

DEVELOPMENT APPLICATION REPORT 142-144 CELEBRATION BOULEVARD, (LOT 1159-1160), CLARKSON

PREPARED BY MJA STUDIO ON BEHALF OF NOW LIVING - OCTOBER 2016



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INTRODUCTION

This report has been prepared by MJA Studio on behalf of NOW Living in support of a planning application for 13 residential apartments over 2 storeys with associated car parking at Lots 1159-1160 Celebration Boulevard, Clarkson. The proposed development consists of a range of 1 and 2 bedroom apartments ranging in size from 50m² to 81m². This report is accompanied by a survey and an architectural drawing set (A1.01- A1.08).

This report includes a description of the following elements:

- Site and locality
- Explanation of proposed development
- Outline of design approach
- Key outcomes of design
- Overview of relevant planning and design issues

SITE & LOCALITY

The site is an amalgamation of 2 x 360m² lots for a total 720m² portion of land at 142-144 Celebration Boulevard. The intention is to amalgamate the 2 lots once a DA approval is received. The site falls approximately 3.3m from east to west and is currently vacant.

The site is bound by Celebration Boulevard to the east and Hatton Lane to the west. The northern boundary fronts onto Cherokee Park. The southern boundary faces onto a vacant lot. There are no existing mature trees on the site.

The site is well connected to local amenities including Clarkson Train Station at a distance of approximately 300m and restaurants, cafes and shops on nearby Ocean Keys Boulevard.

SITE CONTEXT PHOTOS

VIEW OF EXISTING CONTEXT ALONG CELEBRATION BOULEVARD



VIEW OF EXISTING CONTEXT ALONG HATTON LANE



SITE ANALYSIS - CONTEXTUAL OPPORTUNITIES & CONSTRAINTS

- 1 - SITE
- 2 - CHEROKEE PARK
- 3 - VACANT LOT
- 4 - 2 STOREY RESIDENTIAL
- 5 - 2 STOREY RESIDENTIAL
- 6 - OCEAN KEYS BOULEVARD

- 7- ON STREET PARKING TO BOTH SIDES OF CELEBRATION BOULEVARD
- 8 - TO CLARKSON TRAIN STATION
- 9 - PREVAILING SUMMER BREEZES
- 10 - SOLAR DIAGRAM



3.0 DESCRIPTION OF PROPOSAL

The proposed development on Celebration Boulevard consists of 13 apartments spread across two levels. The apartment mix comprises of six 1 bedroom, 1 bathroom apartments, six 2 bedroom, 2 bathroom apartments and one 2 bedroom, 1 bathroom apartment ranging in size between 50m² to 81m².

The site has a slope of around 3.3m from the eastern to western boundary. This topography allows for on grade vehicle access off Hatton Lane for residents into a secure undercroft. This undercroft consists of 16 car bays plus an additional 4 Tandem Bays. Including the Tandem bays this allows a single bay for all 1 bed apartments and 2 bays for each of the 2 bed apartments. 4 secure bicycle parking bays have been provided in the undercroft for residents with an additional 2 bicycle parking bays provided for visitors adjacent to the pedestrian entry off Celebration Boulevard.

Access to the apartments is via a central stair well. An atrium is provided over the undercroft stair landing to allow for natural light penetration. The car park is screened from the laneway with the use of a security fence which also aids in the ventilation of the car park.

On grade parking access has been provided for 2 visitor bays off Hatton Lane outside the secure area. This is 1 bay less than the 3 visitor bays required by the R-Codes in this case. We are seeking discretion for this single bay with the following considerations in mind:

- There is a significant street parking allowance along Celebration Boulevard, including 2 bays directly in front of the pedestrian entrance to the development.
- There is a requirement in the structure plan for parking to be access from the laneway (Hatton Lane). The Limited length of this laneway for site access limits parking and reversing space for visitor bays (given the need for waste services and an undercroft entry along this length).
- In lieu of a third visitor bay a generous landscaping area has been provided at the northern end of the laneway facing on to the Cherokee Park footpath.

Celebration Boulevard is the 'formal' address of the proposed development, with pedestrian access off the adjacent footpath to a central landscaped courtyard. Landscape planters have also been proposed along the eastern boundary to address the footpath. The building mass at the ground floor has been set back from the street to emphasize the street entry and to break up the facade facing on to the street.

Due to the slope of the site the majority of the ground floor units sit above the ground level on the boundaries with the exclusion of the 2 east facing units which have surveillance from celebration boulevard. This site fall allows the balustrades to act as fences along the northern boundary for the residents.

The built form has been carefully considered to reduce the perception of bulk. There is a defined plinth where the ground floor is setback. A floating white box for the first floor becomes the visual focus, with the top floor recessed and coloured in charcoal where the building wraps around to the park facade. The elevations play with depth and solidity beaking up the form both horizontally and vertically.

Provision for glazing and balconies on the Northern, Eastern and Western elevations provides passive surveillance for the Park, Celebration Boulevard and Hatton Lane.



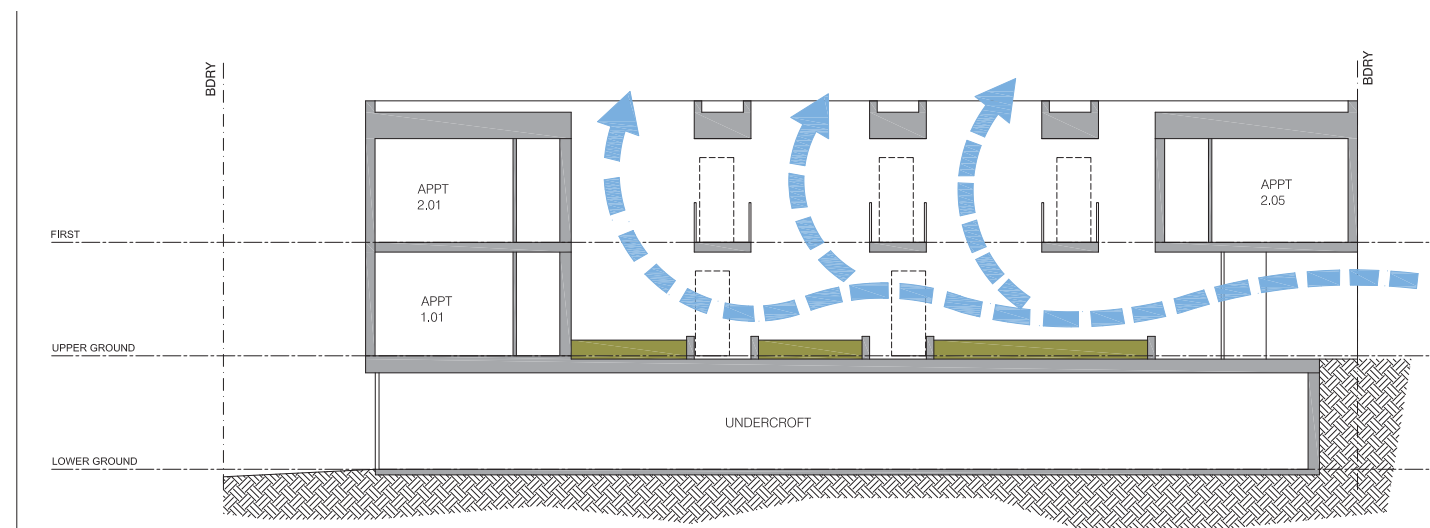
VIEW FROM CELEBRATION BOULEVARD PEDESTRIAN ENTRY

DESIGN APPROACH - PLANNING

Maximizing orientation towards the park and sunlight to the North played an important role in the planning. The majority of Apartments have been designed to be dual aspect to allow cross ventilation and to prioritize the Northern aspect which is available to the living areas and balconies of 9 out of the 13 apartments. This dual aspect approach has been achieved with the use of a central courtyard atrium space with penetrations to allow light and ventilation into the centre of the building. As the site is bound by roads and a park on 3 sides ventilation is available for the majority of the building perimeter. The 3.3m slope across the site has been used to provide an undercroft garage accessed from Hatton Lane allowing the majority of services and parking facilities to be concealed from view and placed partially underground.



GROUND FLOOR PLAN



SECTION, EAST TO WEST THROUGH CENTRAL ACCESS CORRIDOR



STREETScape OF PROPOSED DEVELOPMENT FROM CELEBRATION BLVD

DESIGN APPROACH - MASSING

METHODS USED TO REDUCE VISUAL BULK

- STEP BACK BUILDING AT STREET LEVEL ON CELEBRATION BLVD
- VISUALLY OPEN ENTRY FACING STREET TO SEE THROUGH BUILDING
- DARK COLOUR AND SETBACK TO FIRST FLOOR
- APPLICATION OF CONTRASTING MATERIALS
- POSITION BALCONIES TO FACE PARK CREATING NEGATIVE SPACE AT BUILDING CORNERS AND TO NORTHERN BOUNDARY
- PROVIDE FLAT ROOF TO MINIMIZE HEIGHT
- DARK COLOUR AND SETBACK TO UNDERCROFT WALLS



VIEW FROM NORTH/ EAST

DESIGN APPROACH - CONTEXT APPROPRIATE MATERIALITY & FORMS

A layer of complexity and depth is added through the materials chosen and forms utilized. A survey of the surrounding housing stock was taken to ensure the proposed development responded to the existing Clarkson vernacular, shown below. The palette has been employed to break up the visual mass of the development wherever possible including the use of expressed white frames, rough textured face brickwork, dark coloured charcoal render, light grey and vibrant greens.

CONTEXT OBSERVATIONS



MASONRY FRAMED BALCONIES



EXTRUDED BOX CORNER ELEMENTS



CLARKSON TRAIN STATION



FACE LIMESTONE RETAINING WALLS



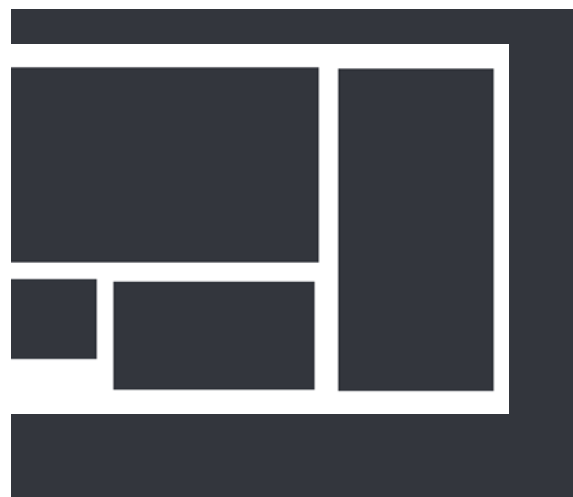
FACE BRICKWORK



RENDER FINISH



PLANTING FACING ON TO PUBLIC FOOTPATHS



DARK COLOUR PLINTH AND FIRST FLOOR



DARK TOP STOREY REDUCES VISUAL BULK



EXPRESSED FRAME WITH BALCONY NEGATIVE SPACE REDUCES OVERALL MASS



FLOATING WHITE BOX TO CREATE VISUAL FOCUS

MATERIALS AND TEXTURES



FACE BRICKWORK PLANTER

PROJECTING WHITE BALCONY CORNER ELEMENT

EXPRESSED WHITE FRAME

GREEN INFILL

DARK COLOURED SET BACK PLINTH TO UNDERCROFT

GLASS BALUSTRADING

CHARCOAL COLOURED SET BACK FASCIA

LANDSCAPING WHERE LANEWAY MEETS PARK



VIEW FROM PARK TO NORTH



VIEW FROM NORTH/ WEST

CELEBRATION BOULEVARD, CLARKSON
MULTI-RESIDENTIAL DEVELOPMENT: CONCEPTS



KEY DESIGN OUTCOMES

The following is a summary of key design outcomes of the proposal:

- Highly considered building design, perceived mass of development reduced through built form and materiality
- Passive surveillance to park and streetscape, creating a safer environment
- Distinct pedestrian access point from Celebration Boulevard
- Landscaped atrium to provide comfortable access to every apartment and allow sun penetration and cross ventilation to the centre of the building.
- Efficient apartment design, maximizing usable living areas
- Dual aspect apartments allow for good cross ventilation and solar access
- Landscaping adjacent to public footpaths
- Services and parking screened from view



PLANNING CONSIDERATIONS

The proposed development is a 720m² portion of land for Lots 1159 and 1160 Celebration Ave. The site is currently vacant. The intention is to amalgamate the 2 lots once a DA approval is received.

The land is zoned 'Urban' with a density coding of R80 under the provisions of the City of Wanneroo Lot 16 Clarkson Drive Agreed Structure Plan.

The proposed development is for 13 one and two bedrooms apartments ranging between 50m² - 81m².

The site is an ideal location for multiple dwellings given its proximity to the Clarkson Train station and transit precinct and Ocean Keys Boulevard shops and services.

The development has a plot ratio of 1.22, exceeding the R80 requirement of 1.0. Given the location of the site we believe that this increase in plot ratio reflects a density which will maintain its relevance in the future. MJA Studio believes that the considered design approach minimizes any negative outcomes of the increased plot ratio. The development remains within the height limit as per the R codes.

Given that the Eastern, Northern and Western are roads or parkland and the Southern boundary is a parapet boundary wall there are no issues with overlooking from the proposed development.

The balconies facing Cherokee Park, Hatton Lane and Celebration Boulevard ensure passive surveillance to all public areas. The balconies exceed the required minimum outdoor living area requirements.

Landscaping opportunities adjacent to public footpaths and the central courtyard have been utilized where the floor plan allows.

All apartments have been allotted a storage area as required by the R-codes.

ADDITIONAL CONSIDERATIONS

Waste Management

The requirements of the City of Wanneroo in this case would be for the allowance of 2 x 240L bins per unit for a total of 26 bins which are required to be positioned on a hardstand for side arm pickup. As the constraints of the site would not allow for this to be achieved along the laneway, private Waste management is proposed with bins being directly accessed by truck drivers from a bin store located on the South West Corner of the site. Given the site constraints this is the logical position for these services.

Stormwater management.

Storm water for the development will be disposed of via soakwells on-site to the satisfaction of the City of Wanneroo, the detailed calculations of which will be provided with the building permit application.

Sustainability:

Sustainable aspects of the proposal are achieved with a holistic approach which starts at a first principle level of schematic design. There is an increased design life through a density which will maintain its development in the future.

Apartments are dual-aspect, maximizing solar access and cross ventilation with a particular emphasis on providing as many north facing apartments as possible. All apartments are set around a central, open air atrium to maximize solar access and cross ventilation.

Landscaping will include water-wise planting where appropriate. High efficiency rated hydraulic fixtures will be used.

CONCLUSION

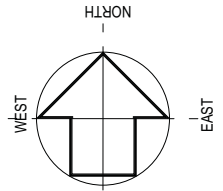
The residential development proposed for Lots 1159 and 1160 Celebration Boulevard incorporates contextually appropriate design with an emphasis on street and park activation, cross ventilation and solar access. Careful planning and considered facade articulation ensure the building respectfully sits within the existing context.

The development has the following benefits:

- Provides a quality contemporary residential development that is responsive to the surrounding vernacular housing yet remains a unique interpretation
- Adequate car parking for residents and visitors
- Internal courtyard atrium to provide comfortable access to every apartment and allow sun penetration and deep into the building.
- Dual aspect apartments allow for good cross ventilation and solar access to every apartment and maximizes north facing living spaces
- Landscaping provided to park and Celebration Ave boundaries.

The proposed development is a unique response to the site and surrounding housing stock. MJA Studio believe it is an appropriate scale and density for the site and a positive addition to the suburb of Clarkson. Approval is therefore respectfully requested.

WARNING!
BOUNDARY RE-PEG SURVEY
REQUIRED TO CONFIRM PEG POSITIONS



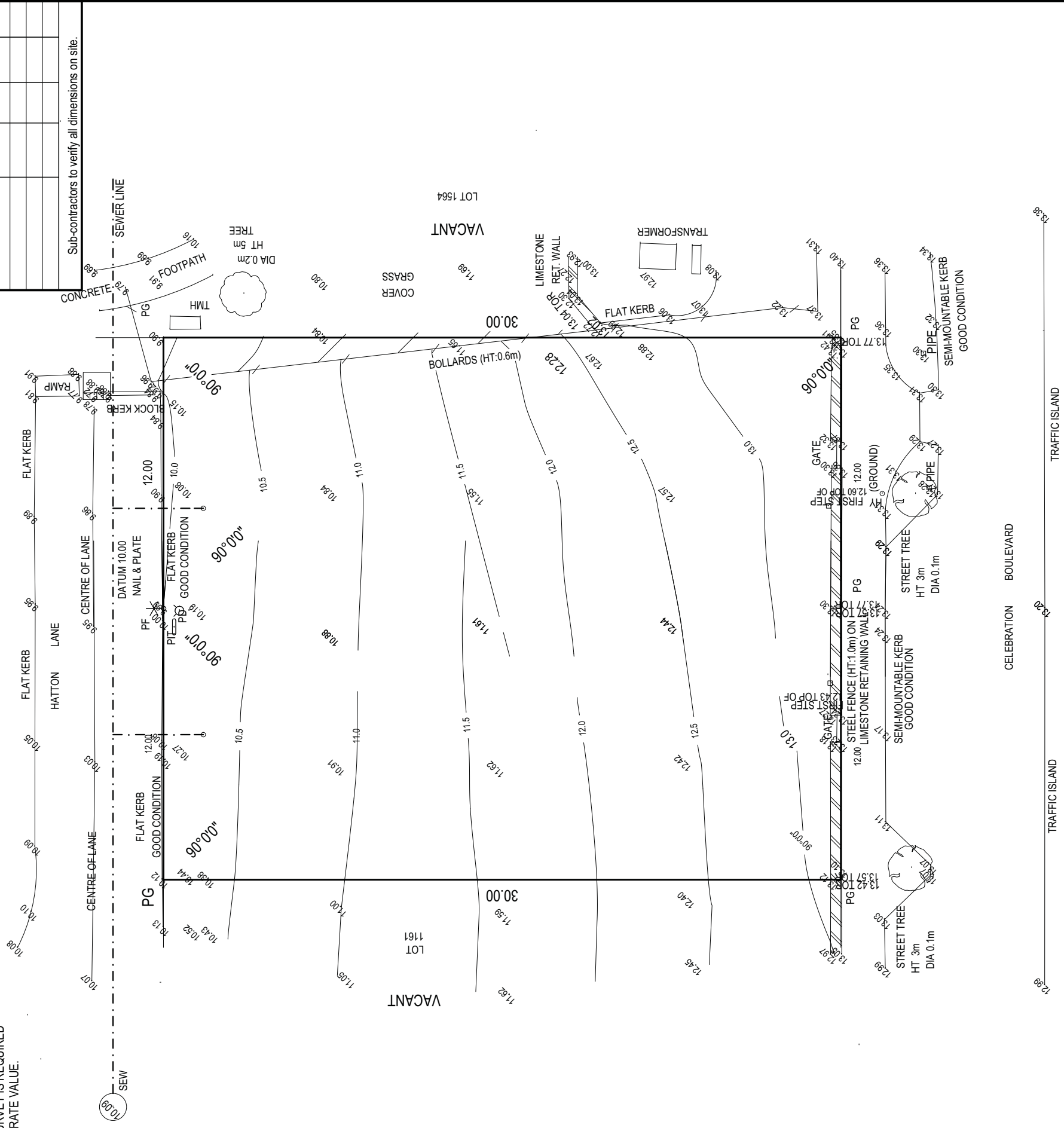
LOT 1159 & 1160

720sqm
SANDY

NOTE: BOUNDARY POSITION AS PER ALIGNMENT REQUIRES REPEG SURVEY
NOTE: APPROXIMATELY 3.2 Km FROM COAST LINE

NOTE: ADD 4.55 TO ALL LEVELS ON PLAN TO OBTAIN APPROXIMATE A.H.D. LEVELS. THIS VALUE DERIVED FROM WATER CORP. AS CONSTRUCTED RECORDS & MAY NOT BE EXACT. AN A.H.D. SURVEY IS REQUIRED TO OBTAIN AN ACCURATE VALUE.

SEW CONN POSITION APPROXIMATE ONLY
SEW INV. 8.06
UP. 1.40
DEPTH. 0.69m



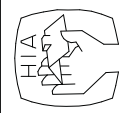
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LOT	1159-1160 CELEBRATION BOULEVARD AUTHORITY			MAP REF.	WANNEROO	SERVICE INFORMATION			SEWERAGE	YES	DEPTH	69m
SUBURB	CLARKSON	MAP REF.	189 10 27	AREA	ESTABLISHED	WATER	YES	PRELAIN				
PLAN	49180	C/T Vol.Fol.	2620 / 585	WATER SV	STOP VALVE	TELSTRA	YES	BTC	POWER	UIG		
DATE OF SURVEY		SCALE	1:200	SEWERAGE	SEW SEWER MANHOLE	IS	HYDRANT	FP	FLUSH POINT	METER	WATER METER	
JOB No.	OURS: 180430	YOURS:	PROJECT 450 DOH	POWER	CONSUMER POLE	PP	INSPECTION SHAFT	IO	INSPECTION OPENING	GAS	GAS METER	
				STORMWATER	SW MANHOLE	SW	LAMP POST	LP	STAY POLE	SP	PD POWER DOME	
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											DATUM / CONTROL	

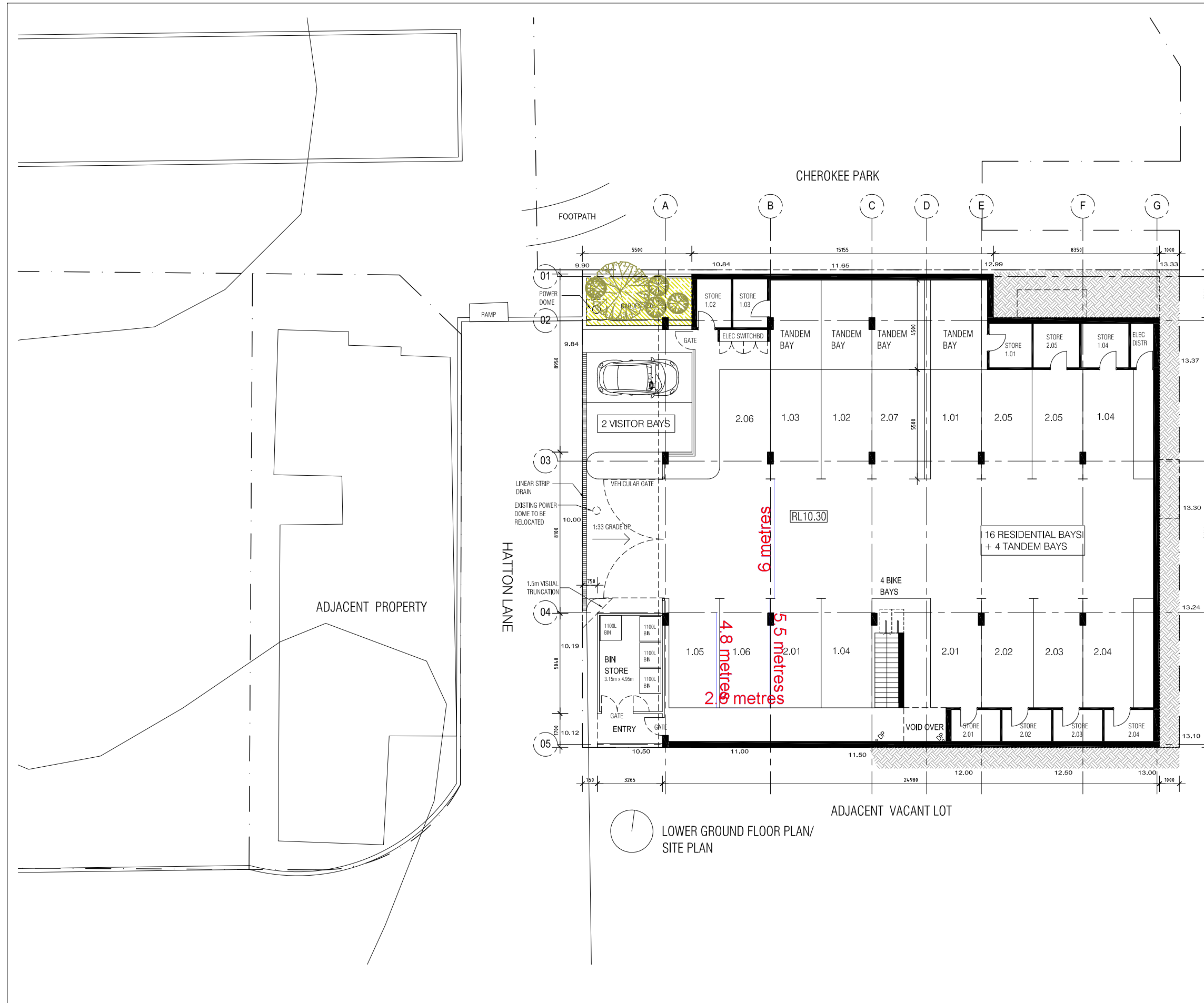


AUTOMATED SURVEYS
LICENSED SURVEYS AND DEVELOPMENT CONSULTANTS

P.O. Box 1646
West Perth
W.A. 6015
Telephone: +61 (08) 924 1777
Facsimile: +61 (08) 924 1778

The information on this drawing is current as at the date of survey.
Services are to be confirmed with relevant Authorities.
This includes without limitation:
Sewerage, Water Supply, Drainage, Power Supply, Gas Supply & Communications.
Further interests / notifications / encumbrances may be listed on the Certificate of Title.
Location of boundary in relation to tenors or boundary markers is not guaranteed.
Boundary is placed arbitrarily as per best fit. Repeg Survey will be required.
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SITE AREA 720m ²			
PLOT RATIO	1.0 = 720m ²		
RESIDENTIAL =	879m ²		
TOTAL Plot Ratio	879m ²	1.22PR	
PARKING			
	REQUIRED	PROVIDED	
RESIDENTIAL	13	16	
TANDEM	0	4	
RESI VISITORS	3	2	
TOTAL	16	22	

LEGEND
 13.00 EXISTING RELATIVE LEVEL

LOWER GROUND FLOOR PLAN/
 SITE PLAN



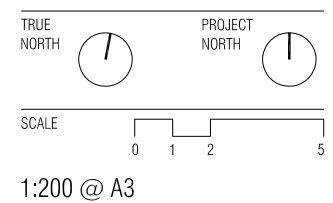
MJA_STUDIO | LEVEL 1, SUITE 6, 23 RAILWAY ROAD, SUBIACO WA 6008
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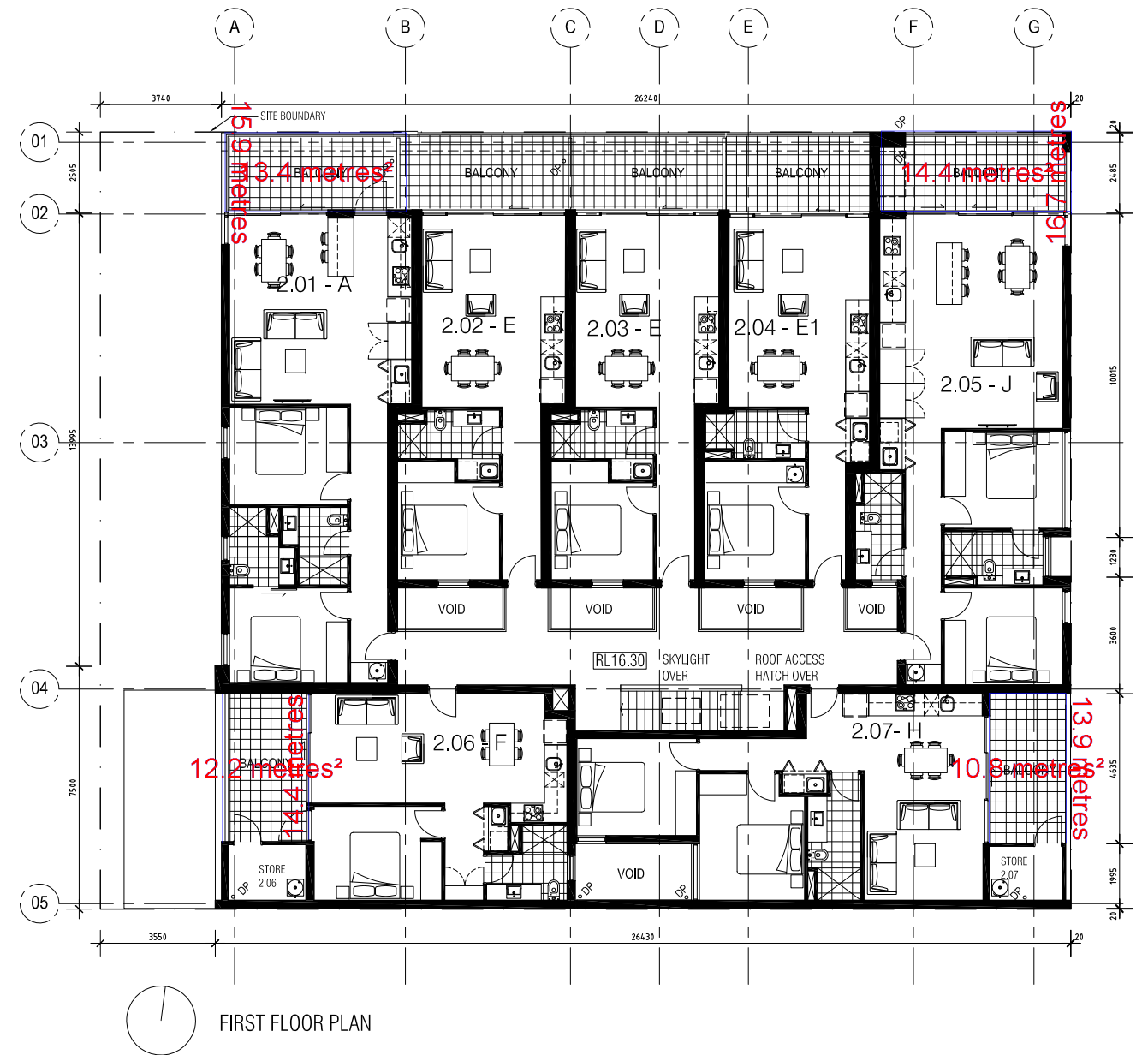
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PROJECT
 RESIDENTIAL DEVELOPMENT
 PROJECT ADDRESS
 1159-1160 CELEBRATION BLVD
 CLARKSON

MJA PROJECT NUMBER
 16055
 PROJECT STATUS
 DEVELOPMENT APPLICATION



DRAWING			
LOWER GROUND FLOOR PLAN			
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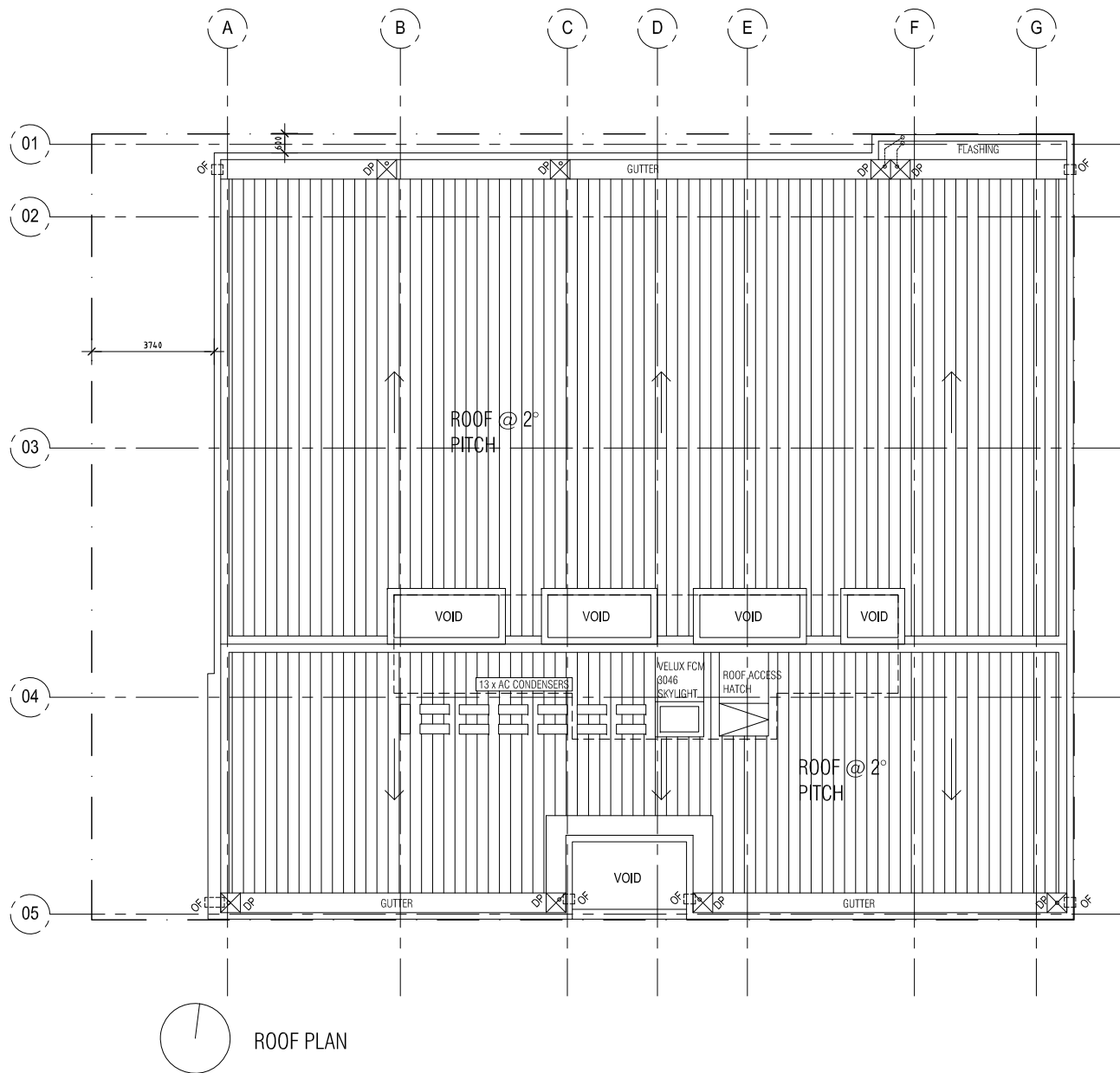
PROJECT

RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
1159-1160 CELEBRATION BLVD
CLARKSON

MJA PROJECT NUMBER
16055
PROJECT STATUS
DEVELOPMENT APPLICATION

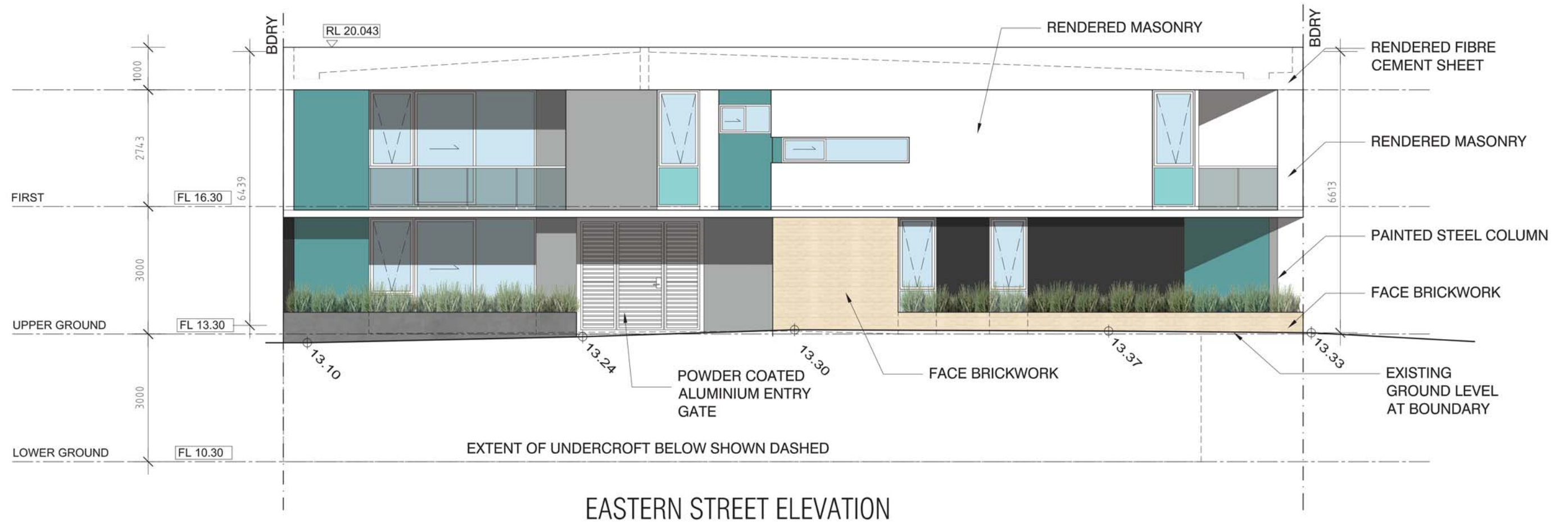
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AND FIRST FLOOR PLANS
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13 Apartments

	A	B	C	D	E	E1	F	G	H	J	TOTAL
	2 BED x 2 BATH	2 BED x 2 BATH	2 BED x 2 BATH	2 BED x 2 BATH	1 BED x 1 BATH	1 BED x 1 BATH	1 BED x 1 BATH	1 BED x 1 BATH	2 BED x 1 BATH	2 BED x 2 BATH	
	76	67	71	78	50	50	50	52	63	81	
LG											
UG	1	1	1	1			1	1			6
1	1				2	1	1		1	1	7
TOTAL	2	1	1	1	2	1	2	1	1	1	13
	152	67	71	78	100	50	100	52	63	81	814
6 x 1x1 APARTMENTS 1 x 2x1 APARTMENTS 6 x 2x2 APARTMENTS RESIDENTIAL BAYS - 16 BAYS (+ 4 TANDEM BAYS) VISITOR BAYS - 2 BAYS TOTAL BAYS - 22 BAYS											






REV.	DATE	AMENDMENT
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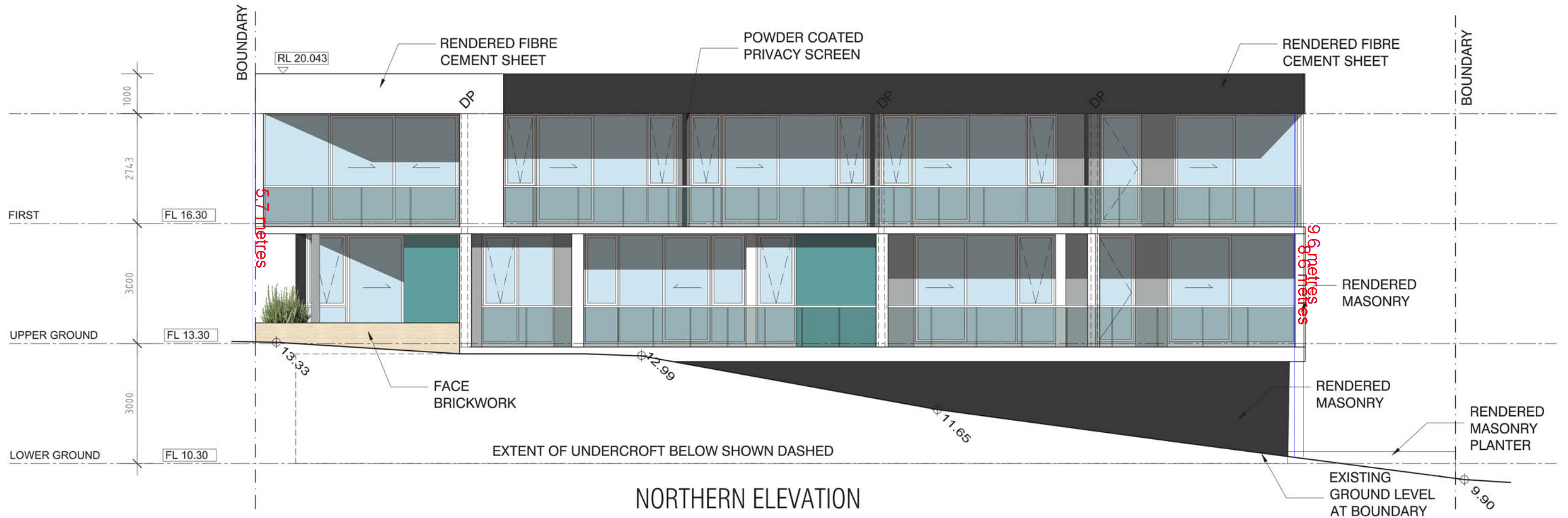
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RESIDENTIAL DEVELOPMENT

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1159-1160 CELEBRATION BLVD
CLARKSON

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TRUE NORTH

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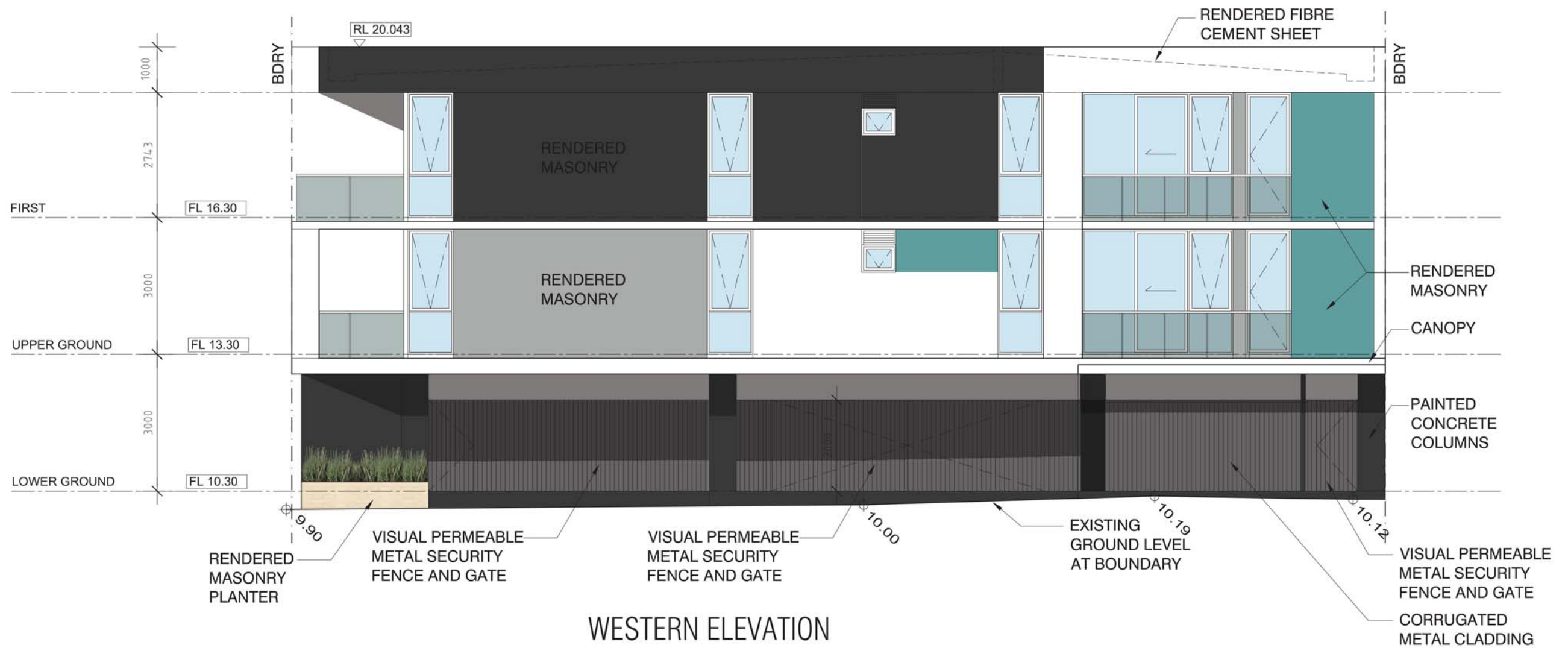
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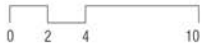
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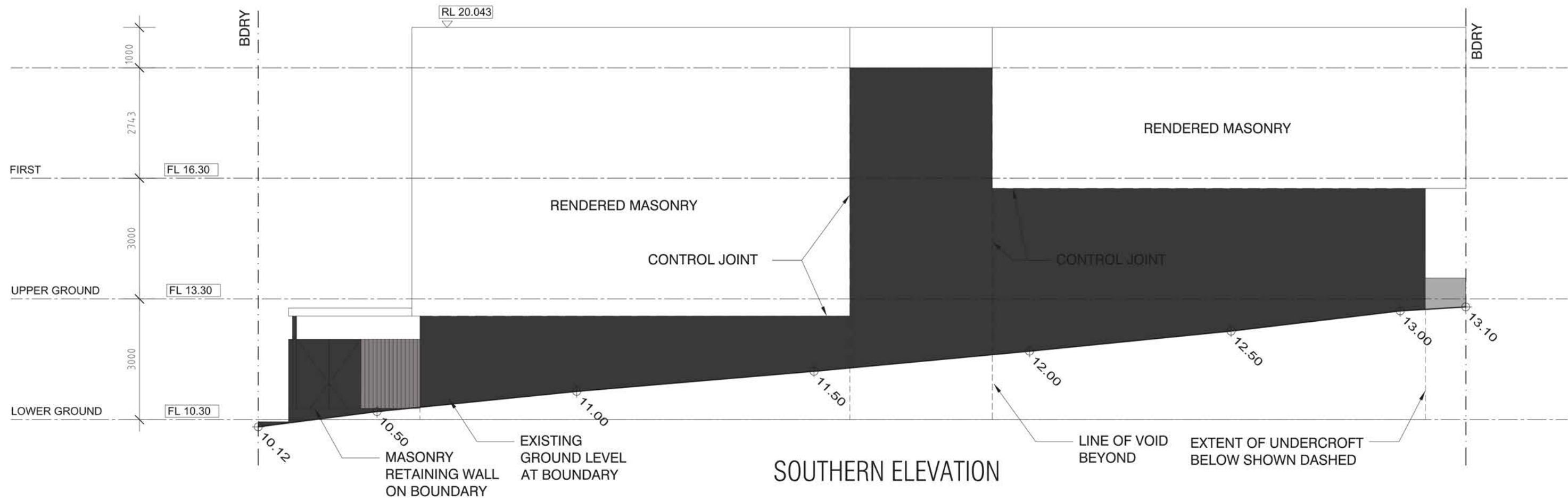
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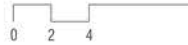
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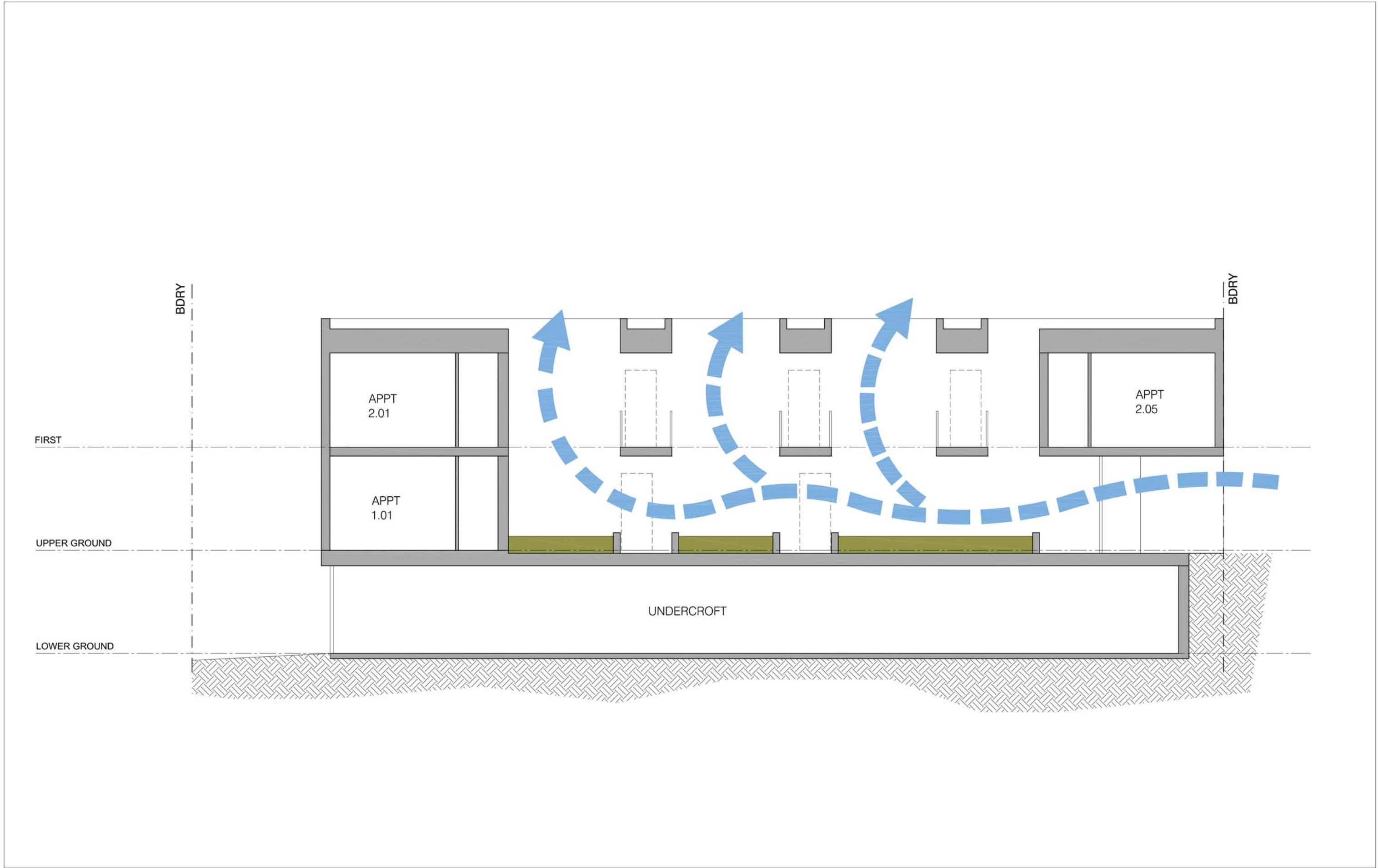
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TRUE NORTH  PROJECT NORTH 

SCALE  0 2 4 10

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DRAWING
 SECTION EAST/WEST

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