TOWN OF VICTORIA PARK
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MIXED-USE DEVELOPMENT DESIGN REPORT

44 PLANET ST
CARLISLE 6101

28/01/26 REV2

PLANNING APPLICATION

Ultimo Design (WA)

44 PLANET ST, CARLISLE

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PROPOSAL

PROJECT INFORMATION

SUMMARY

We have prepared this report to demonstrate for the development assessment how this proposal responds to various design requirements and development objectives. Also outlined is how this proposal brings an incredible level of amenity, activation and equity to the streetscape and area of Carlisle.

DESCRIPTION

This proposal comprises of two level mixed-use building including commercial tenancy's off the street & two level apartments with carparking at the rear.

TEAM

Developer/ [redacted]

Designer: Ultimo Design WA

Builder: Ultimo Design & Construction

Waste Management: Archer Consultants

Traffic Management: Archer Consultants

DETAILS

Street Frontage: Planet Street

Site Area: 1012m^2

Overall total building height: 6.69m

Proposed site access (current and proposed): Via Planet Street and Right of Way

YIELD

- 99m^2 Commerical Bar space
- 63m^2 Commerical Retail space
- 4x residential apartments
- 8 ground floor carparks for residents (2x stacker carbays)

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PROPOSAL

DESIGN STATEMENT

SUMMARY

The proposed mixed-use development embraces the adaptive reuse of the existing warehouse's brick structure, preserving its robust materiality and industrial character while re-imagining its spatial potential. Retaining the original brickwork not only honors the site's historical context but also contributes to sustainable design by conserving embodied energy and reducing construction waste. The brick facade will be carefully restored and structurally integrated into the new build, maintaining its visual prominence and contributing to streetscape continuity.
Complementing the retained brickwork, standing seam metal cladding is introduced as a refined contemporary counterpoint. Its vertical rhythm and muted finish respond to the scale and texture of the existing masonry, creating a cohesive dialogue between old and new. This material strategy clearly delineates the architectural layers of the development, enhancing legibility while delivering a robust, low-maintenance envelope suited to long-term urban use.

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PROPOSAL

DESIGN STATEMENT

SUSTAINABLE, AFFORDABLE & HEALTHY

The project proposes the adaptive reuse of an existing warehouse structure to deliver a sustainable, cost effective built outcome. Rather than pursuing demolition and new base build construction, the design leverages the embodied energy and structure of the existing asset whilst reviving the built form.

EXISTING WAREHOUSE STRUCTURE	Preserving the existing structure avoids significant carbon emissions associated with demolition, transport and new material production Materials are retained, repurposed reducing landfill.
EXISTING CONCRETE FLOOR	Preserving the existing concrete floors to the commercial tenancy, the project significantly reduces demolition-related costs, waste generation, and embodied carbon associated with removal and replacement. This also minimises site disruption, and accelerates program delivery
NEW CONCRETE SLAB OVER EXISTING	The new slab system is engineered to work in tandem with the existing base, providing enhanced structural performance, insulation capacity, and service integration without compromising the integrity of the retained elements. This layered approach supports circular construction principles, minimises site disruption, and accelerates program delivery—while maintaining flexibility for future adaptive reuse. Architecturally, it enables a seamless integration of old and new, reinforcing the project's commitment to resource-conscious design and long-term resilience.

DOUBLE VOLUME COURTYARD	Double-volume courtyards enhance passive environmental performance by promoting stack-effect ventilation and deeper daylight access, reducing reliance on mechanical cooling and artificial lighting.
CROSS VENTILATION & SHADING	All apartments allow cross ventilation from balcony's/ courtyards to rear windows or doors. The balcony's on the upper floor include shading from the summer sun
SOLAR ENERGY & EV CHARDING	We aim to cover the roof of the building with solar panels. EV Charging to the carpark will also be installed with an integrated intelligent system linked to optimise charging during off peak hours. This will reduce energy costs and grid strain
SMART HOMES	Technology within homes is becoming more popular and cost-efficient. We aim to provide the option for technology packages to control and monitor lighting, heating, cooling, appliances and power points from your mobile phone. This gives occupants better control to reduce power consumption when not in use without the need to be home or in the same room.

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PROPOSAL

DEVELOPMENT SUMMARY

APARTMENT DEVELOPMENT SUMMARY					
NO.	NO. OF BEDROOMS	BATHROOM	GFA (m2)	LEVEL 1FA (m2)	PRIVATE OUTDOOR SPACE m2
APARTMENT 1	2	2	65m2	144m2	33m2
APARTMENT 2	2	2	65m2	143m2	33m2
APARTMENT 3	2	2	54m2	63m2	13.5m2
APARTMENT 4	2	2	62m2	66m2	13.5m2

APARTMENT DEEP SOIL					
NO.	TYPE	DEPTH	WIDTH	LENGTH	TOTALm3
APARTMENT 1	SMALL TREE	1.2m	1.8m	1.8m	3.88m^3
APARTMENT 2	SMALL TREEE	1.2m	1.8m	1.8m	3.88m^3
APARTMENT 3					
APARTMENT 4					

APARTMENT PARKING (LOCATION A)				
NO.	CARBAYS	STACKER	TOTAL CARBAYS	BICYCLE
APARTMENT 1	2		2	
APARTMENT 2	2		2	
APARTMENT 3	1		1	
APARTMENT 4	1		1	
ALL				6

APARTMENT STORAGE (Min 2.1m Ceiling)				
NO.	GROUND	FIRST FLOOR	MIN REQ m3	PROVIDED m2
APARTMENT 1	4.2m^3	5.4m^3	8m^3	9.6m^3
APARTMENT 2	4.2m^3	5.4m^3	8m^3	9.6m^3
APARTMENT 3	12m^3		8m^3	12m^3
APARTMENT 4	12m^3		8m^3	12m^3

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CONTEXT

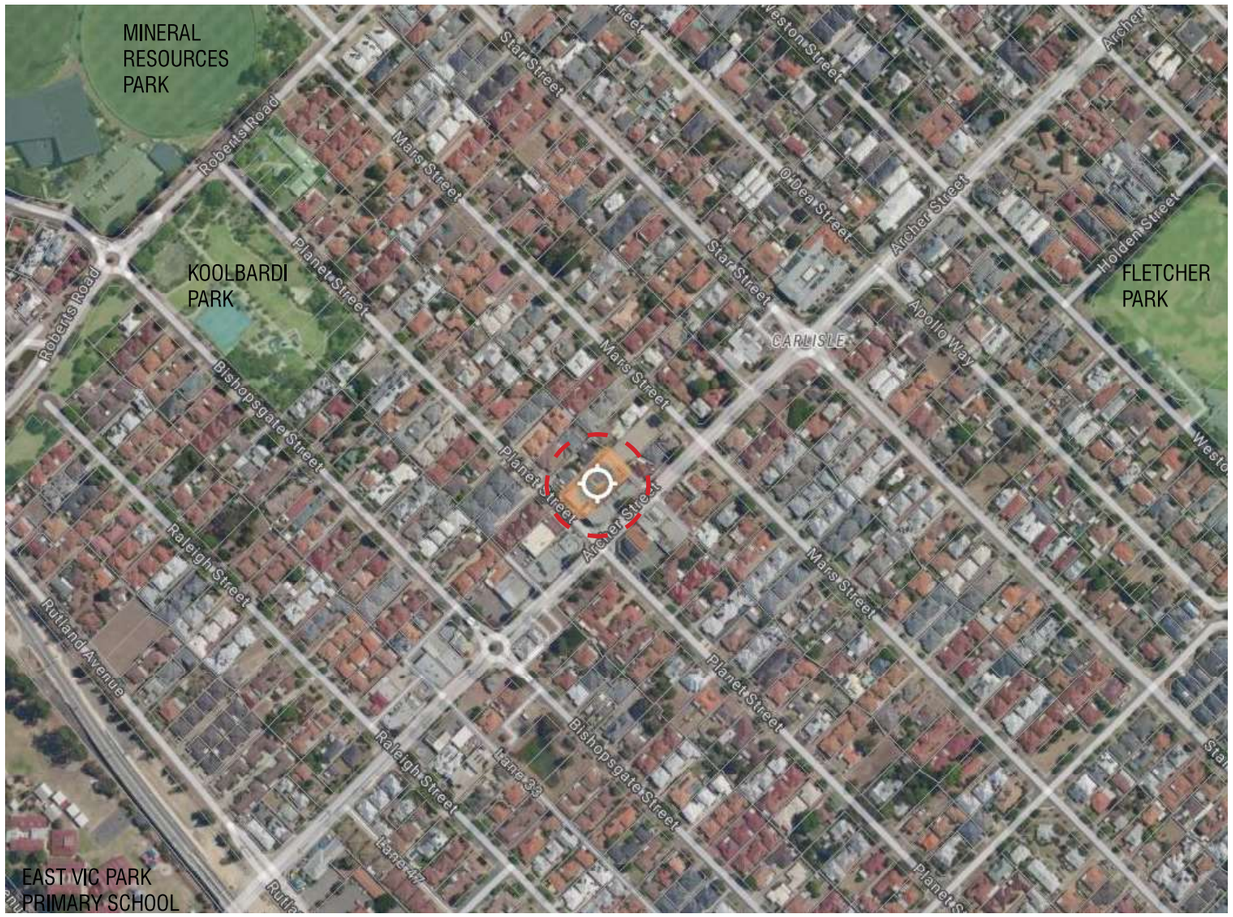
CONTEXT PLAN

LOCATION

The subject site, 44 Planet St, Carlisle is located just off Archer Street and is bordered to the north by Orrong road and to the south by the new trainline providing excellent access to transportation. Close vicinity to Fletcher Park,Koolbardi Park and sporting facilities such as Mineral Resource Park. Also walking distance to East Victoria Park Primary School & Goodstart Early Learning Carlisle.

ZONING

The subject site is zoned as R-AC4 neighborhood centres suitable for low-medium rise residential. Building height max 3 Storeys and max boundary wall height of 9m.



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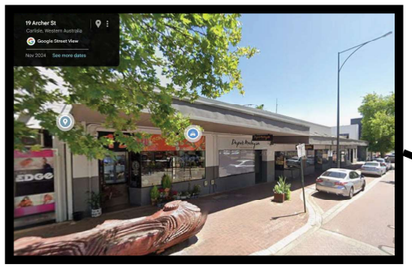
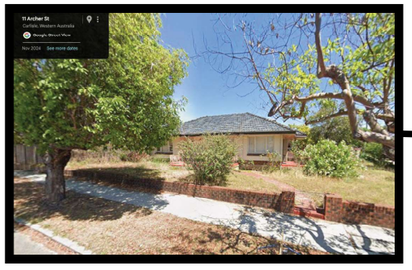
CONTEXT

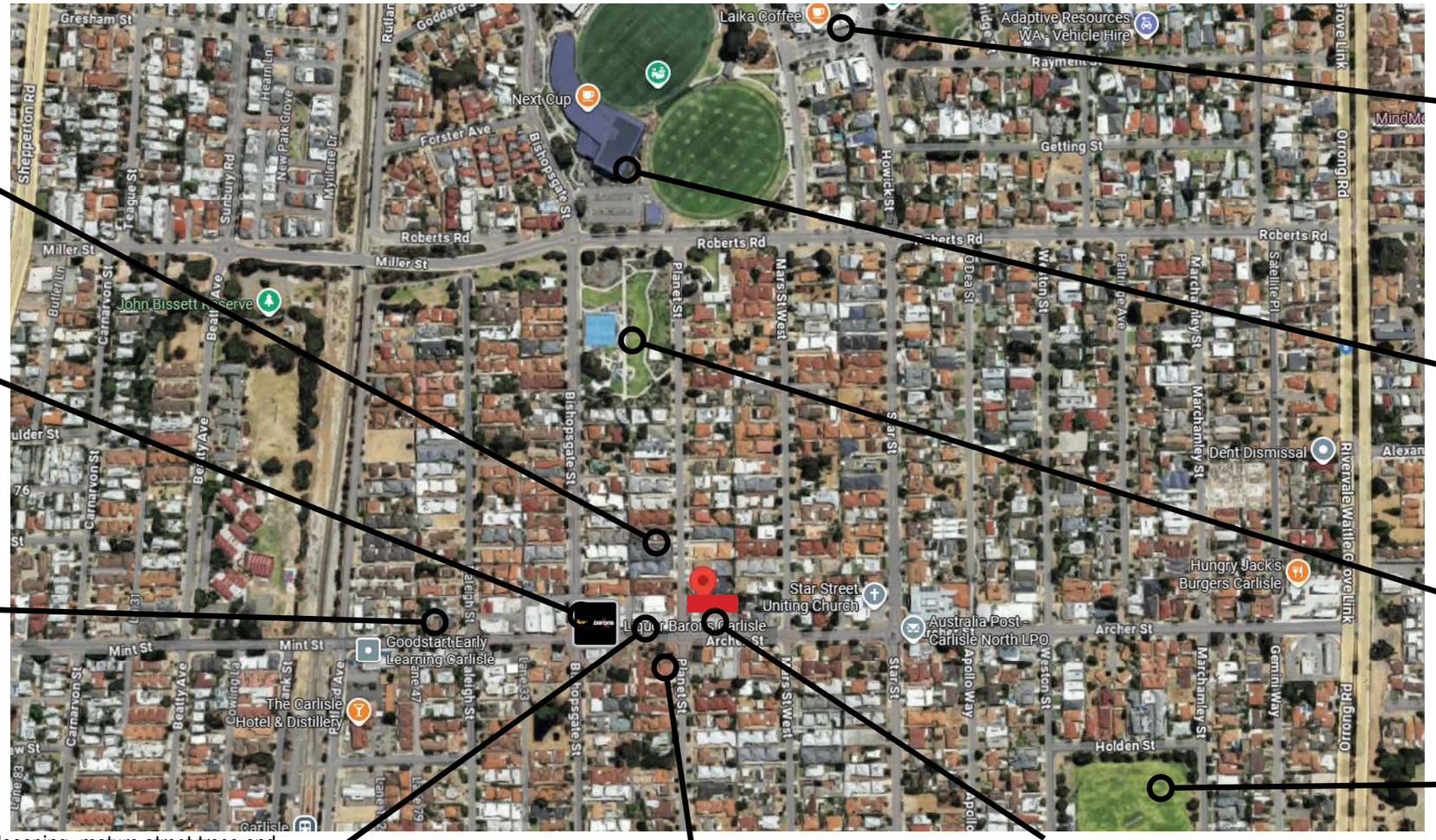
SURROUNDING SITES

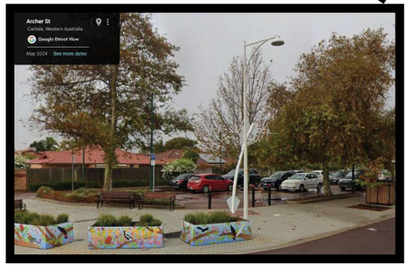
ARCHER STREET, CARLISLE & LATHLAIN

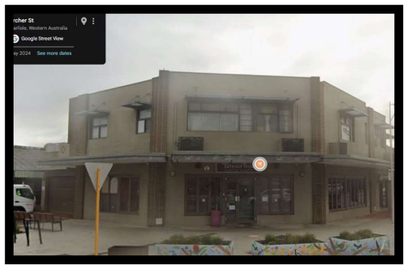
Archer Street and the surrounding Carlisle–Lathlain area are characterised by a predominantly low-scale residential streetscape, interspersed with local commercial, community and light-industrial uses, reflecting the suburb's historical evolution and proximity to neighbourhood centres and transport corridors. Development within the immediate context is typically single and double storey, with built forms comprising detached dwellings, grouped housing, small apartment buildings, and converted or purpose-built commercial premises. Architectural styles range from post-war and mid-20th century housing through to more contemporary infill development, resulting in a varied but cohesive suburban character.
Built form is commonly expressed through simple roof forms, including gable and skillion roofs, with materials such as face brick, rendered masonry, lightweight cladding and metal roofing. More recent developments introduce contemporary materials and darker accent elements, particularly where buildings address corner sites, local centres or mixed-use interfaces.











The public realm is defined by verge landscaping, mature street trees and informal setbacks, contributing to a consistent suburban scale and pedestrian-friendly environment. Open spaces, community facilities and local retail uses within walking distance reinforce the area's role as a neighbourhood activity precinct rather than a purely residential zone.
The subject site sits at a transition point between residential streets and more active community and commercial uses, providing an opportunity for a development outcome that responds to the established scale and materiality of Carlisle, while also accommodating contemporary architectural expression appropriate to a mixed-use setting.

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CONTEXT

VIEWS OF THE SITE

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VIEWS FROM ARCHER ST/ PLANET ST CORNER

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CONTEXT

VIEWS OF THE SITE

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VIEWS FROM RIGHT OF WAY

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VIEWS FROM THE SITE

VIEWS FROM SITE LOOKING ACROSS PLANET ST

VIEWS FROM SITE LOOKING NORTH WEST DOWN PLANET ST

VIEWS FROM SITE LOOKING SOUTH TO PLANET ST & ARCHER ST JUNCTION

VIEWS FROM SITE LOOKING SOUTH EAST TO PLANET ST & ARCHER ST JUNCTION

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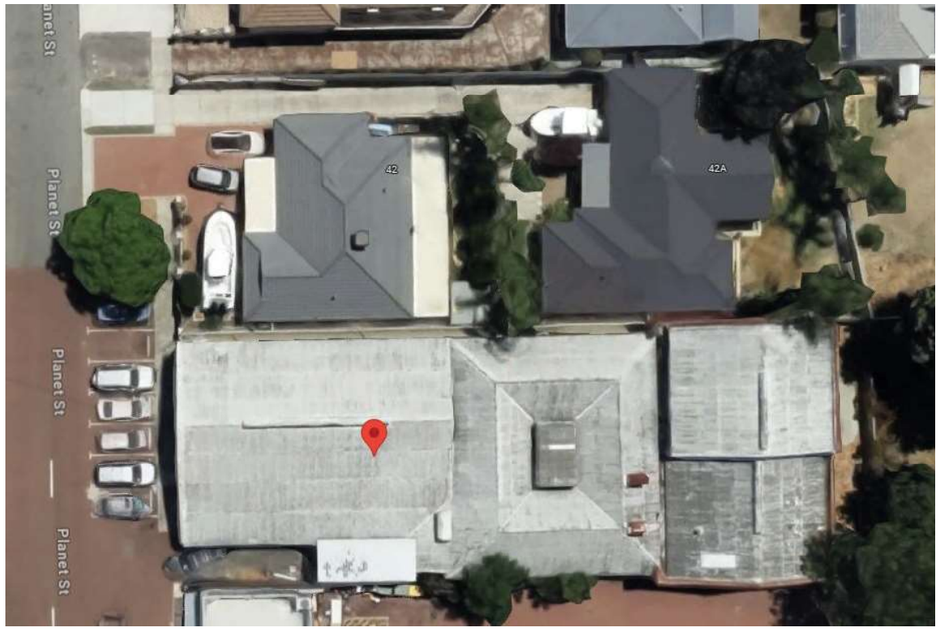
CONTEXT

MATERIALS & THEMES

LAIKA CAFE - RED BRICK AND MOMUMENT DOORS & WINDOWS

NEIGHBOURING LOT DARK ROOF



PLANET ST/ ARCHER ST CORNER BLACK SHOPFRONT

43 PLANET ST STANDING SEAM MONUMENT FACADE

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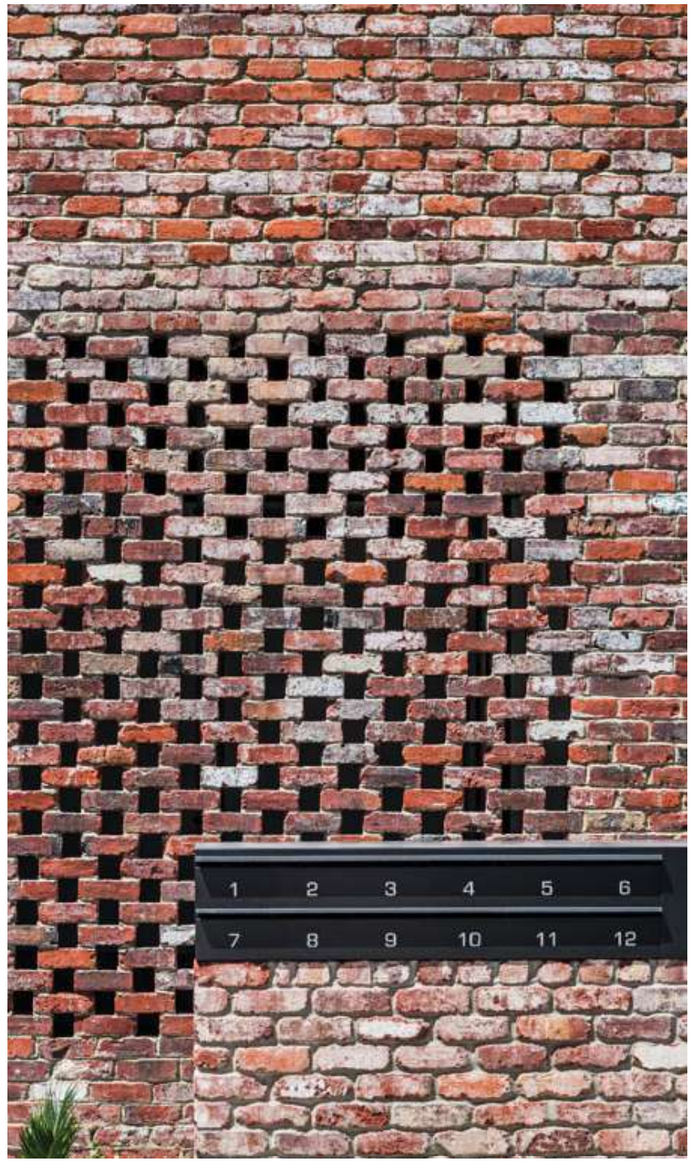
DESIGN RESPONSE

MATERIALITY

STANDING SEAM BLACK METAL CLADDING

EXISTING RED BRICKWORK/ REMOVAL PAINT TO EXPOSE RED BRICKWORK. BLACK METAL DETAILS & CAPPING'S THROUGHOUT



RETAIN EXISTING CONCRETE. BURNISHED CONCRETE FOR NEW CONCRETE AREAS

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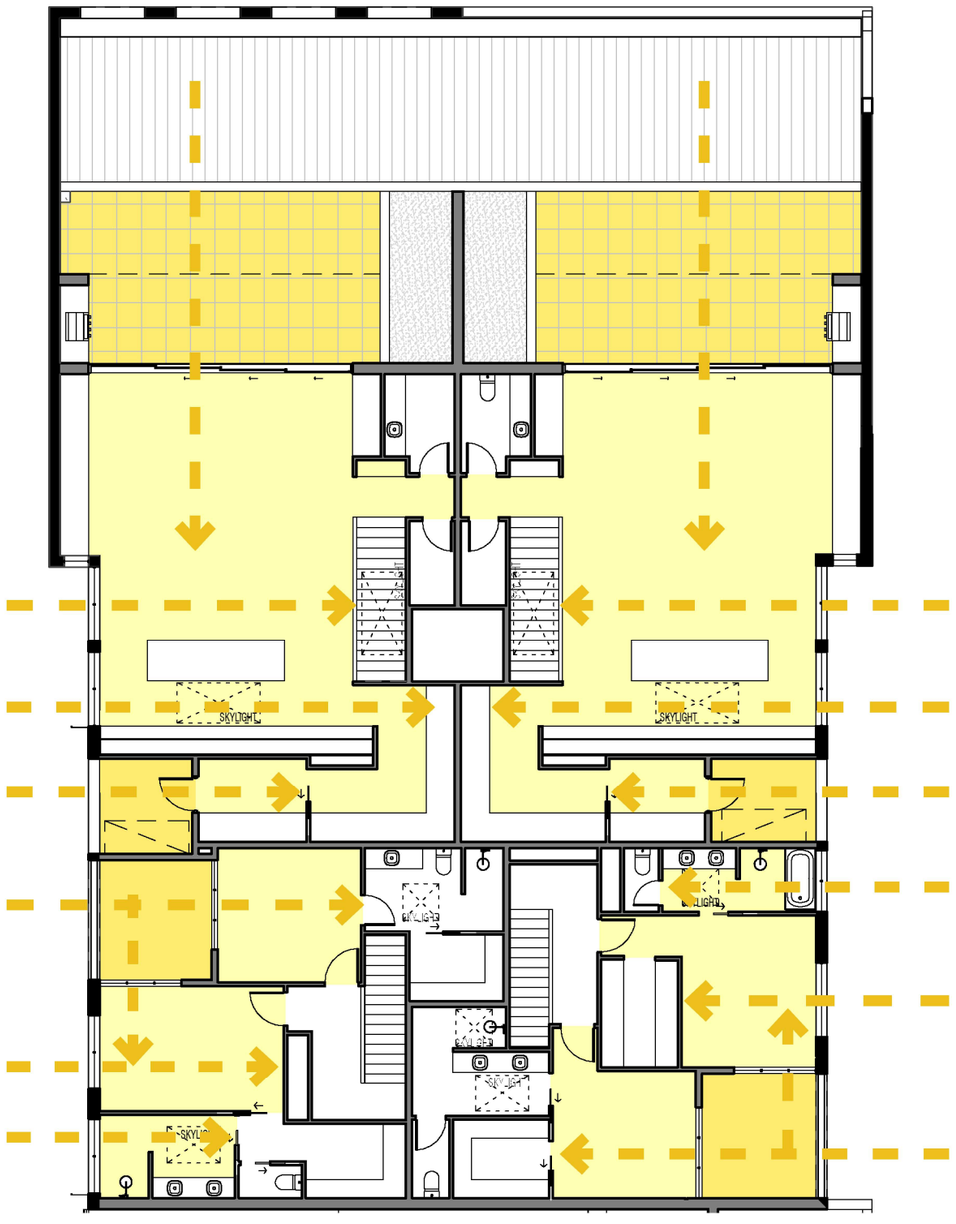
DESIGN RESPONSE

ENVIRONMENTAL DESIGN SOLUTIONS - NATURAL LIGHT



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DESIGN RESPONSE

ENVIRONMENTAL DESIGN SOLUTIONS - CROSS VENTILATION

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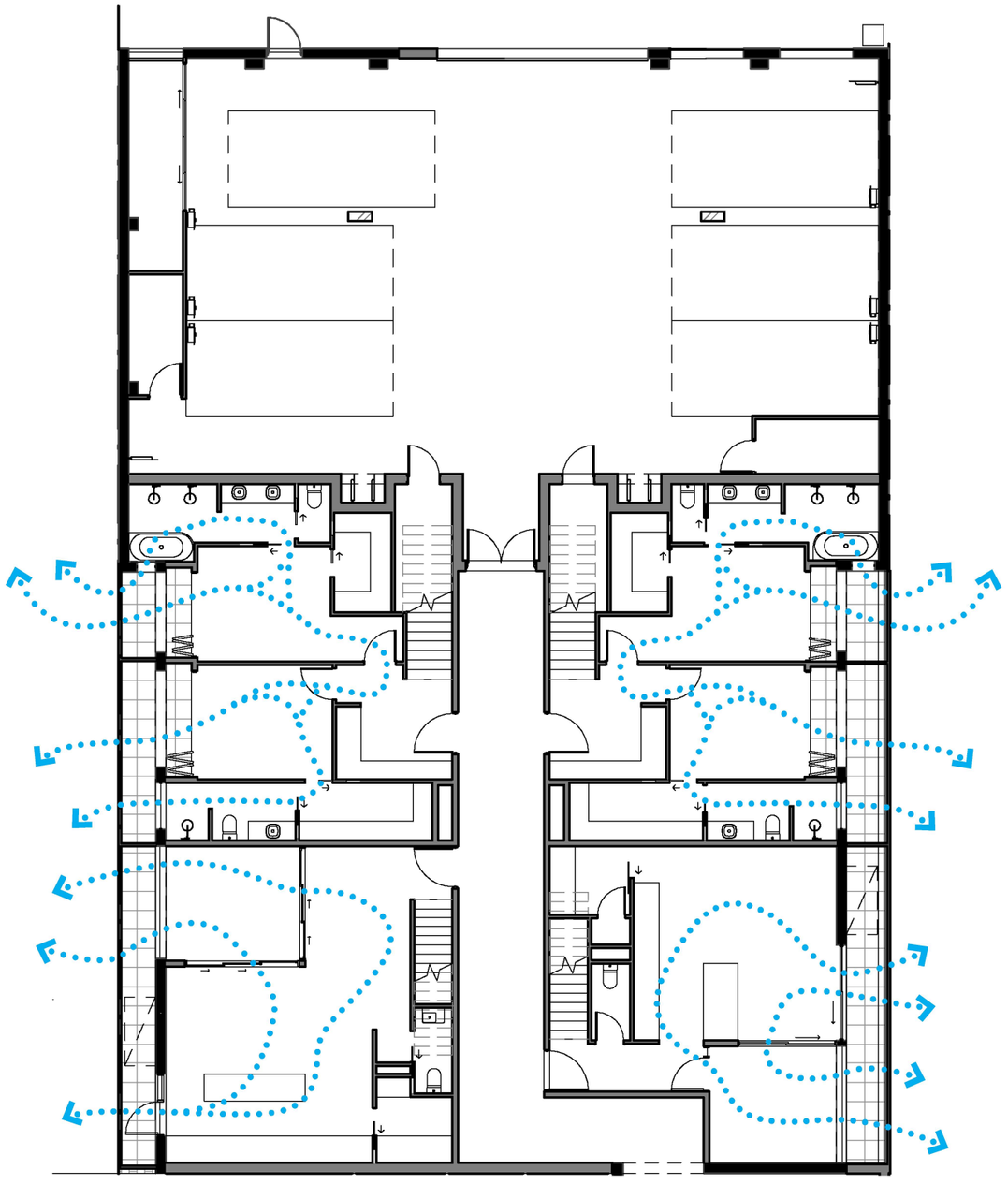

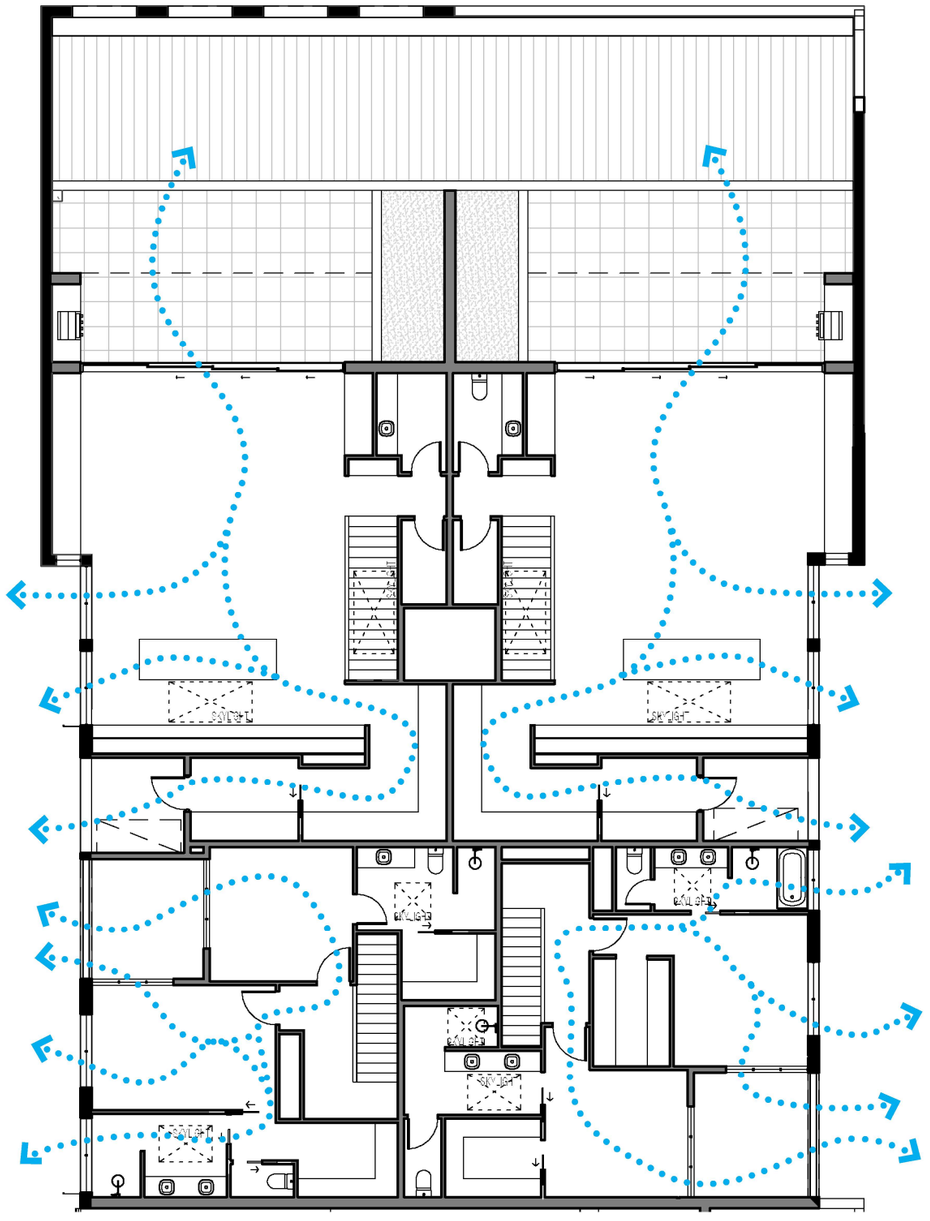

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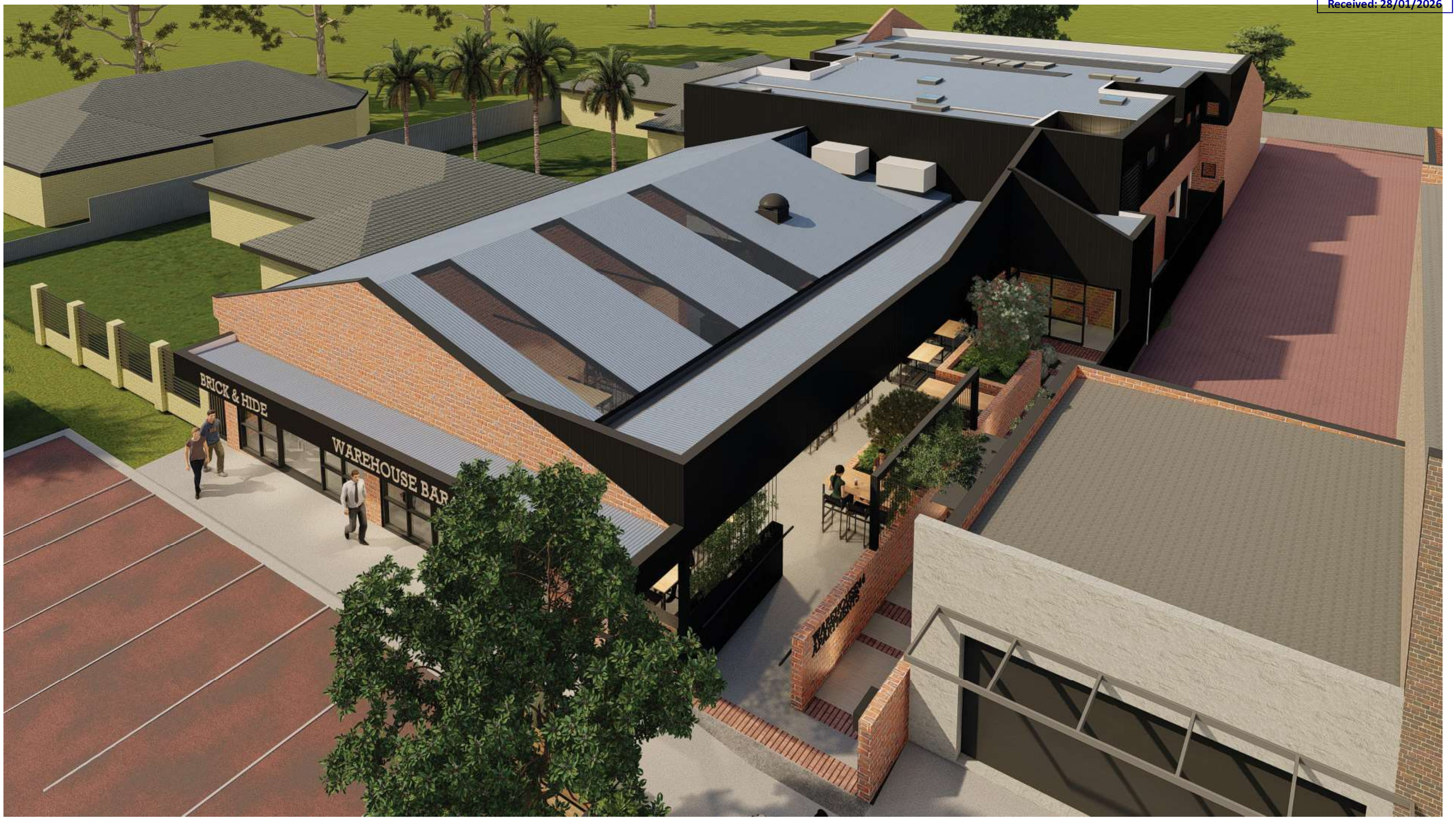

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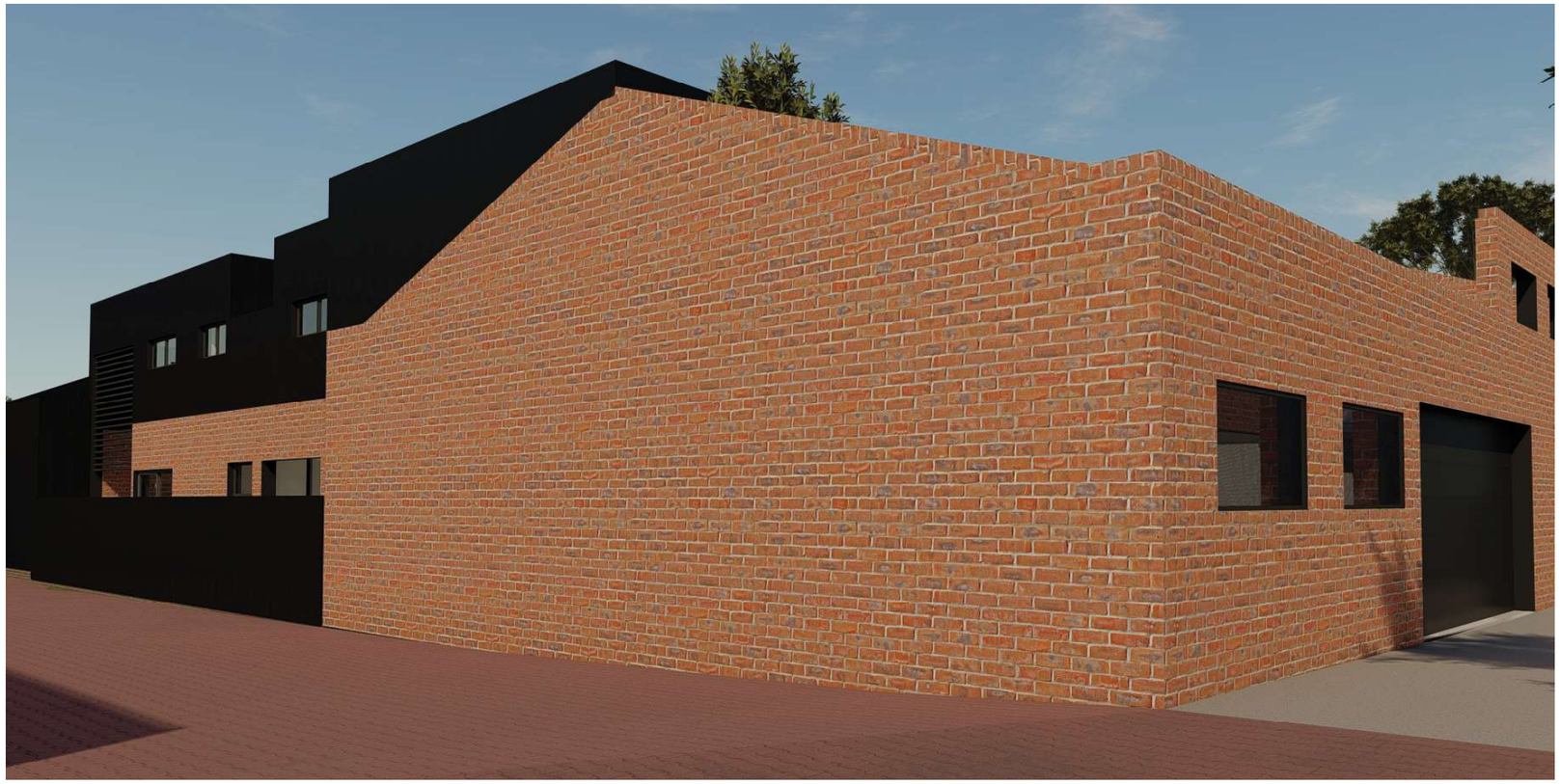

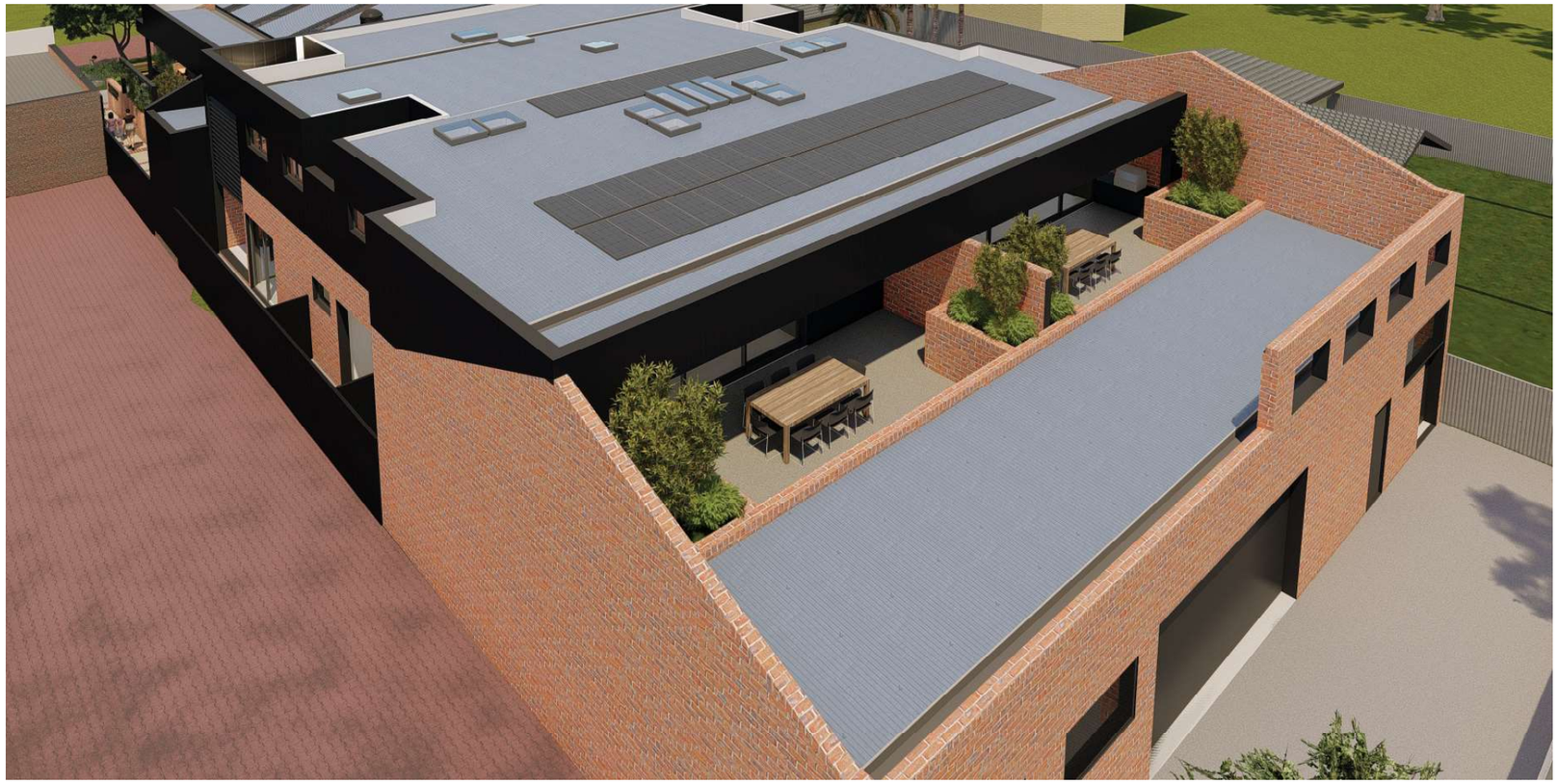

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