



**Lots 305\_306**  
**Burswood Point**

TOWN OF VICTORIA PARK  
Received: 1/03/2024

February 2024  
Rev A

A 10 Principle Design Report  
prepared by\_



For\_  
**Golden Sedayu**





# Site Context & Aspect







# Connectivity





# Site approach.

The following details the revised approach to site massing and form arrangement following more detailed masterplan concept briefing.





## Site Location & Precinct Strategy



The subject sites are Lots 305 - Lots 306 as shown above.



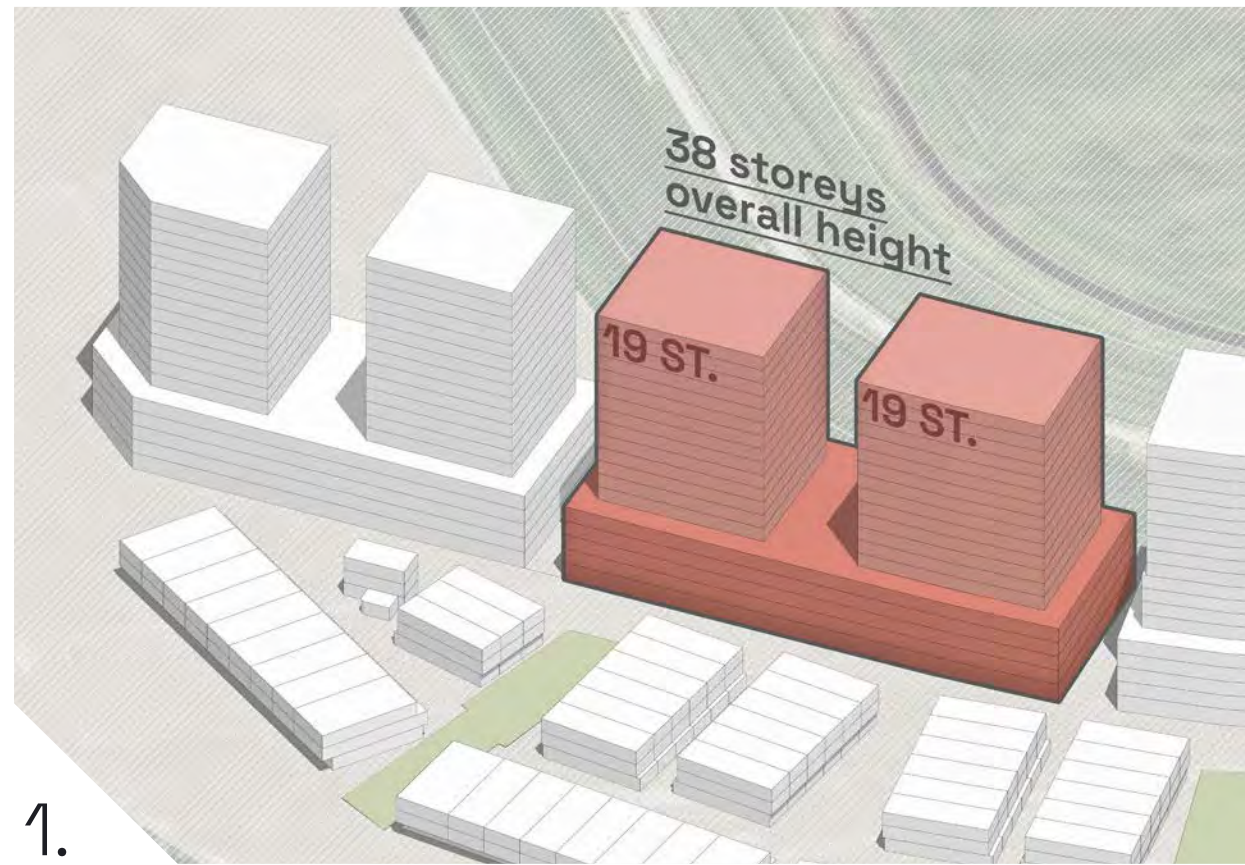
Key precinct 'Green Finger' hierarchy gestures are prioritised and reinforced.



For continuity across the precinct, each paired site is characterised by a primary and secondary built form.



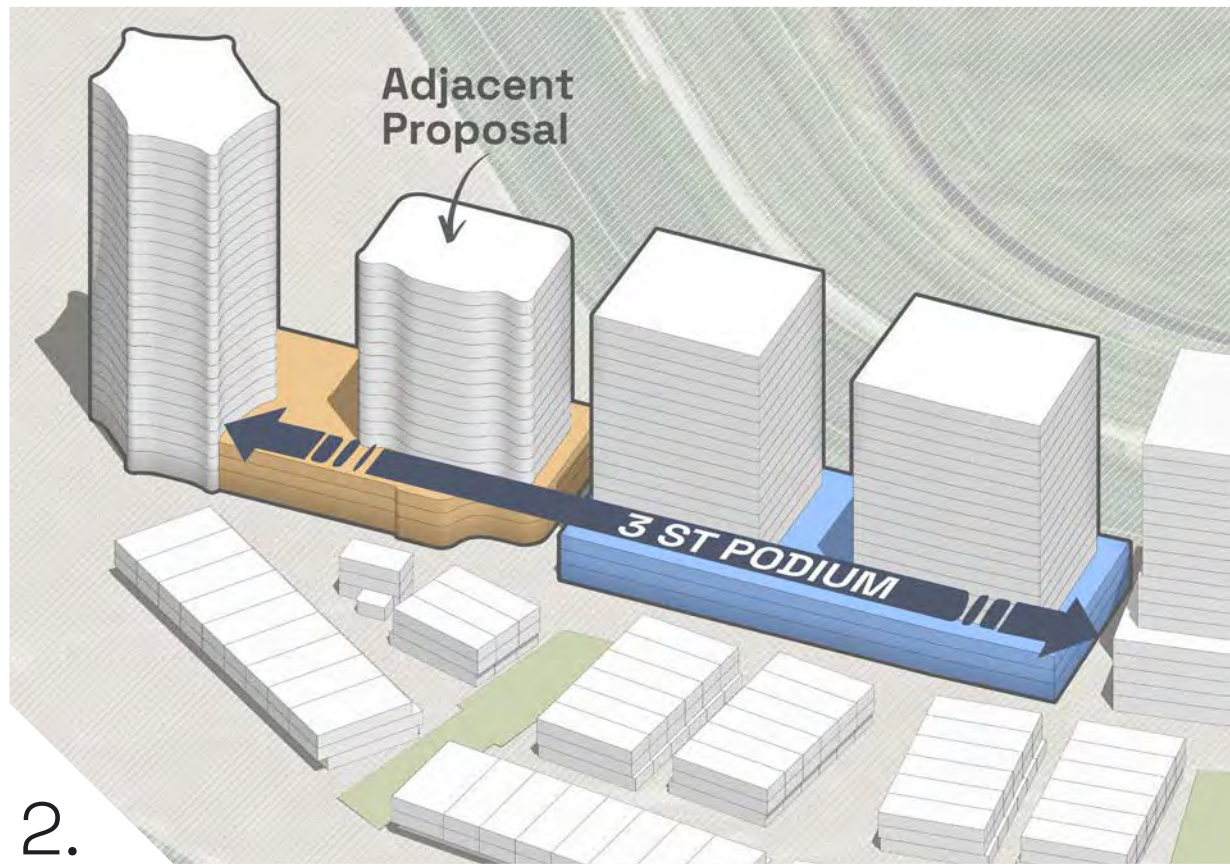
# Built Form Strategy



## Compliant Envelope.

The gazetted Burswood Point LDP defines a high-level envelope for the Racecourse lots.

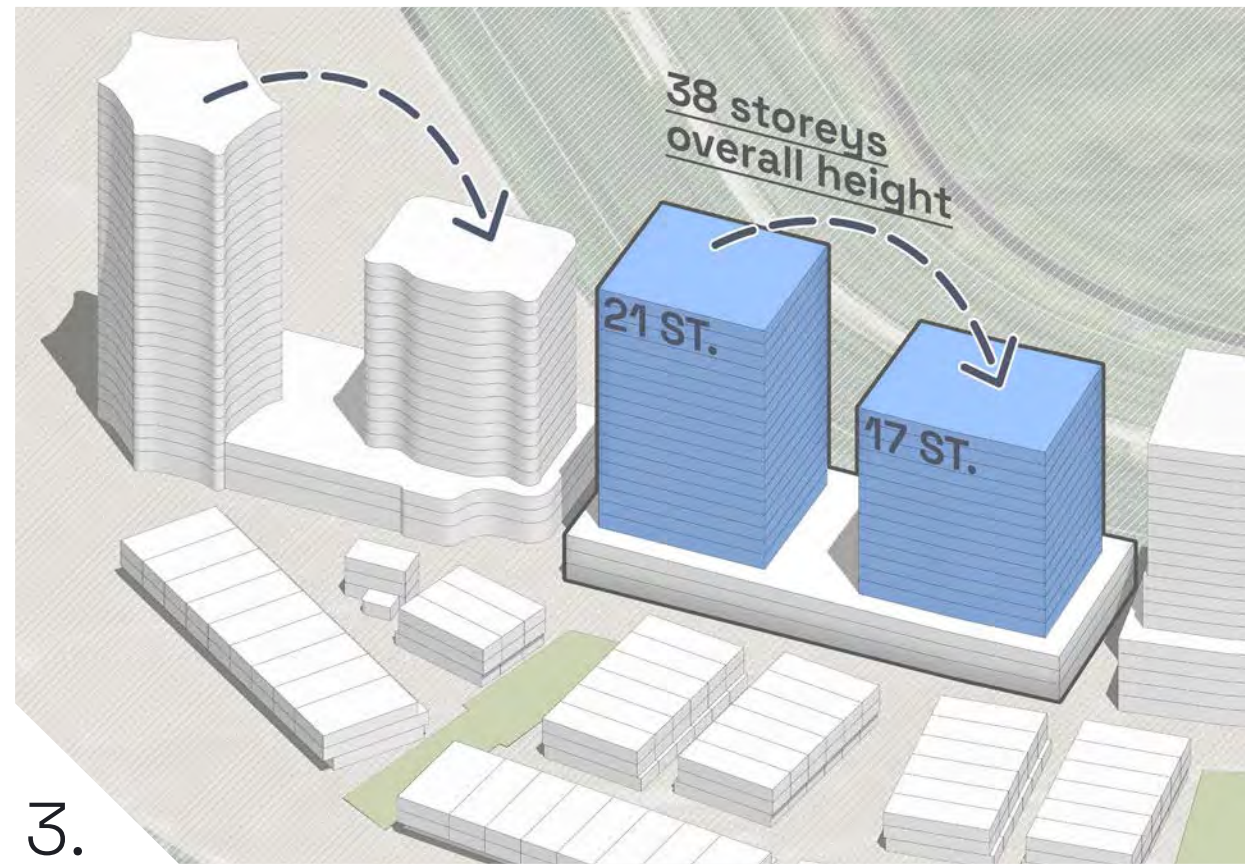
The overall form is defined as 19 levels overall per tower with a 5 level podium (38 cumulative levels).



## Podium Datum.

We have been working closely with the Lot 307 & 308 design team and are ensuring each stage has consistent elements.

The podium heights are lowered to 3 levels to align with the adjacent 3 level townhouses and manage the pedestrian scale Boulevard.



## Height Distribution.

Following on from the urban testing and response for Lots 307 & 308, we are proposing to step the built forms for Lots 305 & 306.

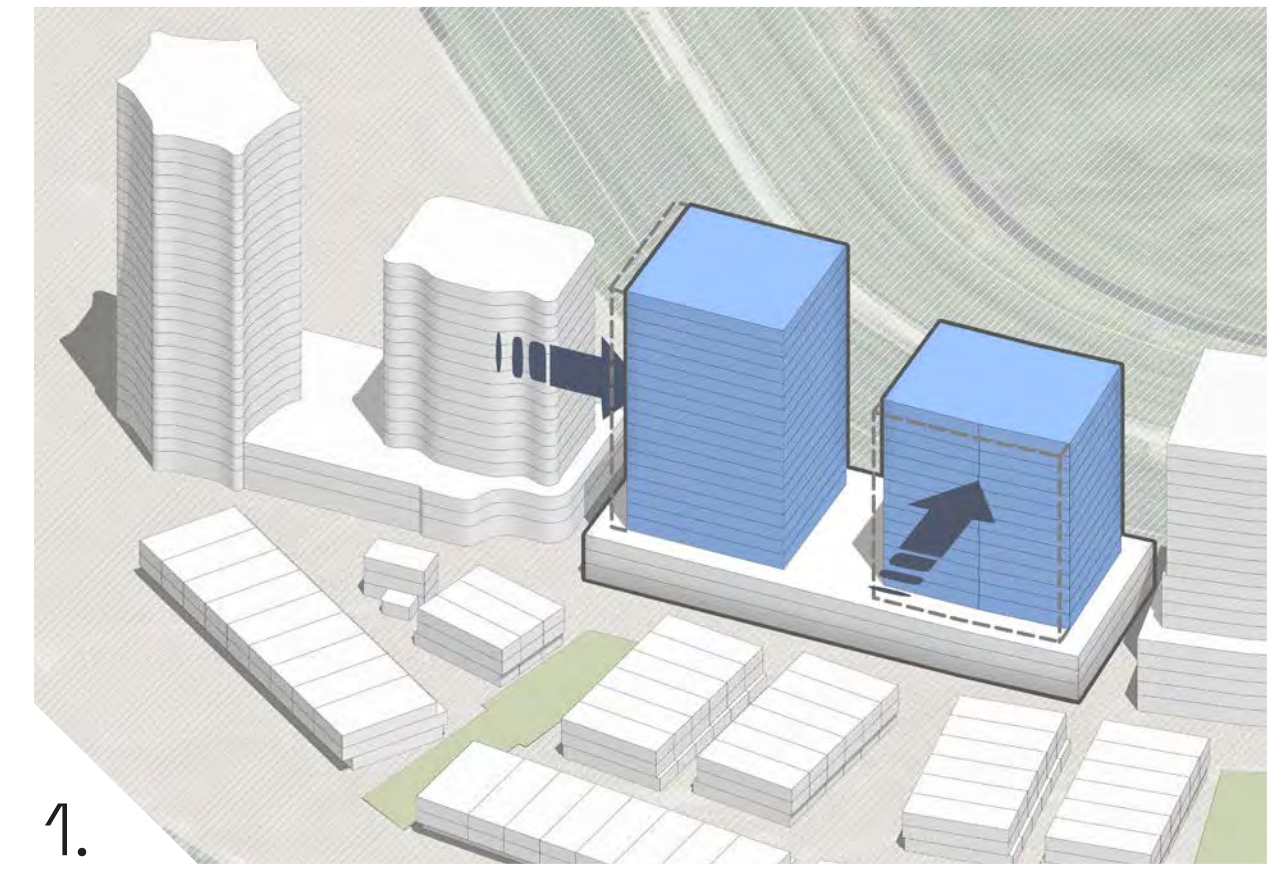
The hierarchy aligns with the Green Finger connections to the foreshore open space precinct.

The cumulative height of the towers aligns with the LDP envelopes at 38 levels overall.





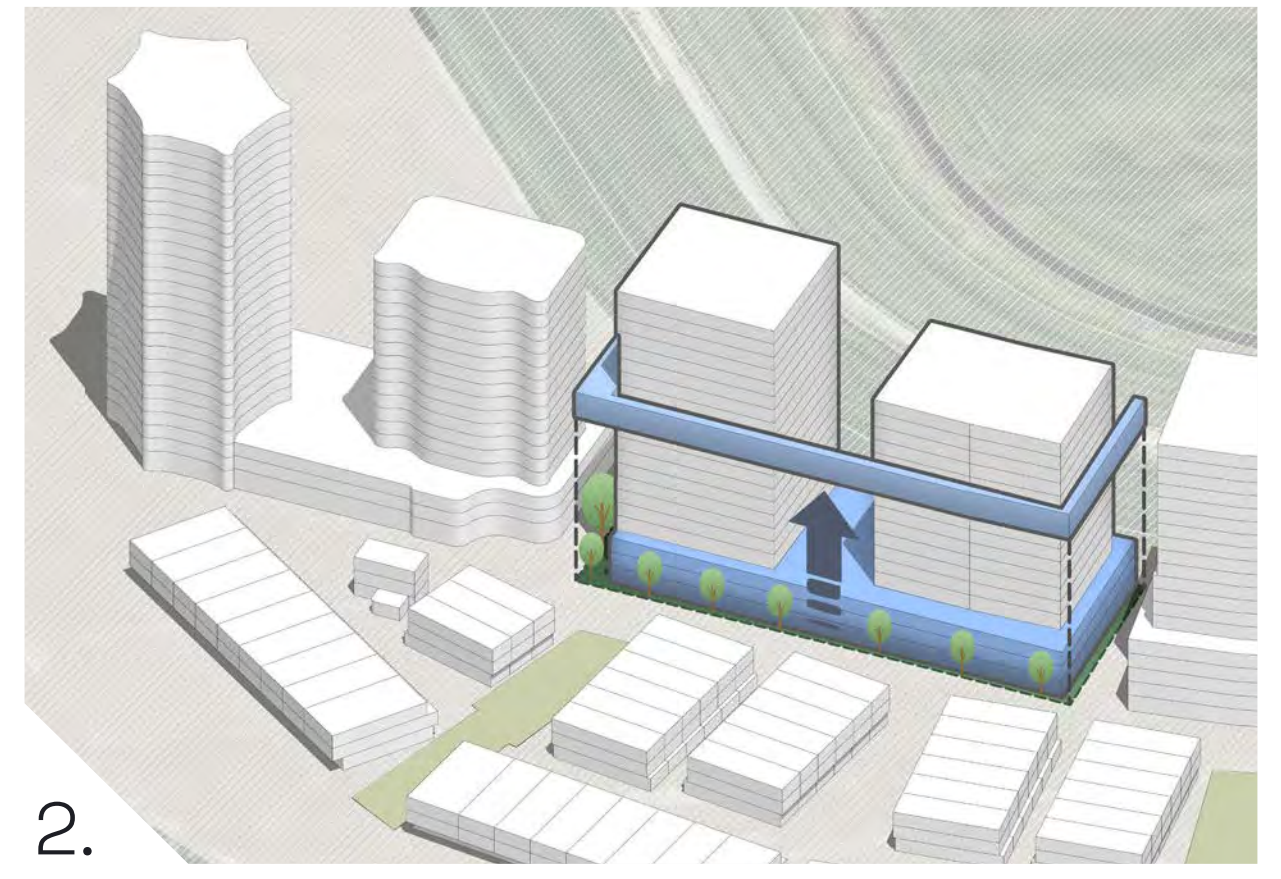
# Built Form Strategy



1.

## Increase setbacks.

Additional setbacks introduced to create variation in tower placement and open view lines for adjacent form back to the City skyline beyond.



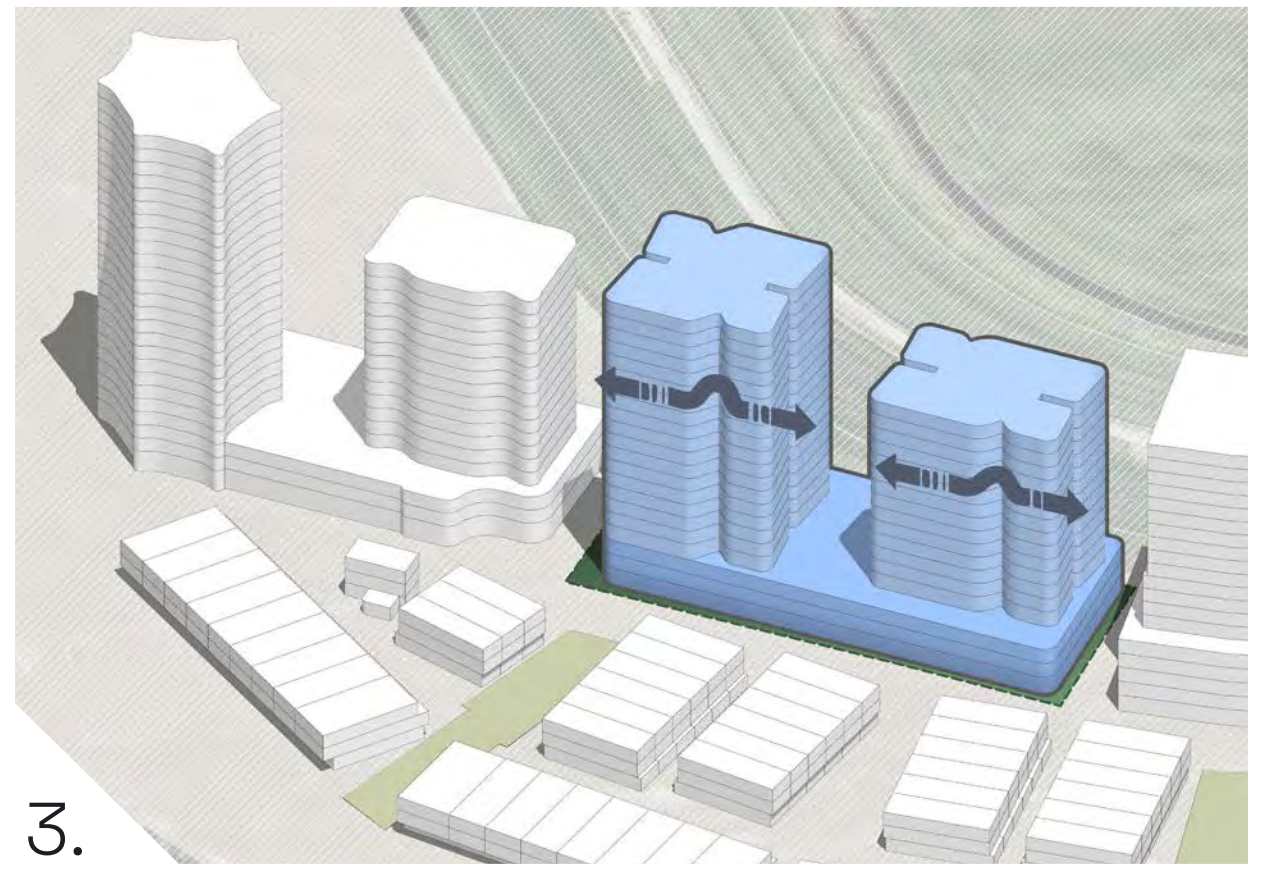
2.

## Remove podium mass to facilitate deep soil area.

The podium form contracts from the lot boundaries to afford publicly accessible, and visible, deep soil zone.

The design intent sees the landscape design spill out onto the verge, embracing the additional rootable soil and working to blend the proposal in with its surrounds.

10% true deep soil is proposed. Structured planters are in excess of the deep soil.



3.

## Articulate and sculpt towers.

In addition to setbacks, the tower forms are sculpted to afford oblique southern aspect views to the Perth city beyond.

The scalloping and rounded corners work to reduce the perception of bulk and scale whilst providing an engaging form.



# Built Form Concept.

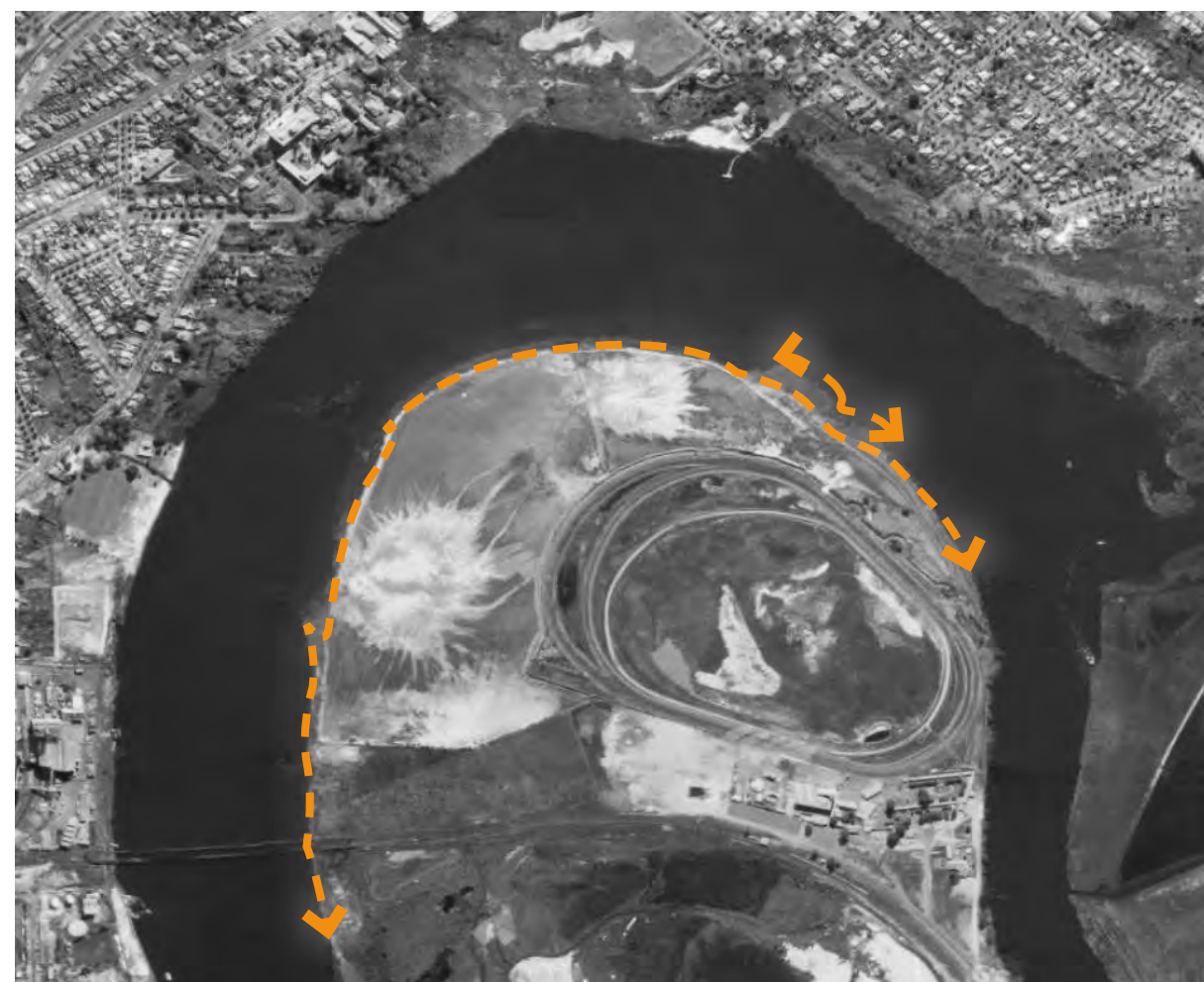
The following proposal seeks to draw on the rich history of the site and landscape environment.





## Tidal Landscape

The foreshore is a place influenced by the tides...we are engaged by the transition of the riverbank over time.



1970



1985

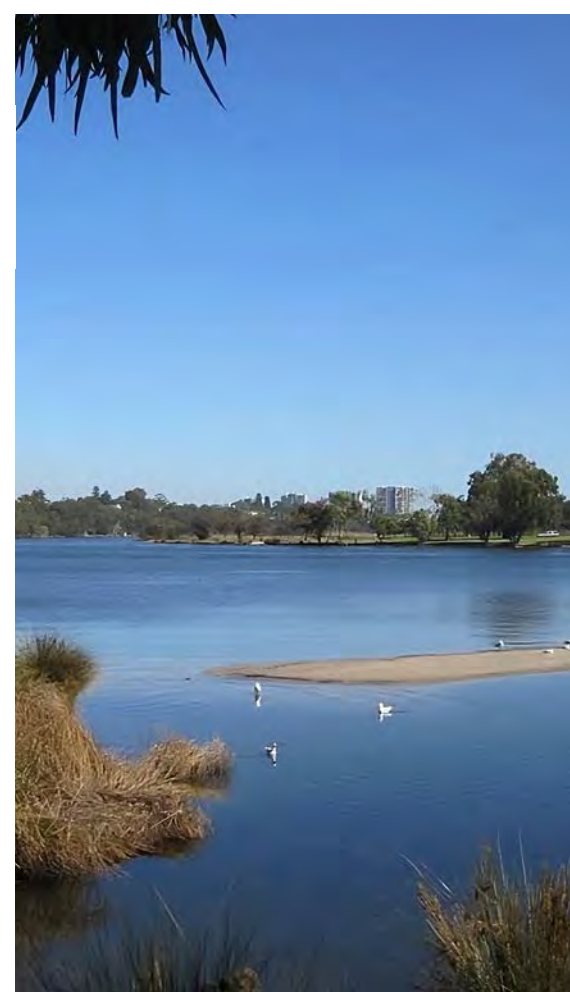


2023

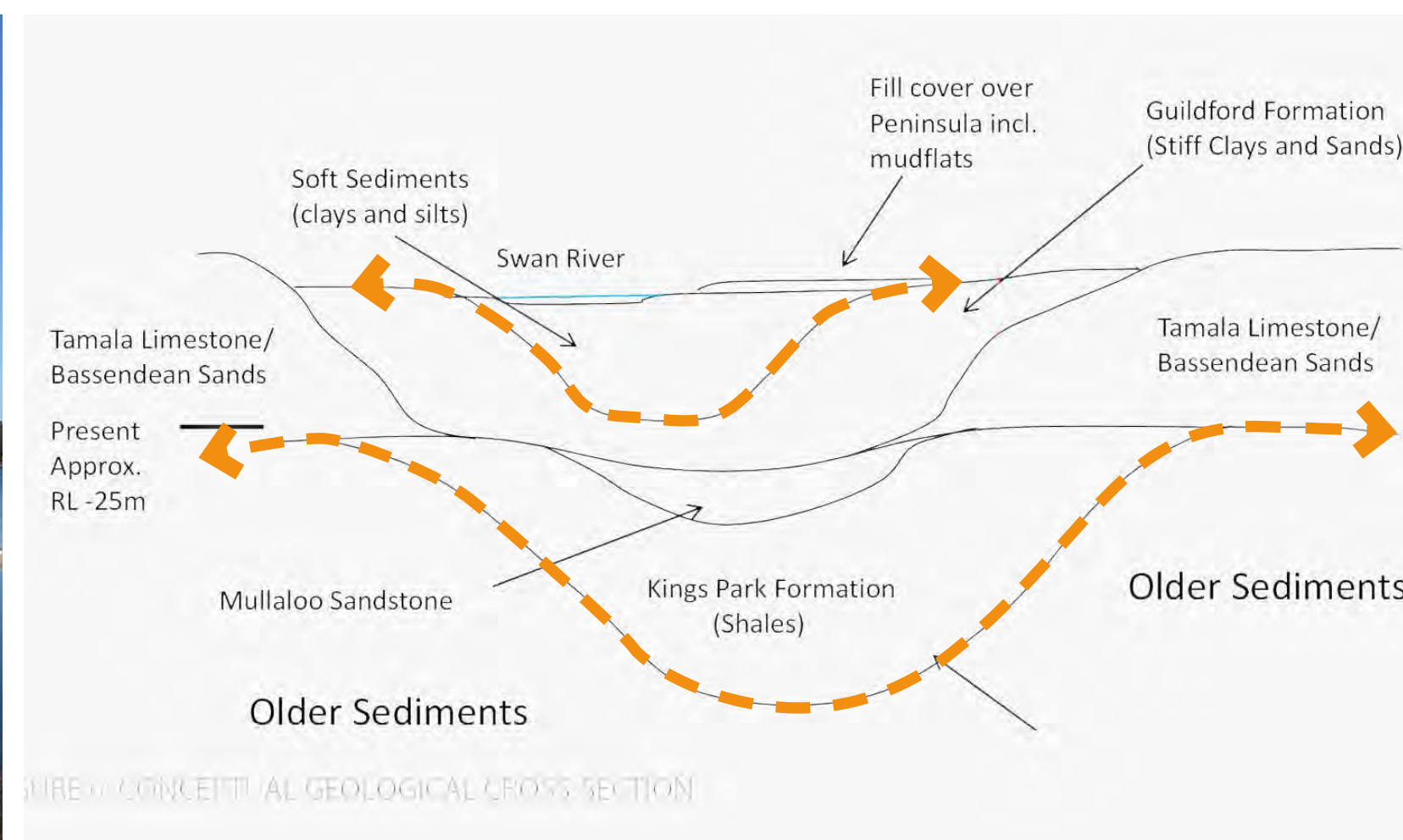
TOWN OF VICTORIA PARK  
Received: 1/03/2024

## Forms & Iconography

The local flora and fauna have been studied to understand what forms and expressions exist.



Reflective river expanses



Scalloped Swan River soil profiles



Cormorant wings & layered flight feathers



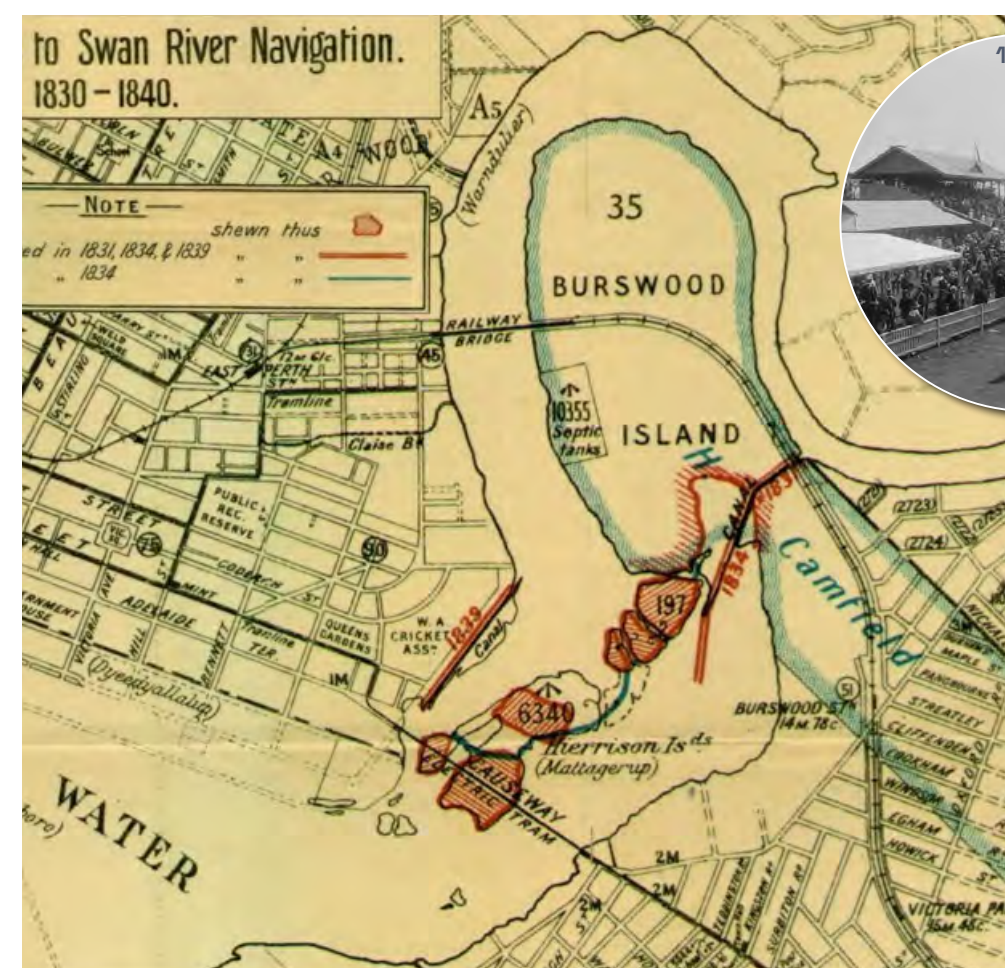
Aquatic rhizomatous plants





## Racing History

The peninsular has evolved and grown since the early 1800s into its current form as Belmont Park.



1830s



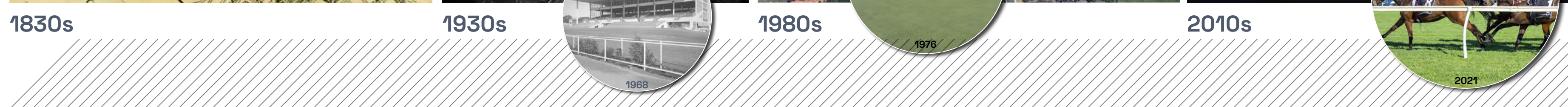
1930s



1980s



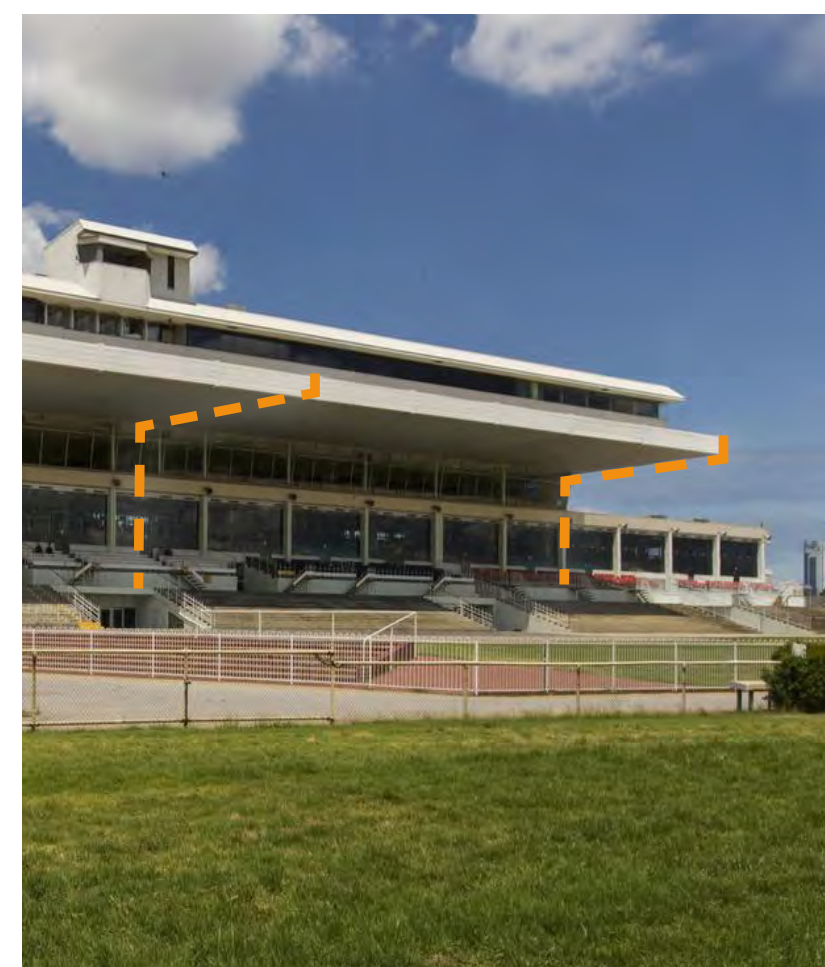
2010s



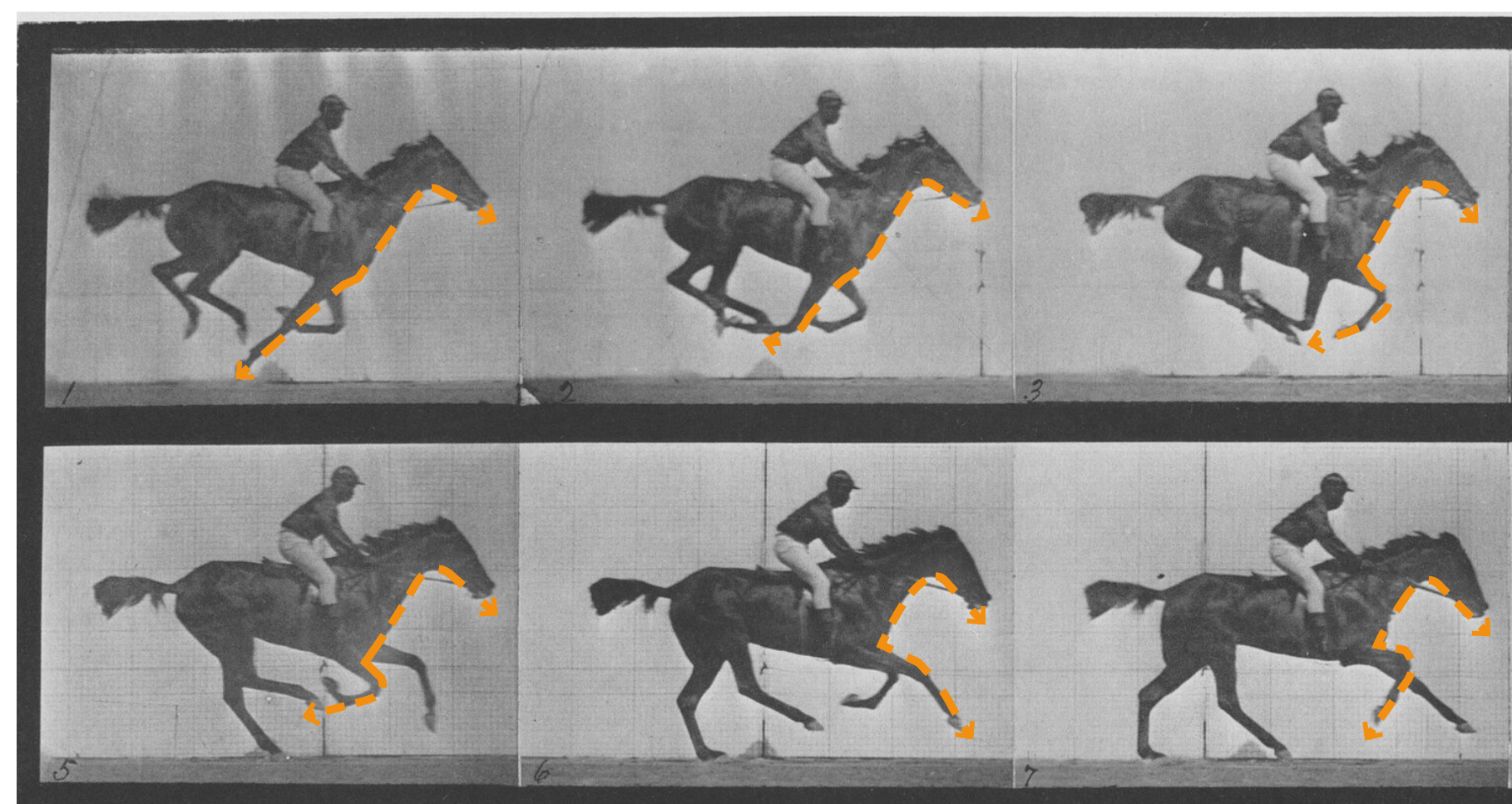
2ND

3RD

4TH



Cantilevered **protective & embracing** spaces



Progressively evolving/transitioning **fluid** forms

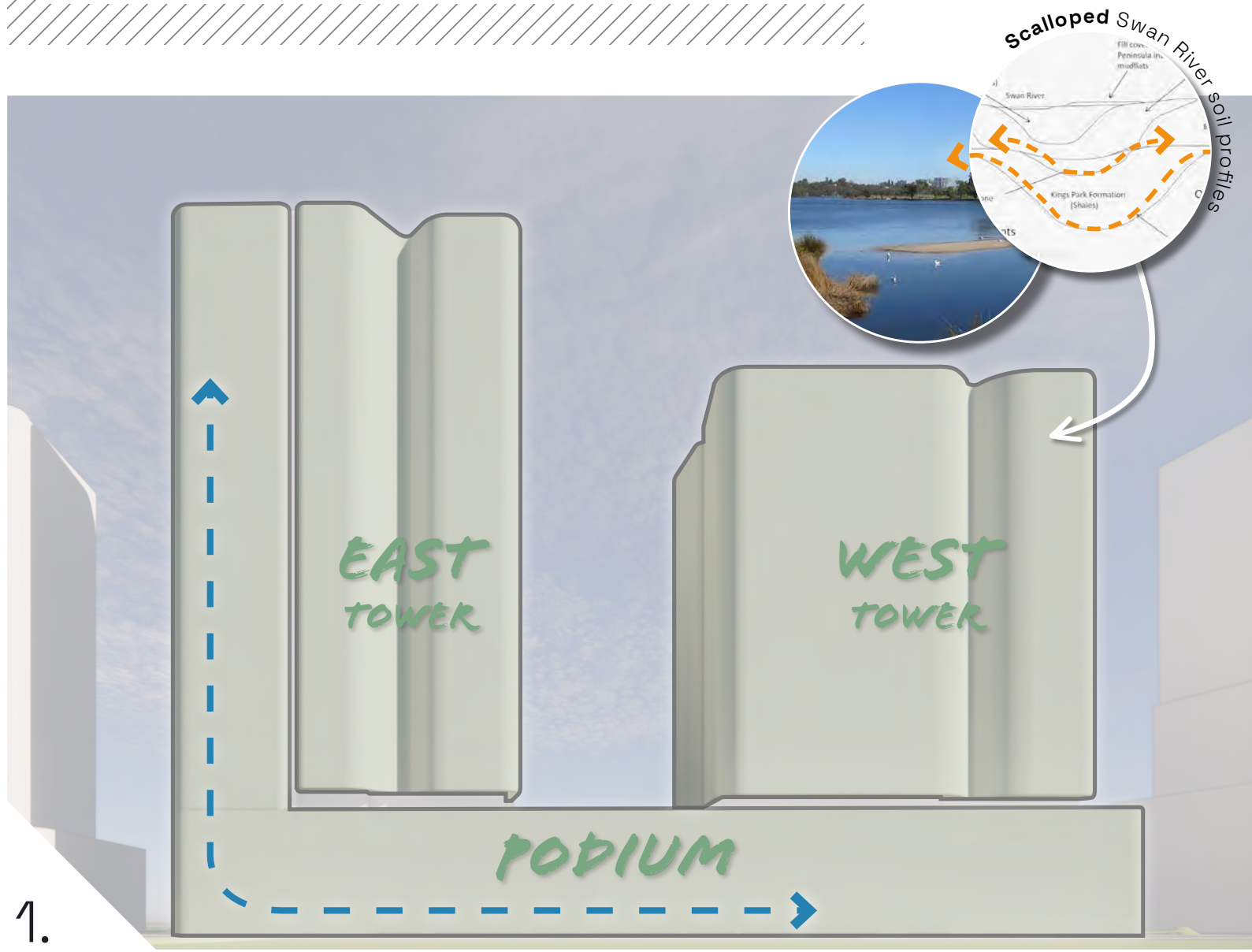


**Staggered** photo finishes





# Built Form Translation



## Proposed Massing.

The form is divided into 3rds for compositional balance with shadow datums working to further assist breaking down the form into three elements.

The vertical eastern tower links with the horizontal podium to define the corner.

## Podium Articulation.

The podium spans the width of the site and holds the street.

The centre portion contains apartments expressed as townhouses to link with the form across the boulevard.

The wings to the extents are staggered to provide protective undercroft spaces.

## Podium Tonal Palette.

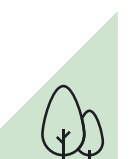
The sandy riverbanks provide a warm tonal reference for the podium materiality.

Fine grained brickwork defines the pedestrian scale townhouse expression with textured renders and precast beyond.



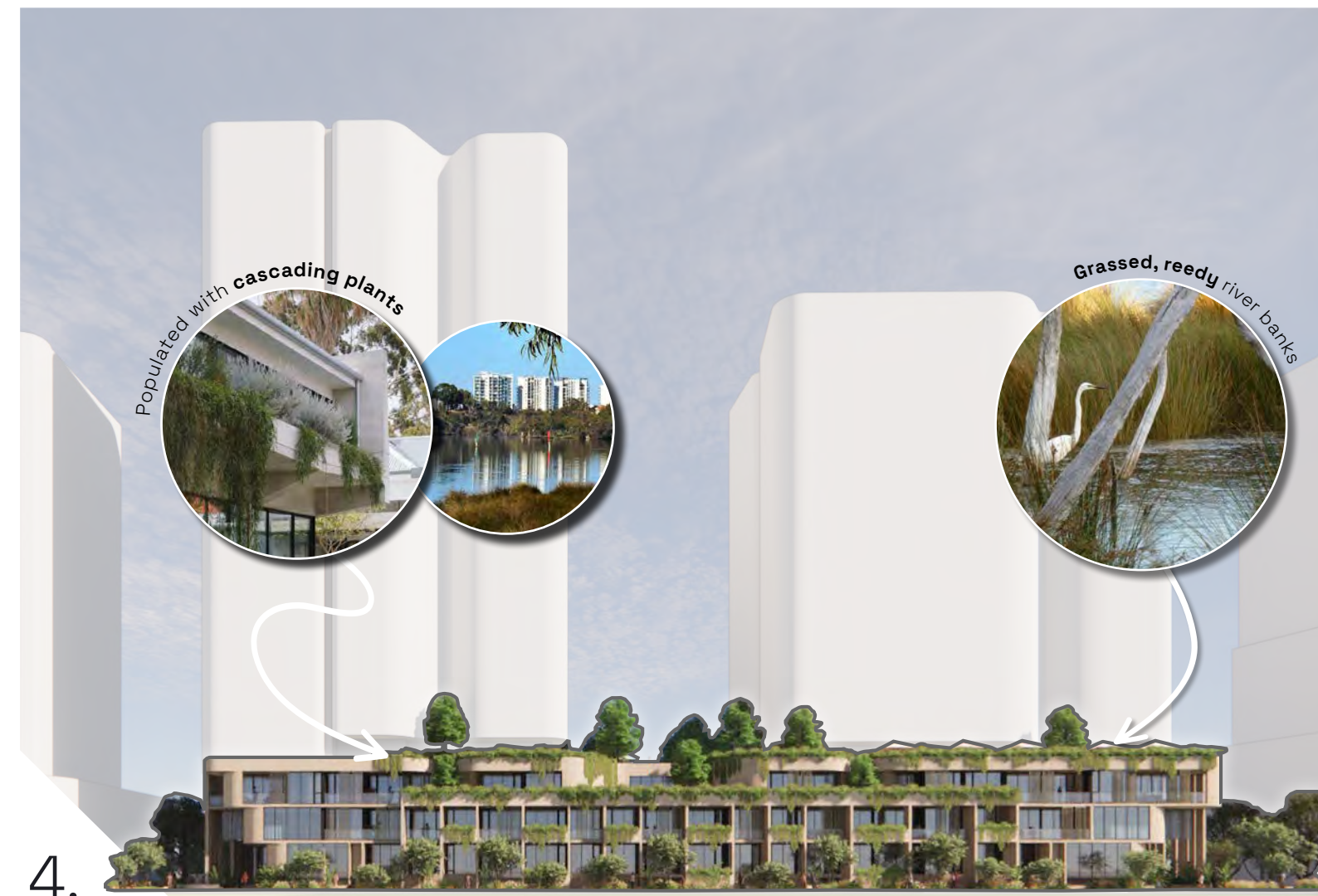


Built Form +  
Scale\_



Landscape  
Quality\_

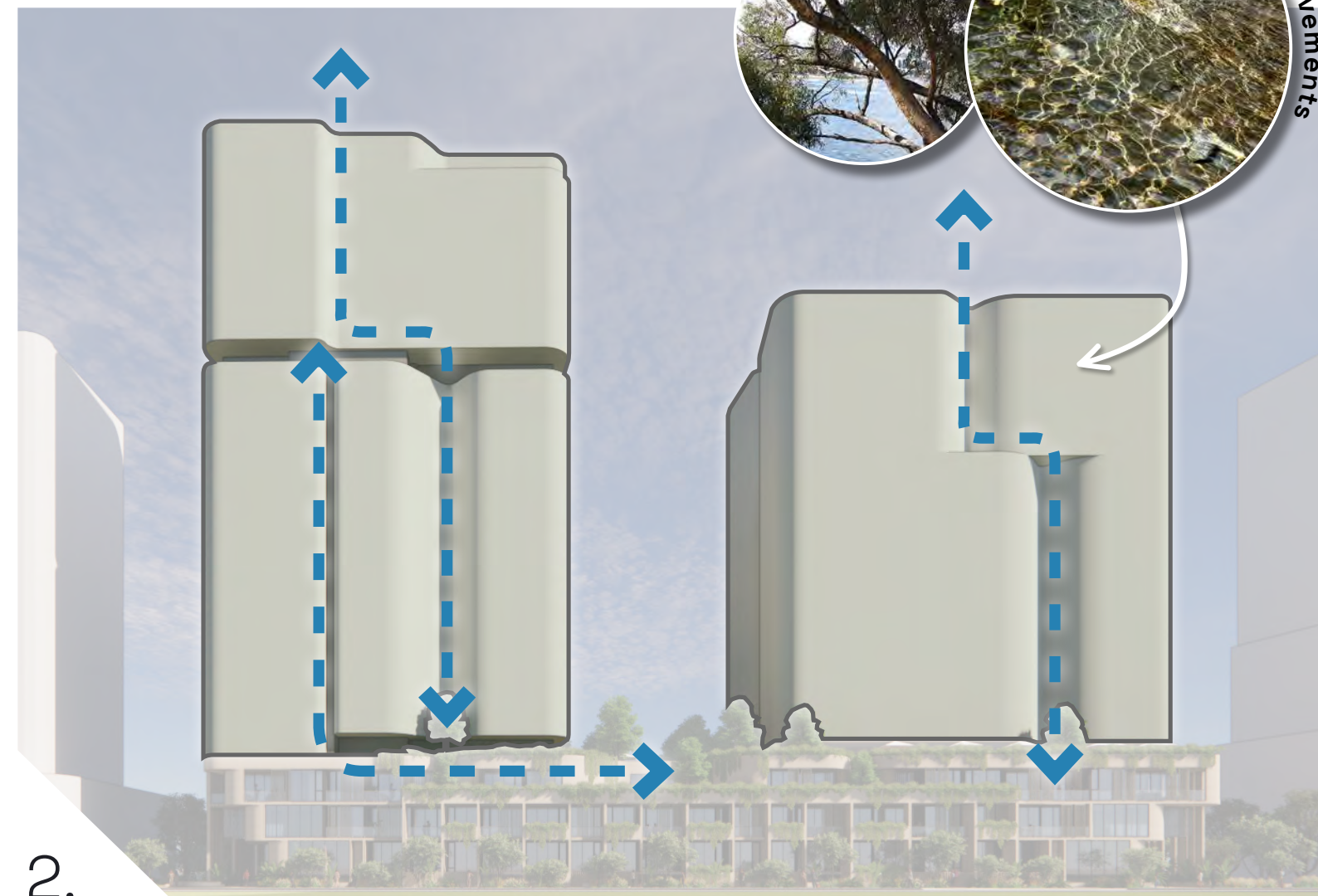
# Built Form Translation



4.

## Integrated Landscaping.

Reflecting the river edge sedges and low landscape, the podium is populated by cascading prostrate species that hug the building edges.



2.

## Tower Articulation.

The vertical expression shifts to suit amalgamated upper floor plans.

The staggered scallops reflect the shifting tides and riverbanks.

Horizontal datums continue dividing the forms into 3rds.



3.

## Tower Built Form.

Glossy glass balustrades and wind screens reflect the river and passing clouds.

Warm toned perforated screens protect from the harsh western sun and moderate apartment cross-views.







# Context Massing



**Maylands Foreshore Massing.**

The proposal presents as a staggered form, sweeping along the rivers edge. The low rise townhouses frame the precinct edge.



**Perth Racing Grandstand.**

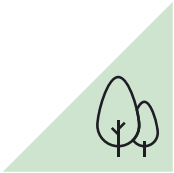
The proposal has been considered in the round including the expression to the adjacent Belmont Park racecourse.



# Landscape Quality.

CAPA Landscape Architects have designed a concept linked to site and the proposed built form strategy.





Key Landscape Statistics

The overall landscape concept is fostered by approaches that respond to the river and racecourse interfaces.

Deep Soil Percentage  
**9.5%**

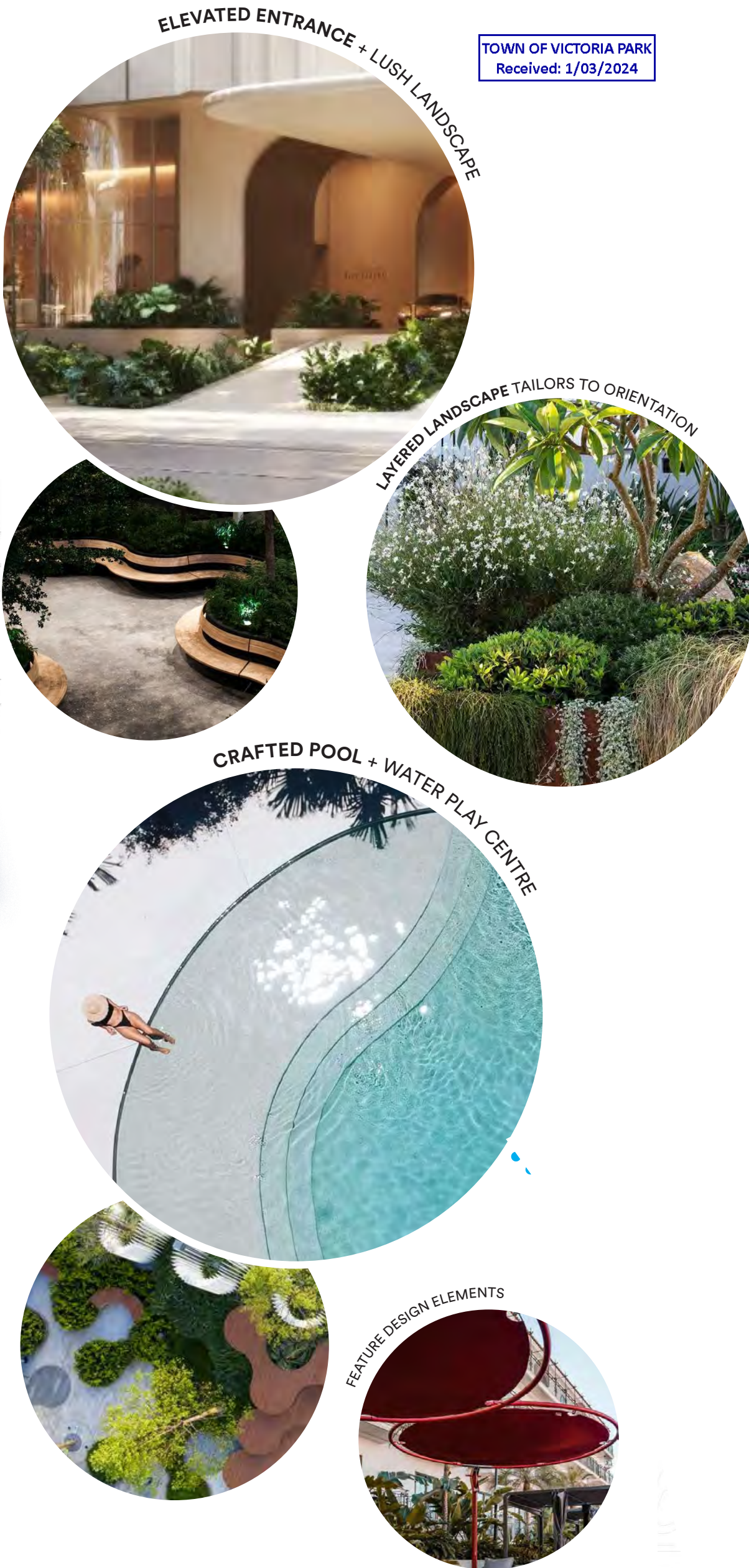
Planting on Structure  
**894m<sup>2</sup>**

SPP7.3.  
Landscape Area  
**x2.8**  
required

Overall New Tree  
Provision  
**40+**



\*Refer to appended landscape report for full concept proposal.





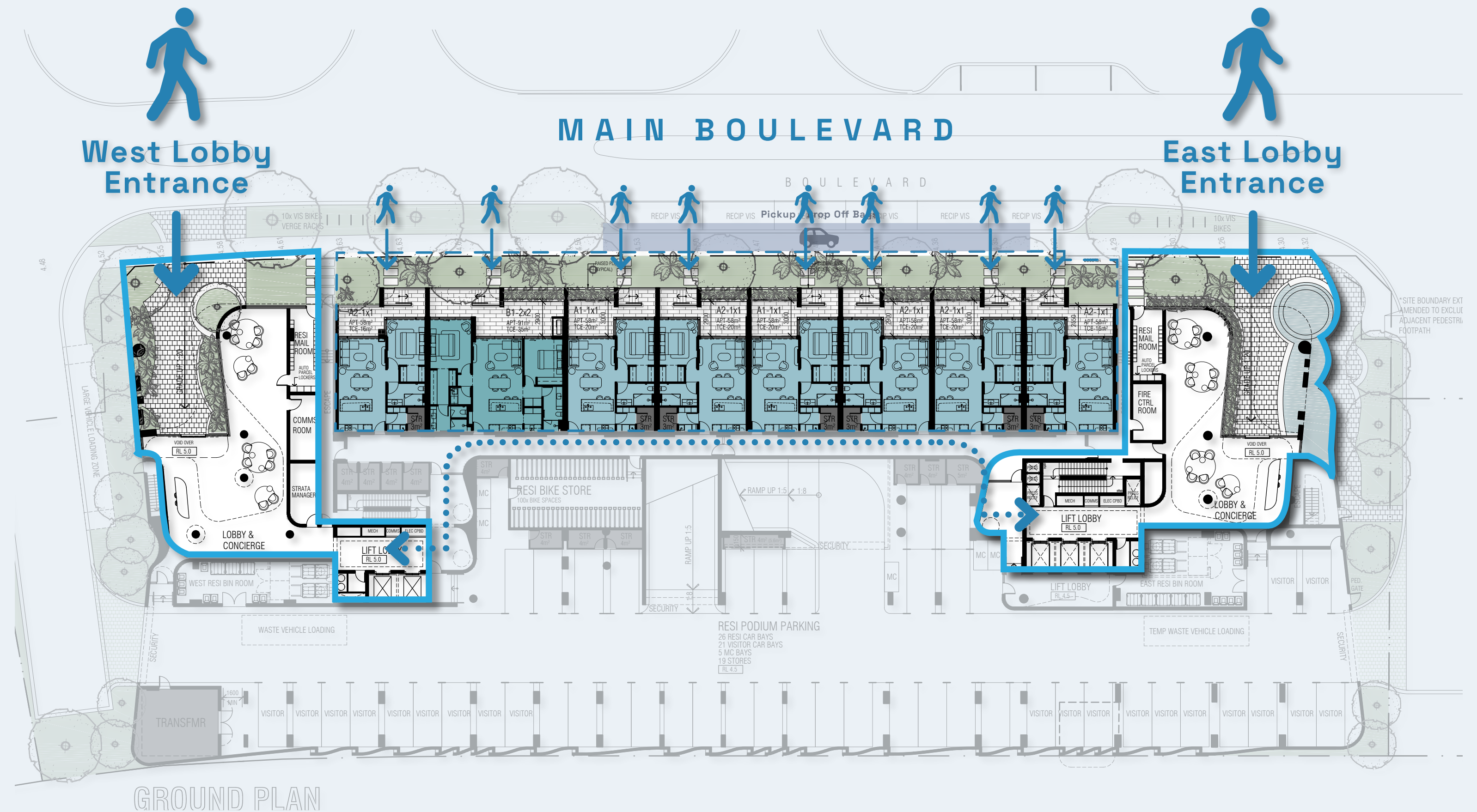
# SPP 7.3 DETAIL ANALYSIS.

The following detail identifies the proposal's alignment with the following:

- Functionality & Build Quality
- Sustainability
- Amenity
- Legibility
- Safety
- Community
- Aesthetics



All **ground floor apartments** are raised above street level with stairs and gates to **facilitate direct access to the public realm.** These apartments are also accessible from the rear through the primary lobbies.







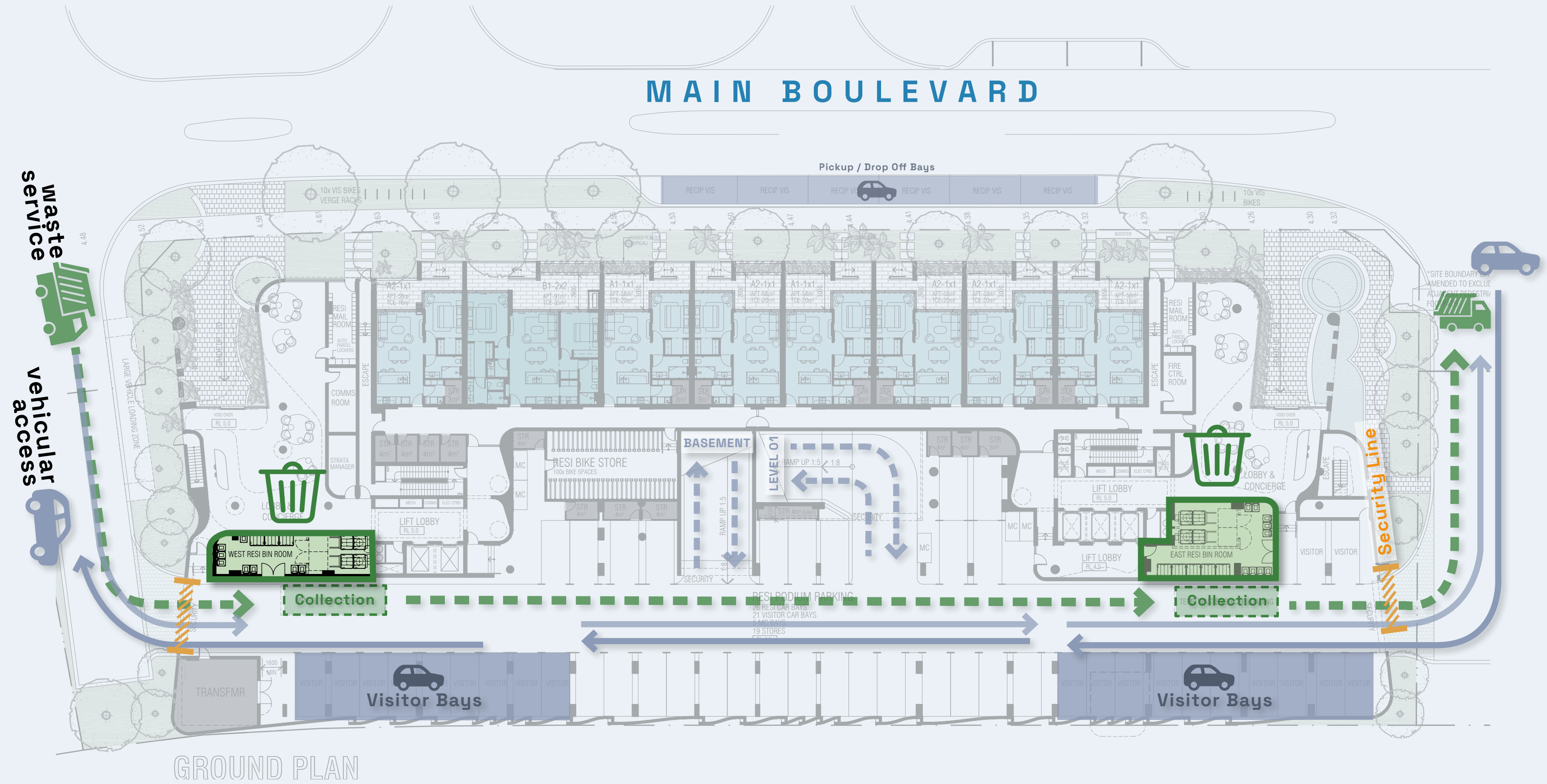


### 3.8 Vehicle Access

Vehicle access can be gained through the flanking lanes to the east and west of the proposal.

**Double security lines** ensure visitor areas are accessed first and resident beyond.

The **internal driveway** is sized to **suit on-site waste collection** from the two tower bin stores.



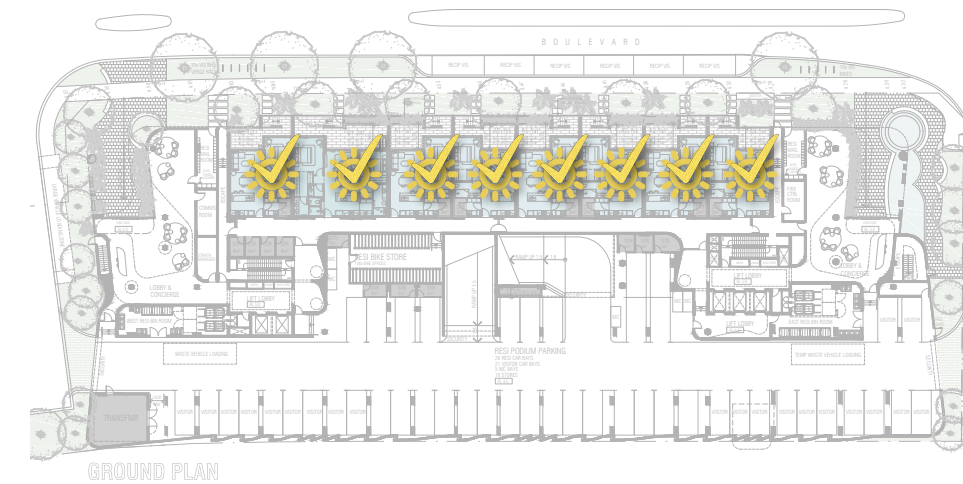


## Passive Sustainability Design

### 4.1 Solar & Daylight Access

The site's orientation rotation West away from North results in 68.5% of apartments achieving 2+ hours of solar access between 9am and 3pm on June 21st, mid-winter to living rooms and private open space.

The number of apartments with **2+ hours of solar access to indoor and outdoor living areas** grows to **over 83%** if we extend the relevant daytime hours by only one additional hour in the afternoon to 4pm.



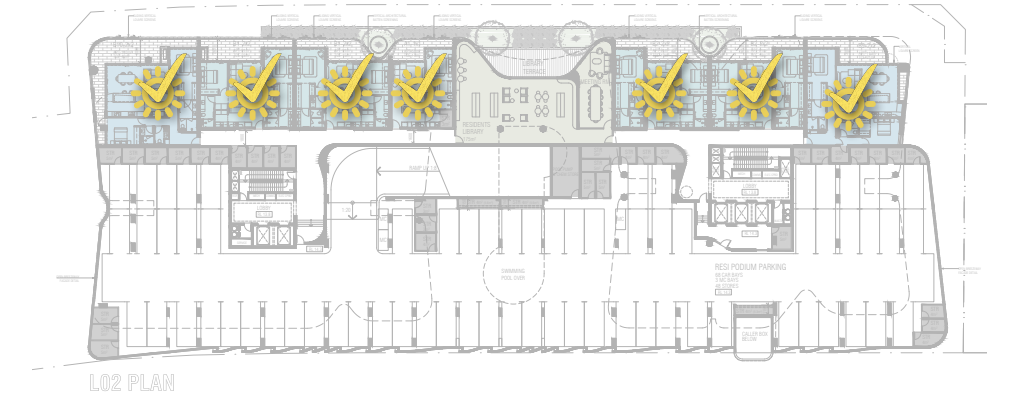
LEVEL 00

08/08



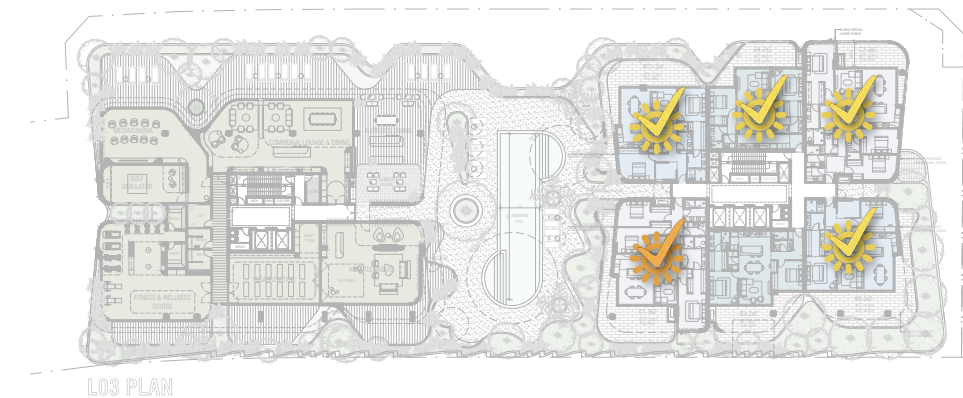
LEVEL 01

10/10



LEVEL 02

07/07



LEVEL 03

05/06



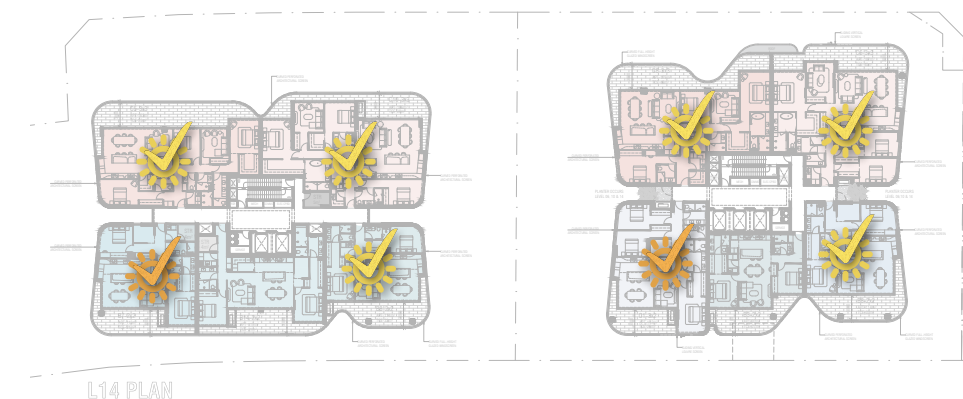
LEVEL 04-11

10/13



LEVEL 12-13

09/11



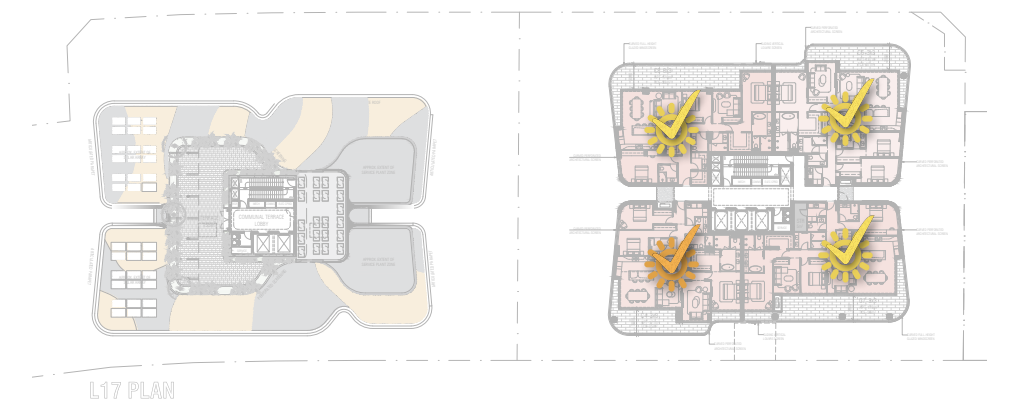
LEVEL 14-15

08/10



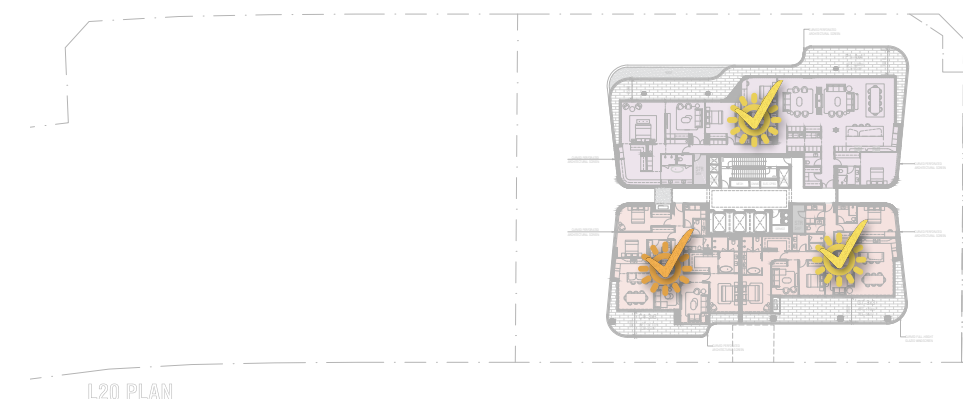
LEVEL 16

04/04




LEVEL 17-19

04/04



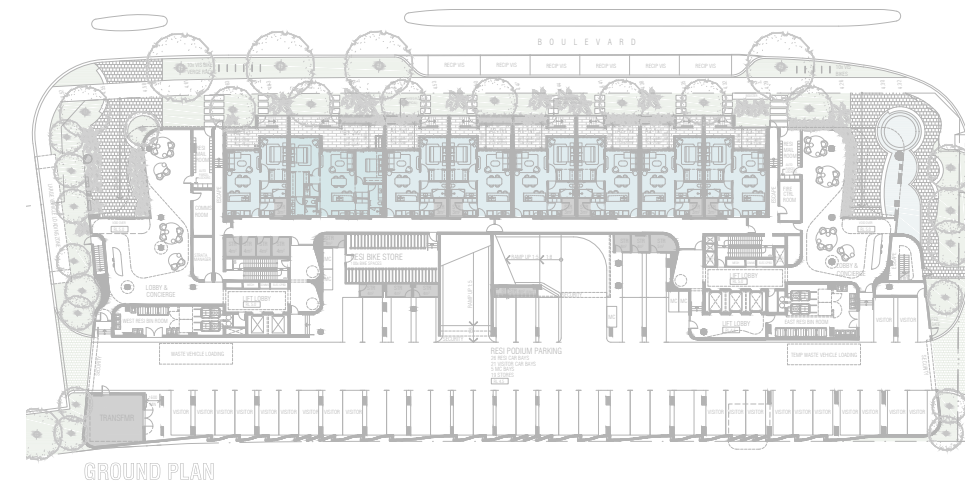
LEVEL 20

03/03

 >2 hours sunlight  
 >2 hours sunlight with extended time until 4:00pm

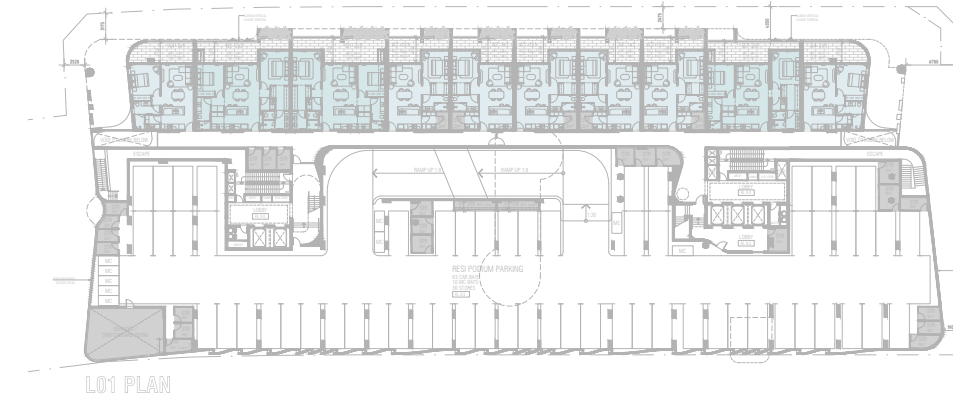
 TOTAL **83.50%** (167/200)





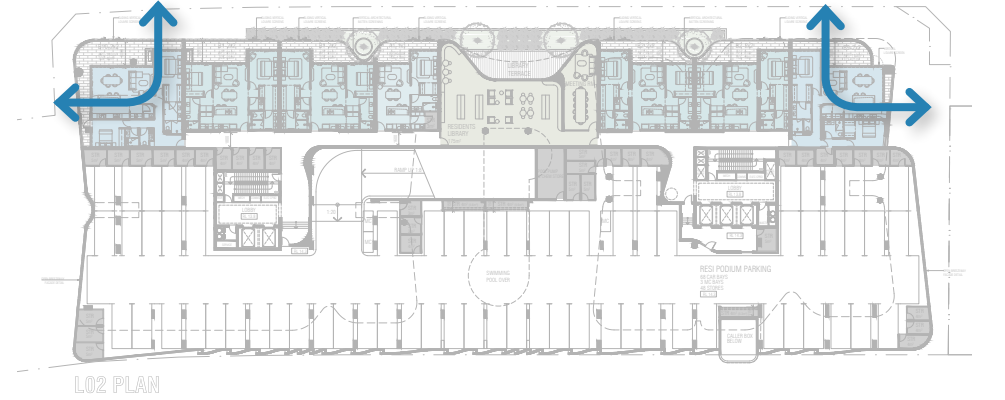
LEVEL 00

00/08



LEVEL 01

00/10



LEVEL 02

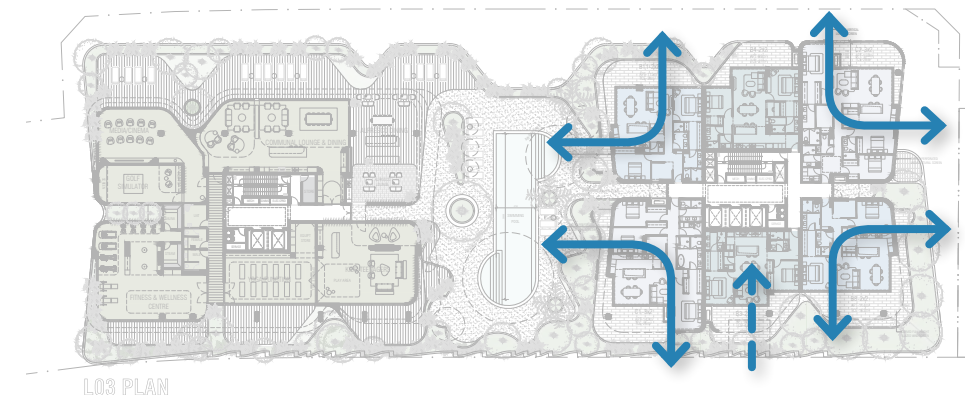
02/07

## 4.2 Natural Ventilation

The building form and layout has been designed to maximise passive ventilation opportunities.

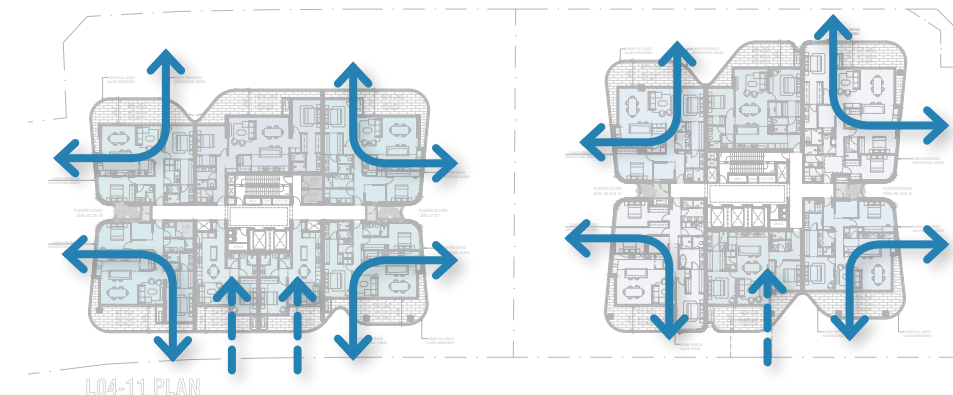
This affords **77.00% of apartments** being **naturally ventilated**.

The tower plates are additionally split by a **ventilated corridor** with glazing linked to the Building Management systems to permit automated ventilation and night purge.



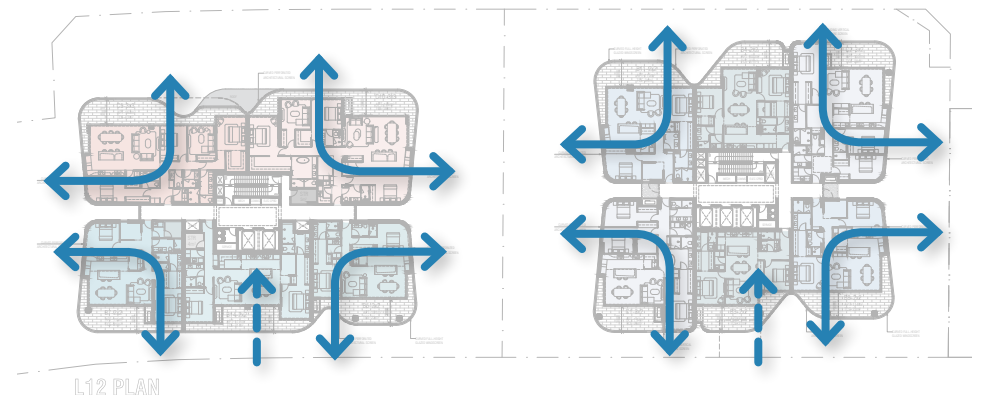
LEVEL 03

05/06



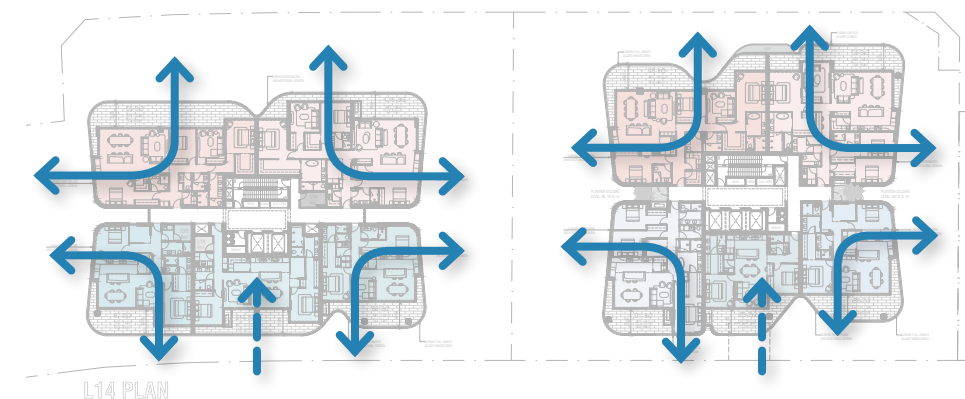
LEVEL 04-11

11/13



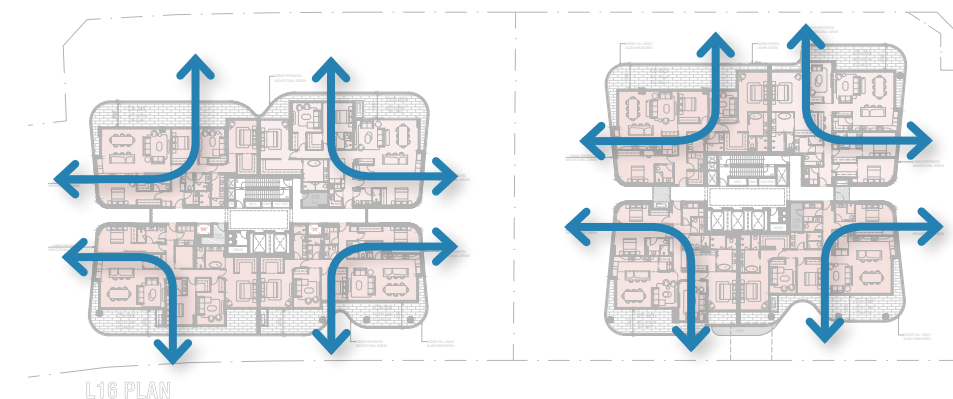
LEVEL 12-13

10/11



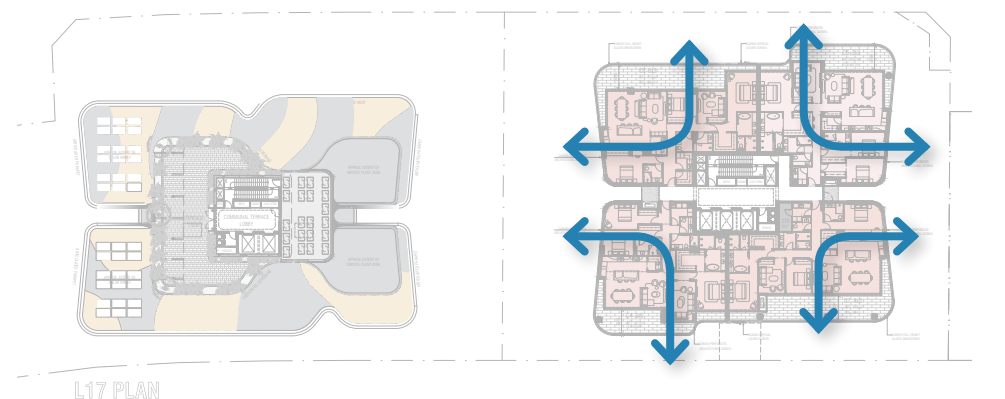
LEVEL 14-15

10/10



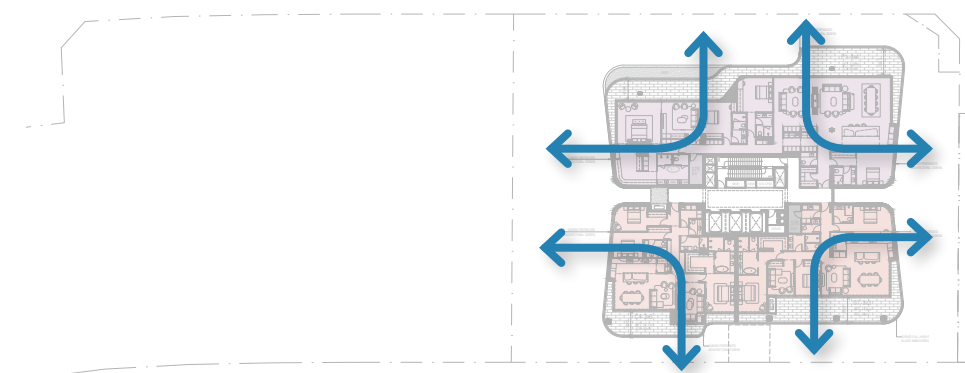
LEVEL 16

04/04



LEVEL 17-19

04/04



LEVEL 20

03/03

↔ Dual + triple aspect Apts, cross ventilated  
← Single aspect Apts, naturally ventilated

⌚ TOTAL **77.00%** (154/200)



## Sustainability Strategy

Sustainability is an important consideration for Burswood Point with a number of commitments being proposed to ensure **measurable criteria** can be met and tracked during the construction, tuning and post occupancy phases.

Whilst there is no statutory requirements within the local authority's planning scheme, the proposal is being designed to **exceed the sustainability requirements of the National Construction Code**, cognizant of the end users needs and comfort.

The **Fitwel** rating tool and **GBCA** frameworks are being utilised to assist formulating the sustainability strategy, with the proposal achieving a self assessed equivalency to a **5-star rating**.

**Full Circle Design Services** are providing ESD guidance for this project.

## Project Sustainability Partner





Sustainability Commitments

Low VOC finishes, adhesives and sealants



No Fossil Fuels on site for cooking or heating



Overall 30% energy consumption improvement above BCA 2019



90% of construction waste diverted from landfill



Embedded meter network for energy & water, including an online portal for occupants to review their usage in comparison to building averages



Building envelope pressure tests on sample 10% of apartments, demonstrate leakage rates <5m3/m2 of facade @50Pa



Minimum 10+ years of durability for common area finishes, fixtures and furniture



500W of peak PV power output per apartment = 100kw overall



Minimum 3-5 Stars low flow WELS rating of all tapware, sanitary fittings and large appliances



Complete 12 months of building tuning post occupancy. Submit for NABERS for apartments in operation



Low energy use LED lighting throughout, timer & motion sensor to communal spaces



“E.V. ready” design with infrastructure provisions for 100% charging in the future



Peer Reviewed Life Cycle Assessment and demonstrate a 30% improvement over reference



Undertake VOC testing across a representative sample of apartments at completion.



Minimum 3x waste streams



Charging infrastructure within residential bike store for E-Bikes and Scooters



\*Refer to appended sustainability report for further information.





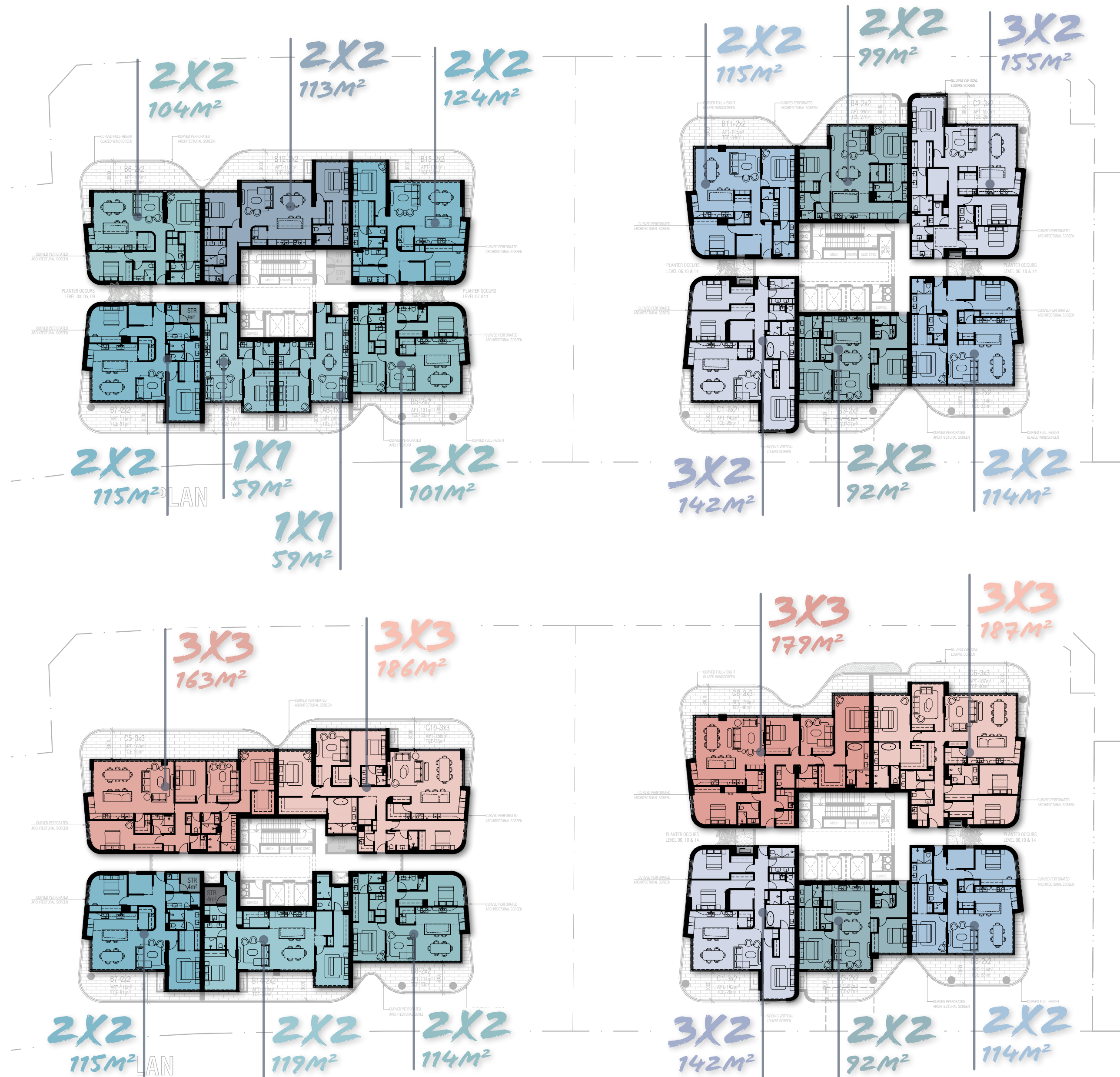
## 4.8 Dwelling Mix

A range of dwelling types have been provided, with **generous internal areas exceeding minimum requirements**.

- + Dual aspect living + dining areas have been configured where applicable
- + Appropriately sized stores are directly accessible within apartments where possible. The remainder of resident stores are in the car park and Ground Floor Resi Storeroom
- + 100% of apartments achieving required 3x floor to ceiling ratio for open plan living spaces

This proposal will also contribute **5% of dwellings** as designated **affordable housing product**.

\*For further detail, refer to Yield Table Summary within Appendix 01: Architectural Drawing.





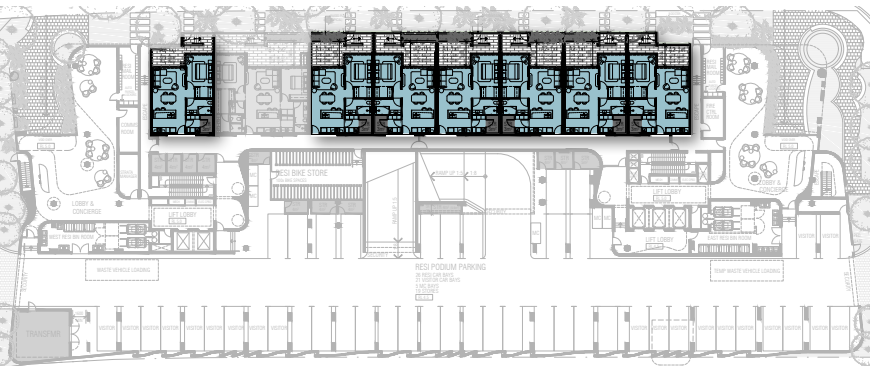


## 4.9 Universal Design

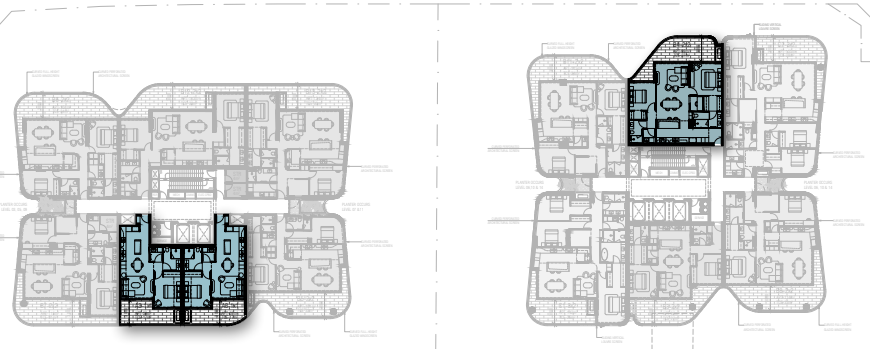
**4 apartment types (40 apartments)** have been identified to achieve **20%+ Silver Level Livable Housing requirements** to support flexibility for aging in place.

**Additionally, all apartments** generally support these key Silver Level LHA design elements:

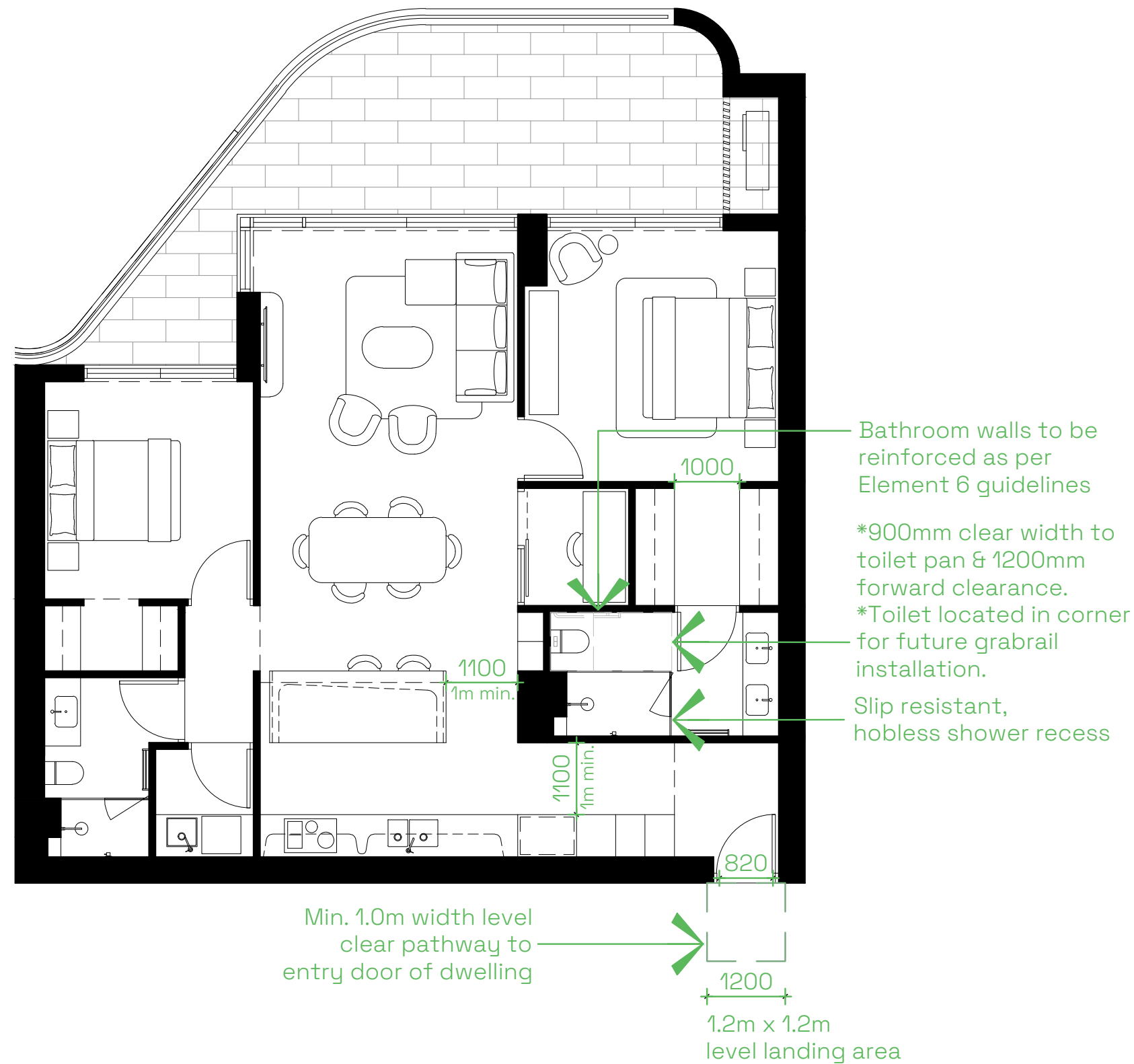
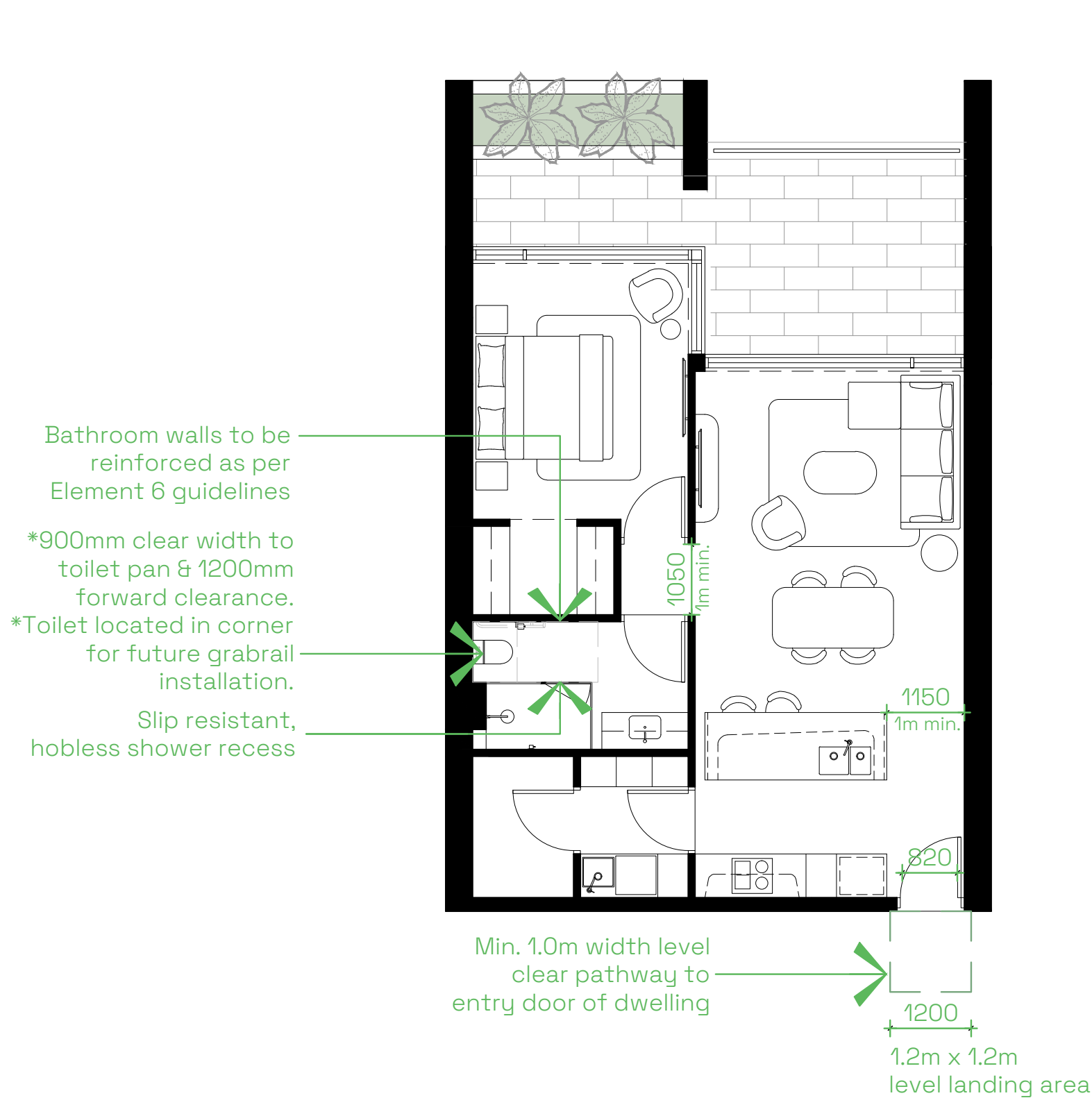
- + Level step-free entry into dwelling
- + All internal corridors at 1.0m (minimum), with comfortable and unimpeded movement between spaces
- + Bathroom with hobless shower recess
- + Reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date.



LHA SILVER APARTMENTS (EXAMPLE L01)



LHA SILVER APARTMENTS (TYPICAL L04-L11)







### 3.4 Communal Facilities

The proposal seeks to provide all residents with functional and considered communal facilities, which **promote aging in place, enhanced dynamic lifestyles and engagement with the wider community.** Communal facilities offered included;

- + Residents' media cinema
- + Cocktail entertaining lounge
- + Fitness centre
- + Yoga/function studio
- + Kids/Teenagers breakout space
- + Outdoor dining area
- + Alfresco entertaining areas
- + Resort style pool
- + Residents library and sun deck
- + Boardroom meeting room

Media Room



Cocktail Lounge

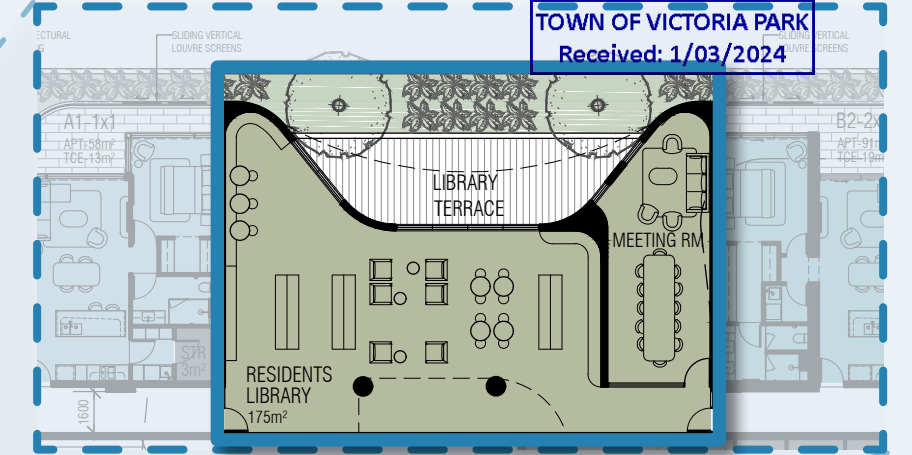


Alfresco Dining Terrace



LEVEL 03 EXTRACT

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L03 PLAN

Fitness Centre



Yoga / Function Studio



Resort Pool Facilities



Residents Library





### 3.6 Laneway Interface

The generously landscaped public open spaces with integrated deep soil planting zones adjacent to the residential lobbies and typical of both laneway interfaces, advocates social interaction between residents.

The public domain is extended from the neighbouring supermarket on Lot 307, blurring the line between adjoining developments and promoting functional use throughout.

Podium residential balconies and the lobby provide passive surveillance to the surrounding streetscapes, promoting safe community use.

Considered planting and landscape design assists to screen vehicular access beyond.

Integration of passive sustainable design principles including the masonry breezeway assists to reduce mechanical exhaust requirements for parking areas.







### 3.6 Race Course Interface

The racecourse facing podium is designed to **minimise the impact** on the thoroughbred horses with a simple **repeated precast wave** to the podium walls.

**Feature strip lighting** is proposed to the internal edge of the panels facing away from the anti-clockwise rotating horses.

**Tensile growing wires** will facilitate vines to populate the reveals of the panels with maintenance from the ground level carpark.

The proposal is aligned with the northern straight of the racecourse, it is proposed to **integrate the Stewards tower within the podium.**

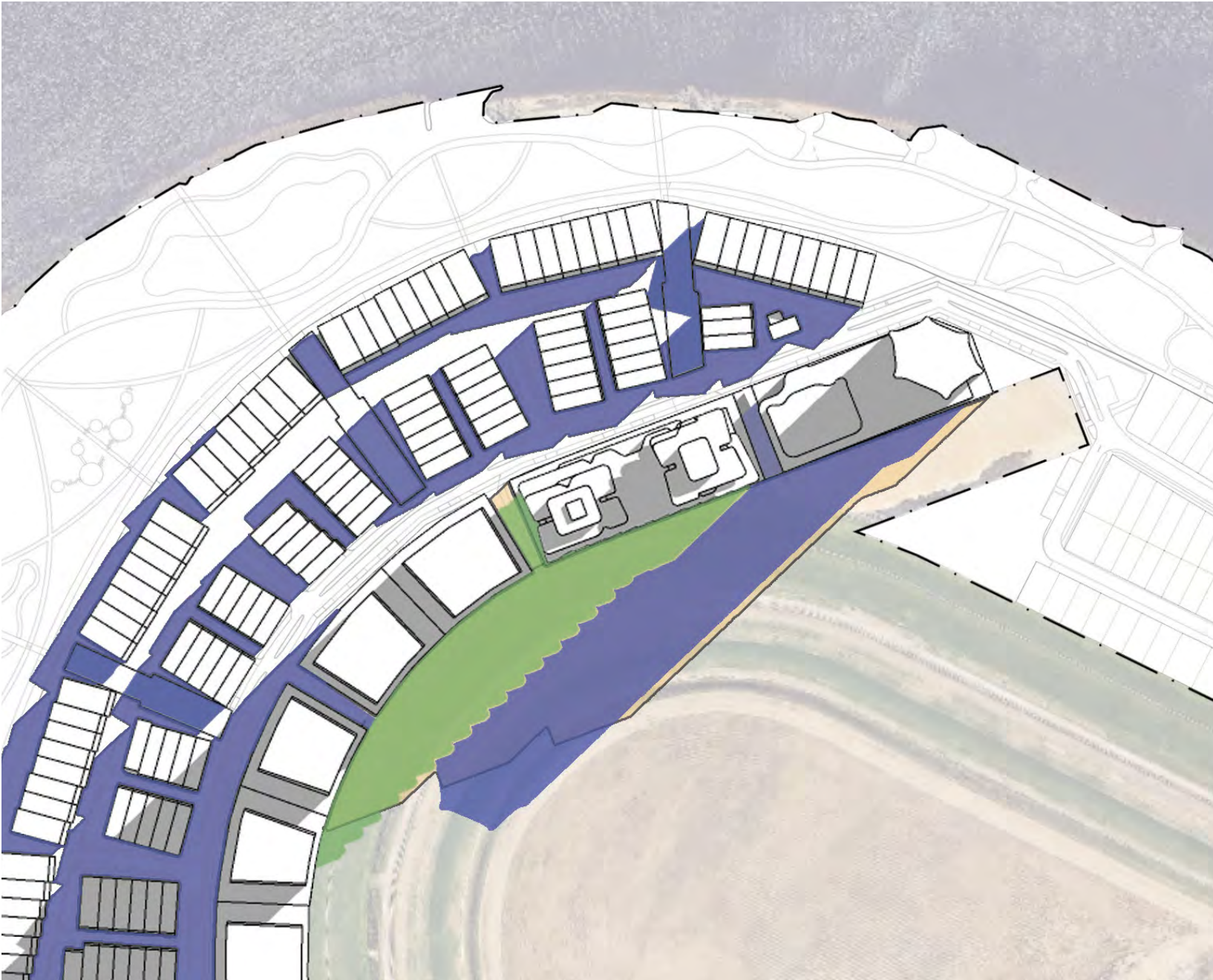




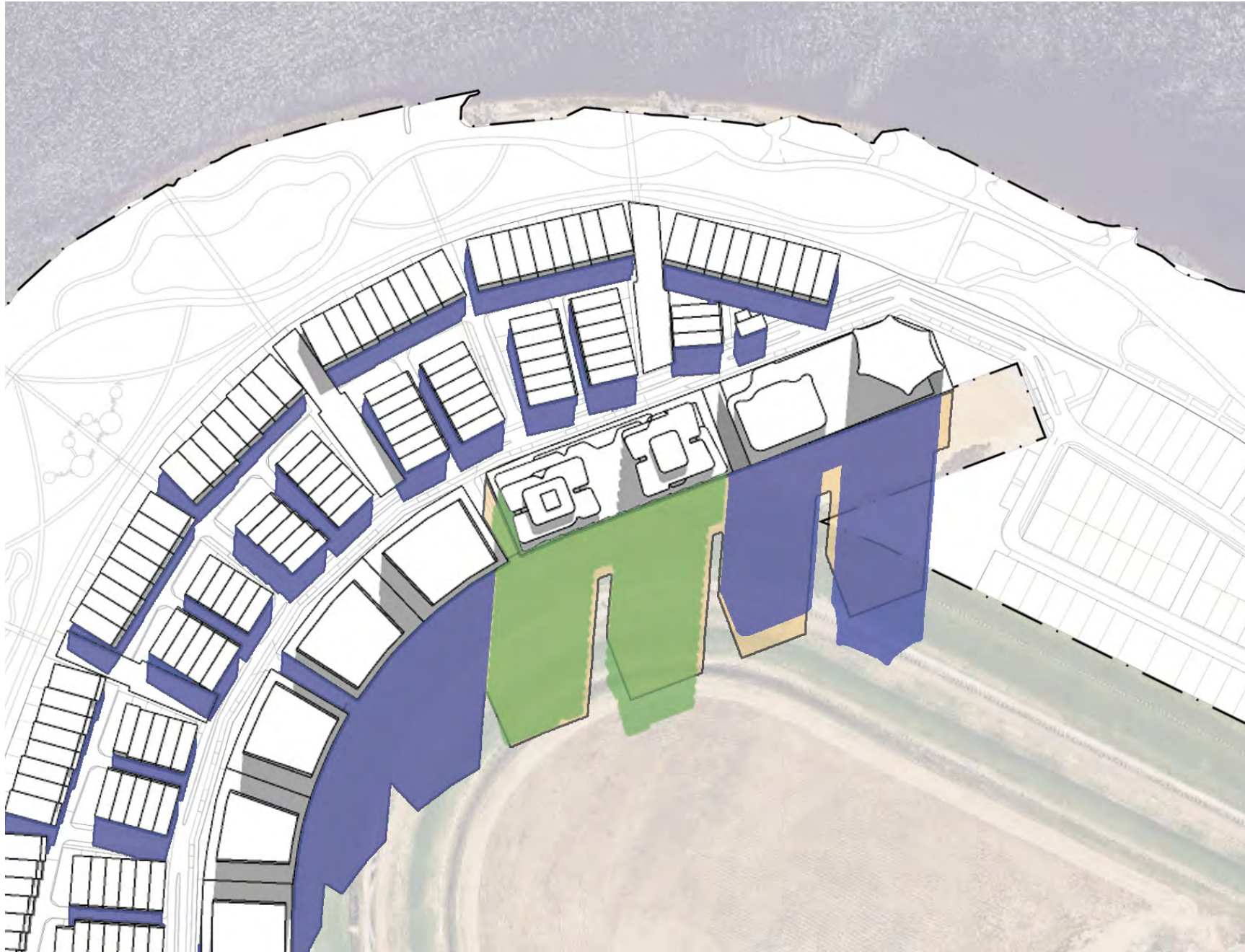


# Shadow Analysis

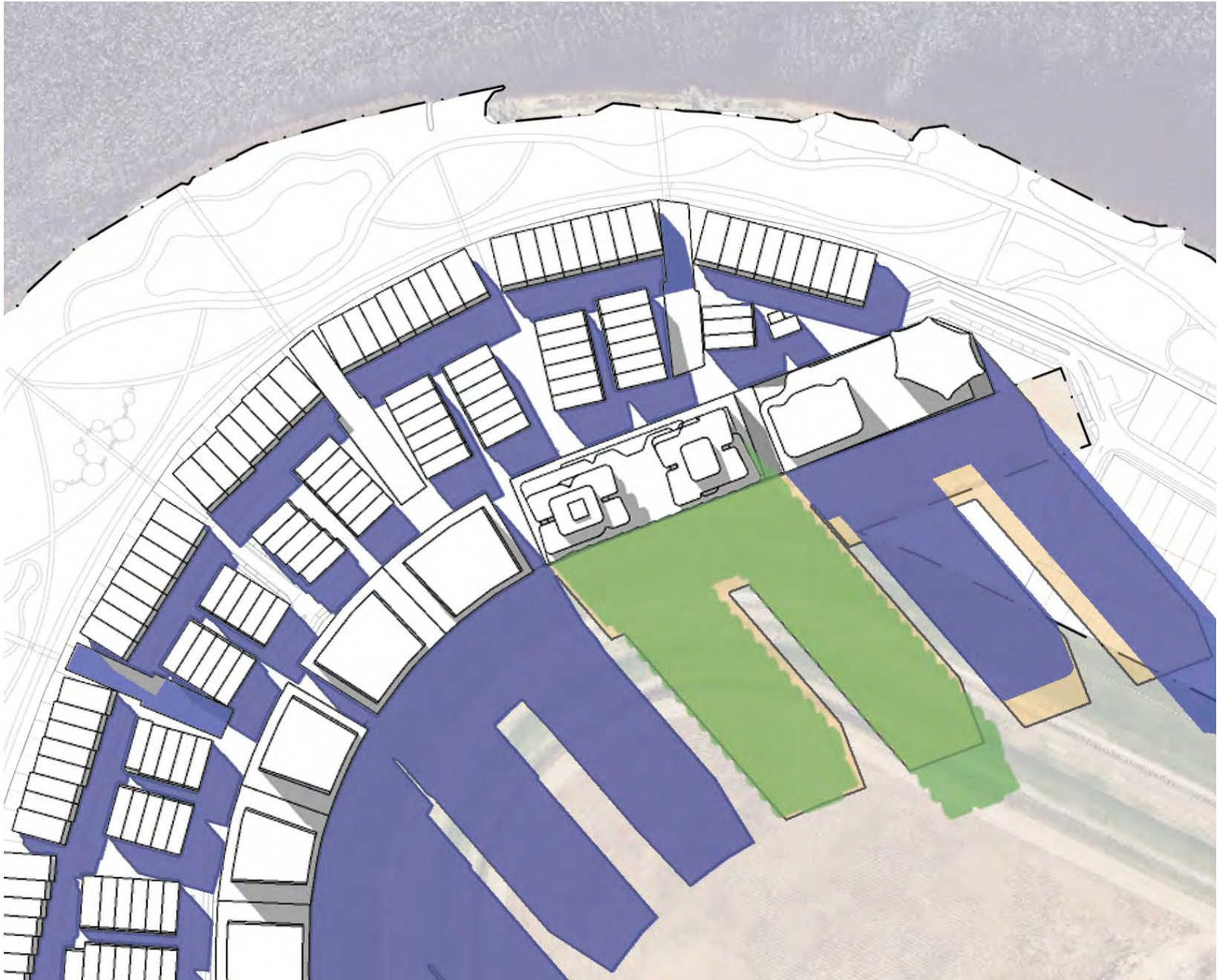
Mid Winter June 21



9:00 am



12:00 noon



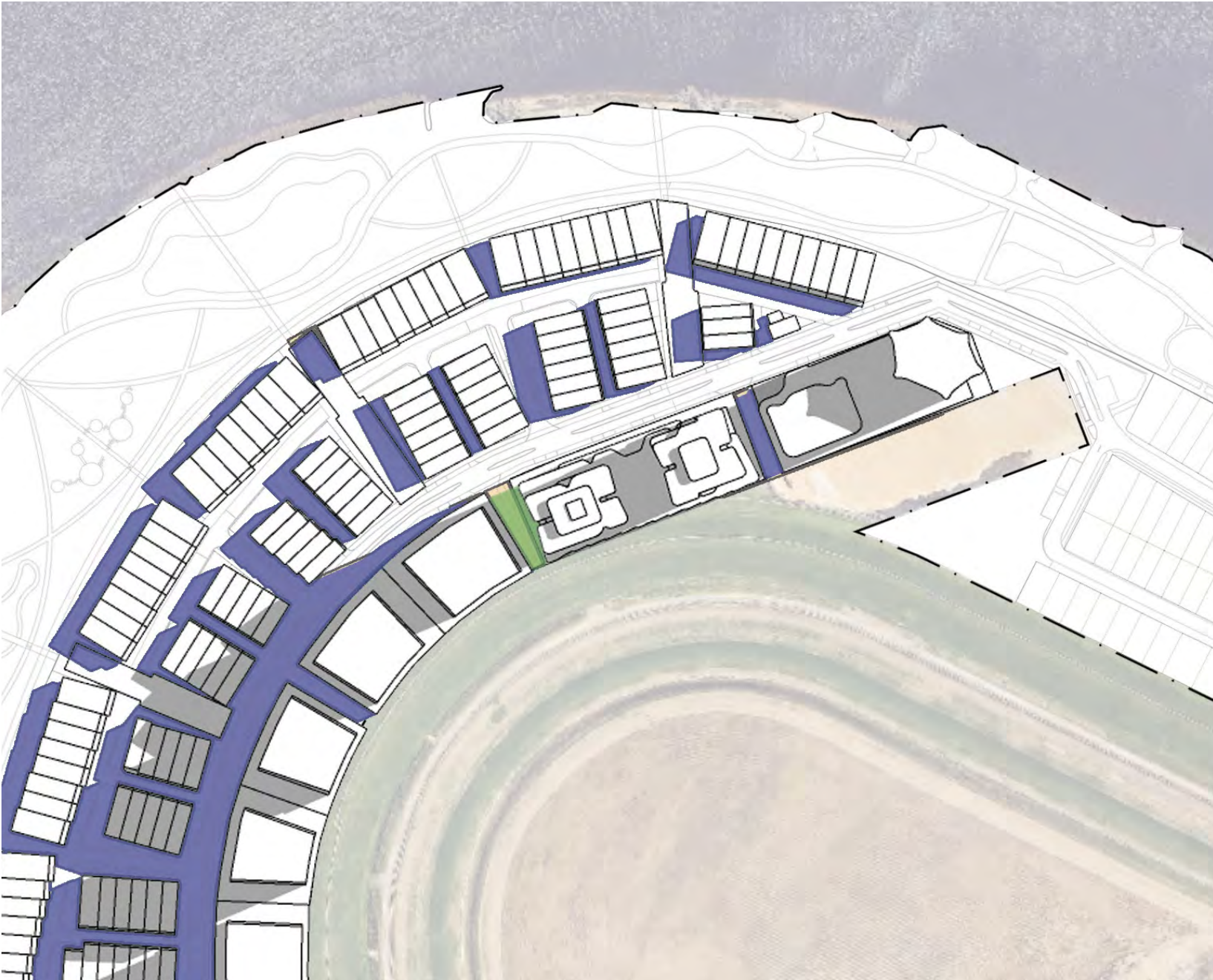
3:00 pm

-  LDP ENVELOPE
-  ADJACENT DEVELOPMENTS
-  PROPOSED





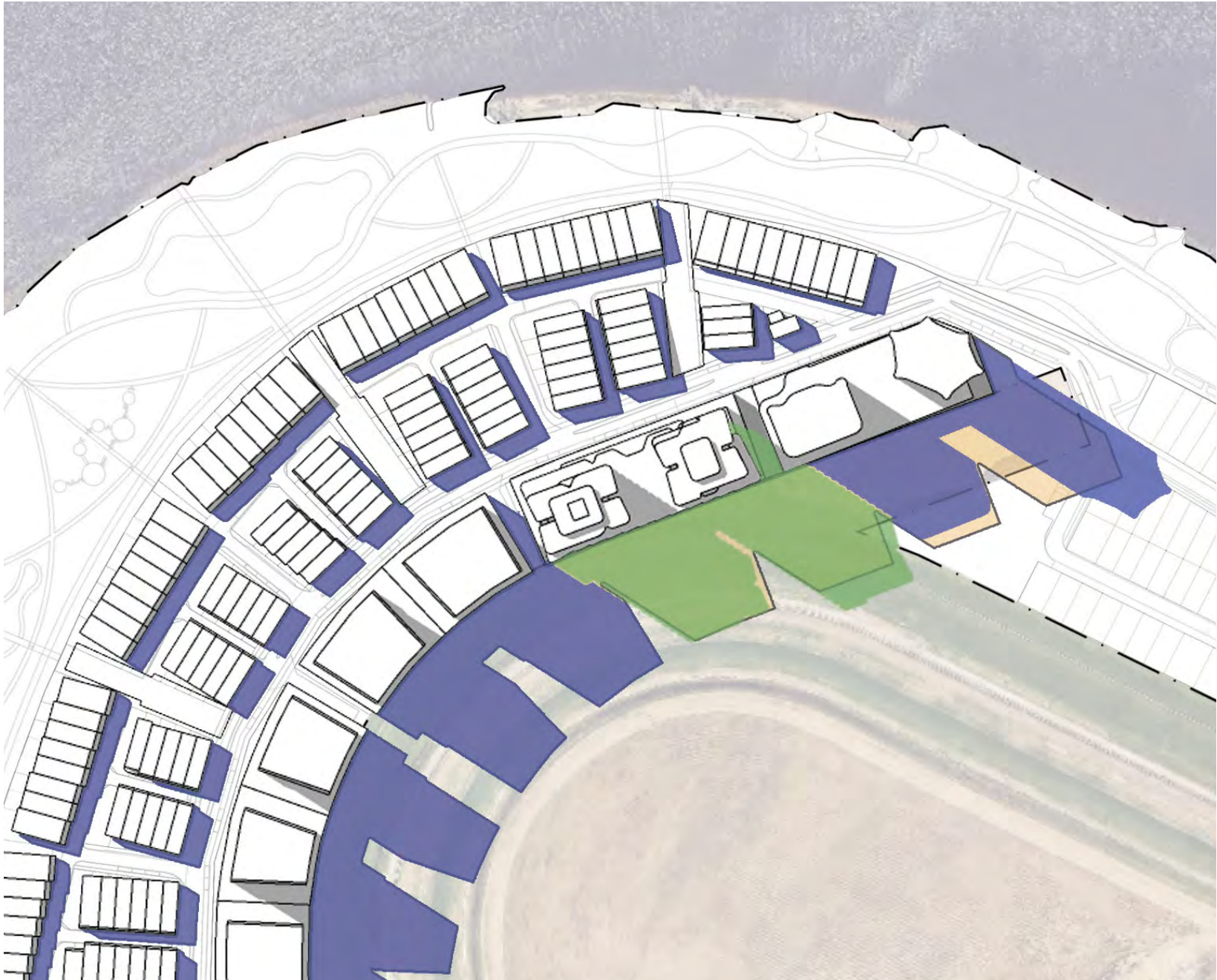
Equinox March/September 22



9:00 am



12:00 noon



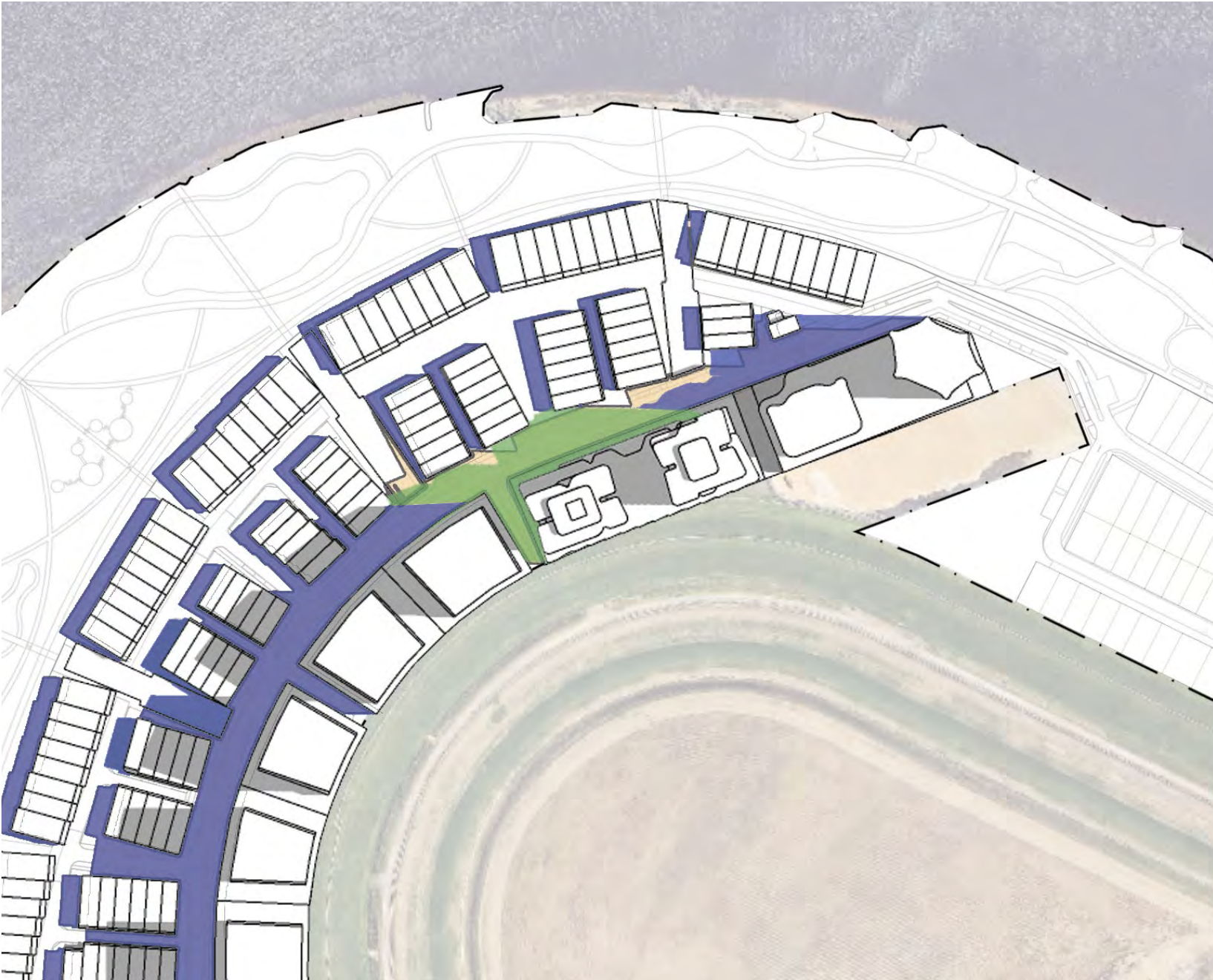
3:00 pm

- LDP ENVELOPE
- ADJACENT DEVELOPMENTS
- PROPOSED

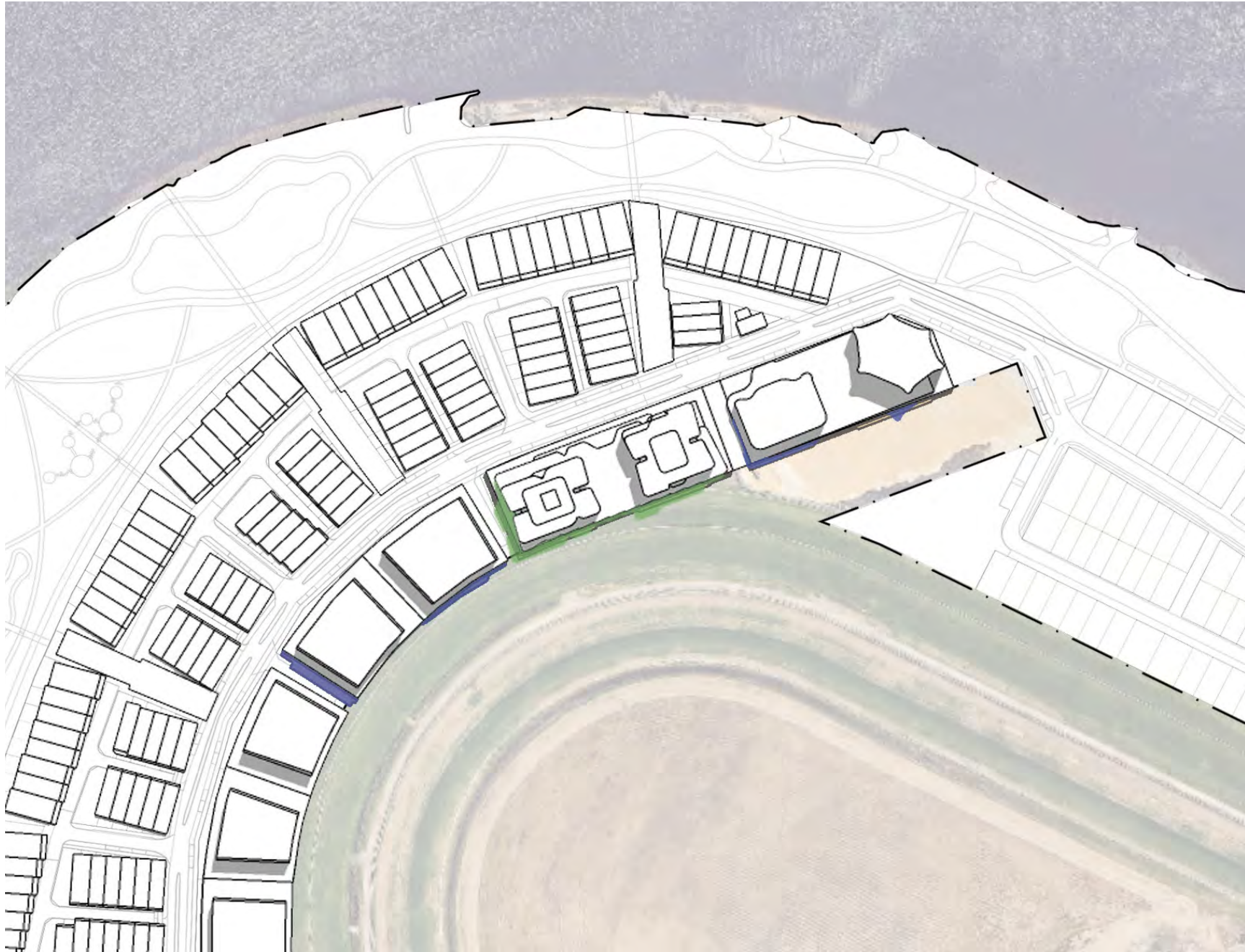




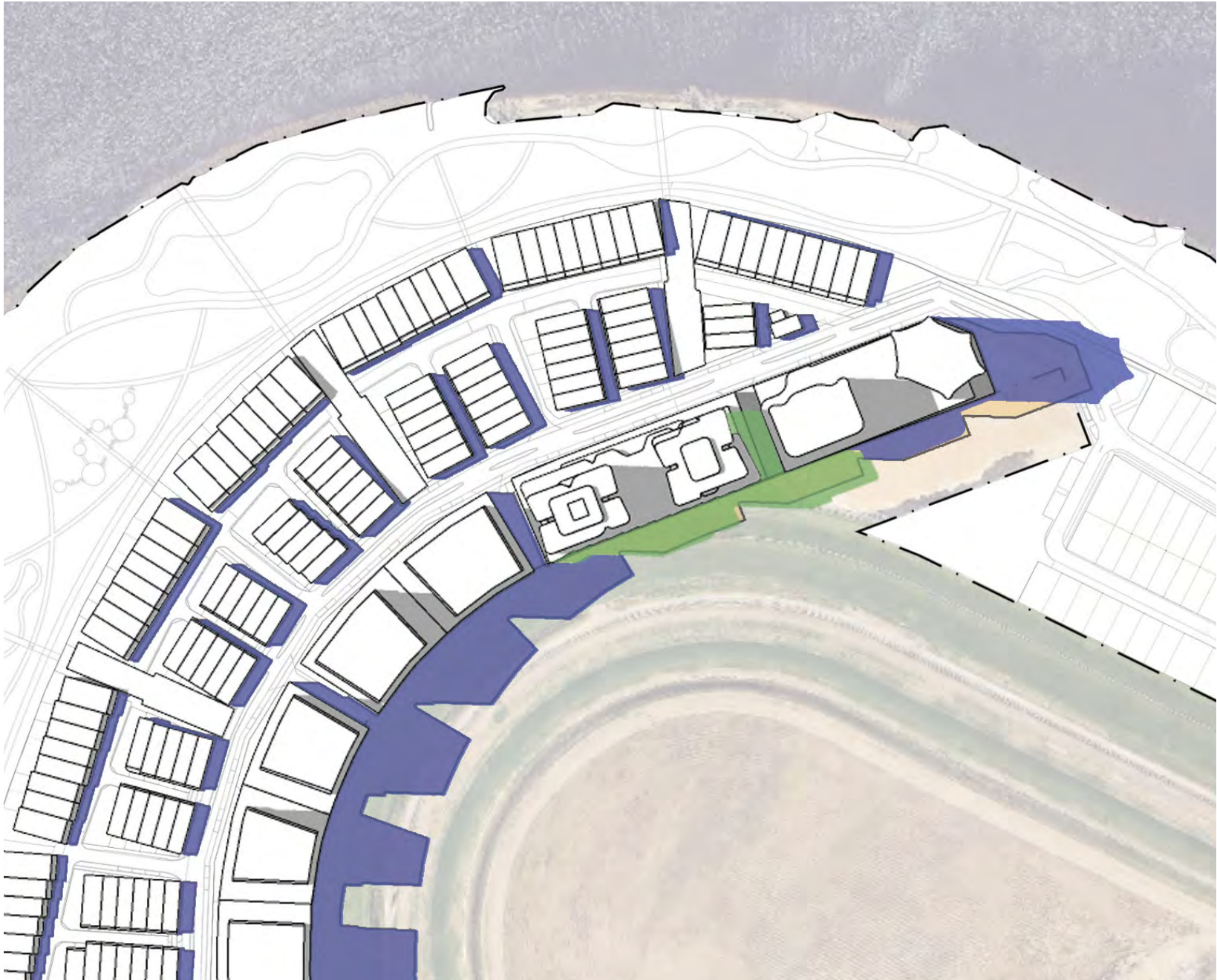
Mid Summer December 21



9:00 am



12:00 noon



3:00 pm

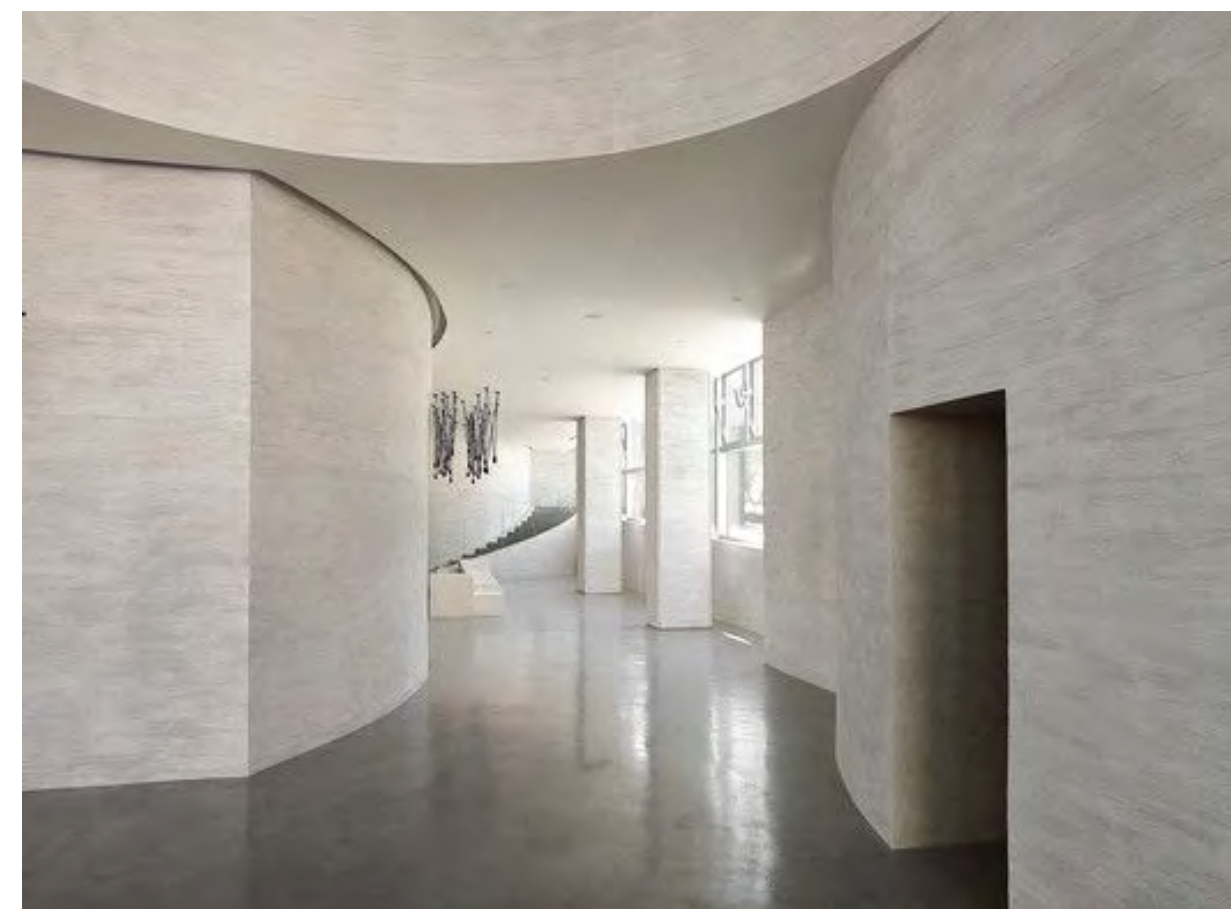
- LDP ENVELOPE
- ADJACENT DEVELOPMENTS
- PROPOSED



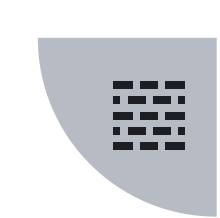
### 3.6 Public Domain Interface

### 4.5 Circulation & Common Space

- + Clear delineation between visitor and residential parking
- + Clear pedestrian and vehicular integrated signage at street
- + Clear residential and strata signage to apartment entries and relevant areas
- + Sight lines considered at pedestrian & vehicle entries on low speed laneways
- + Apartment balconies provide passive surveillance to all street and adjacent spaces
- + Integrated lighting to publicly accessible areas
- + No entrapment spaces
- + Graffiti resistant surfaces where required
- + Well lit and secure resident car and bicycle parking
- + Well lit and secure resident access from car parks



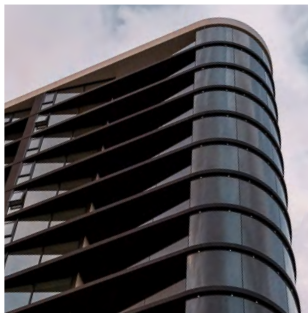




M1: Blonde  
Masonry Brickwork



M2: Bronze  
perforated screen



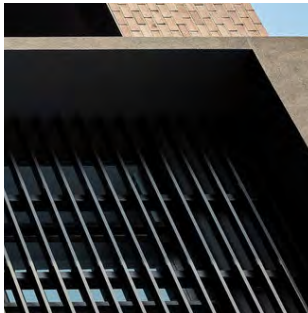
M3: Curved wind  
baffles



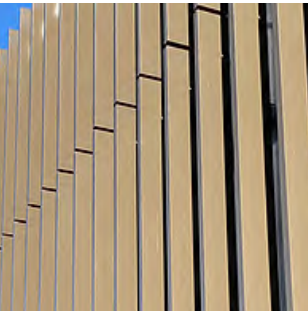
M4: Decorative  
render finish



M5: Timber effect  
soffit linings



M6: Solar/privacy  
screening battens



M7: Bronze louver  
batten screening



M8: Matte charcoal  
powdercoat  
glazing frames



M9: Frameless  
Glass Balustrade





thank you.



# DRP 01 Responses

The following pages outline responses to feedback received during the Design Review Panel meeting held on 23/08/2023.



# Lot 305 & 306

## DRP 01 Feedback

TOWN OF VICTORIA PARK  
Received: 1/03/2024

*Overall **DRP** feedback was positive, providing confidence the project is achieving key design metrics and progressing well in the right direction.*

**“The proposal is remarkably well-resolved for an initial Design Review Panel meeting with minimal areas of improvement identified.”**

**“The architecture is commended as it skilfully weaves the wider site context into the design narrative.”**







# Built Form & Scale

## DRP 01 Feedback

“The overall built form is supported, and the proposed building height transfer between the towers (as demonstrated at slide 9 of applicant’s presentation) is considered logical.”



“The overall connection, direct access and raised levels between the ground floor apartments and the street was highlighted as a notable design feature. However, direct street access is to be added for the western-most ground floor apartment.”



**Direct street access added.**  
Refer to following page and updated architectural set.

“The sculptural quality of the building was praised...”



“...The view of the building from surrounding areas, including the Maylands Foreshore, is of importance.”



**Diagrammatic imagery from the proposal from the Maylands Foreshore & the Perth Racing grandstand has been created to assist with Built Form & scale appreciation. Refer to following pages.**





No direct street access shown to western most apartment.

## Direct Street Access

Direct street access added to western most apartment.



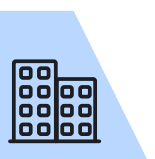


Maylands Foreshore massing.



Perth Racing Grandstand massing.





# Elevations

## DRP 01 Feedback

“Repeating patterns of the soffits & rising expression of the podium to the eastern towers are architectural features which solidify the building to its setting.”



“Additional permeability to the laneway interface is recommended...”



Additional apertures to the second floor apartment added along with less structural battens to the entry .  
Refer to following page and updated architectural set.

“...The suspended ‘tubular cube’ feature in the eastern entry walkway is ‘dialed down’ to allow for the voluminous entry space to be the key feature.”



The feature was a public art placeholder. We have removed from the imagery to assist visually opening teh entry undercroft space.  
Refer to following page and updated architectural set.

“The ‘hit and miss’ brickwork to the carpark / laneway interface is commended.”



“Consider opportunities for increased passive surveillance to the laneway from Levels 1 & 2.”



Additional apertures to the second floor apartment added along with less structural battens to the entry .  
Refer to following page and updated architectural set.

“The elevation facing racecourse is not resolved at this stage. The idea of the repeated modulation is supported, however there is concern over the scale and ‘solid’ nature of the wall...”



Dialogue with Perth Racing has emphasized the sensitive nature of the racecourse interface. Hence, built form at podium scale remains solid for minimal disruption. Facade modulation has been further refined to manage scale and articulation.  
Refer to following page and updated architectural set.

“Consider connecting the design features of the perforated metal screening of the tower to the vertical battens on the podium.”



The design seeks to balance detail and form across the various compositional elements of the design. Perforated and batten screens, whilst different in form, match in finish and are unique to the podium versus tower locations they occur.





**Laneway Interface [DRP 01]**

- Original laneway interface.



**Laneway Interface [Revised]**

- + Built form to apartments revised for more permeability.
- + Passive surveillance increased to laneway.





**Racecourse Facade [DRP 01]**

- Original racecourse interface



**Racecourse Facade [Revised]**

- + Podium built form revised for more rhythm and interest.
- + Precast panels slide past each other to provide form and shadow variance.
- + Landscape extent reduced to ensure maintenance only occurs on site and not from the racecourse.



# Functionality & Build Quality

## DRP 01 Feedback

“The apartments are considered well planned and logical, with a good mix of apartment typologies proposed.”



“The basement level planning is clean, open and simple with good sightlines.”



“Design and build quality of the soffits will be important for such a sculptural building.”



“It is acknowledged that the proposal is to achieve 20% of dwellings meeting the Silver Liveable Housing requirements. It was noted that silver standard is easy to achieve, and it was challenged to **increase the percentage of apartments** complying with the Liveable Housing Design Guidelines.”

Percentage of dwellings meeting Silver Liveable Housing requirements has been achieved (20%).

Consideration has been given to ensuring greater ease of movement throughout, with 100% of apartments meeting the 1m hallway width requirements and flush entries. This is generally afforded by the proposal’s premium-grade product.

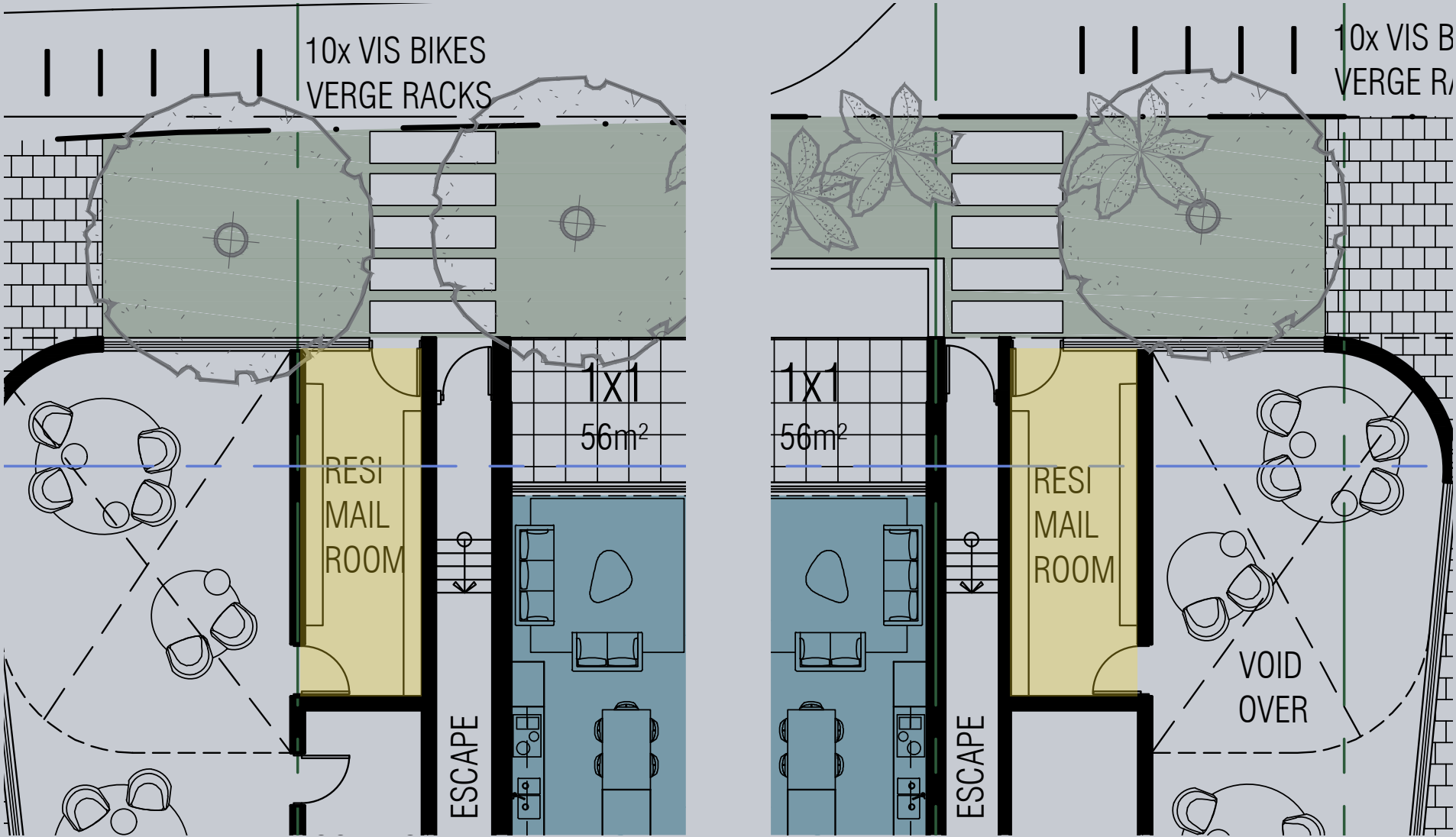
“Recommend increasing the size of the residential mailrooms to include sufficient space for **parcel lockers**.”

‘Ground Floor’ (or similar) parcel lockers included in mail rooms. Refer to following page and updated architectural set.

“Luxe design considerations for the penthouse apartments could include a **key drop box, recessed doors, scullery area, ensuite to all bedrooms.**”

Reflected in relevant apartment layouts. 3x2s have been reconfigured to 3x3s to accommodate another ensuite. Refer to following pages and updated architectural set.

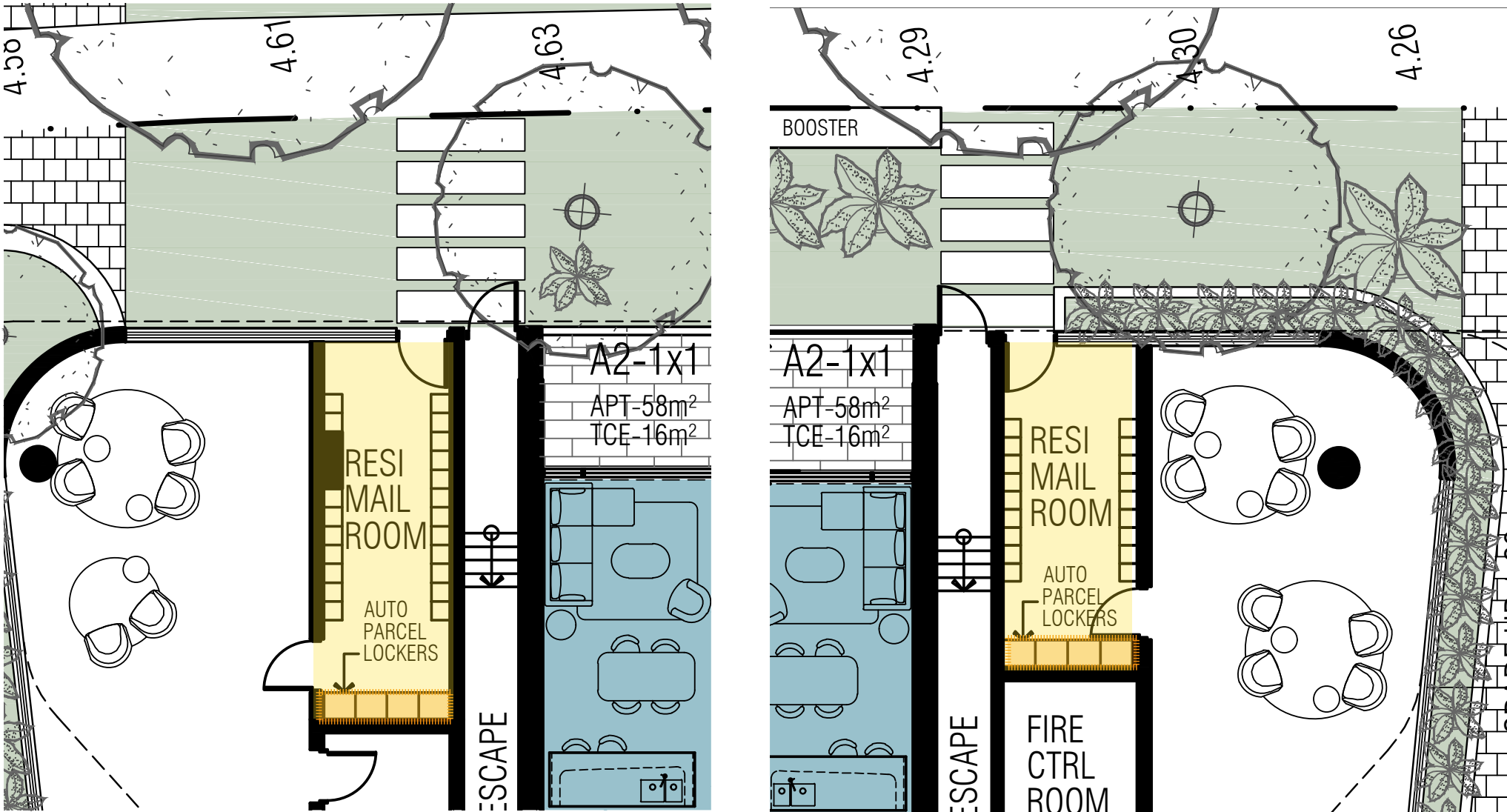




Mail Room West [DRP 01]

Mail Room East [DRP 01]

- Original mail room configuration.



Mail Room West [Revised]

Mail Room East [Revised]

- + Mail rooms extended south, with dedicated space for auto parcel lockers.





- 3-bed and 2-bath configuration to apartments.

# Penthouse Layout

## Typical L19 Plan [Revised]

- + Apartments revised to reflect 3-bed and 3-bath configurations, with second bedrooms having an ensuite.
- + Key drop and scullery layouts refined for better functionality.
- + Sculleries to all apartments.



# Landscape Quality

## DRP 01 Feedback

“For the next Design Review Panel meeting please show:

- levels on the ground level of the landscaping plan
- levels of the swimming pool area
- indicative furnishing of the communal facilities
- include cross-sections detailing how deep soil areas / depths are achieved (with reference to the basement parking & levels above)”

Refer to the following pages and the landscape DA report. Indicative communal facilities furnishings have been shown on the architectural set.

“The indicative tree selection of the Silver Bismarck Palm is queried...”

Refer to the landscape DA report for additional on structure planter support strategy.

“Eucalyptus Corymbia Maculata... requires sufficient space.”

Selected species is located within the broadest portions of the proposed deep soil areas, not within structured landscape.

“Consider how the pool safety fencing is to tie in with the communal facilities.”

Refer to the following pages.

“Concern raised over the implication of a 1m high planter and planting located adjacent to bedroom windows on Level 3, eastern elevation.”

Refer to the following page “L3 Planter Location”.

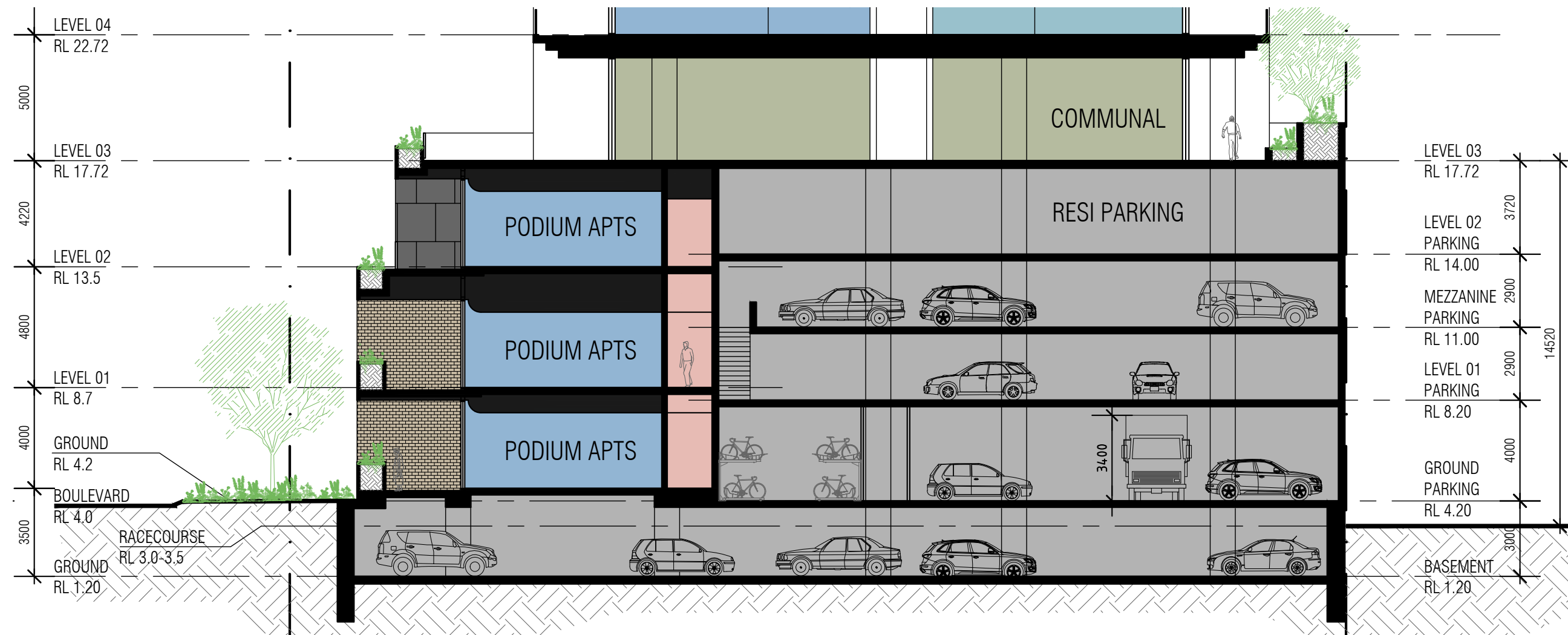
“Would landscaping shown at ground level on the racecourse elevation be maintained by the Turf Club?”

Ground level landscaping has been removed.

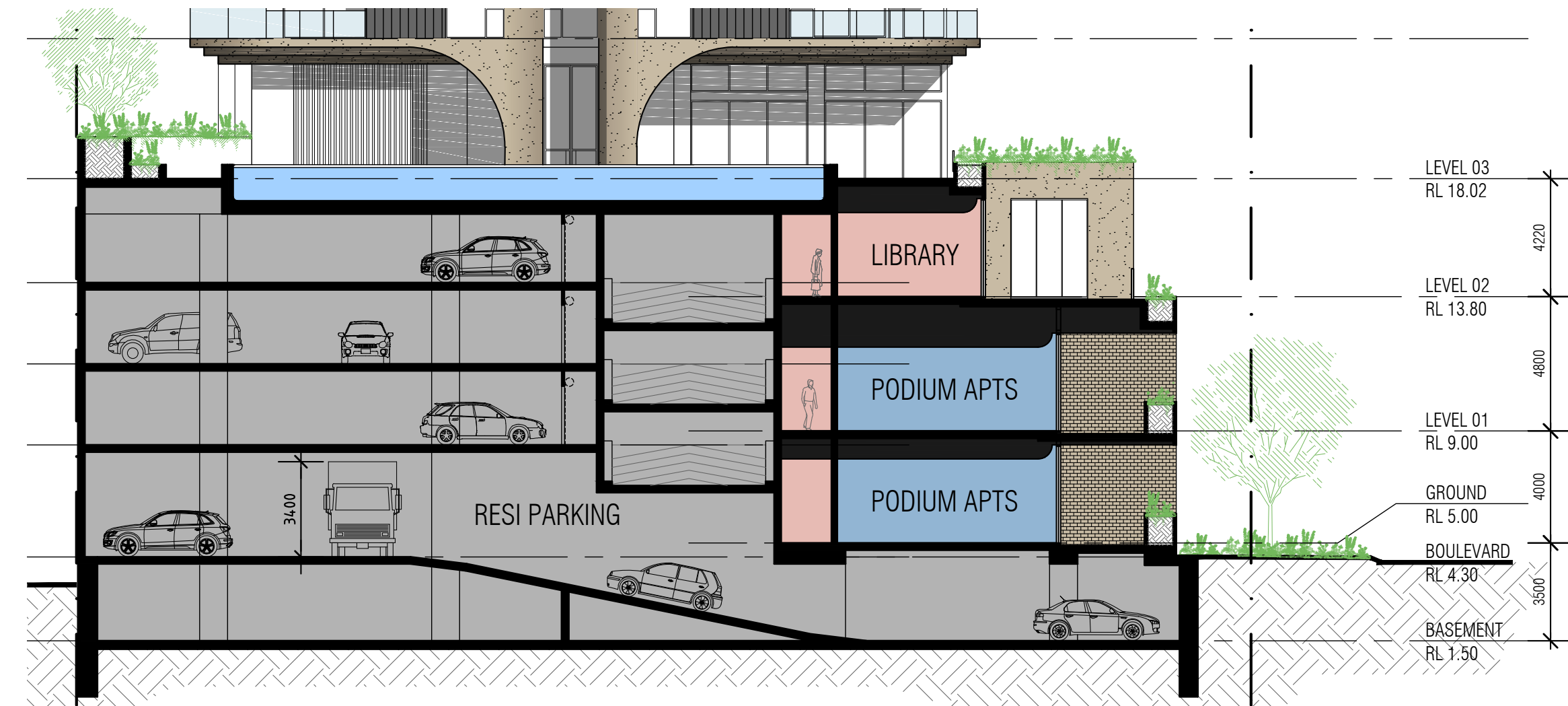
“Any landscaping showing on development renders is to be realistic.”

Landscape shown on renders have been revised accordingly.





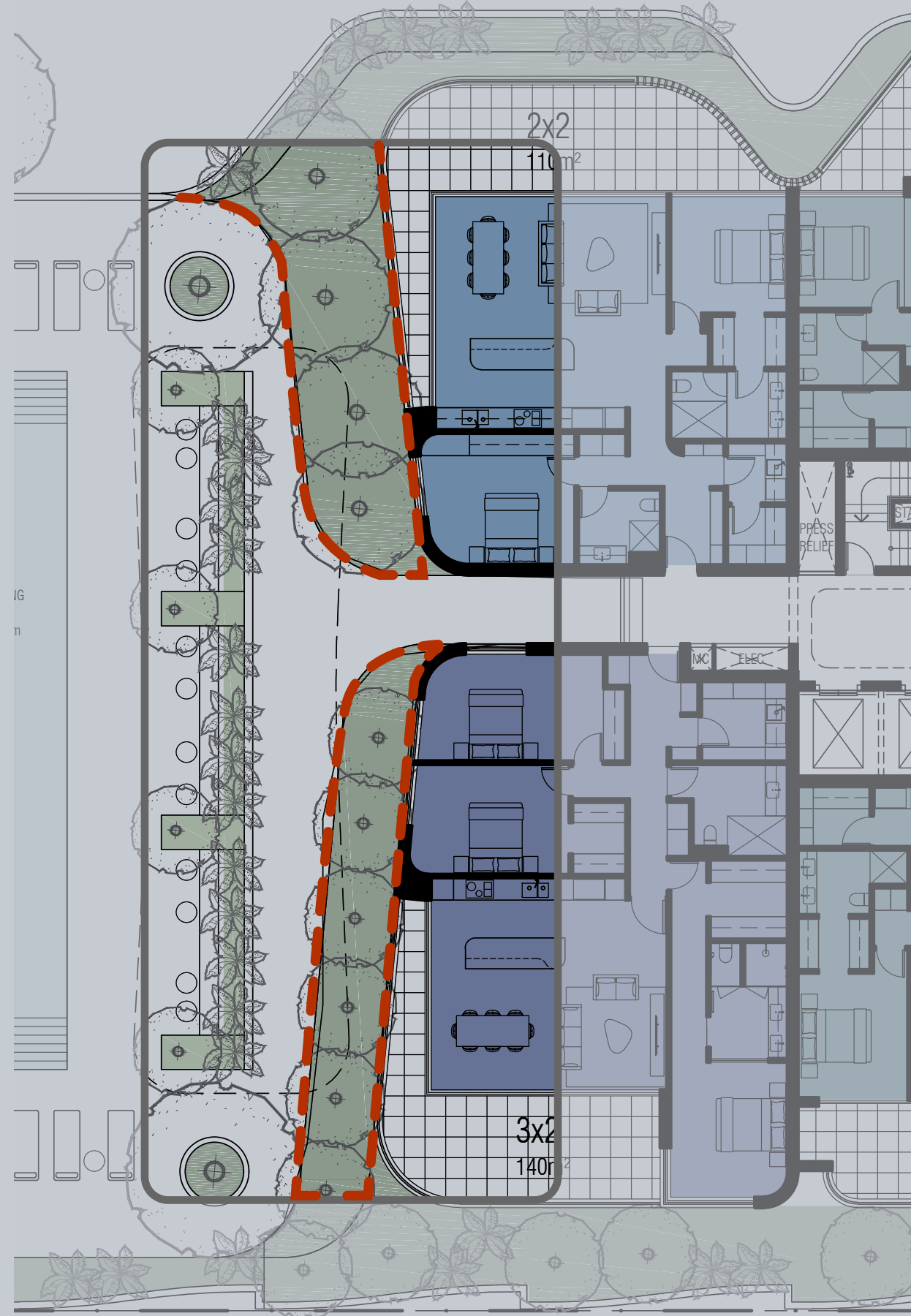
DESIGN SECTION  
LOT 305 LOOKING NORTH



NORTH ELEVATION  
LOT 305 LOOKING SOUTH

- + Podium apartments sleeve residential parking beyond.
- + Planter boxes provide balustrade to Ground and L01 apartments, flush with balcony floors for L02 and partially lowered to pool deck.
- + Ground level apartments are +700mm above the boulevard level.





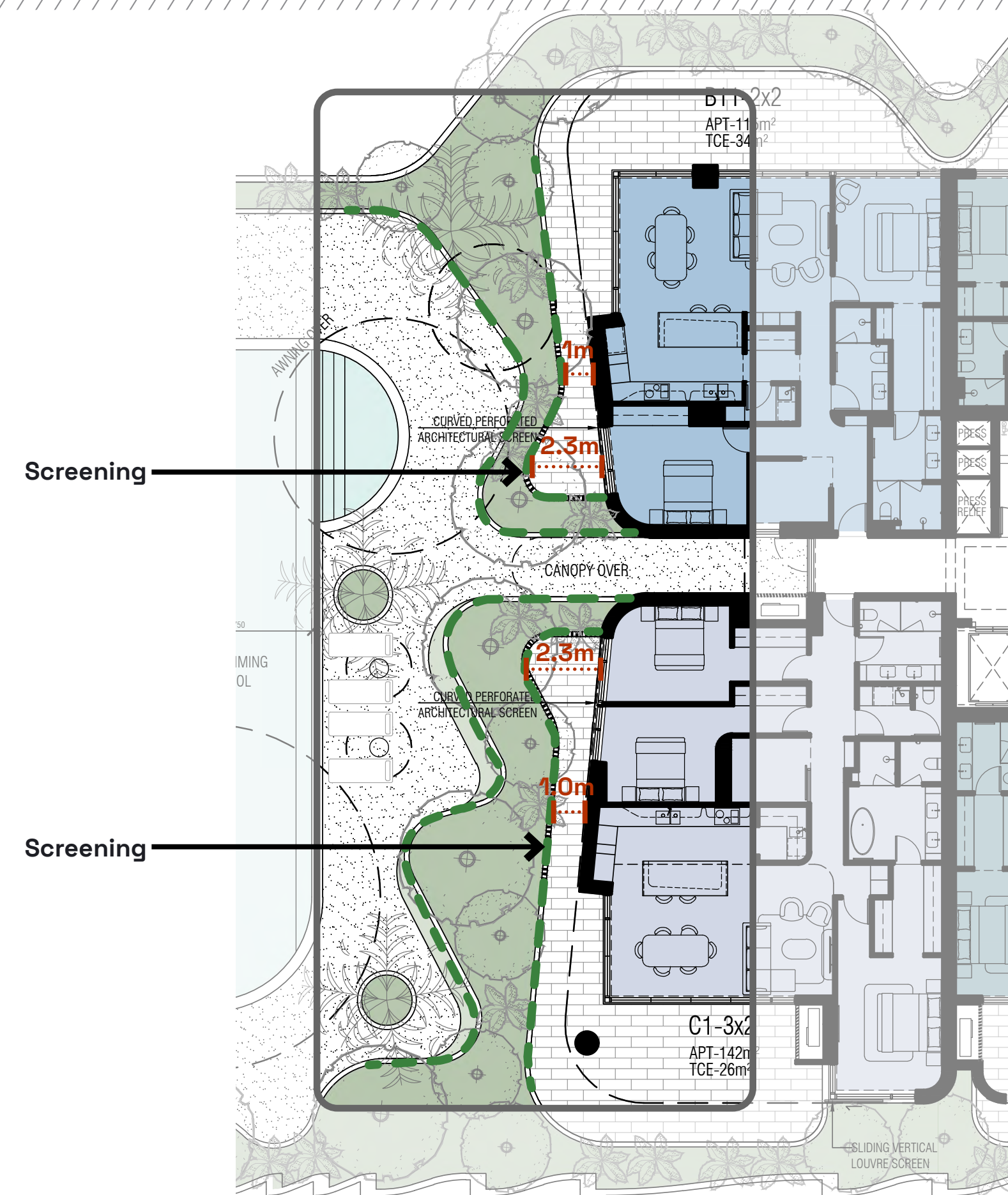
Typical L19 Plan [DRP 01]

- + Planters come up against bedroom windows.



# L3 Planter Location

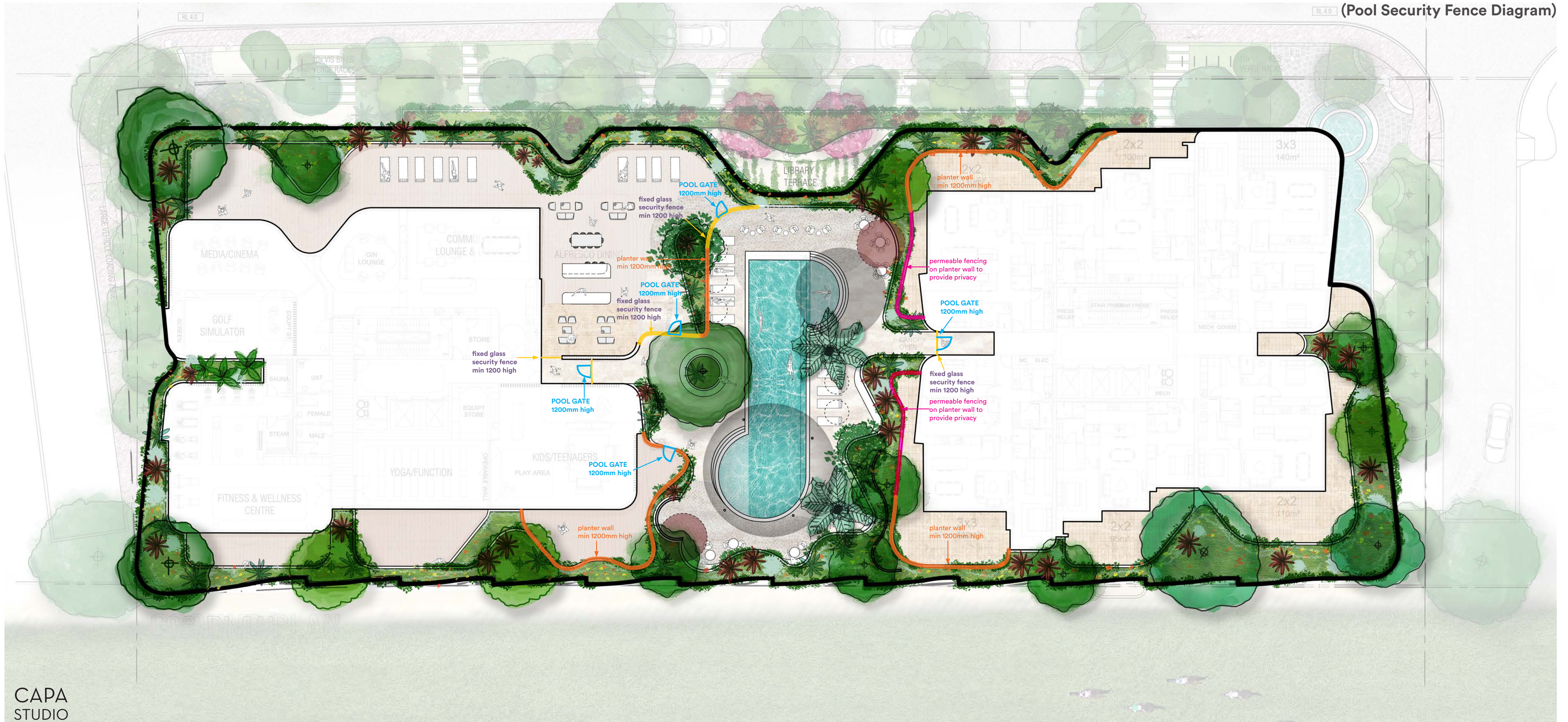
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Typical L19 Plan [Revised]

- + Planters reconfigured to provide additional separation between bedrooms and the communal pool deck.
- + Revised terrace spaces for improved resident amenity.
- + Screening added for occupant privacy.







# Sustainability & Servicing

## DRP 01 Feedback

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“The **Green Star rating system** and certification process through the Green Building Council Australia was cited by Panel members.”

Refer DA 10 Principle report for Sustainability Initiatives.

“The **technical wind assessment** is to consider the **adjacent towers**. The findings of the technical wind assessment are to ideally be provided to DRP prior to DA lodgement.”

Refer to technical wind assessment report in DA submission.

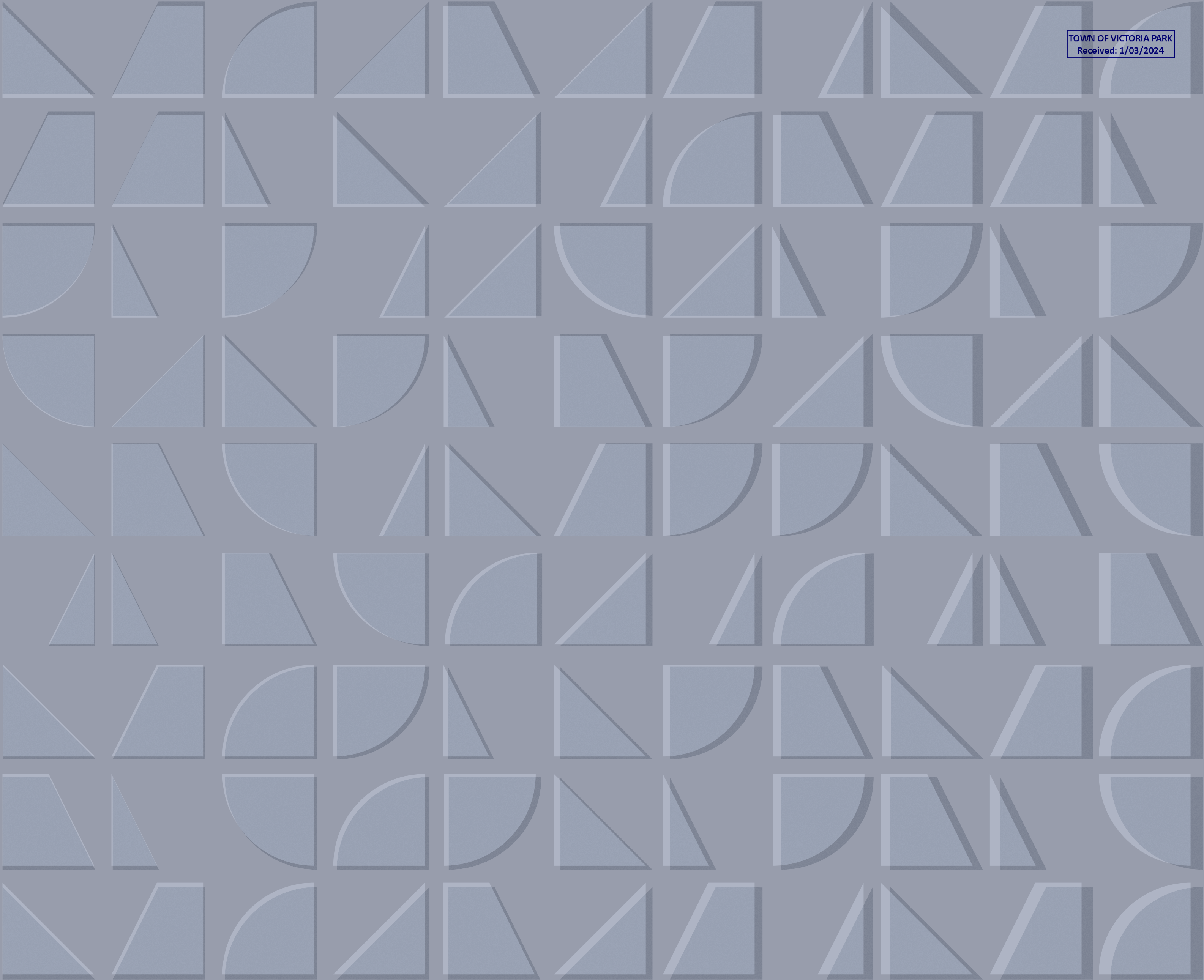
“Please include **further details on servicing**. Such details include roofing, solar PV panels, mechanical car park ventilation, riser locations and external access to fire pump room.”

Refer to Architectural Drawings attached.



# Architectural Drawings.





TOWN OF VICTORIA PARK  
Received: 1/03/2024



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