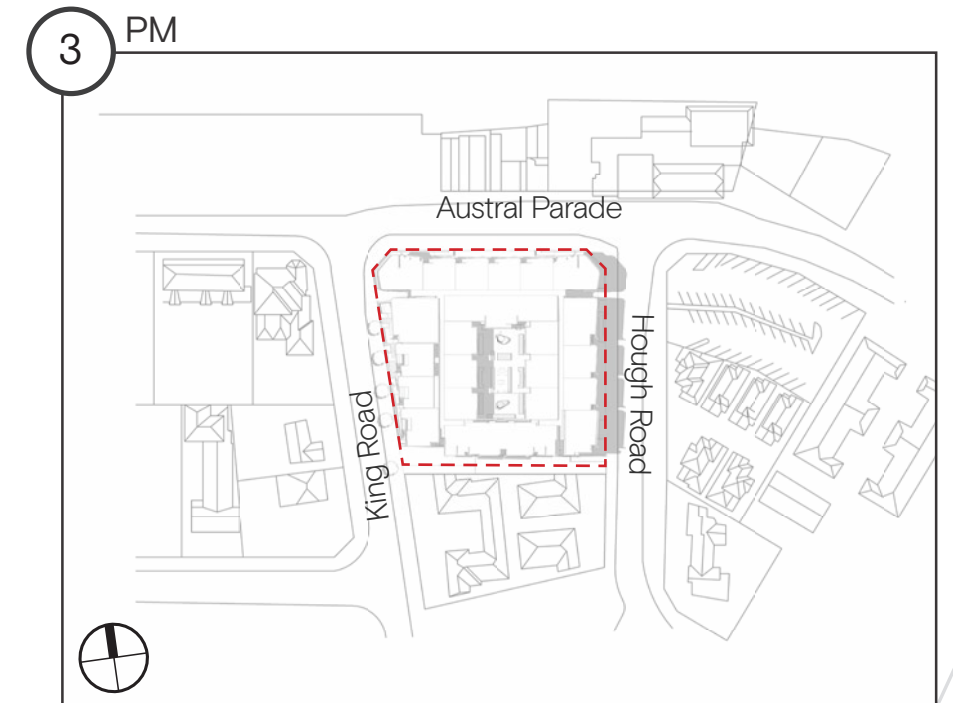
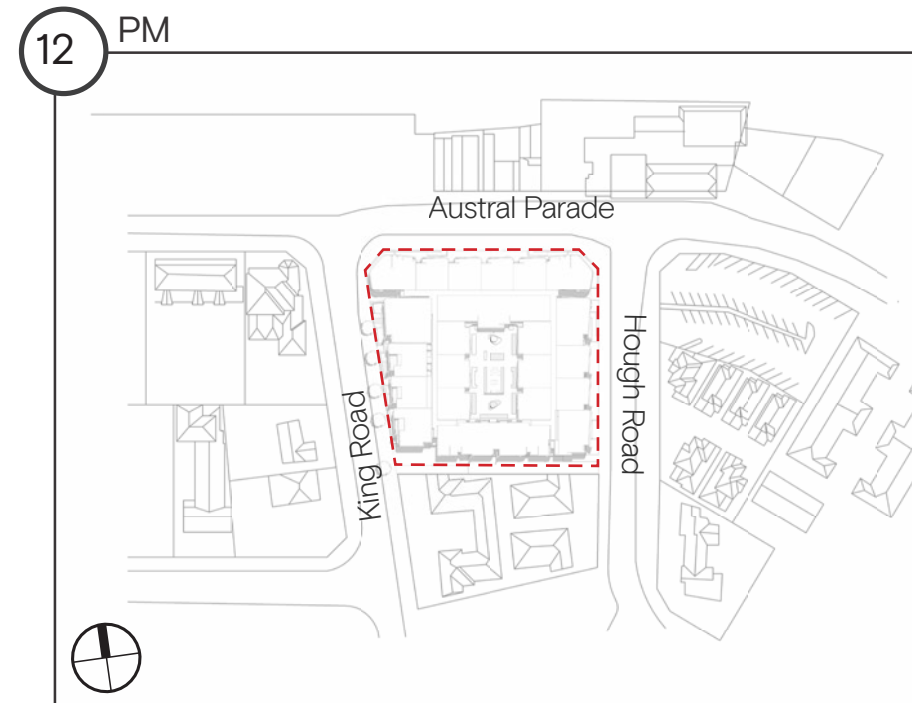
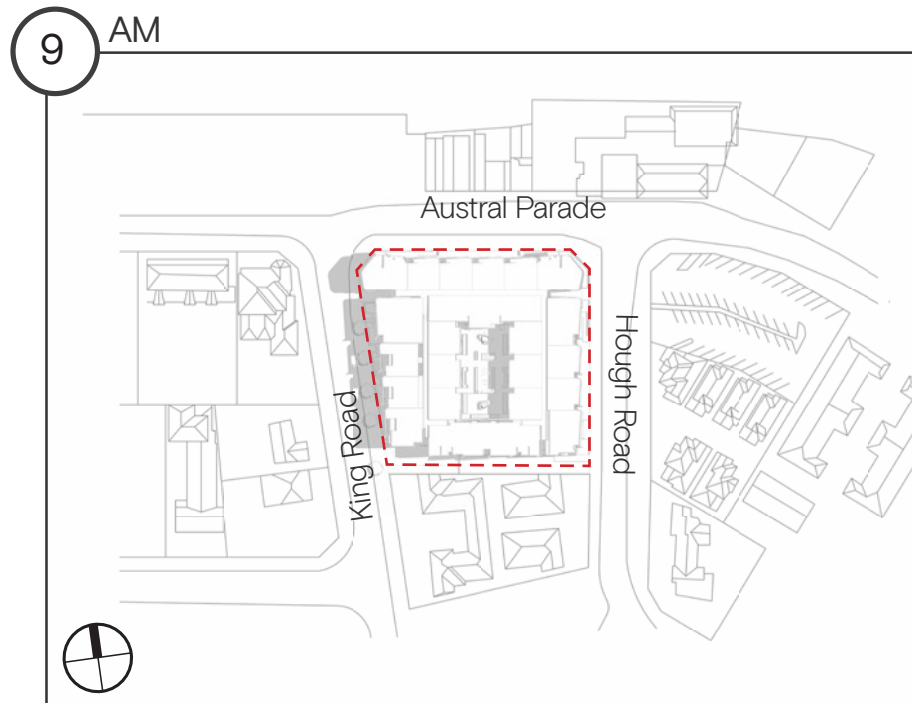
# Built Form & Scale

Overshadowing – 21st December (Summer Solstice)

### GUIDELINE MASSING



### PROPOSED



Across the Summer Solstice there is **no overshadowing** caused from the proposal to any neighbouring properties



## Principle 3

# Built Form & Scale

Cone of Vision (Ground Floor)



The only apartments on ground floor are raised due to the site being within a flood prone area, This allows the garden bed at the front to act as a privacy buffer to the pedestrian realm, the upper levels have operable screening for additional privacy.



- Unenclosed Private outdoor spaces
- Major openings to habitable rooms other than bedrooms and studies
- Major openings to Bedrooms, study and open access walkways



### Principle 3

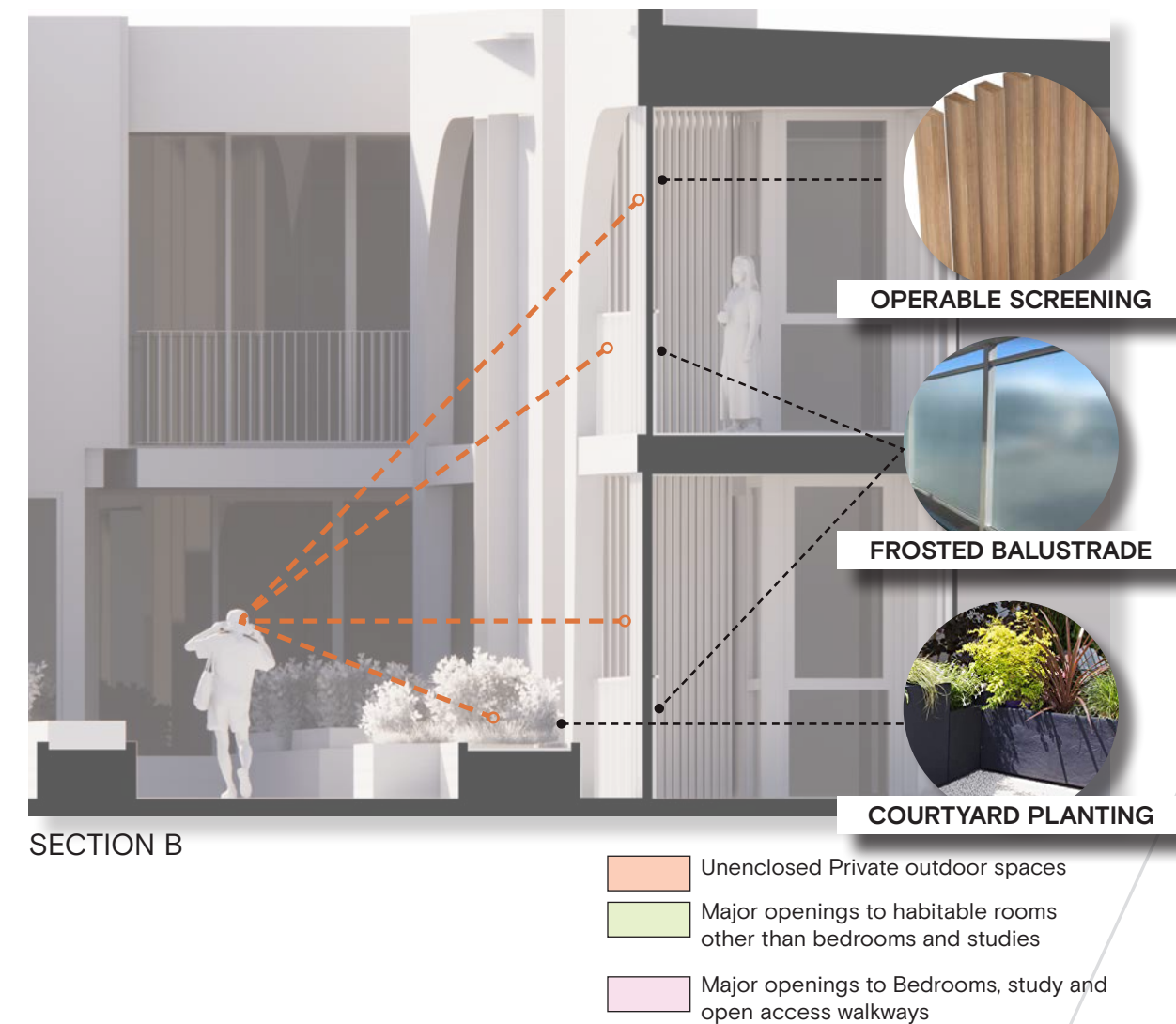
# Built Form & Scale

Cone of Vision (Level two)



The internal courtyard has a **15.8 metre separation** largely exceeding the r-codes for this scale to aid in privacy to all apartments.

The internal courtyard in addition to the building separation has a number of privacy buffers incorporated into the design as seen below.





## Principle 4

# Functionality and Build Quality

### Waste Management Strategy

The development utilises a waste management strategy provided by planning solutions. The design allows the bin stores to be located within close proximity to the hardstand, which is located along Hough road. The ramp to the bin stores has been meticulously integrated into landscaping.

Refer to the Waste Management Plan for the details of Lots 51 & 59 Austral Parade.

### Traffic Assessment

Refer to the Planning Solutions Transport Impact Statement for the details of Lots 51 & 59 Austral Parade.

### Build Quality

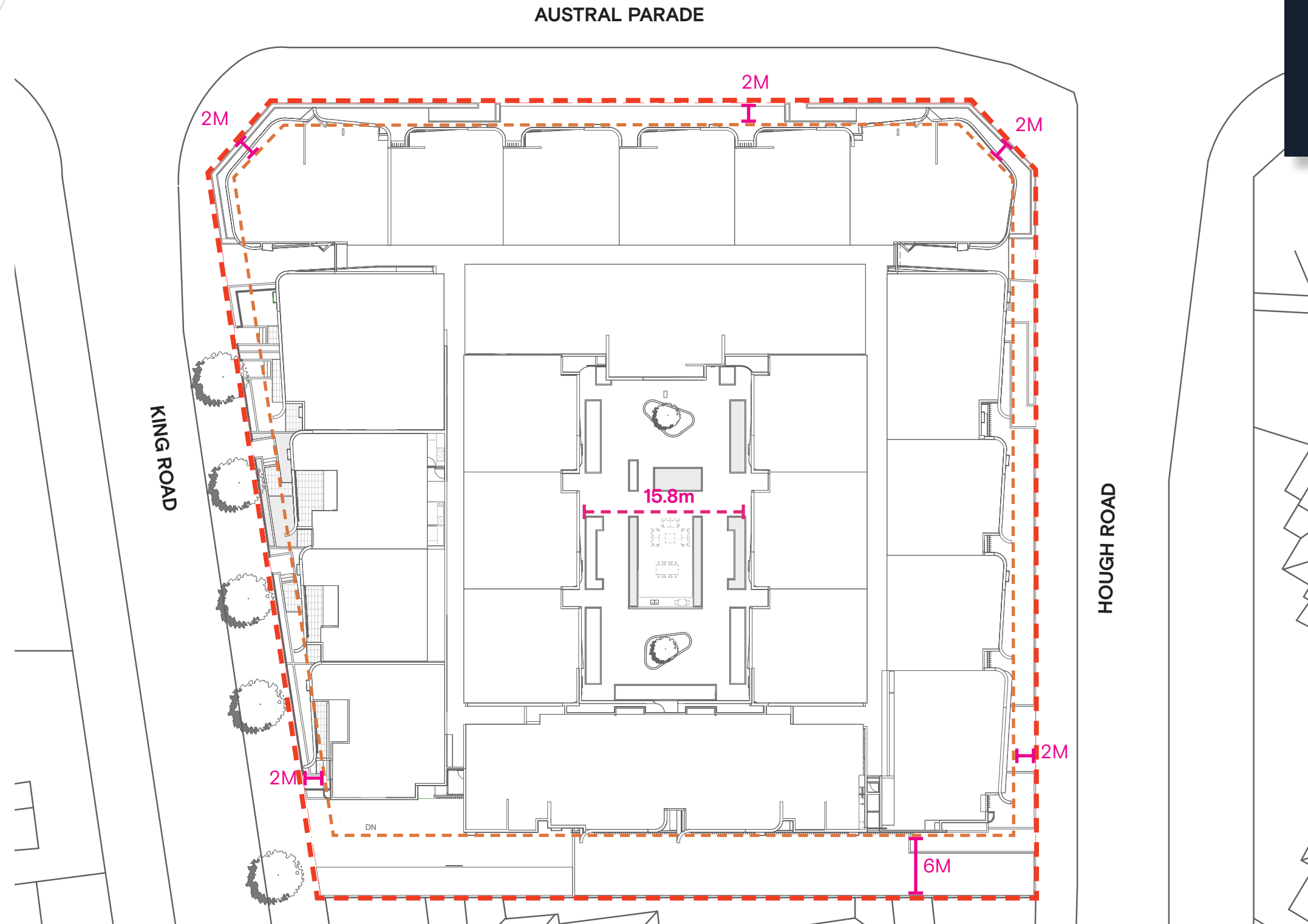
The design of the apartment complex utilises traditional West Australian construction techniques such as masonry bricks and concrete form work to ensure the build follows the local context construction techniques, whilst forming a new approach and build quality within the Bunbury Region.



## Principle 4

# Functionality and Build Quality

## Setbacks



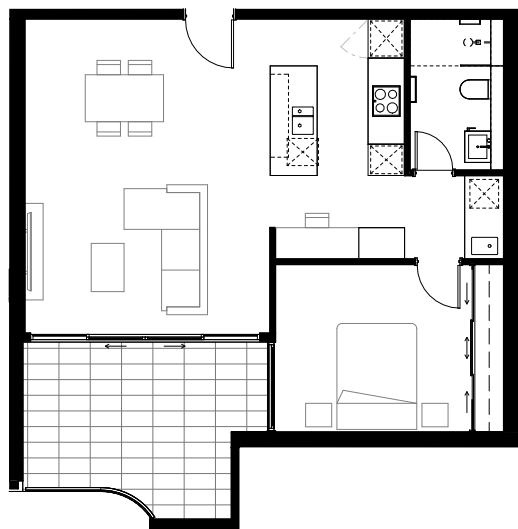
Proposal has setbacks greater than required, thus providing a better quality outcome to the streetscape and neighbours.



Principle 4

# Functionality and Build Quality

## Typical Apartments



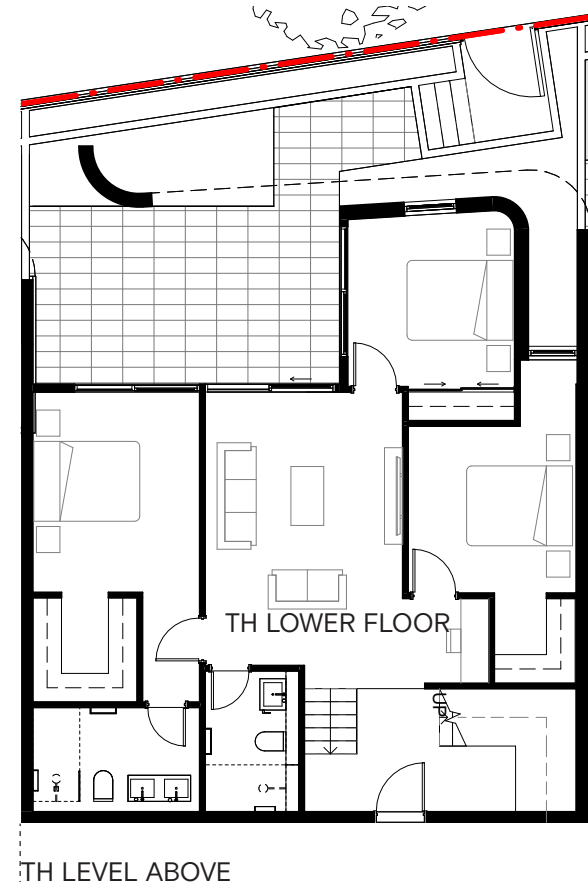
1X1 APARTMENT



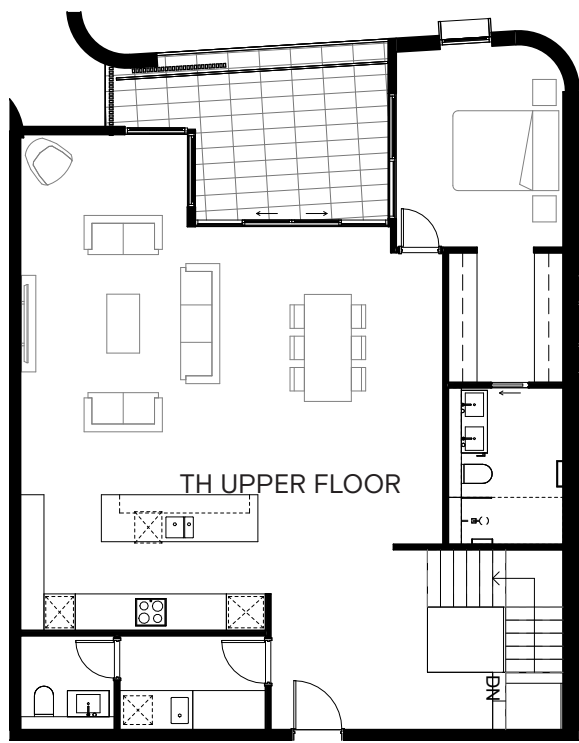
2X2 APARTMENT



3X2 APARTMENT



TH LEVEL ABOVE



TOWNHOUSE

## Apartment Mix

Level	Apartment			
	1x1	2x2	3x2	TH
Ground	2	0	0	3
level 1	4	14	4	0
Level 2	4	18	5	0
Sub Total	10	32	9	3
Total	54			
	19%	59%	17%	6%

## Principle 5

# Sustainability

7 Star NCC Performance Requirements

## Design Strategies

- High Performance Glazing
- Good Thermal mass
- Local material selection
- Pedestrian Permeability
- Natural ventilation
- Connection to outdoors
- High levels daylight
- Accessible planning
- Water-wise landscaping using native and endemic species
- Solar Panels



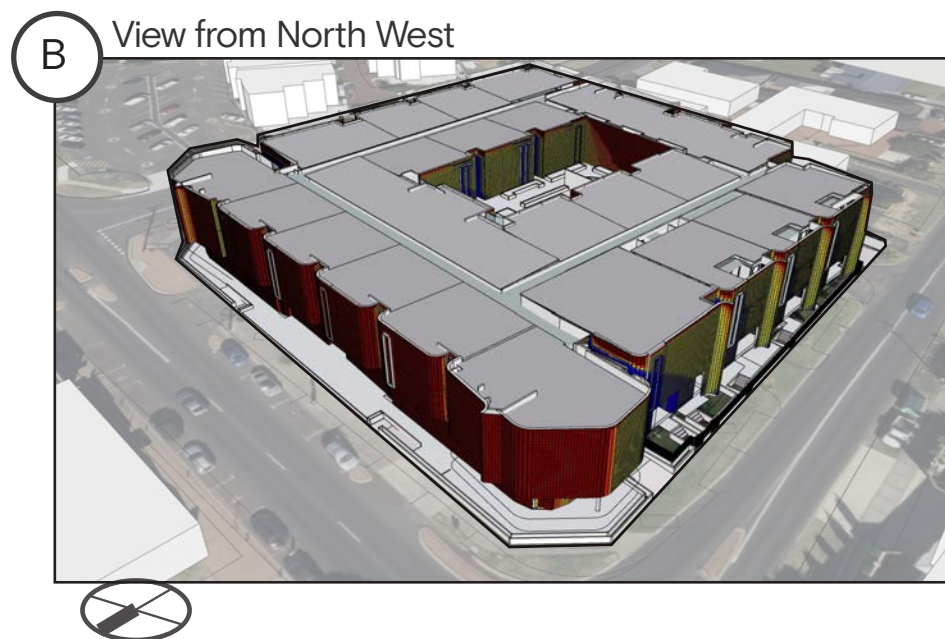
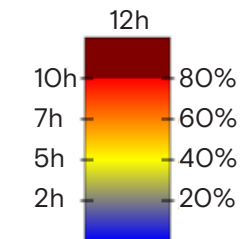


## Principle 6

# Amenity

## Solar Access – Proposed Development

Hours of Direct Sunlight Received Between 9am & 3pm on 21<sup>st</sup> June



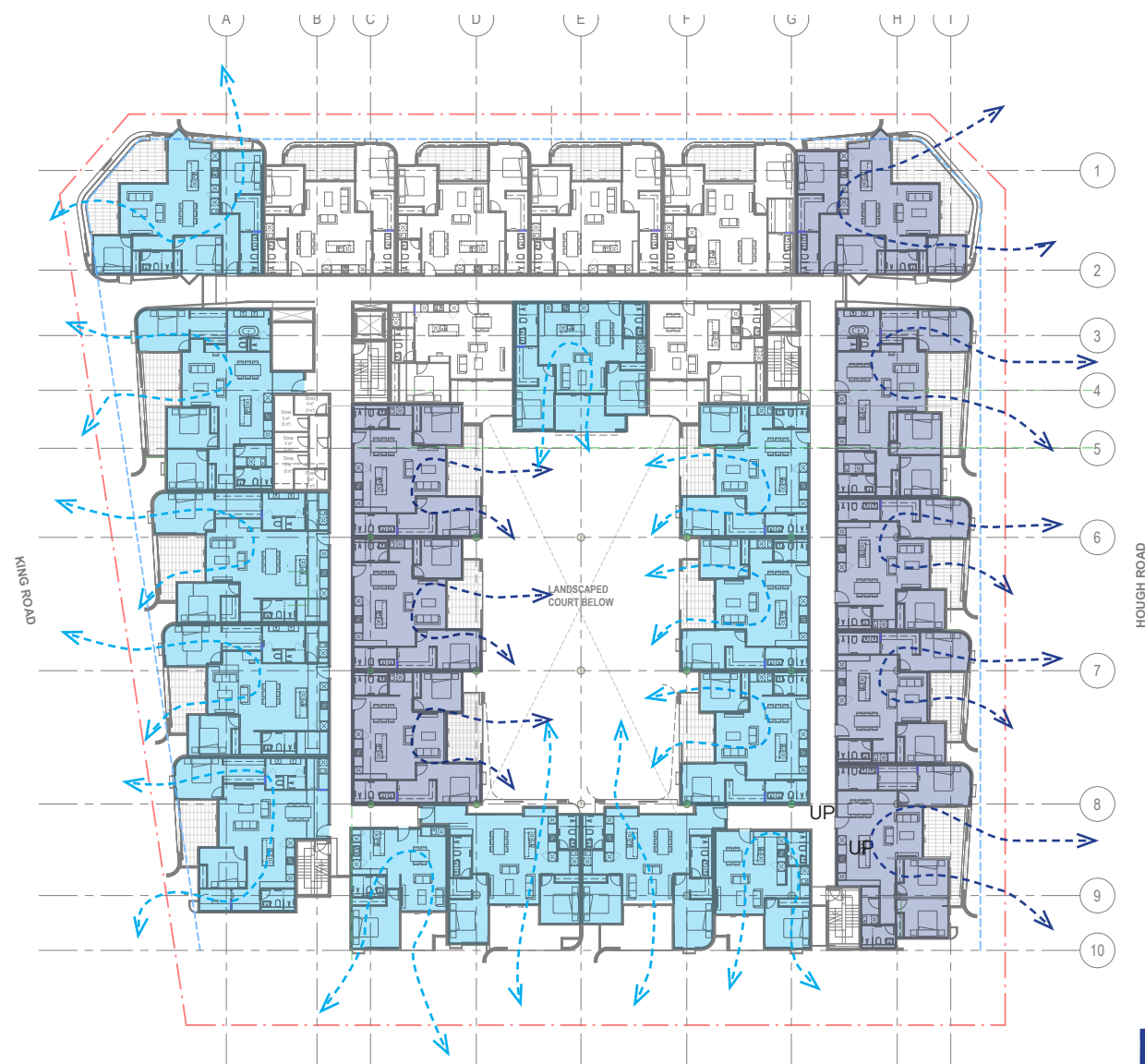
**83% of proposed apartments obtain at least 2 hours of direct sunlight between 9am & 3pm during the winter solstice. Exceeding the 70% requirement** ✓



## Principle 6

# Amenity

## Typical Level Cross Ventilation



Prevailing SW Wind Direction



LEVEL 2 (NOT TO SCALE)

69% of proposed dwellings receive cross ventilation.

## Cross Ventilation

**69% of Dwellings** across the proposal achieve natural ventilation, exceeding the **Design WA requirement of 60%**

This outcome is achievable by allowing the site to maximise the prevailing winds to achieve natural ventilation across the site. With the proposal being lower scale in height, the wide scaled courtyard further acts as a tool to harness the prevailing wind to achieve natural ventilation within.

Single aspect dwellings maximise cross ventilation through openings that can be left in an open position on at least two sides of the dwelling; this creates a breeze path through the internal spaces.

Furthers, high and low level ventilation openings oriented between 45degrees to 90 degrees of the prevailing cooling wind direction assist in the provision of well-ventilated residences.



Hot Easterly Wind in Summer



Cooling SE Wind Direction

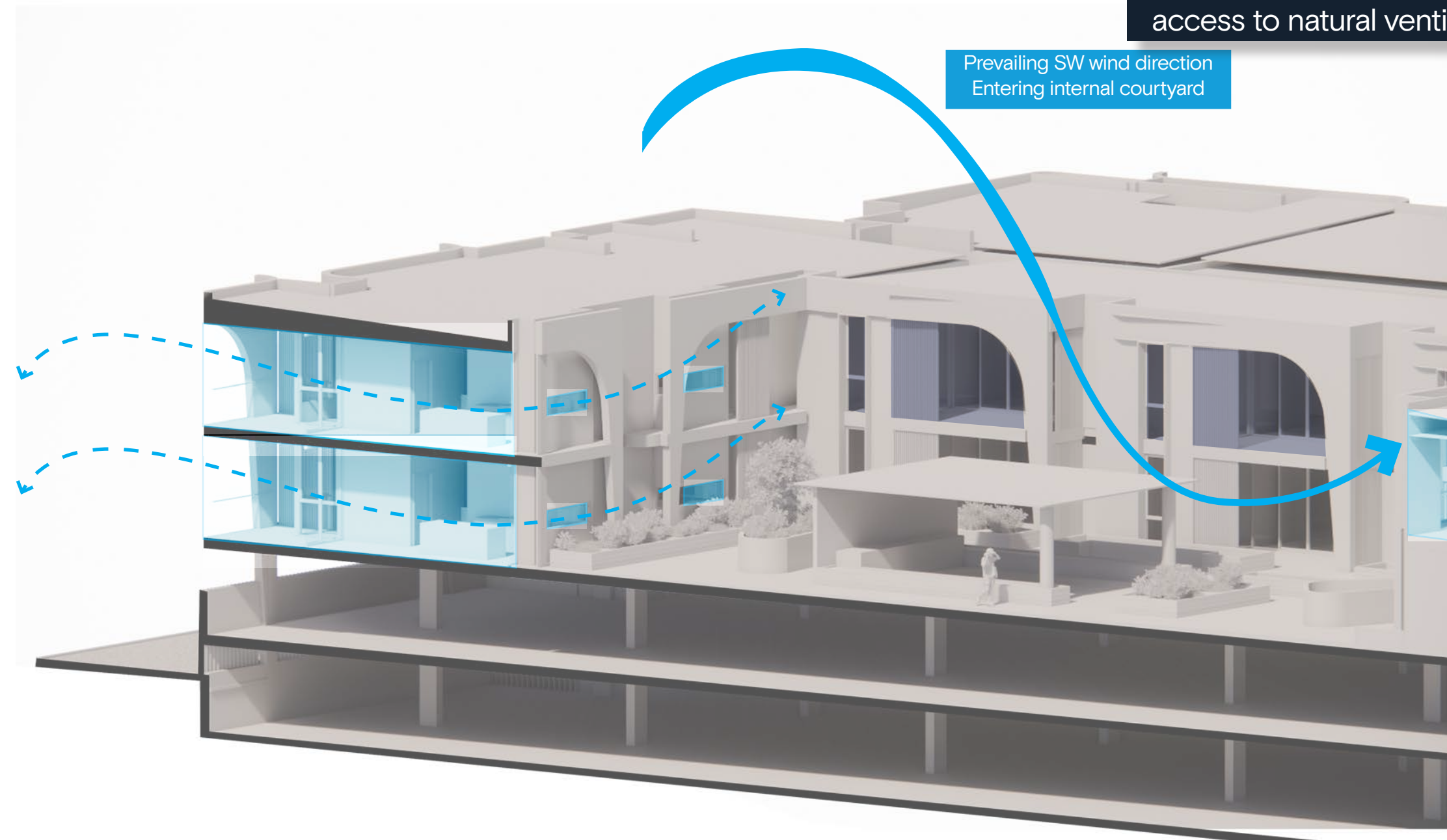


## Principle 6

# Amenity

Utilising Courtyard for Cross Ventilation

The low height scale on the proposal allows the site to utilise the courtyard for more access to natural ventilation.



Prevailing SW wind direction  
Entering internal courtyard

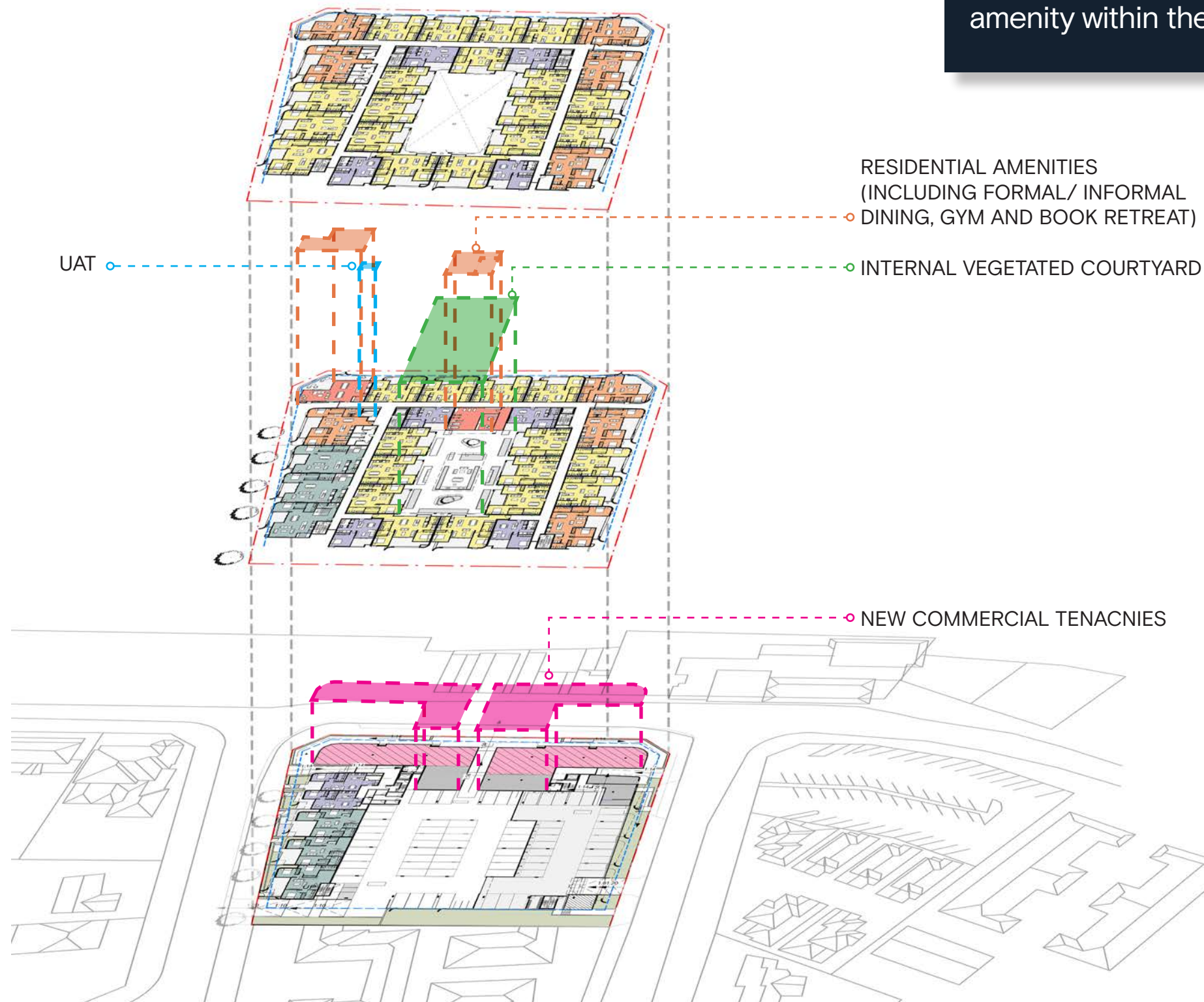


## Principle 6

# Amenity

## Amenity Locations

Over **1,450sqm** of area dedicated to the inclusion of amenity within the Proposal



## Amenity Integration

Given the scale and size of the proposal, the design dedicates a large amount of area to incorporating amenities back into the site.

### Commercial (~770sqm)

- The commercial interface allows the design to seamlessly connect and integrate into Austral Parade, This also allows the design to incorporate similar intents to what was initially used on site.

### Courtyard (~495sqm)

- The courtyard in the centre of the complex, serves as both an amenity location with a BBQ, lounge and dining area, it also allows surrounding apartments to maximise access to natural light and cross vent.

### Residential Amenities (~190sqm)

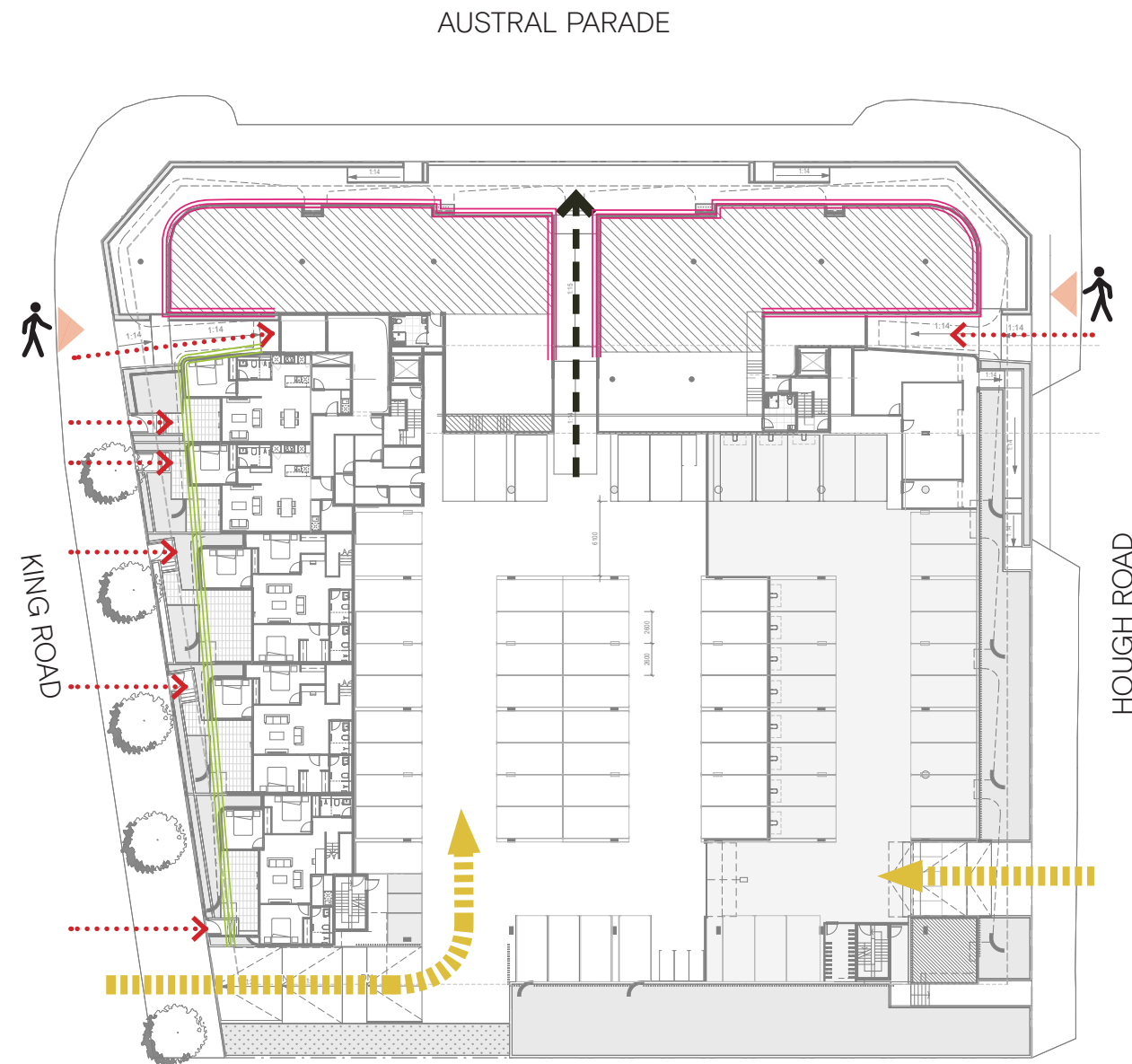
- The residential amenities provide break out spaces within the complex such as, a gym, a co-working and book retreat zone and a formal/informal dining area. With an integrated **UAT** on level 1 central to amenities




## Principle 7

# Legibility






Ground Level Legibility



 Not to scale (N.T.S)

## A functional ground floor...

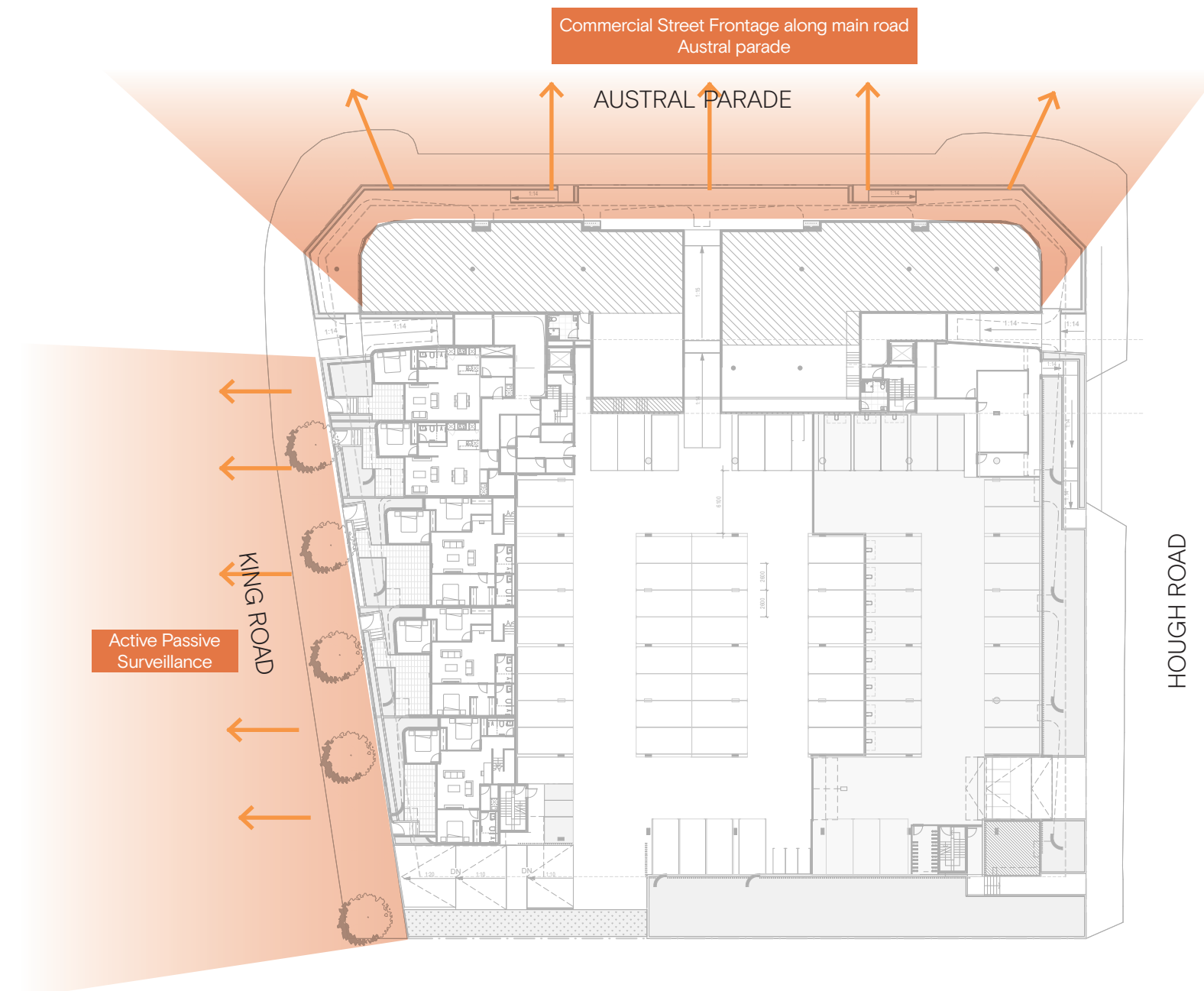
- ☒ Clear and distinctive vehicle entry point from King and Hough Rd provides a clear entry point
- ☒ Dedicated ground floor entrances from both main streets
- ☒ Accessible parking for residents
- ☒ Clear delineation between commercial and residential through break in facade

-  Resident Entry/path
-  Vehicle Access
-  Access from Commercial parking
-  Commercial Street Interface
-  Residential Street Interface

## Principle 8

# Safety

Ground Floor Privacy



GROUND FLOOR (NOT TO SCALE)

A mixture of low solid walls with permeable fencing, maximising privacy whilst also allowing for passive surveillance into public realms.



# Safety

## Typical Level Privacy

Apartments utilise privacy screens for a sense of safety, but also provide passive surveillance to Austral Parade

## AUSTRAL PARADE

KING ROAD

Internal courtyard has enough separation for privacy, but surrounded enough for safety

HOUGH ROAD

Apartment around the perimeter allow for 360° passive surveillance

Privacy Screens between  
apartments maximises privacy  
whilst also allowing for passive  
surveillance into public realms.



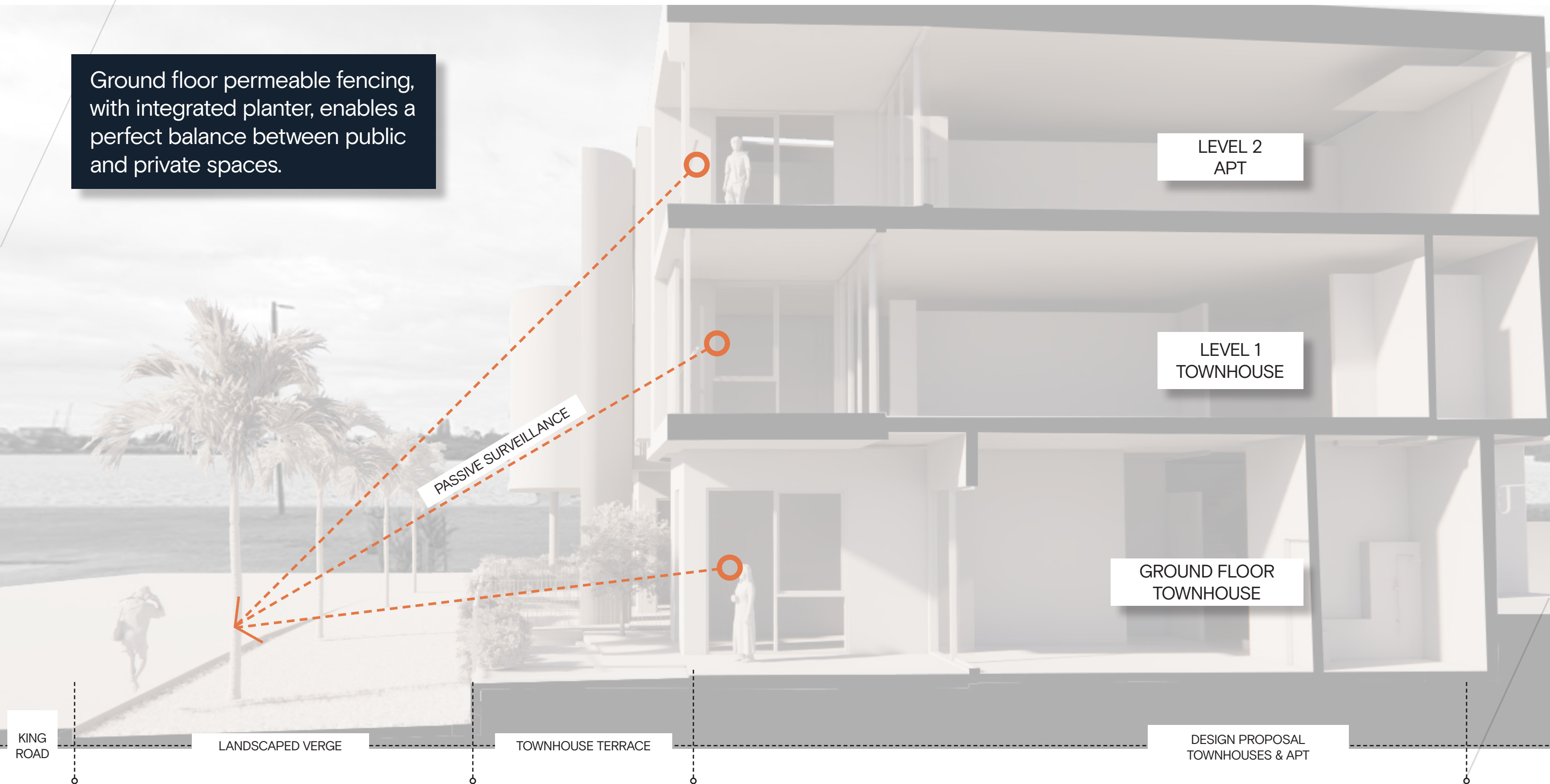
LEVEL 1 (NOT TO SCALE)

## Principle 8

# Safety

Edge Condition & Passive Surveillance

Ground floor permeable fencing, with integrated planter, enables a perfect balance between public and private spaces.





## Principle 9

# Community

Contribution to Bunbury Community

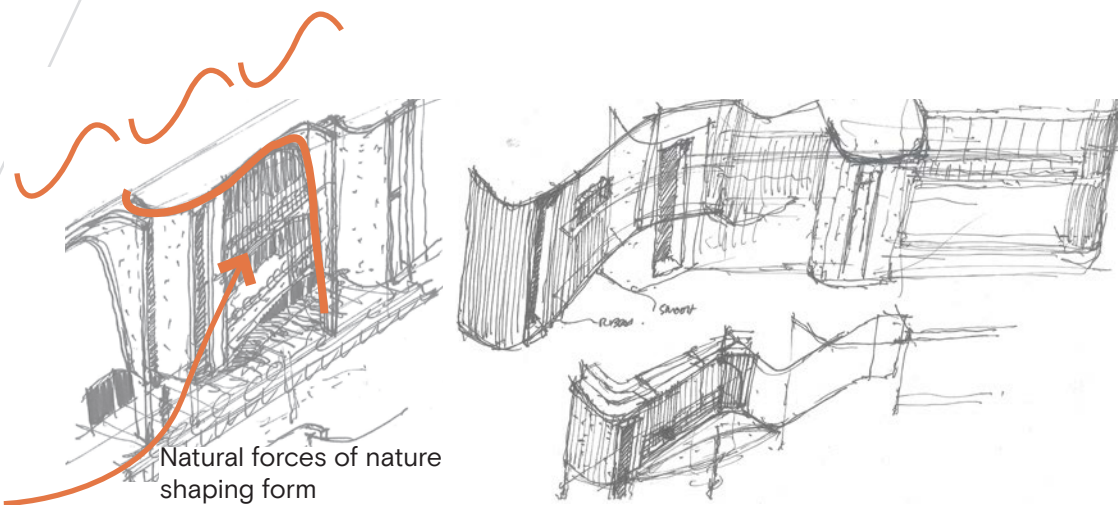




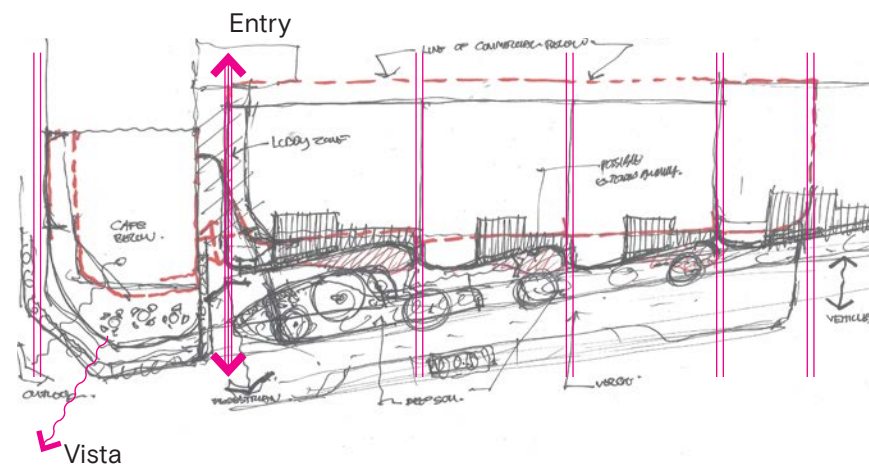
## Principle 10

# AESTHETICS

## Facade Design- Initial Concept Sketches



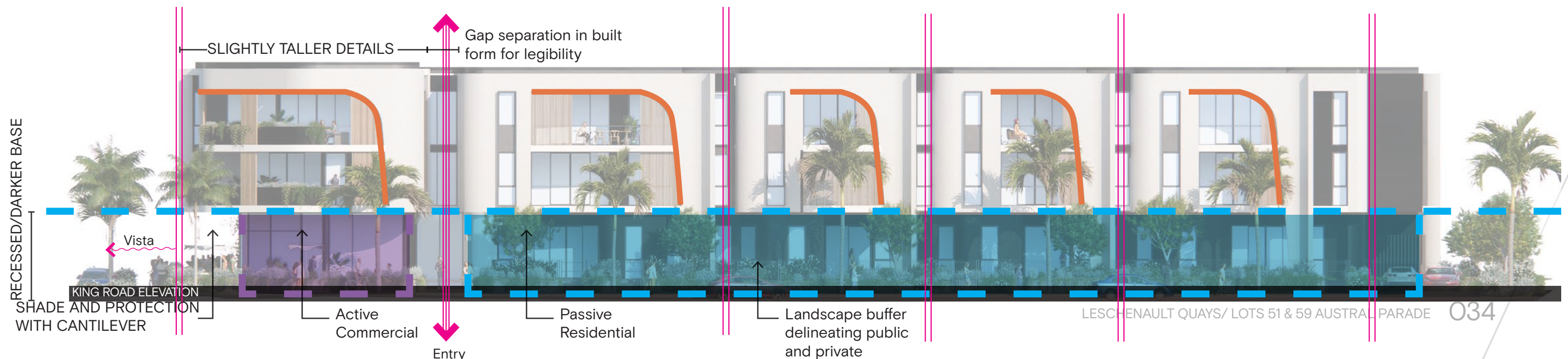
Articulation of the built form adopts a **distinctive curvi-linear language** that takes its influence from the marine setting of the Leschenault Inlet. The facade is reminiscent of wave sets in the ocean.



Each facade element is carefully curated through considering **rhythm, legibility, public, interface, entry and vista**.



The ground floor elements are recessed and **use darker colours and texture finishes**. Establishing a street rhythm and an understanding of the scale and hierarchy between residential and commercial interfaces.





## Principle 10

# Aesthetics

## Materiality

External Walls

Sliding Screens

Split Faced Planter

Entry Feature walls

Anodised Aluminum  
Details





# NORTH

(LOT 51 & 59 )





## SOUTH WEST

(LOT 51 & 59)





# NORTH WEST

(LOT 51 & 59)





# SOUTH EAST

(LOT 51 & 59 )





# Consultant Reports

Consltuant	Report
Planning Solutions	Planning Report
Planning Solutions	Traffic Assessment
Planning Solutions	Waste Management Plan
Stantec	Acoustic Report & Environmental Noise Assessment



Appendix C

# Architectural Drawings