

LOT 408, ALEXANDRIA VIEW, MINDARIE

DEVELOPMENT APPLICATION

Prepared for the City of Wanneroo | August 2022

EDGE

HILLAM
ARCHITECTS



contents.

1. INTRODUCTION					
A. Executive Summary	/03				
B. Project Overview	/04				
C. Development Team	/05				
D. Project Team	/06				
E. Project History	/07				
2. DESIGN DESCRIPTION					
A. Town Planning Report	/08				
B. Landscape Report	/09				
C. Acoustic Report	/10				
D. Transport Impact Assessment	/11				
E. Waste Management Plan	/12				
F. Bushfire Attack Level Assessment Report	/13				
G. Sustainable Design Assessment Report	/14				
3. DESIGN EVOLUTION					
A. Architectural Statement	/15				
B. Design WA Performance	/16				
4. PRINCIPLE 1: CONTEXT & CHARACTER	/17				
4.01 Location Plan	/18				
4.02 Local Context	/19				
4.03 Climatic Analysis	/20				
4.04 Site Context	/21				
4.05 Surrounding Context	/22				
5. PRINCIPLE 2: LANDSCAPE QUALITY	/23				
5.01 Design Character	/24				
5.02 Landscape Plan	/25				
5.03 Public Realm Interface	/26-28				
6. PRINCIPLE 3: BUILT FORM & SCALE	/29				
6.01 Massing Evolution	/30				
6.02 Design Response	/31-35				
6.03 Visual Impact Assessment	/36-42				
6.04 Street Setbacks	/43-44				
6.05 Winter Solstice - June 21st	/45-49				
6.06 Overshadowing	/50				
6.07 Solar Access	/51				
6.08 Solar Analysis	/52				
7. PRINCIPLE 4: FUNCTIONALITY & BUILD QUALITY	/53				
7.01 Pedestrian Experience	/54				
7.02 Cross Ventilation	/55				
7.03 Waste Management	/56				
7.04 Traffic Impact Assessment	/57				
7.05 Dwelling Mix	/58				
7.06 Typical Apartment Mix	/59-62				
8. PRINCIPLE 5: SUSTAINABILITY	/63				
8.01 Sustainability Strategy	/64				
9. PRINCIPLE 6: AMENITY	/65				
9.01 Residential Amenity	/66-67				
9.02 Privacy	/68				
9.03 Residents Pool Area	/69				
10. PRINCIPLE 7: LEGIBILITY	/70				
10.01 Site Access	/71				
10.02 Pedestrian Access	/72				
11. PRINCIPLE 8: SAFETY	/73				
11.01 CPTED Overview	/74				
11.02 Safety - Passive Surveillance	/75				
12. PRINCIPLE 9: COMMUNITY	/76				
12.01 Community Engagement	/77-78				
12.02 Community Benefits	/79				
13. PRINCIPLE 10: AESTHETICS	/80				
13.01 Design Precedents	/81-82				
13.02 Materials and Finishes	/83-86				
14. VISUALISATIONS	/87				
15. APPENDIX					
A. Architectural Drawings					
B. Town Planning Report					
C. Landscape Report					
D. Acoustic Report					
E. Transport Impact Assessment					
F. Waste Management Plan					
G. Bushfire Attack Level Assessment Report					
H. Sustainable Design Report					

executive summary.

“Capturing the character and context of the area, this development will bring a new, heightened level of ‘design excellence.’”

Edge Visionary Living and Hillam Architects are proud to make this multi-residential development application for 50 Alexandria View, Mindarie within the City of Wanneroo. The application seeks to deliver a unique beachfront living opportunity that promises to complement and invigorate a unique residential precinct in a quintessentially Western Australian coastal setting.

The R160 site, which was recently acquired by Edge Visionary Living, occupies a prime oceanfront position overlooking Claytons Beach, just south of the Mindarie Harbourside Village.

This strategic development site, which has remained vacant since the precinct was established more than 20 years ago, is ideally suited to the Edge and Hillam brands, which focus on delivering a premium apartment lifestyle.

Our vision for the development is a modern design, which responds to the prominent location, its coastal context and the existing residential character of the surrounding suburb.

The proposed development comprises 88 generously sized and well-oriented apartments, primarily suited to empty-nesters, including secure below-ground parking for all residents and first-class amenities. The architectural design has evolved from early engagement with the City of Wanneroo, which included three highly constructive meetings with the Design Review Panel which resulted in the DPR commending a great and considered design outcome, and a pre-application consultation process with the surrounding residents and the broader community.

The resulting design is sensibly positioned on the site; generously set back from its neighbours to maintain separation and view corridors; soft in its architectural form; sympathetic in its transitional massing to the upper levels, and complementary to its setting in the treatment of the ground level interfaces and enhanced passive surveillance of the beachfront and adjacent public carpark.

As part of the Edge commitment to quality and excellence, the building will also adopt water and energy saving initiatives and sustainability measures such as secure bicycle storage and provision for EV car charging. The design will be developed to not only meet but exceed the committed and targeted certified 4 star green star rating.

Delivering on the intent for this landmark site, this development will serve as an exemplar of design excellence for prime site development in a typically lower density precinct, offering socially and environmentally sensible oceanfront living at an affordable price.





project overview.

50 Alexandria View is being reimagined as a modern, sustainable, and vibrant development.

This proposal at 50 Alexandria View, Mindarie is another landmark WA development being delivered by Edge Visionary Living. It follows a development approval issued under less ambitious planning parameters to a previous landowner in 2016, which has since lapsed.

Bordered by Stockton and Medway Lanes, with a prime, elevated frontage to the Indian Ocean, this imposing site is being reimagined as a stylish, modern and vibrant residential development, offering a varied mix of apartment sizes and typologies, as well as an extensive array of communal facilities. Comprising 88 apartments over 7 levels, key features of this proposal include:

- Five (5) 2-storey “townhouse” apartments at ground level fronting Alexandria View
- Six (6) luxury top floor “penthouse” apartments
- Indoor formal and informal communal facilities
- Ocean viewing / sunset deck
- Gymnasium / residents’ health facility
- A poolside BBQ area
- Landscaped ground level garden and passive recreation area
- Residents’ workspace facilities
- Bike storage area, directly accessible from Stockton Lane

Most apartments enjoy direct ocean views, with some having elevated northerly views towards the Mindarie Keys marina.

Secure and private parking for 147 vehicles is concealed below ground over two basement levels. An additional 9 visitor parking bays are provided off Stockton Lane.

Communal outdoor recreation areas are situated to the rear of the development, above the basement parking levels, where a north-facing orientation provides a calm and sheltered climatic experience, protected from onshore winds.

ADDRESS	Lot 418 (50) Alexandria View, Mindarie
DEVELOPER	Edge Visionary Living
ARCHITECT	Hillam Architects
LOCAL COUNCIL	City of Wanneroo
SITE AREA	3908 sqm
PRECINCT	District 2 Harbourside Village
ZONING	Residential - refer to Appendix 5
R-CODING	R160

development team.

Edge Visionary Living:

Edge Visionary Living is WA's premium apartment developer, most recently awarded the industry's most coveted accolade - UDIA WA 2021 Urban Development Excellence Award for Eden West. Based in Perth, our highly contemporary approach focuses on delivering premium, well-located apartment complexes, specifically suited to the Perth lifestyle.

At the 2022 WINconnect Western Australian Apartment Advocacy (WAAA) Awards for Excellence, Eden Floreat was named Winner in both the Luxury and Best Amenities Award categories. The ground-breaking Arthouse Apartments in Joondalup was also named as a Finalist in the Pioneering Award category.

Edge represents the fusion of cutting-edge residential apartment design with the strength of significant property development and capital markets expertise. Our small and innovative team takes pride in its personable hands-on approach to every project.

Our name, Edge Visionary Living, reflects the overriding ethos of our business. Design led, we build functionality into every project, through efficient space utilisation and technology integration, and combine it with a passionate embrace of the aesthetic. Such an approach ensures striking design and eminently practical solutions that bring you the best in apartment living.

Hillam Architects:

Having built an enviable portfolio over the past 20 years, Hillam Architects sees opportunity for extraordinary design at every scale, from multi-residential, mixed-use and commercial developments through to bespoke, high-end single residential dwellings. We aim to produce spaces that inspire, elevate and exceed the lifestyle expectations of the people who interact with them.

Directly responsive to the needs of the client, the parameters of the site and climate, our projects reinforce the role of architecture in creating a sustainable future.

Our continued practice in this area, coupled with our excellent relationships with local authorities, consultants and contractors, allows us to exceed design expectations whilst ensuring that projects are delivered and ensure projects are delivered on-time and on budget, without compromising on quality or aesthetics.

EDGE

HILLAM
ARCHITECTS



BOTANICAL - SUBIACO



LUCENT-CLAREMONT



EDEN - FLOREAT

project team.

EDGE

A HILLAM
ARCHITECTS

element.


See Design Studio
Landscape Architects

 **Cardno**

 **Stantec**

 **talis**
consultants

NP
NI
NORTHPOINT
CONSULTING GROUP

IKB 
engineering

WSP

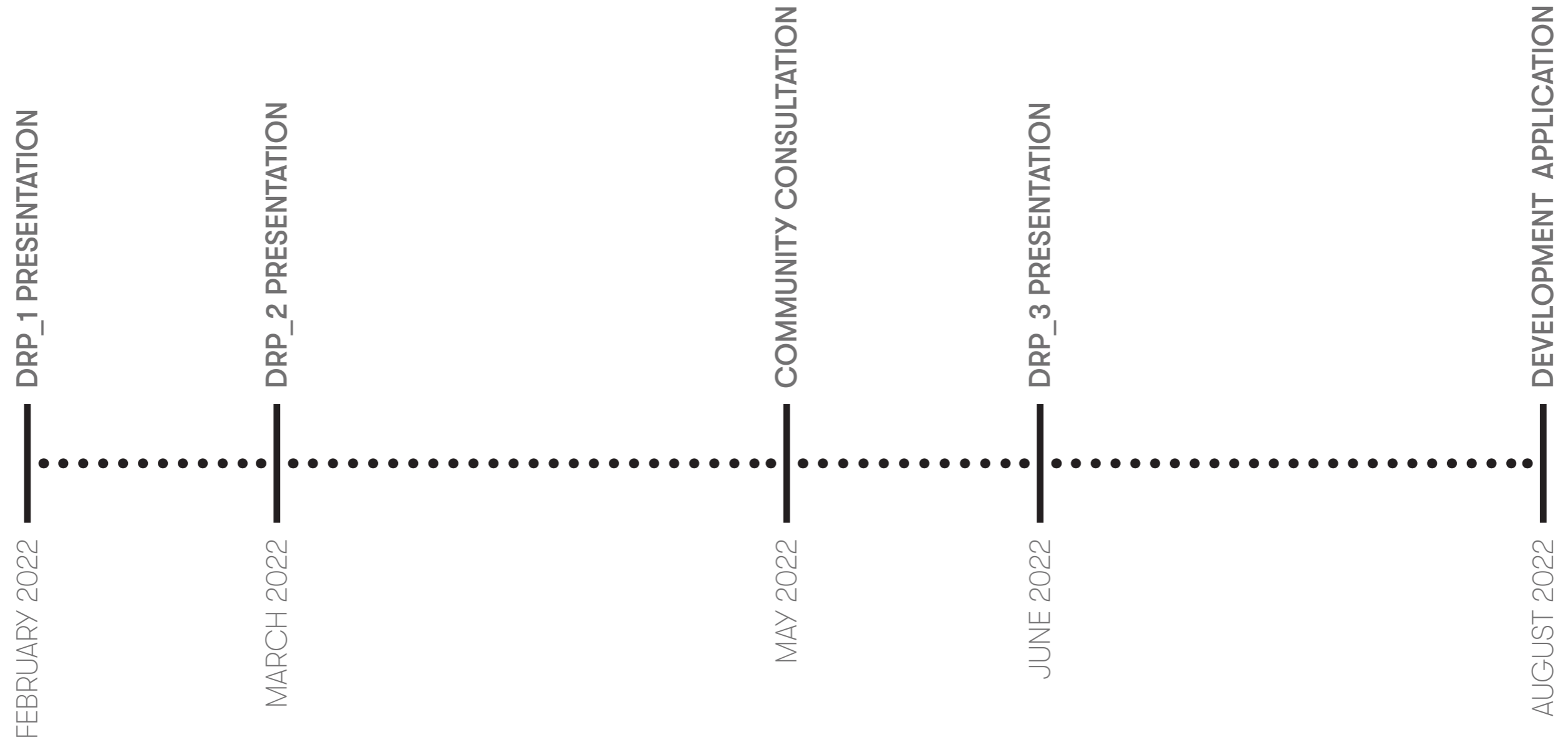
M MILESTONE
BUILDING CODE CERTIFIERS

CUNDALL



project history.

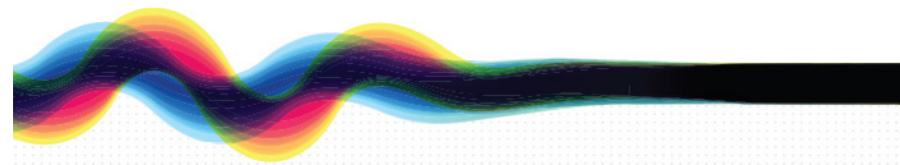
Preceding this development application, Hillam Architects presented progressive concepts to the City Wanneroo for consideration by its Design Review Panel, culminating in this proposal for a high-quality residential apartment development.



town planning summary.

50 Alexandria View, Mindarie
Planning Report in support of Application
for Development Approval

August 2022 | 21-578



element.
the art and science of place

This application seeks approval from the Metro Outer Joint Development Assessment Panel (MOJDAP), pursuant to s.171A(2)(a) of the Planning and Development Act 2005, to develop an 8-storey residential building, comprising 88-apartments.

The planning assessment contained within this report determines that the proposed development is consistent with the principles of good design and orderly and proper planning; thereby reflecting an appropriate and desired development outcome for the subject site.

Considering the above, a favourable recommendation and determination are sought from the City and the MOJDAP respectively.

Further details relating to the above can be found in **Appendix B** - Town Planning Report.

landscape report summary.



The public and private realm of Alexandria View, Mindarie requires a balance between the expressions of the surrounding natural environment and the proposed built outcome to enhance both resident and public experience.

The inclusion of local and endemic species is pivotal along the public interface to ensure a 'green' buffer to the harsh coastal frontage which in turn aids in creating a comfortable space for the local community.

Internally the landscape design is to offer a variety of uses , activities and amenities that are comfortable and healthy to benefit both residents and visitors.

Further details relating to the above can be found in **Appendix C** - Landscape.

acoustic report summary.

50 Alexandria View, Mindarie
Acoustics Report

As part of the development approval process and schematic design for the development, an acoustic assessment has been carried out to satisfy the requirements stated in the relevant policies and guidelines applicable to the project.

These include:

- Western Australian Environmental Protection (Noise) Regulations 1997 (EPNR);
- Australian and New Zealand Standard AS/NZS 2107:2016-Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107); and
- National Construction Code 2019, Building Code of Australia (NCC 2019 Amendment 1).

A full summary and further details relating to the above can be found in **Appendix D** - Acoustic Report

11 August 2022

Ref: 301251070

PREPARED FOR: Edge Holdings No. 18 Pty Ltd

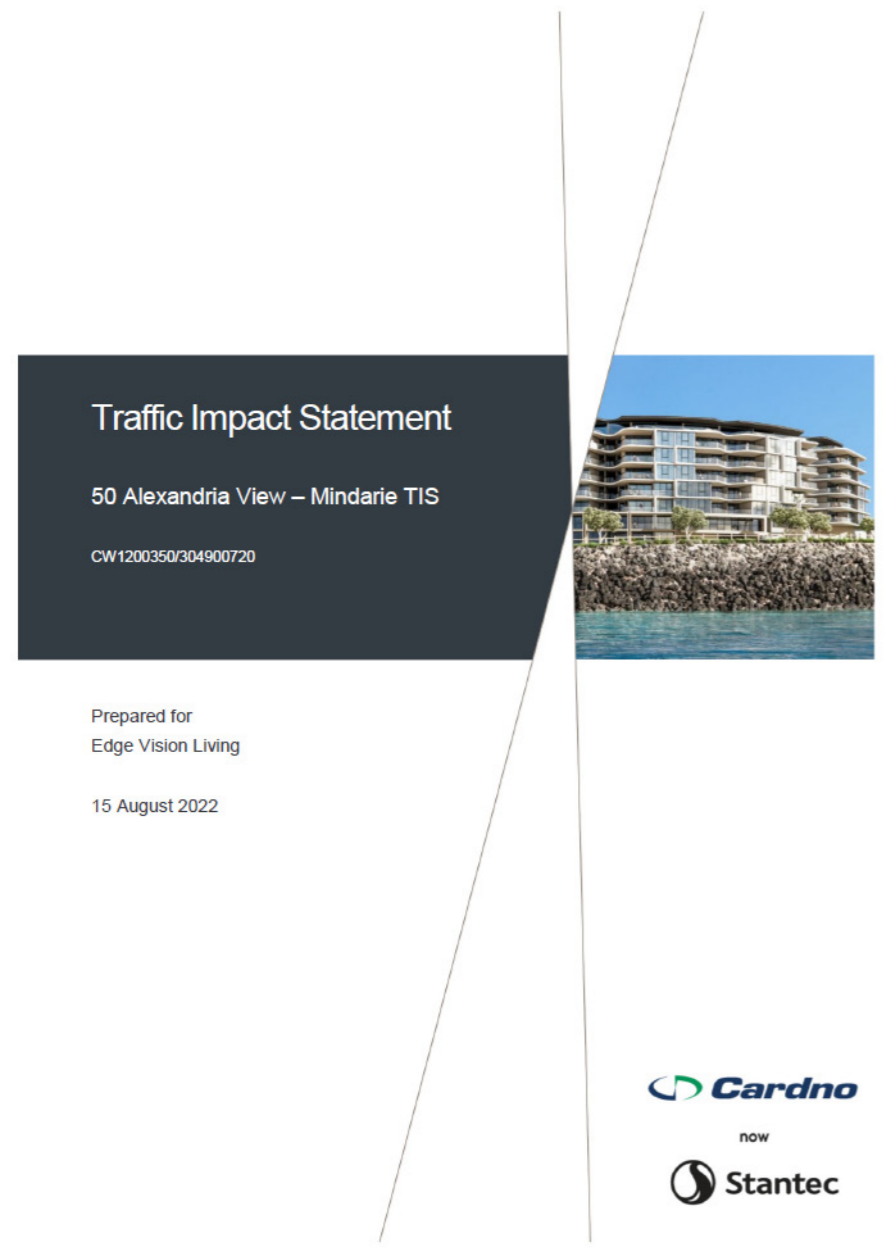
PREPARED BY: Ben Marlis



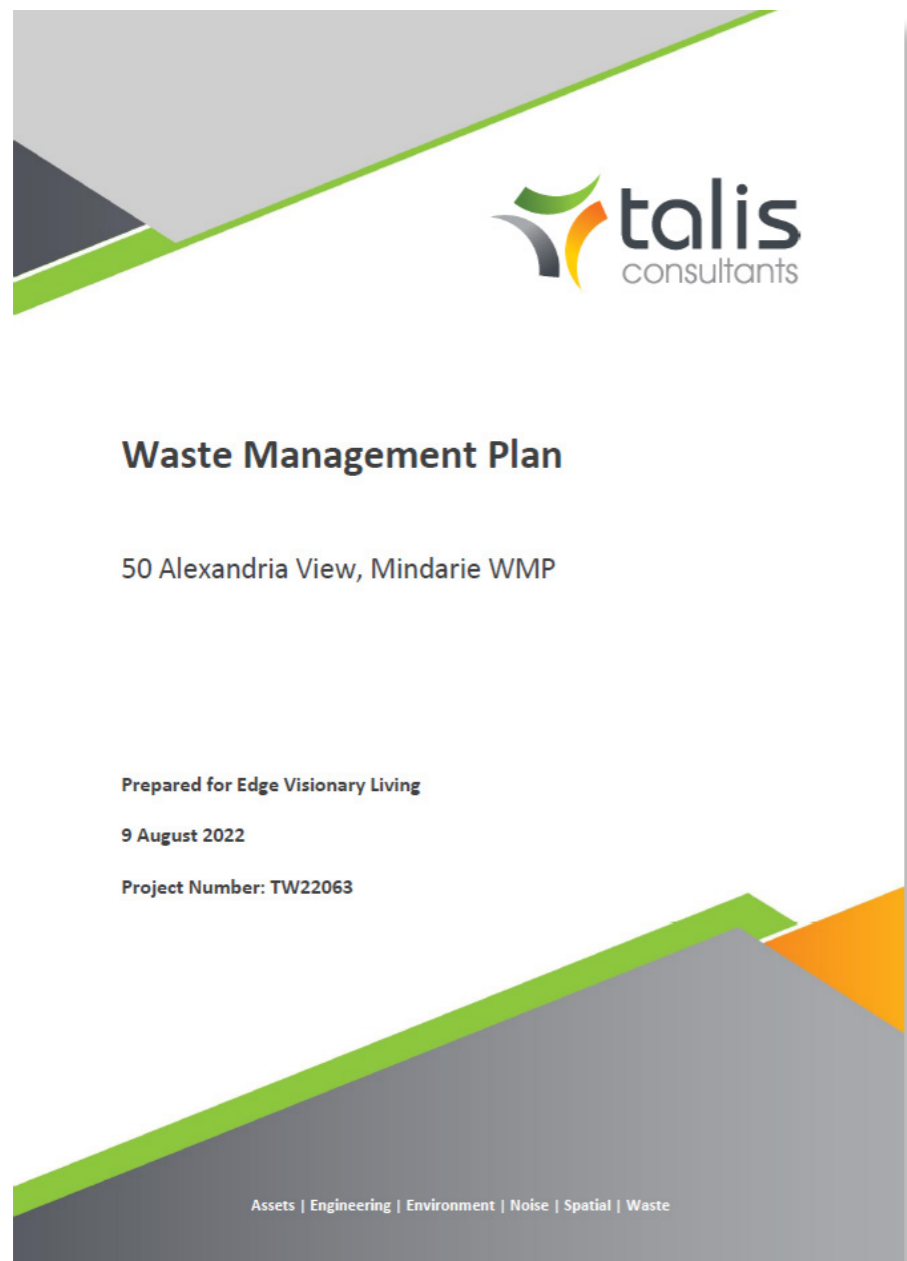
traffic impact statement summary.

The report assesses the impacts of the proposed development upon the adjacent road networks as well as vehicle accessibility of the site.

A full report outlining the existing and anticipated traffic conditions and methodologies can be found in **Appendix E** - Traffic Impact Statement.



waste management plan summary.



As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

- Thirteen 660L refuse bins, collected twice each week; and
- Nine 660L recycling bins, collected once each week.

A private contractor will collect service the Proposal utilising a rear loader waste collection vehicle. The private contractors waste collection vehicle will reverse into the site from Stockton Lane and pull up adjacent to the Bin Storage Area to service the bins and exit in forward gear.

A building manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

A full summary and further details relating to the above can be found in **Appendix F** - Waste Management Plan.

BAL assessment report summary.

Bushfire Attack Level Assessment Report

Prepared by a BPAD
Accredited Practitioner

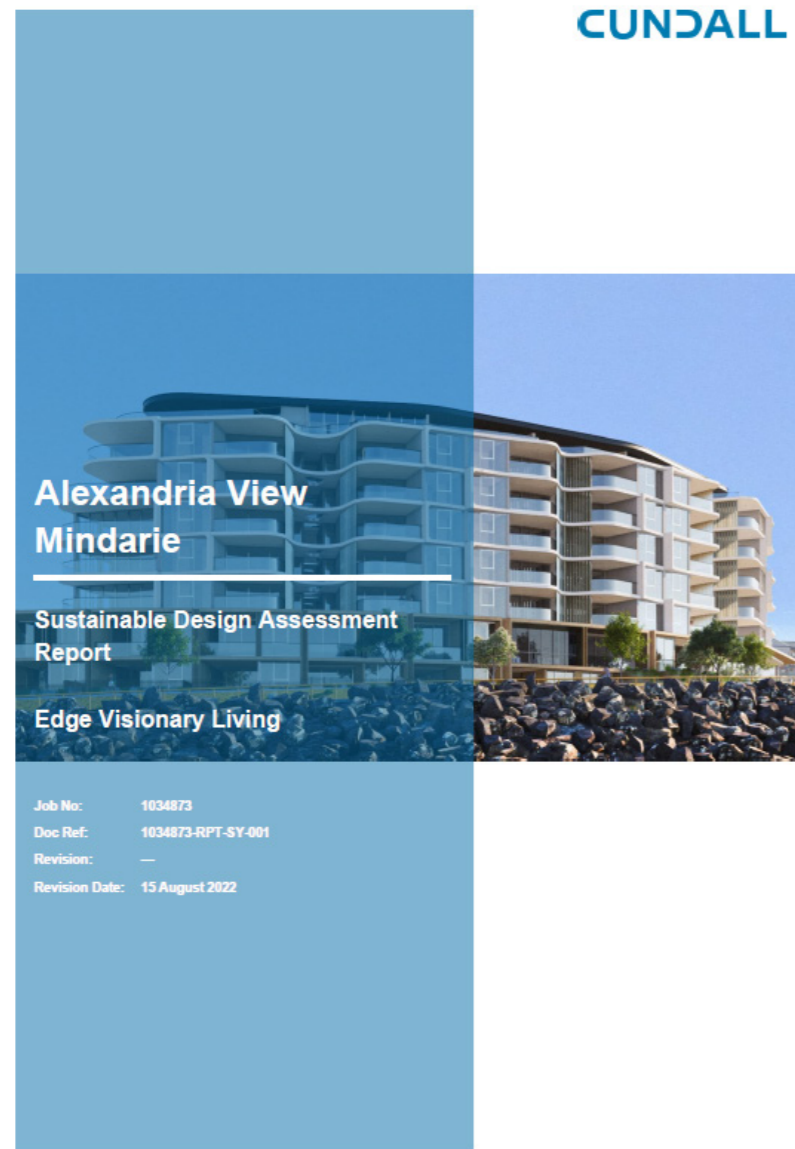


Bushfire attack from south-east direction as the site is adjacent to Class C Shrubland. This area of vegetation has an upward slope away from the site.

Construction requirements for south and south-east elevations are BAL-29, in accordance with Clause 3.5 of AS3959-2018.

A full summary and further details relating to the above can be found in **Appendix G** - BAL Assessment Report.

sustainable design assessment report summary.



This report outlines how the proposed development aligns with the City of Wanneroo's Sustainability Vision and how it meets specific guiding principles within the Local Environmental Strategy 2019, Climate Change Adaptation and Mitigation Strategy, Energy Reduction Plan, Urban Water Management – LPP 4.4 and the Western Australian Climate Policy.

The development is designed to fulfil the requirement in terms of sustainable design and aims to achieve a minimum of a 4 Star Green Star Buildings v1 rating as well as an 8 Star NatHERS average rating.

A full summary and further details relating to the above can be found in **Appendix H** - Sustainable Design Assessment Report.

architectural statement.

“The design team have adopted a design language that is contextual and contemporary, where the primary influences in character have been sought from the outstanding surrounding coastal dunescape.”

As Mindarie is a relatively young suburb, the design team have adopted a design language that is contextual and contemporary, borrowing from the coastal setting and the soft topographical forms to conceive an attractive, well considered design response to the site that is both sensitive and sympathetic to its surroundings.

The proposed built-form responds to both the guideline scheme and the existing context by minimizing overshadowing and maximizing view corridors from neighbouring properties. This is the result of considered site positioning and generous side setbacks, supported by curvaceous forms, tapered massing and significant façade articulation, which enables building bulk to transition sympathetically to the surrounding homes.

A setback against the zero-lot residence to the north west boundary provides for additional deep soil planting and a landscaped buffer zone, offering amenity to both the development and the neighbouring property. This has informed the positioning of the residents’ gym and well-being facility, which will enjoy a private outlook onto significant planting.

To the rear of the site, basement carparking provides for a landscaped communal space that offers access to winter sunlight and protection from the prevailing onshore winds. This reflects the Developer’s commitment to high-quality landscape design and on-structure planting, avoiding

expanses of hardscape that might otherwise be necessary for off-street parking.

Along Alexandria View, the addition of a two-storey “townhouse” typology at a progressively deeper street setback provides an appropriately scaled interface with the adjoining residences, complementing the character of the existing streetscape and enhancing the ground-level experience for passing pedestrian and vehicle traffic.

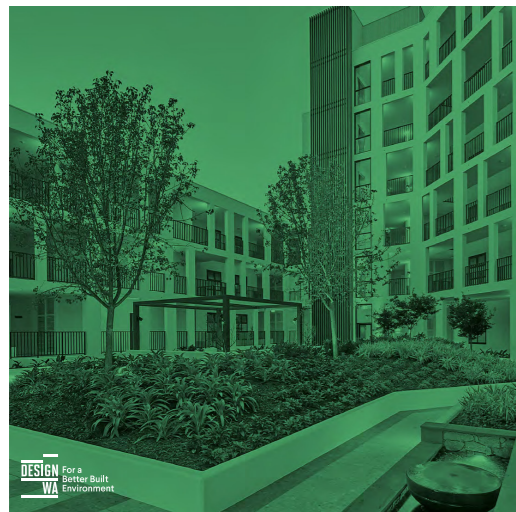
The dual level nature of these townhouse apartments maintains an elevated outlook over the public realm, whilst providing lower-level activation. This offer a ground level scale that supports the proposed prostrate verge planting that is suited to the landscape context of the harsh ocean-front environment.

The proposed building aesthetic seeks to combine climate sensitive articulation with natural patterned forms of sand, water and dune formations synonymous with the coastal setting. Deep recesses leverage the inability to fully perceive the entire primary façade from the street, suggestive of multiple smaller buildings, whilst also providing natural light, views and visual cues from the circulation cores within the building. The material palette is restrained and robust, respecting the harsh environmental conditions and considerations towards bushfire, whilst reflecting the subtle and subdued colours of the natural landscape.



design wa performance.

Department of Planning, Lands and Heritage
 State Planning Policy 7.3
Residential Design Codes
 Volume 2 - Apartments



Department of Planning, Lands and Heritage
 Western Australian Planning Commission
STATE PLANNING POLICY 7.0
DESIGN OF THE BUILT ENVIRONMENT

DESIGN WA For a Better Built Environment

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.



The proposal responds to its landmark context and complements the residential nature of the precinct without dominating the surrounding properties, whilst providing a strong element of passive surveillance over an otherwise secluded public realm. The proposal offers a coastal aesthetic with simple and resilient, light-coloured materials, with deep balconies and a highly articulated main façade that frames legible residential spaces.



2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.



Deep-soil planting to the street-setback and side setback provides for tree species familiar to the WA coast. The combination of sub-grade parking and street fronting built-form establishes a generous north-facing landscaped area protected from the coastal extremes of onshore wind and salt, where landscaping can thrive both in natural ground at the rear corner and within deep planters above the basements.



3. Built form and scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.



The placement and treatment of the built-form responds to the site characteristics, seeking to mitigate the impacts of height, bulk and scale by limiting overlooking and overshadowing of adjoining properties. Generous side setbacks improve view corridors when compared against a permissible building envelope. Similarly, the proposed building height seeks to improve building efficiency and circulation, whilst offsetting the absence of built-form above the ground at the rear of the site, which minimizes the immediate impact on surrounding homes and provide access to daylight and breezes. From Alexandria View, deep façade recesses and the top floor setback, combined with the inability to perceive the length of the front façade from the street, significantly reduces the perceived bulk of the building.



4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.



The combination of internal communal spaces with external landscape elements at ground level optimises the space made available, access to views, shelter, orientation and noise control, whilst providing opportunities for rooftop infrastructure otherwise lost to roof terraces. Durable materials and simple forms offer resilience against a harsh coastal environment and mitigate maintenance. Below ground car parking and on-site waste collection are feature so the development, which mitigate the impacts this high density development on the surrounding residents.



5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.



Exceeding the minimum compliance requirements for energy efficiency, the proposal shall and average a 8-star NatHERS rating and achieve a minimum 4-Star Green Star rating, utilizing a range of passive and active design initiatives that are addressed in this submission.



6. Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.



Residents will enjoy the amenity of multiple communal spaces, all located at ground level in a coordinated fashion that provides for an exceptional user experience. The combination of interconnected internal and external spaces offers a range of uses year-round, both social and private.



7. Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.



The building entry addresses approaching vehicular traffic on the available street corner, with the main entry becoming an obvious element of one of two deep façade recesses. Internally, the building is easily navigable, with a corridor spine and basement layout that follows the façade shape. Centralised communal spaces at ground level, with a strong visual axis through the site, along with ocean-facing outlooks from each lift lobby offer strong visual and directional cues at each level.



8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.



The proposal maximises passive surveillance of the public realm. Internal communal spaces provide safe access and in turn offer passive surveillance of the external communal spaces. All apartments can be accessed from the building entry without the use of steps. Secure sub-grade car parking is provided for all residents, without the need for a vehicle crossover over public footpaths or pedestrian access ways.



9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.



Diversity of safe, accessible and adaptable accommodation, along with additional density, serves to enhance community interaction, support the Harbour-side Village and provide some landmark vitality / residential presence to the Clayton's Beach.



10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.



The proposed aesthetic seeks to combine climate sensitive articulation with natural patterned forms synonymous with its coastal positioning. These forms have been refined with a high degree of movement in the form of the dominant balcony edges and contrasting with subtle angled overhangs to exposed windows that offer weather protection, an element of privacy and plays of shadow.

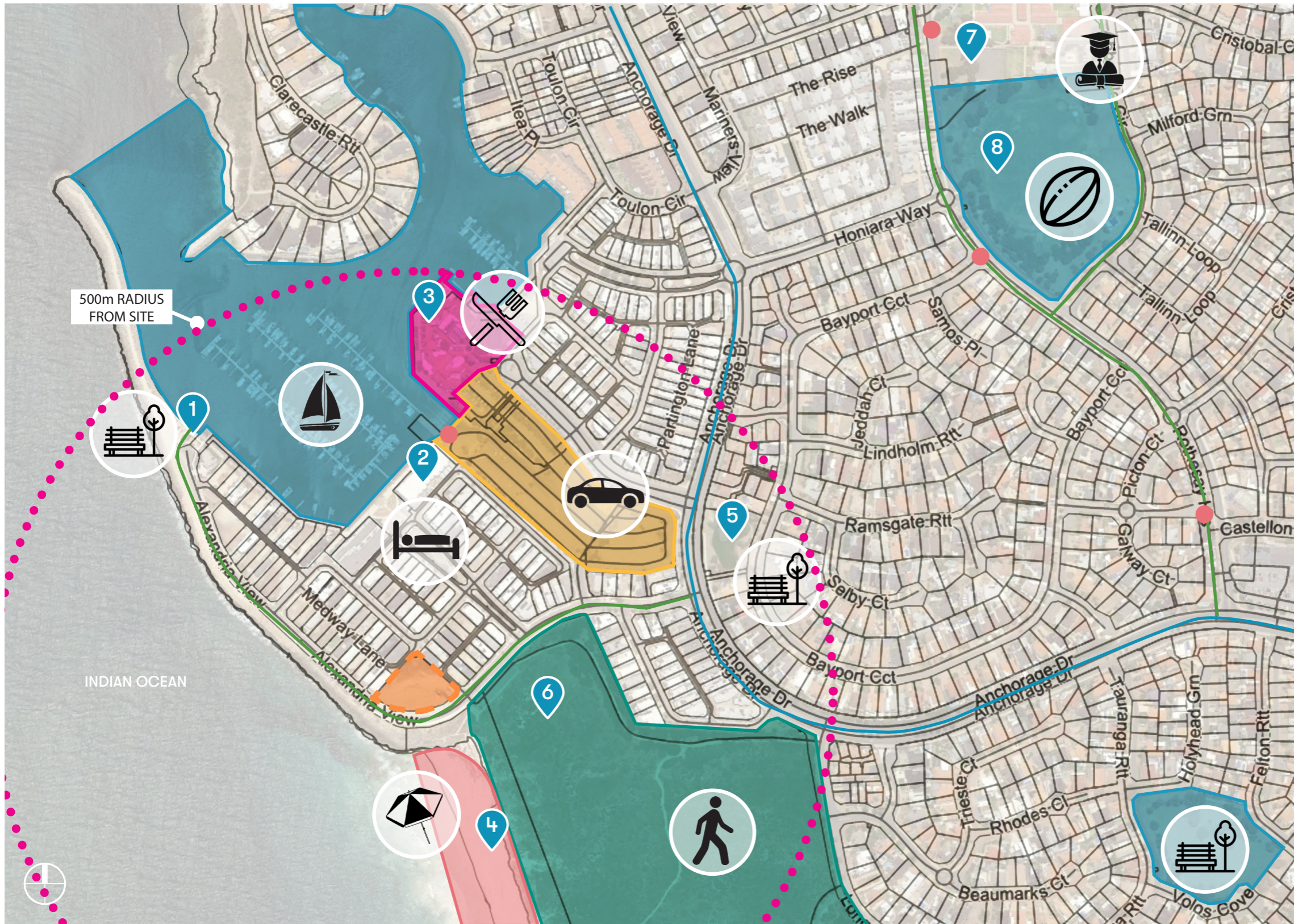


Refer to **Appendix C** - Planning Report

principle 1:

context & character

location plan.



Mindarie Village Amenities:

- Restaurants
- Hotel
- Mindarie Boat Ramp

Ocean Keys Amenities:

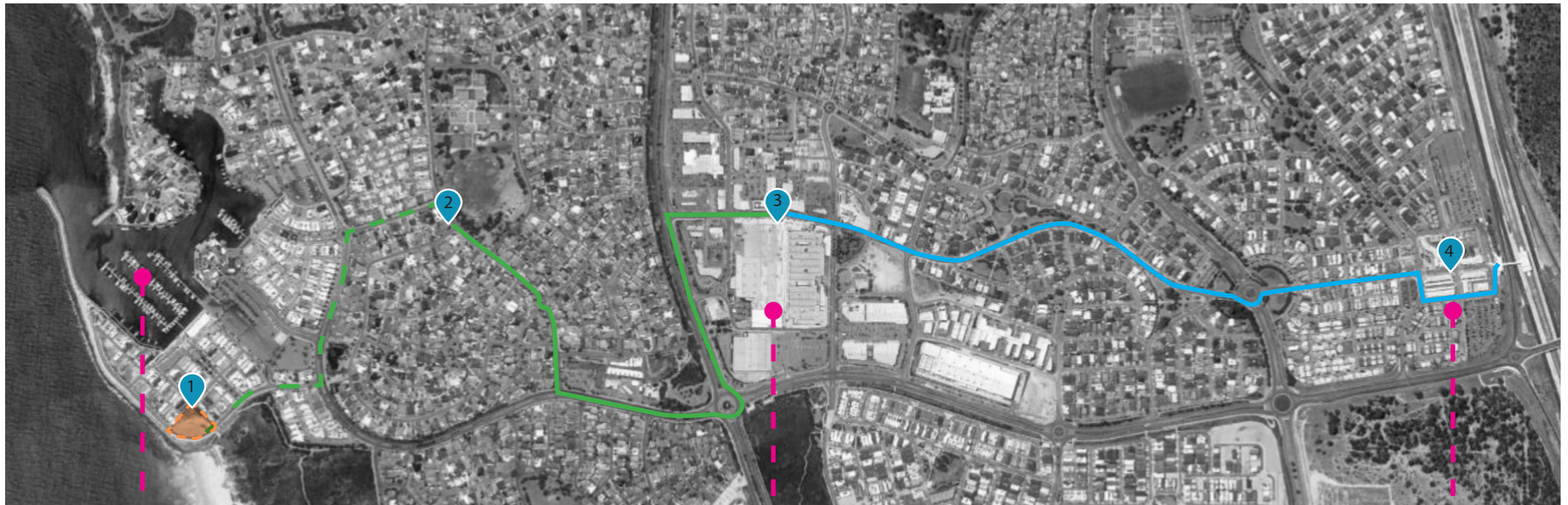
- Australia Post
- Banking
- Coles
- Restaurants
- Kmart
- Liquorland
- Pharmacy 777
- Woolworths
- Hair Salons
- Bakery

- 1 Alexandria Park
- 2 Mariners Cove
- 3 The Marina Hotel
- 4 Clayton's Beach
- 5 Bayport Park
- 6 South Mindarie Foreshore Reserve
- 7 Mindarie Primary School
- 8 Abbeville Park

- Site
- Clayton's Beach
- Bush/Ecological
- Recreational
- Civic
- Commercial/Accommodation

- Bus Stop
- Primary Traffic Artery
- Secondary Traffic Artery

local context.



Mindarie Keys
Harbourside Village

Ocean Keys
Shopping Precinct

Clarkson
Train Station

Situated in the Mindarie Harbourside Village of Mindarie Keys, the proposed development is positioned within walking distance of the Village and a short distance from the Ocean Keys retail precinct.

A Transperth bus service operates to and from Clarkson Train Station via the nearby Ocean Keys precinct, but does not extend into the Harbourside Village, requiring a walk of some 1.1km, accompanied by a 7 minute bus trip.

Journey Outlined:

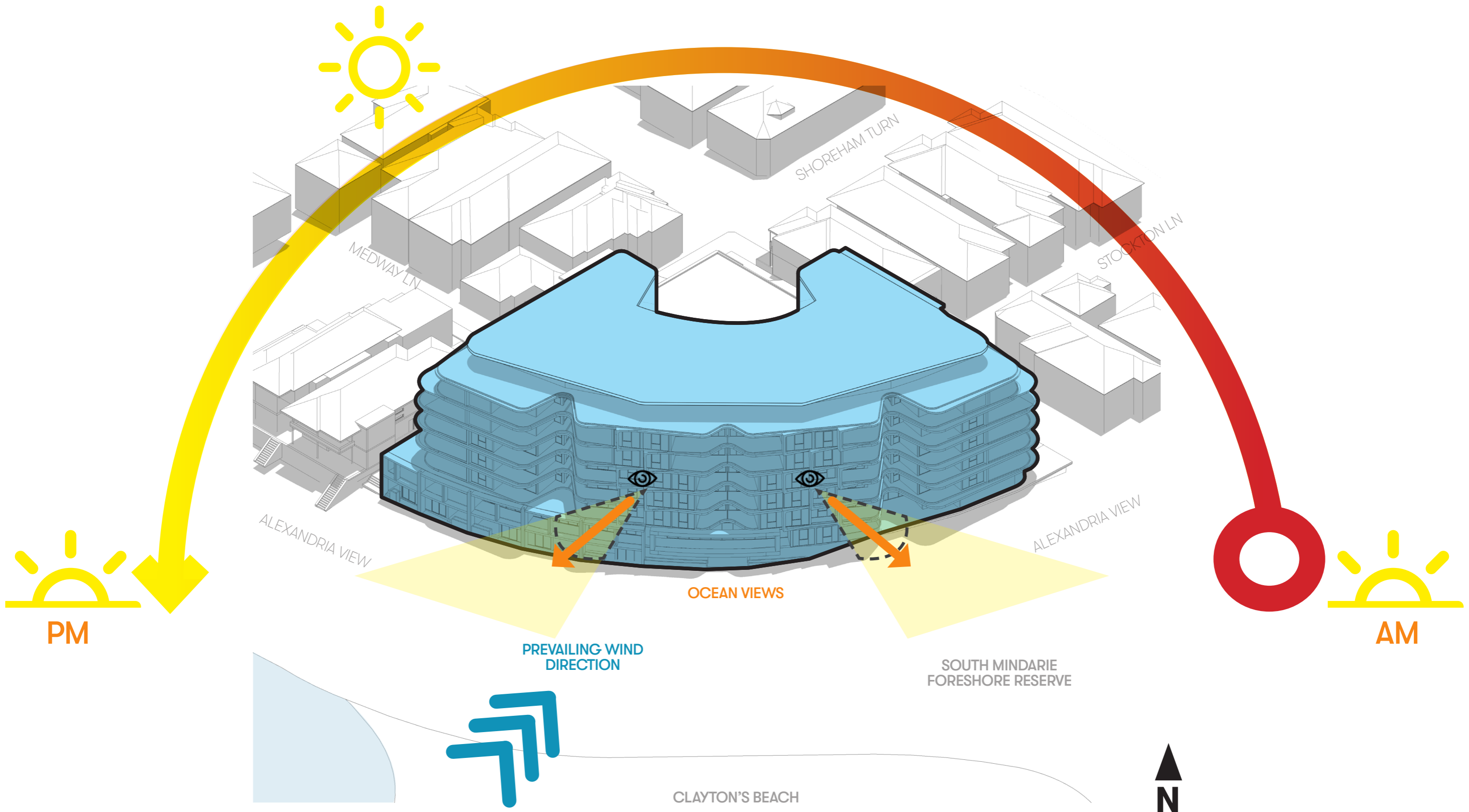
--- 50 Alexandria View → Rothesay Hts Before Abbeville Cir

— Rothesay Hts after Bayport cct bus stop → Ocean Keys Bvd After Key Largo Drive Largo Drive bus stop

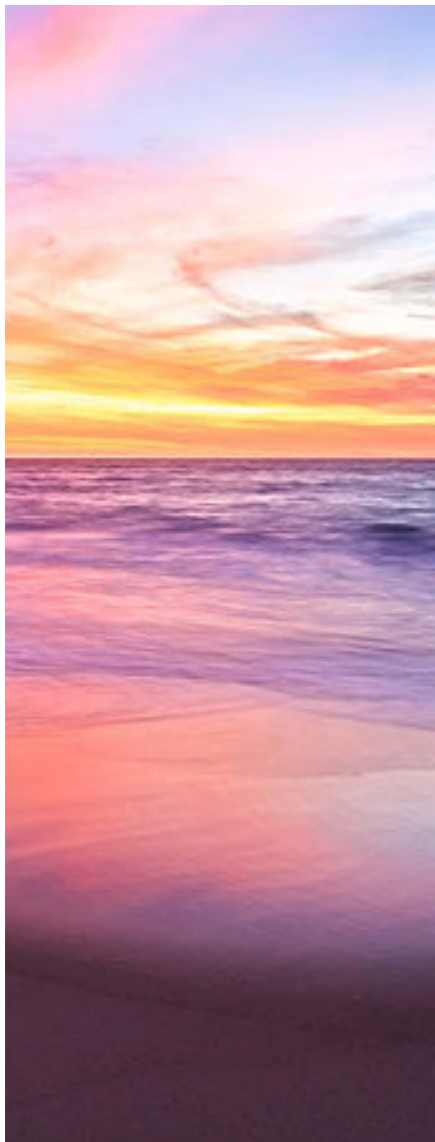
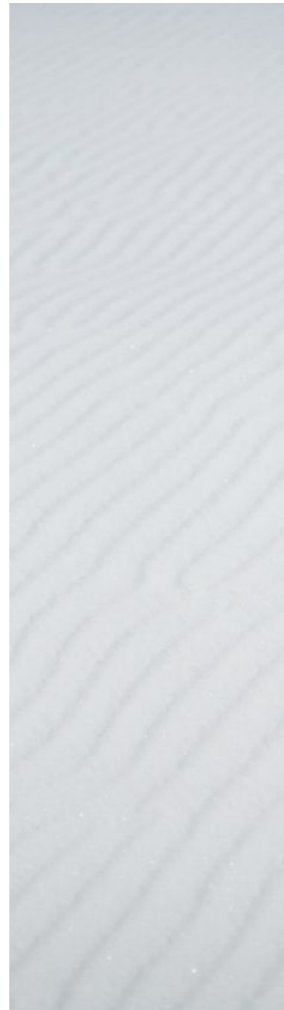
— Ocean Keys Bvd After Key Largo Drive Bus Stop → Clarkson

- 1 50 Alexandria View, Mindarie
- 2 Rothesay Hts After Bayport cct bus stop
- 3 Ocean Keys Bvd After Key Largo Drive Bus Stop
- 4 Clarkson Train Station

climatic analysis.



site context.



Lot 418 (50) Alexandria View remains a vacant site awaiting development. The site is the subject of a Detailed Area Plan (DAP) and a Structure Plan, which has informed ongoing development in the Harbourside Village precinct to date refer to Appendix 5.

The site occupies a prime oceanfront position to the south of the precinct, with a radial frontage offering a southerly aspect over the Indian Ocean and down the coast. The site is bound by Alexandria View to the southwest and southeast and partly by Medway Lane to the north and partly by Stockton to the east. The north and east boundaries otherwise abut zero-lot-line development.

The site slopes upwards towards the south-eastern corner, away from the Marina wall and the Ocean. Opposite this corner of the site is a public car park, which caters for beach goers accessing a stretch of beach that is terminated by the marina wall.

The prominence of the site is reflected both in its 3,908 sqm size and its increased development potential compared to the predominantly single residential lots in the precinct.

Consistent with the “rear-loaded” nature of the precinct, vehicular access is limited to the lane ways to the north and east of the site. Other than the precinct power transformer located at the north-west corner of the site, water and sewer infrastructure exists within Alexandria View.



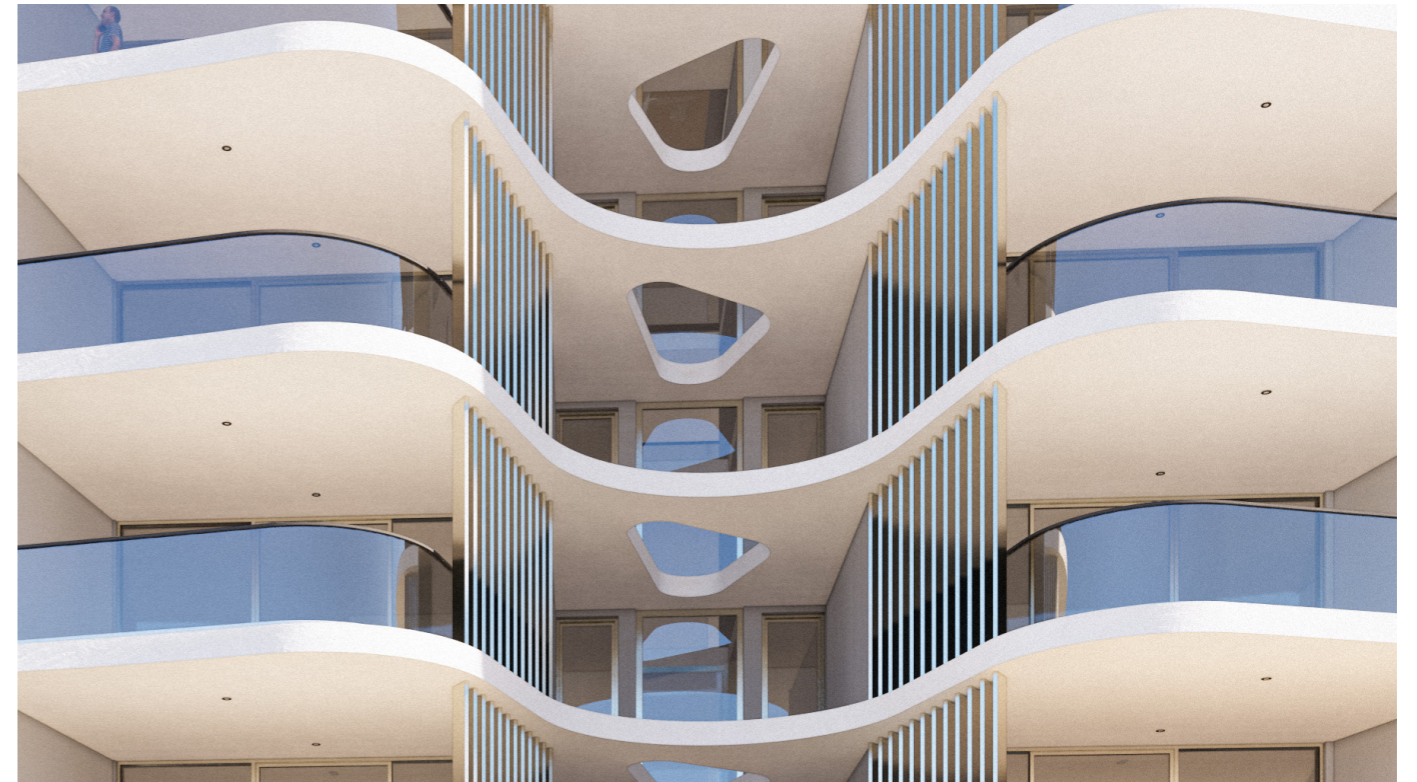
surrounding context.

FACADE DETAIL

The proposed aesthetic seeks to combine climate sensitive articulation with natural patterned forms of sand, water, and dune formations synonymous with its coastal positioning.

BUILDING SHAPE

At ground level, local colours and textures are proposed. Above ground, simpler finishes and consistently light colouring is proposed. This will accentuate the play of light and shade where direct sunlight is limited and allow the colours of the surrounds to be captured and reflected at dawn and dusk.



principle 2:

landscape

quality

design character.

The local coastal environment is a key design driver in the landscape proposal to create a place that feels integrated with its local context. The surrounding character of the beach and bushland wraps its way within the spaces with generous planting swathes and trees to provide a natural coastal setting.

The internal residential landscape is a place for people to call home with landscape opportunities to provide a variety of places for the residents to feel part of a community whilst also allow for private and calm spaces.



Architectural forms

The landscape form and materiality is to take inspiration from the proposed architectural language with striking fluid lines represented within the landscape.



Local forms

The landscape character is to take inspiration from the surrounding coastal palette. Drawing inspiration from the warm, rough limestone outcrops, the dunal vegetation, the serene blue of the ocean expressed across the landscape design through forms, texture and colors.



GREEN THE PRECINCT



IMPROVE WALKABILITY



CULTIVATE COMMUNITY



BE INCLUSIVE AND WELCOMING

landscape plan.

COMBINED GROUND PLAN



KEY FIGURES

Deep Soil Percentage Provided
(12.7%): 496 m² (10%/390.8 m² required).

Trees provided **44 total** (3 large & small trees to suit required).

Legend

- 01 Coastal streetscape planting + street trees
- 02 1.8m wide foot path
- 03 Townhouse street access + courtyards
- 04 Lobby entry + landscape entry
- 05 Visitor parking
- 06 Access to western townhouse
- 07 Landscape buffer to western boundary
- 08 Resident pool
- 09 Residents pool deck amenity
- 10 Arbor and screening to boundary
- 11 Pool deck seating and feature shade trees

1:400 @ A3

For more information please see **See Design Studio's Landscape Design Report (Appendix C).**

public realm interface.

“Demonstrate through edge sections how the ground plane units connect to the adjoining foot path and avoid sunken courtyards or courtyards that sit beneath the adjoining public realm.”

- Design Review Panel 2 Meeting Minutes



Sunset Lounge

The ocean front site offers a unique opportunity for world class residential amenities. A sunset lounge is introduced at the centre of the site where residents and their guests may enjoy the views over Claytons Beach and down the coast. This area creates a connection from the ocean back to the pool via generously spaced residents amenities.

SUNSET TERRACE

public realm interface.



Townhouses

Two-storey townhouses continue a pattern of typically two-storey residences along Alexandria View. Upper levels comprise living areas and master bedrooms for single-level day-to-day living, opening onto expansive balconies. Lower levels feature secondary bedrooms and access to secure patio spaces, with gates to the public realm that provide a distinctively residential feel and a unique quality to these homes. These dual outdoor living spaces provide a high level of passive surveillance over the footpaths and the street.

3x2 TOWNHOUSE

public realm interface.



Townhouses

Two-storey townhouses at the lower side of Alexandria View rise above the existing ground level in a complementary manner to the adjoining residences, with elevated outdoor spaces and steps down to street level.



3X2 TOWNHOUSE