

City of Wanneroo DESIGN REVIEW PANEL

28 March 2019

Nicheliving®



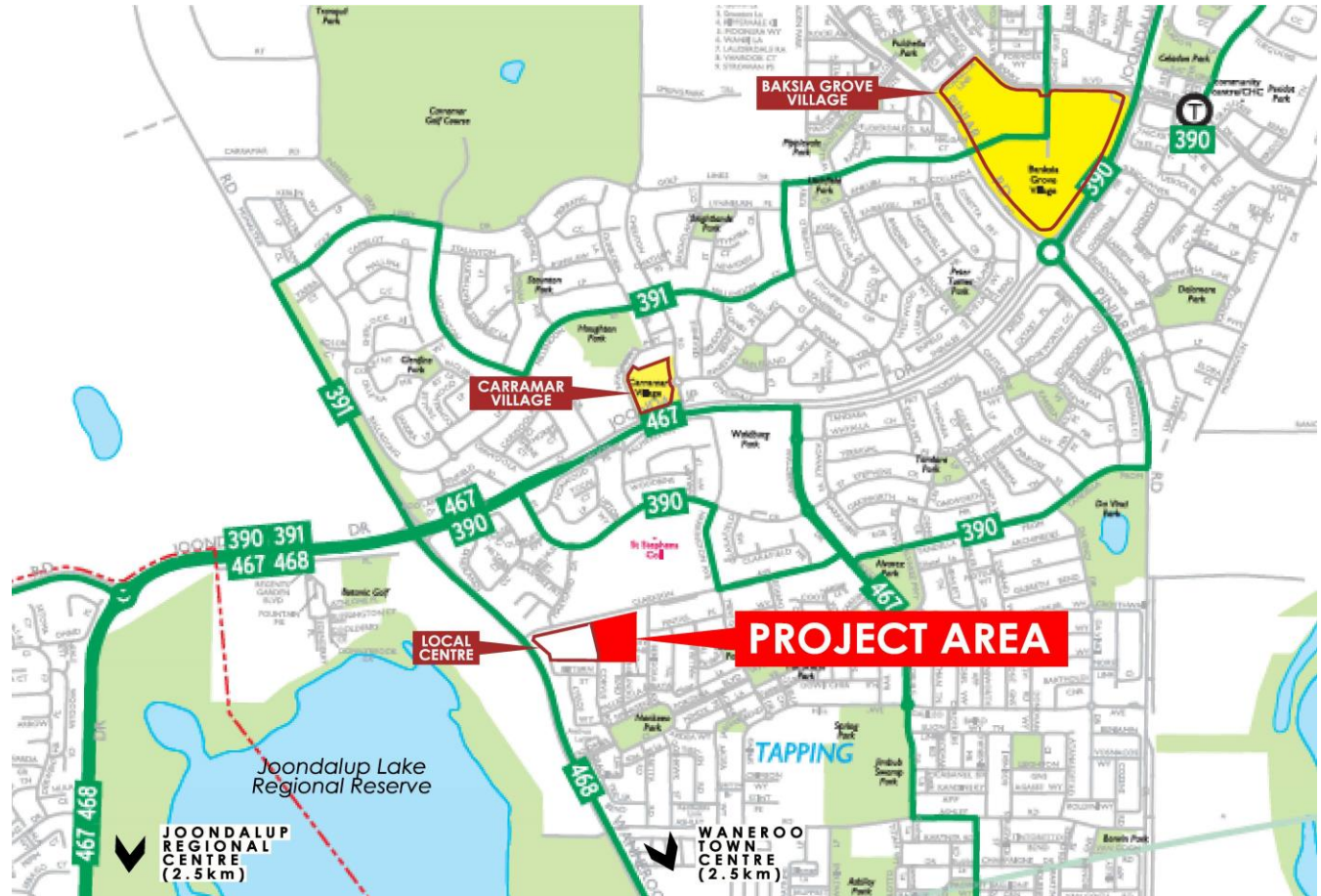
ZUIDEVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN

 **LD TOTAL**

Taylor
Burrell
Barnett 

CONTEXT & CHARACTER

- Gateway location at corner of Clarkson Ave & Corvus Rd
- Opposite St Stephen's Playing Fields
- Opposite future Commercial Centre
- Nankeen Park 200m south
- Bus Stops 250m to east (Harrington St) / 350m west (Wanneroo Rd)
- Wanneroo & Joondalup both 2.5km away



CONTEXT & CHARACTER

- Site extensively cleared, but mature trees along Clarkson Avenue edge.
- Detailed Site Investigation underway (former Market Garden use).
- 4-6m fall westward across the site.
- Only views are along northern edge towards/across school playing fields.
- Hard retained/fenced edge along southern and eastern boundaries.



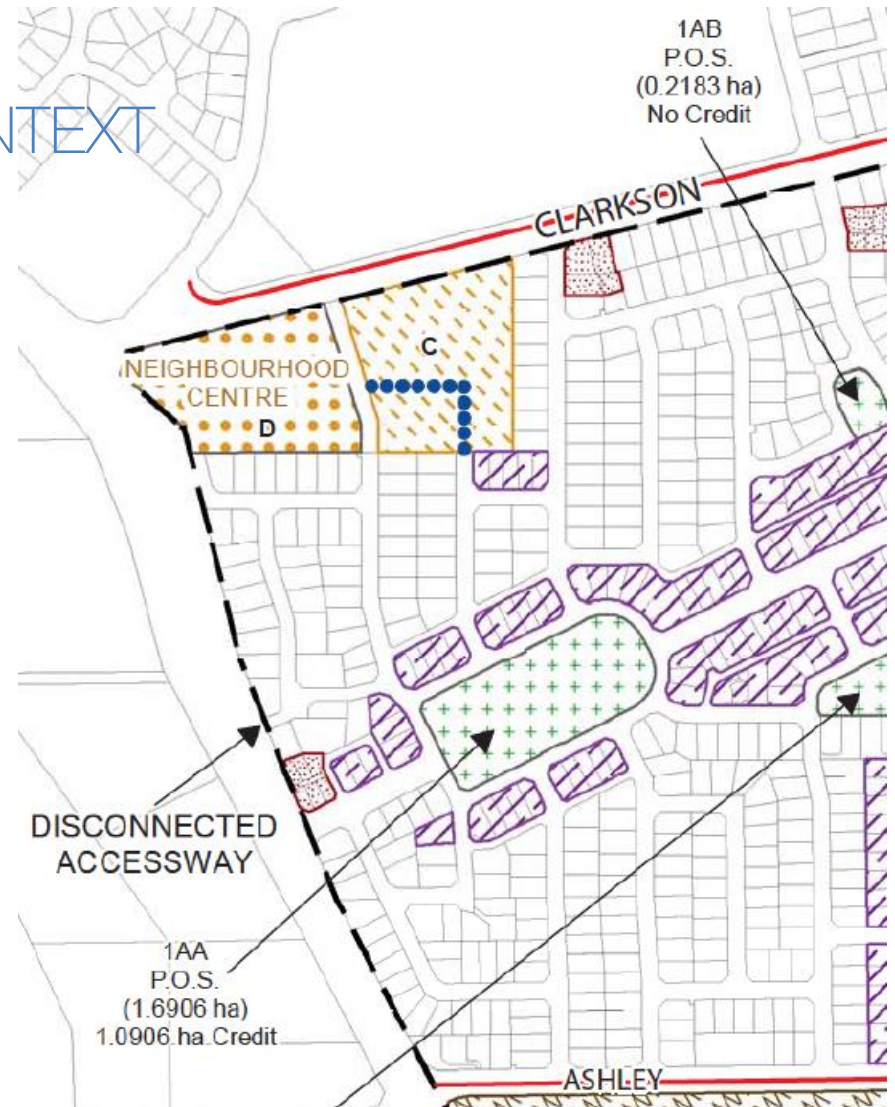
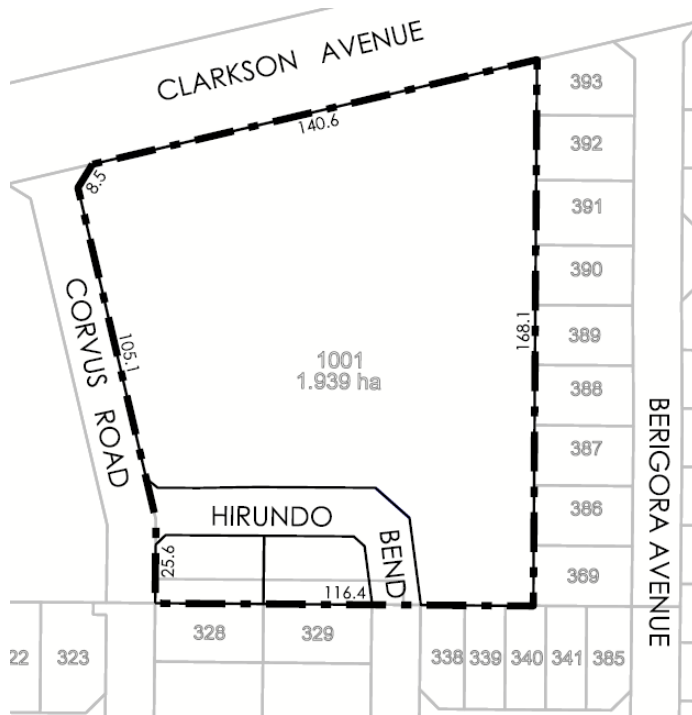
CONTEXT & CHARACTER

- Existing Residential along eastern/southern boundaries.
- Typically single-storey, pitched roof housing of varying colours, some with gables. Walls generally face brick and/or rendered.
- Front retaining relatively common due to natural contours.



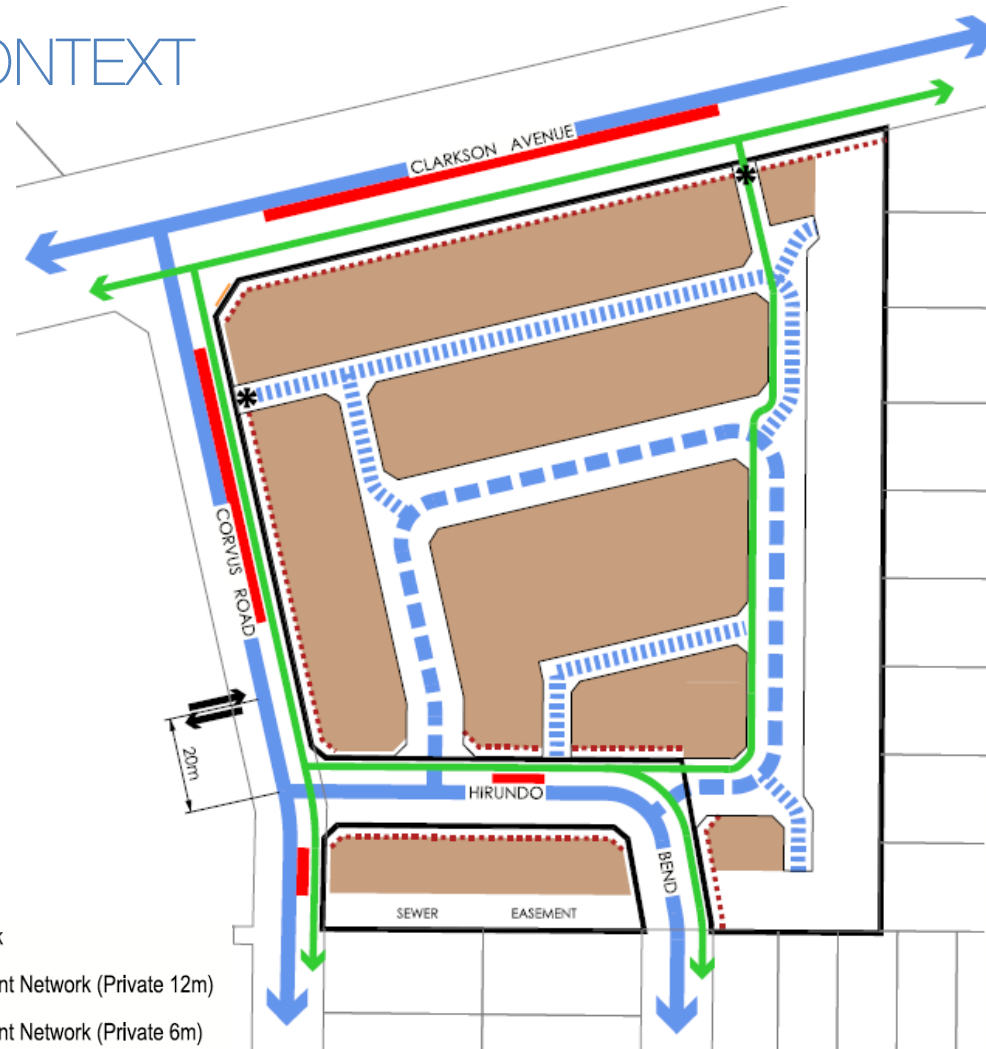
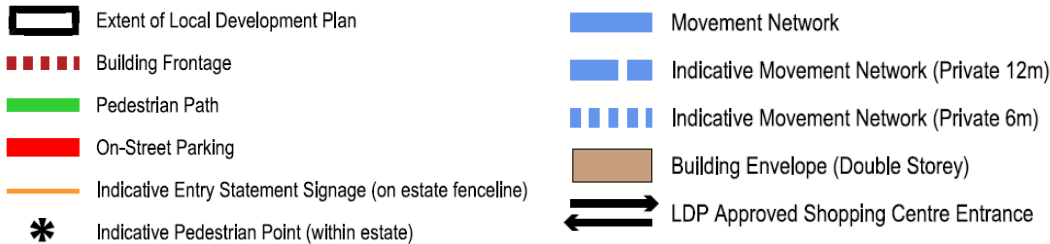
STATUTORY PLANNING CONTEXT

- Cell 1LSP Requires Hirundo Bd to extend through site to Corvus Rd.
- Road Alignment & 3 x Strata-Scheme Extents approved via WAPC #157216.



STATUTORY PLANNING CONTEXT

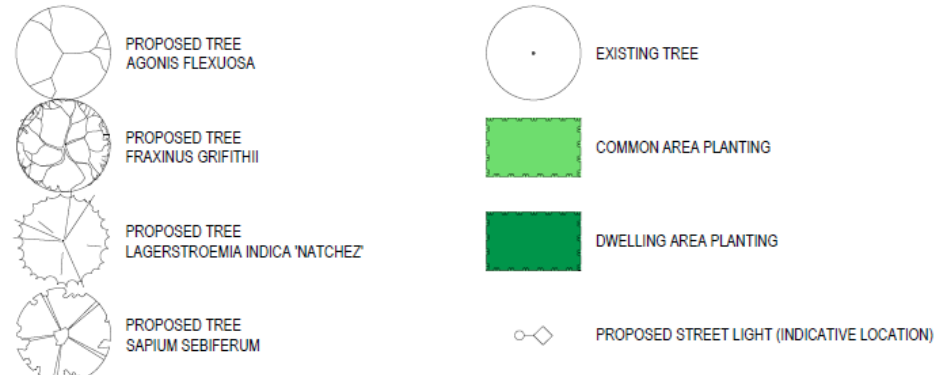
- Number of fundamental design elements established through preceding LDP Process.
 - Basic Road & Pedestrian Network
 - Parking Embayments
 - Housing Orientation
 - Height Requirements
 - Recognition of Sewer Easement
 - Nil (Internal) Side Boundary Setbacks
 - Permeable Front Fencing



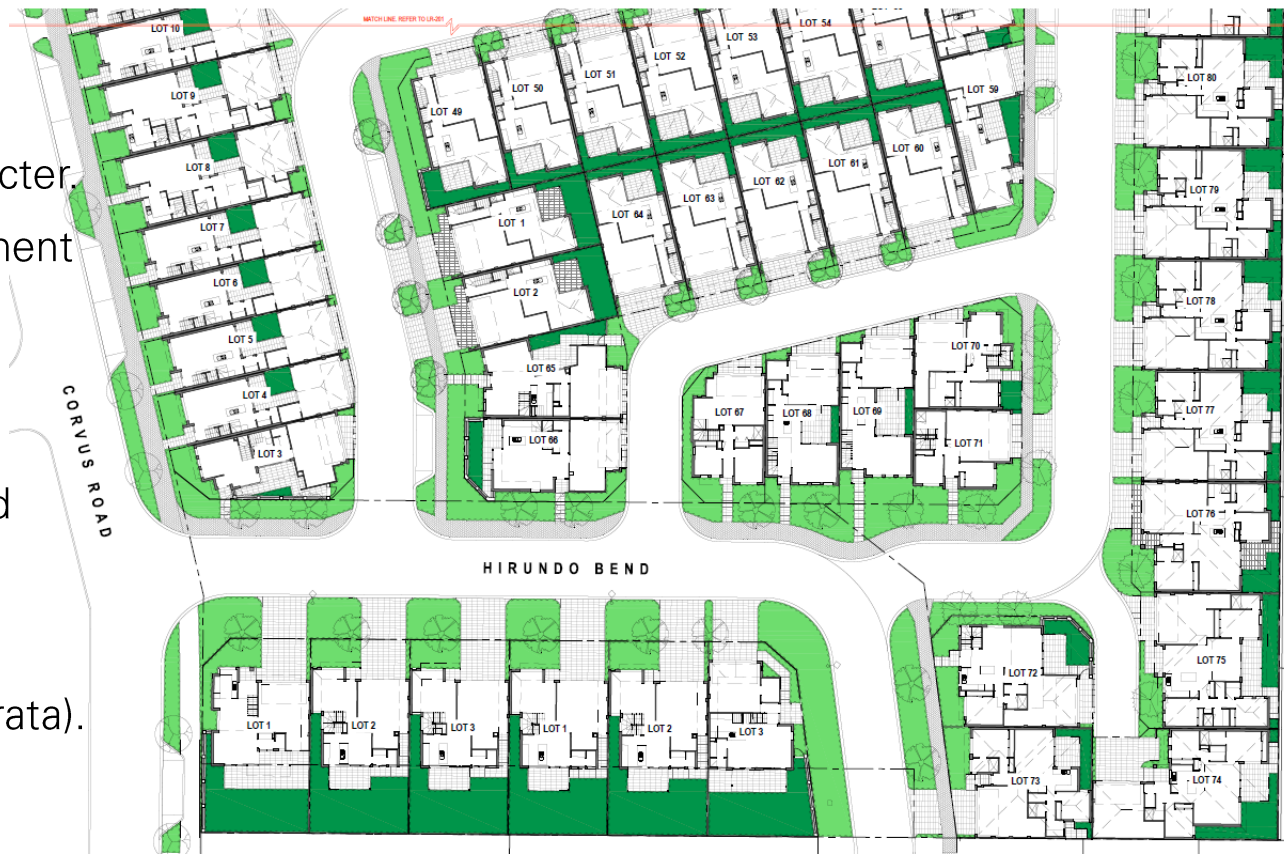
LANDSCAPE QUALITY

- Retention of existing mature trees along Clarkson Ave.
- Street trees proposed internally wherever possible to create shady streetscapes for people to travel safely and with ease, connect and even collect from (rosemary).
- Solar Benefits of Orientation maximised by choice of tree location, species and size.
- Courtyard designs provide additional greenery within privatised spaces.

LEGEND:



- Species mostly natives /endemics, chosen for microclimate and local character.
- Species selected to compliment materiality including; tone, texture, scale and form.
- Variety of plant heights & colours proposed to create layering, massing/mixing and surveillance.
- Plantings irrigated, plus soil conditioner and mulch (thereafter maintained by Strata).
- Will establish rapidly and facilitate ease of long term maintenance.



PROPOSED TREE SELECTION:



PROPOSED GROUNDCOVERS:



PROPOSED SHRUBS:



BUILT FORM & SCALE

- 84 Dwellings, 27 Typologies plus flips and front elevation variations.
- Proposal deliberately seeks to provide greater housing diversity in locality (range of 2-4 bedrooms).
- Presents as double-storey to public streets, transitioning to single adjacent existing dwellings.
- Double-storey provides a strong urban form, both framing the future adjacent Centre and acting as gateway element along Clarkson Ave into Tapping.



BUILT FORM & SCALE

- Pitched roofs & light colours, consistent with character of surrounding built form.
- Two-storey dwellings vary in width to provide variety and visual interest.
- Terrace style development with matching parapet walls throughout.



FUNCTIONALITY & BUILD QUALITY

- Each dwelling designed with functionality in mind, habitable rooms connect with private open spaces.
- Room sizes/dimensions can be easily furnished and provide circulation spaces that connect in an efficient way (minimal wastage of space).
- Upper floors will be constructed using timber framing (built off-site as pods), hoisted into position.
- Typical of all Niche Projects material quality of high standard & low maintenance requirements.
- Double garage and storeroom for all, typically accessed via rear to minimise garage doors on the primary streets.
- Specific bin store alcove in a number of designs.

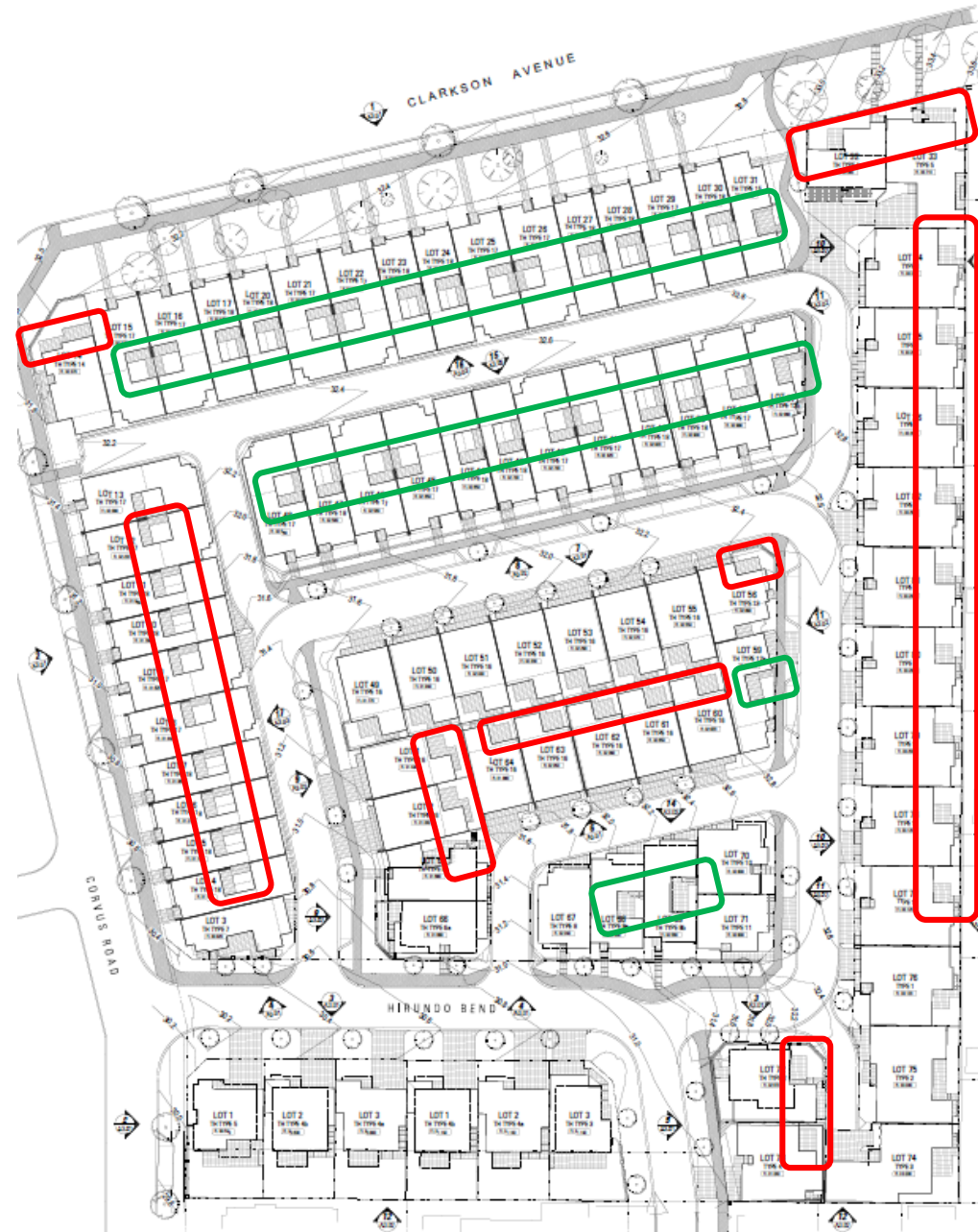


TOWNHOUSE TYPE 17 FLOOR PLAN



SUSTAINABILITY

- Passive solar design principles have been used wherever possible.
- Primary orientation north-south wherever possible, courtyards located (north side wherever possible or central to provide light well) to maximise solar access.
- Renewable timber products proposed for upper floor construction.
- Clean Tech will be the energy provider:
 - Specialist renewable energy supplier based in Perth.
 - Innovative company without the encumbrances of existing electricity retailers.
 - Primarily source renewable energy from their own biogas plant, meaning lower impact.

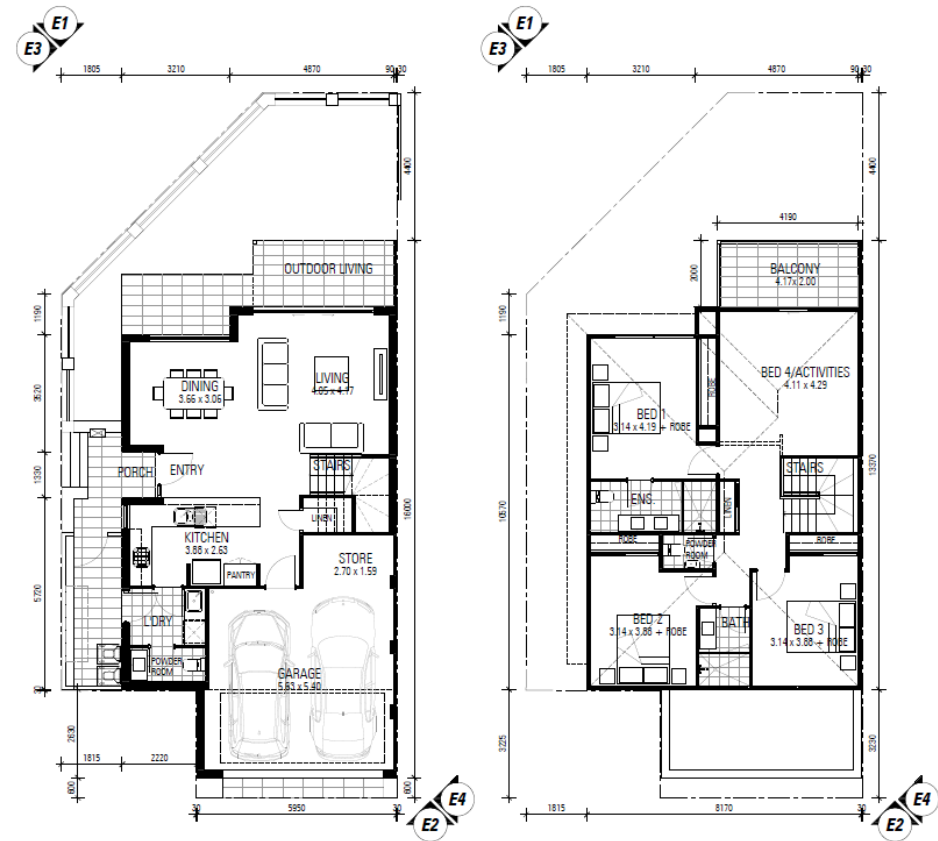


AMENITY

- Access to natural daylight, ventilation and outlook key considerations in all designs.
- Good quality spaces, indoor and outdoor, for occupants.
- Courtyards with semi-permeable fencing help to activate public edges.
- Covered entrances for all dwellings.



TOWNHOUSE TYPE 14 FLOOR PLAN



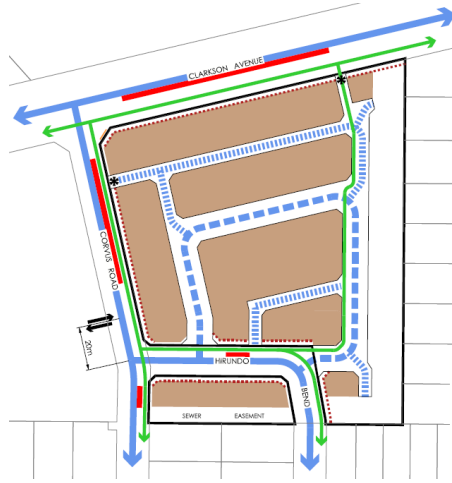
AMENITY

- Well located visitor parking internally to the development and externally in the existing streets.
- Permeable access through the site for pedestrians to access public transport, schools and future shopping facilities.
- Key pedestrian desire lines accommodated (school & shops)



LEGIBILITY

- Clear hierarchy of roads:
 - 15m for public
 - 12m for most private internal
 - 5-8m for access small number
 - 6m width for rear lanes
- Footpaths on almost every road, including dedicated pedestrian connections along key desire lines (where vehicle access is restricted):
 - north to playing fields
 - west to future shops



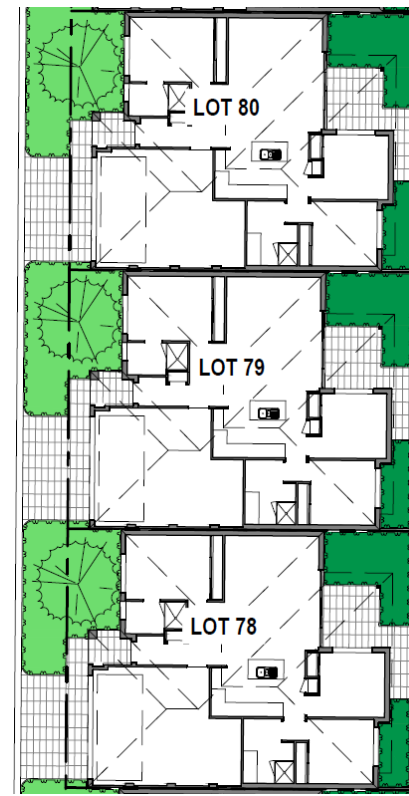
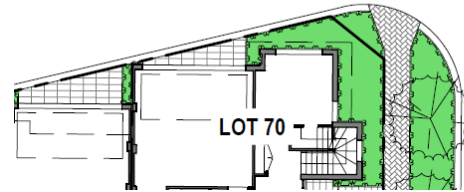
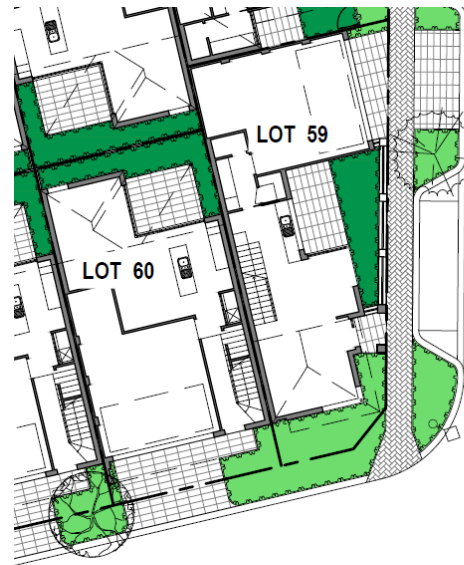
LEGIBILITY

- Well defined entrances to each dwelling, readily apparent to visitors.
- Pedestrian access from external streets wherever possible, including direct connections to visitor parking.
- Visitor parking spread throughout, for ease of use by all dwellings.



SAFETY

- All sections of the road network have housing fronting and providing passive surveillance
- Private road system to include light poles at intersections, plus wall mounted lighting along rear lane.
- Visual queues denote the change in environment from public to private (tree species reinforce road hierarchy).
- Not a gated community, footpath network through the site will remain publicly accessible.
- Balconies and OLA's abutting public roads encourage activity and passive surveillance of wider verges/parking embayments.



COMMUNITY

- Extension of Hirundo Bend provides better permeable access for access to shopping and public transport for residents located south of the site
- Not a gated community, footpath network through the site will remain publicly accessible (at all times).
- Mix of dwelling types provides diversity to the locality
- Single-storey dwellings in particular provide flexibility for 'aging in place' opportunities.
- Balconies and front setback OLA's (done in the manner proposed), facilitate passive surveillance and encourage social engagement.



AESTHETICS

- Design is sympathetic to existing housing through use of materials, roof pitches and colours.
- Variety of cladding materials and varying dwelling widths provide sense of individuality for each dwelling.
- Variety of housing styles and product (but with common elements so that it reads as one development).
- Highly articulated built edges.
- Front retaining stepped at lot boundaries, limited wherever possible, with stairwells and low level/permeable fencing (only) where necessary.

33.02

PROPOSED PAD LEVELS



PROPOSED RETAINING WALL (<500mm HEIGHT)



PROPOSED RETAINING WALL (>500mm HEIGHT)

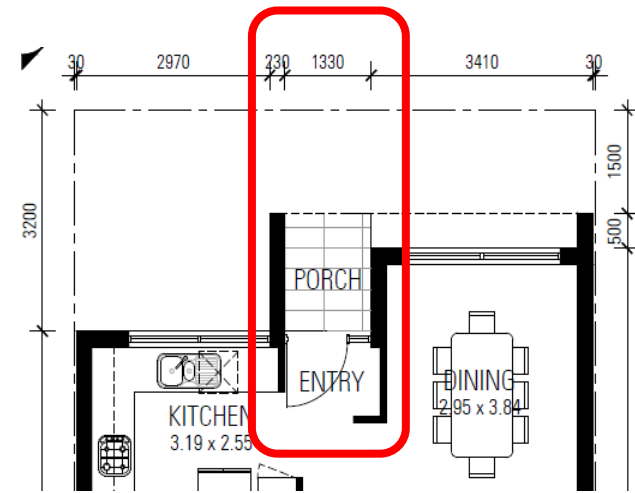


PROPOSED MODULAR WALL



ACCESSIBILITY

- Comprehensive footpath network throughout, with grades limited to 1:14.
- Flush kerbing internally to minimise level changes within common areas
- Affordable product aimed at encouraging first homeowners and local downsizers.
- All dwellings designed with wider/accessible front entrance.
- Intention to develop a portion of the houses to silver standard of Liveable Housing Australia.
- Garages have been specifically arranged wherever possible to allow supplemental visitor parking on driveways (not disrupted by footpaths)



KEY ISSUES – GARAGE DOMINANCE

- Only variation to deemed-to-comply requirements limited to small internal sections where lots front one-side and take rear garage access from the other.
- Reasonable compromise achieved through preceding LDP, based on lot orientation and access limitations.
- Balconies extend across dwellings where fronting, or at entrances on laneway side to improve appearance and passive surveillance on rear lane side.



KEY ISSUES – LANDSCAPING IN PRIVATE ROADS

- Maximised landscaping opportunities wherever possible.
- Balancing approached between front landscaping and private space.
- Use of common trenches internally, typically under private carriageways to maximise tree planting opportunities.
- Development easily exceeds minimum open space requirement.
- Involves 69 trees (approx. 1/260m²)



KEY ISSUES – OLA's & DRYING AREAS

- OLA's only in front setback areas in limited circumstances (corner lots / upside down houses).
- Along Clarkson Ave, verge ensures significant separation, OLA's help to activate/surveil that space.
- Where no secondary area, fencing or screening element can be used to hide clothes drying areas.
- For upside down houses, Niche have previously accepted a condition requiring provision of electric dryers.




THANK YOU

We shape exceptional places where communities prosper
and people belong.

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1 ELEVATION 1 - CLARKSON AVE
SCALE 1:200 @ A1



2 ELEVATION 2 - CORVUS RD
SCALE 1:200 @ A1



3 ELEVATION 3 - HIRUNDO BEND
SCALE 1:200 @ A1



4 ELEVATION 4 - HIRUNDO BEND
SCALE 1:200 @ A1



5 ELEVATION 5 - HIRUNDO BEND
SCALE 1:200 @ A1



6 ELEVATION 6
SCALE 1:200 @ A1



7 ELEVATION 7
SCALE 1:200 @ A1



8 ELEVATION 8
SCALE 1:200 @ A1

9 ELEVATION 9
SCALE 1:200 @ A1



10 ELEVATION 10
SCALE 1:200 @ A1



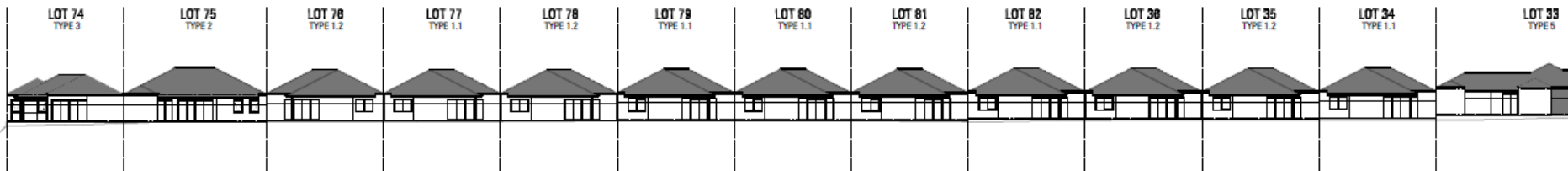
10 ELEVATION 10 - CONTINUED
SCALE 1:200 @ A1



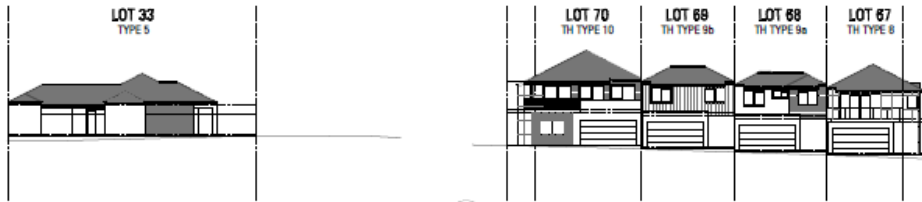
11 ELEVATION 11
SCALE 1:200 @ A1



12 ELEVATION 12
SCALE 1:200 @ A1

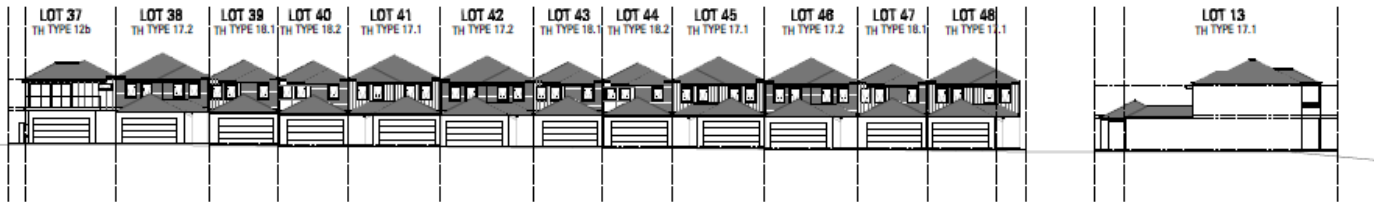


ELEVATION 13
SCALE: 1/320 @ A1

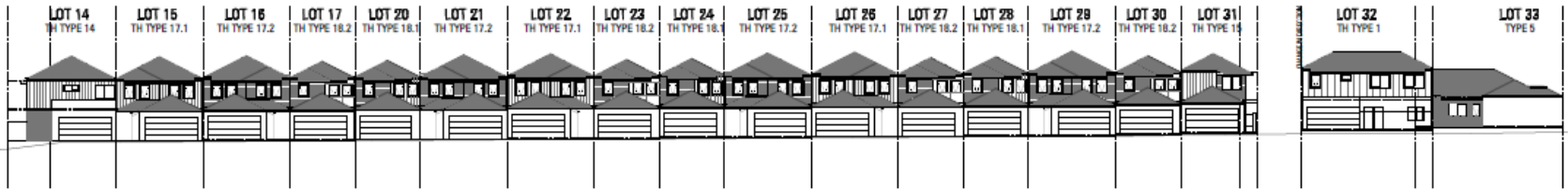


ELEVATION 13 - CONTINUED
SCALE: 1/320 @ A1

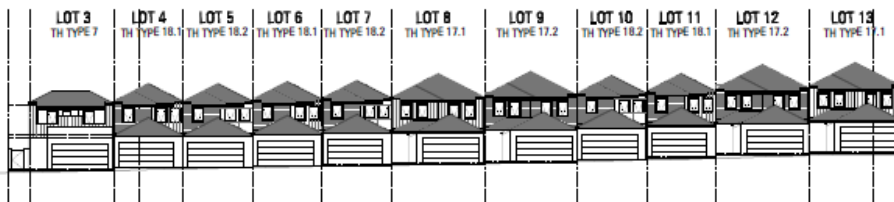
ELEVATION 14
SCALE: 1/320 @ A1



ELEVATION 15
SCALE: 1/320 @ A1



ELEVATION 16
SCALE: 1/320 @ A1



ELEVATION 17
SCALE: 1/320 @ A1



CLARKSON AVENUE – FRONT & REAR PERSPECTIVES





CORVUS ROAD – FRONT & REAR PERSPECTIVES





MAIN INTERNAL ROAD (EAST-WEST PORTION) – FRONT & REAR PERSPECTIVES



MINOR INTERNAL ROAD (EAST-WEST) – FRONT PERSPECTIVE



HIRUNDO BEND (LOOKING SOUTH) – FRONT PERSPECTIVE

