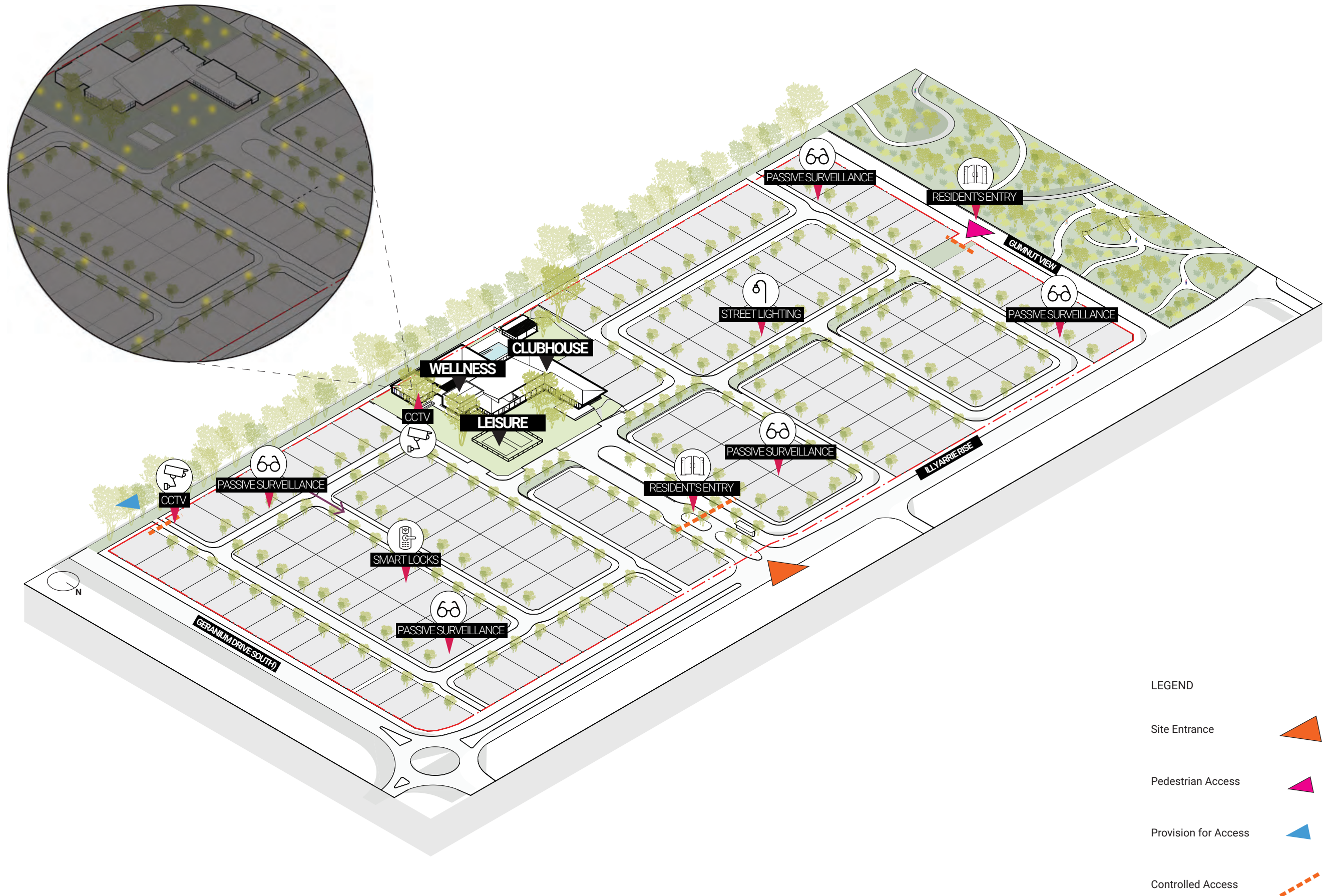


PRINCIPLE 8

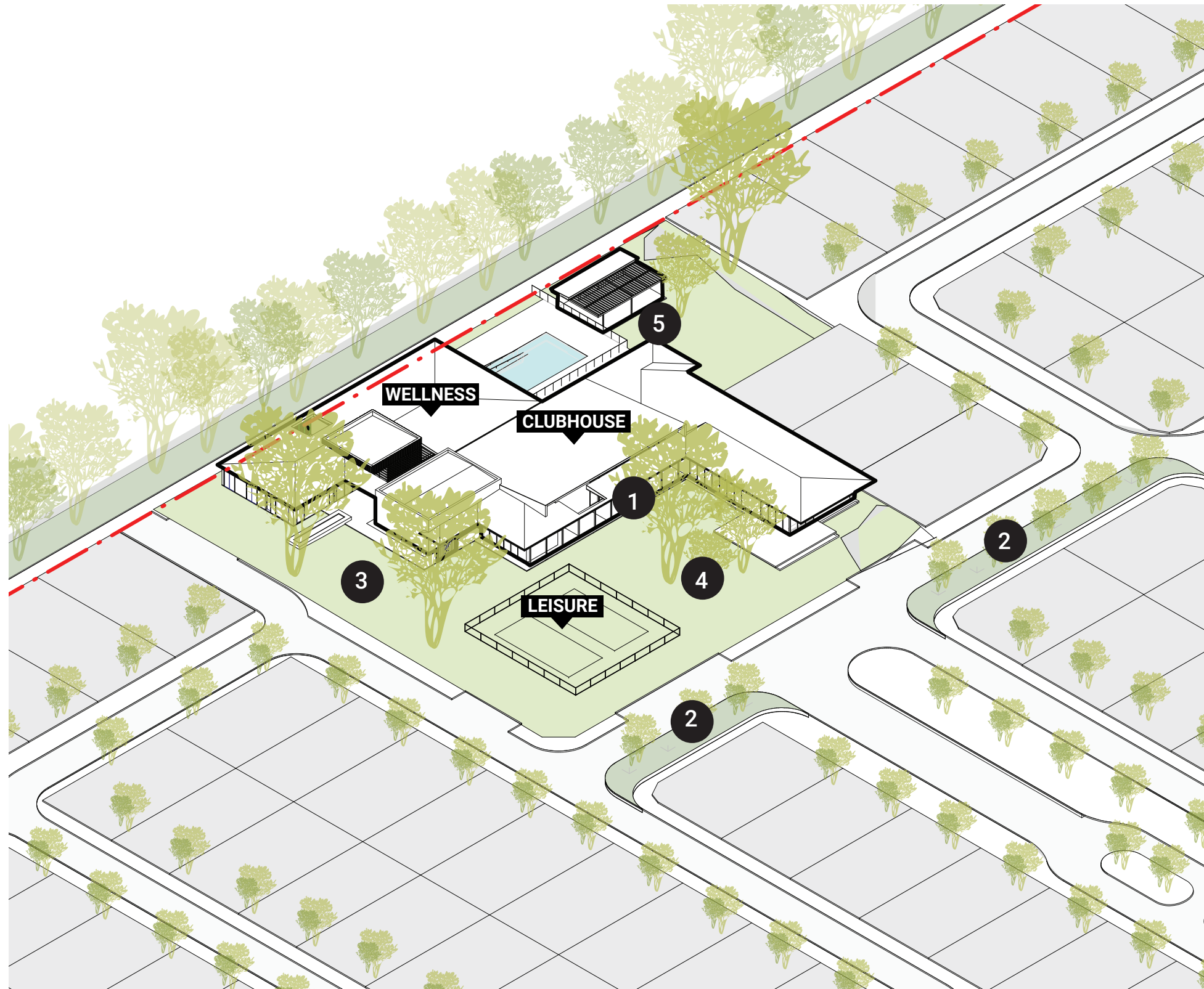
SAFETY

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

HOUSES - SAFETY INITIATIVES



FACILITIES - SAFETY INITIATIVES



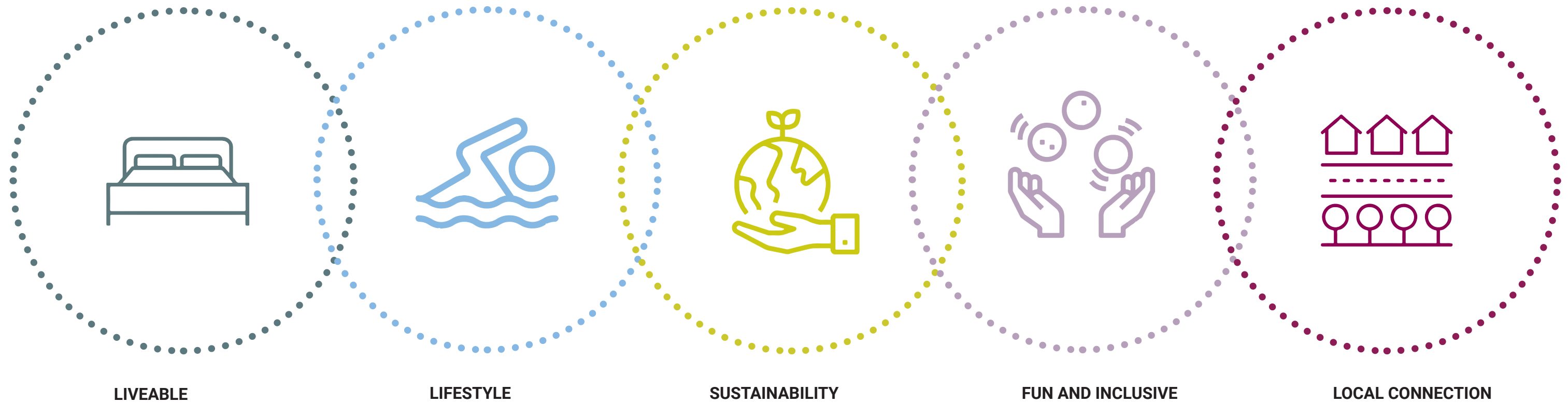
- 1 Visually permeable built form and materiality to offer passive surveillance during the day.
- 2 Expanding the open spaces beyond the facilities complex to activate the wider precinct with footpath network, creating safer passages through.
- 3 Proposed placement of footpaths will promote safer passage of pedestrians to and from the sales and amenity precinct.
- 4 Proposed landscape lighting elements and ambient lighting along the building envelope to promote passive surveillance and safe passageway at night
- 5 Camera surveillance and alarm system integrated to the building management system.

PRINCIPLE 9

COMMUNITY

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

COMMUNITY INITIATIVES



- › Well maintained and beautiful streets,
- › Leader in sector for product, streetscapes, offering and experience
- › A place for hobbies and equipment
- › Environmentally conscious community
- › Sounds of water and nature permeating through the shared spaces

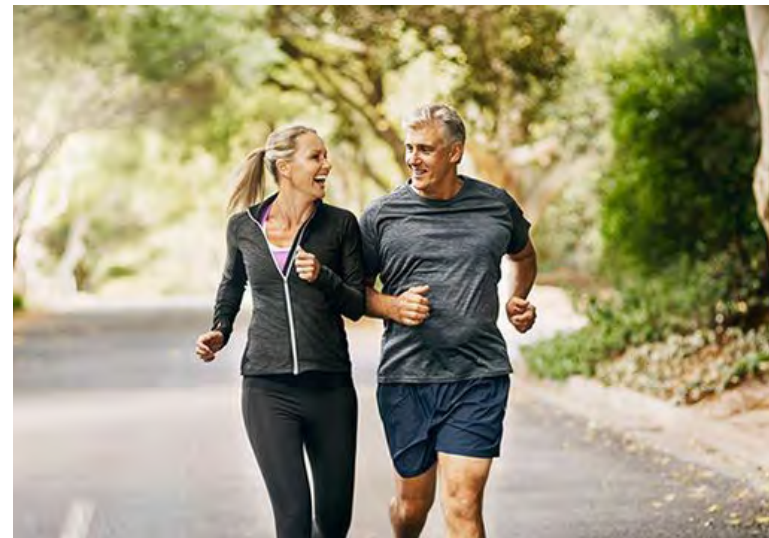
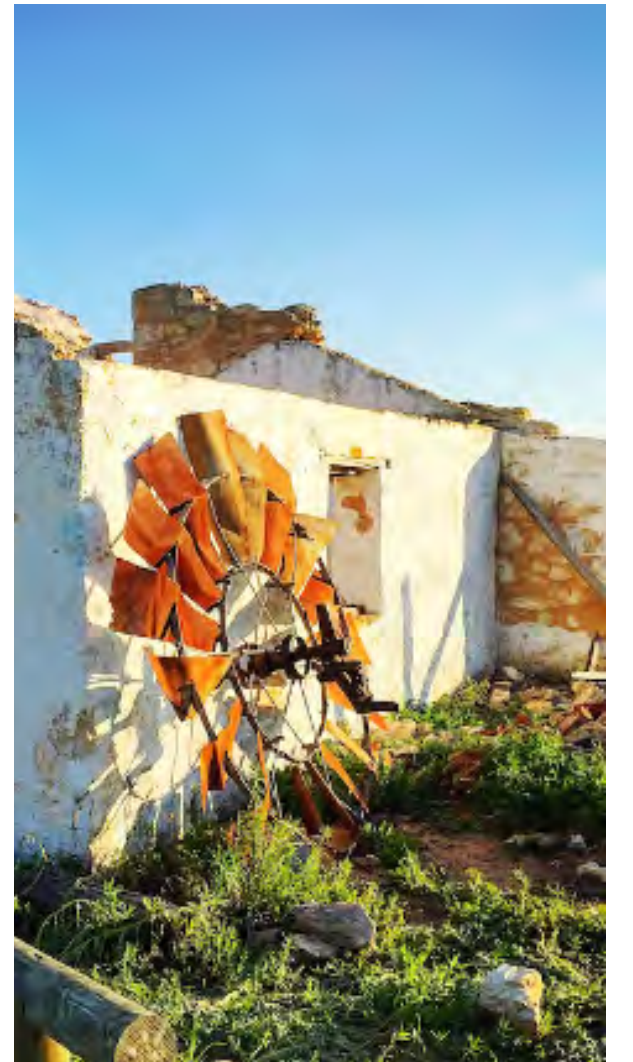
- › Grand entrance statement- wow factor
- › High quality interior finishes selected by professional designer
- › Living in an architect designed home
- › Free up time on cleaning, gardening etc to discover new passion
- › Resort facilities at my doorstep
- › Clubhouse with Wellness centre - spa, treatment room, pool

- › Growing own food to be resilient to change and supply chain (community garden)
- › 7 star Nathers rated homes
- › Get ahead of NCC/ BCA star requirements and NATHERS
- › Walkable connection to wetlands / passive amenity to surrounding masterplan, Wanneroo Town Centre.
- › Solar to help hip pocket and leave lighter footprint
- › Connect to nature with trees and wildflowers always in sight
- › Connect residents to locals to action initiatives together
- › Capital gain/ value creation in home to pass on wealth

- › Home community where family want to hang out
- › Space to book to host friends and show off e.g. party room
- › Friday drinks in fire pit / bbq pavillion
- › Socialising with neighbours
- › Amenity for grandkids
- › Sharing my skills
- › Newsletter for local residents' groups
- › Food gardens, recycling and composting
- › On site cultural events
- › Leisure activities aligned with wellness trends
- › Indoor/outdoor flow of activities in the clubhouse
- › Clubhouse packed with facilities to keep you engaged and entertained with friends and family- library, games room, gold class cinema, messy art room, hobby shed, games room, dance floor

- › Involve local community groups to connect
- › Events to stimulate friendships pre-settlement
- › Curated social activities to reflect the needs of the community
- › Local business partnerships to enhance existing amenity

SINAGRA CHARACTER



SINAGRA CHARACTER



CONTEMPORARY VILLAGE LIFESTYLE



VIBRANT NEIGHBORHOOD IN NATURAL SETTING



STRONG SENSE OF COMMUNITY



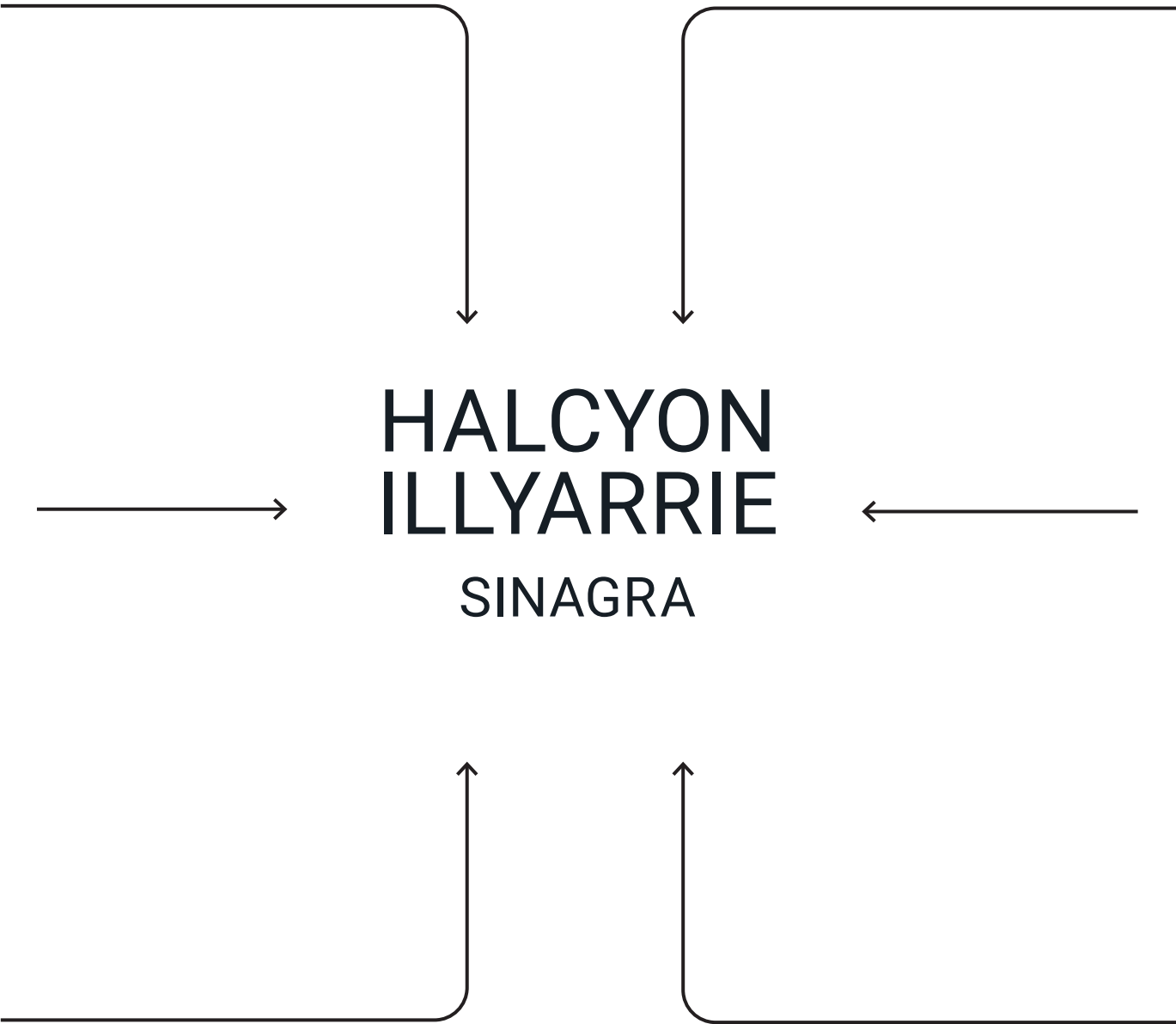
SAFE COMMUNITY & HIGH AMENITY



SURROUNDED BY NATURAL WETLAND & BUSHLAND



CHERISHED RETIREMENT



PRINCIPLE 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.

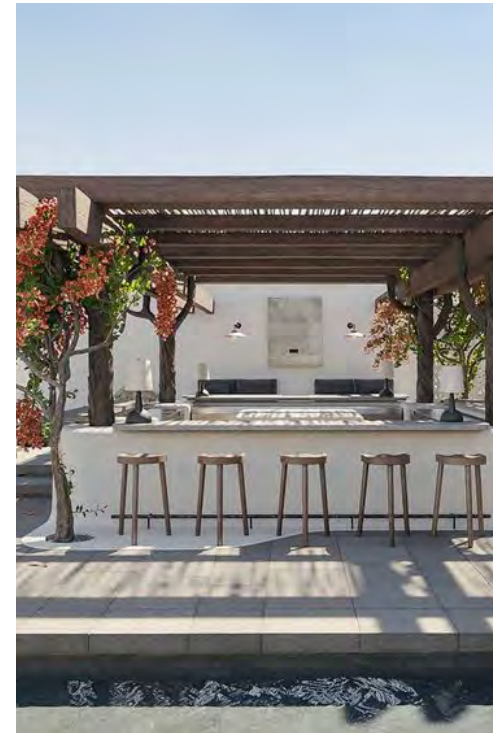
EXTERIORS - LOOK AND FEEL



Feature masonry wall



Textured finishes on walls and soffit



Lightweight structure



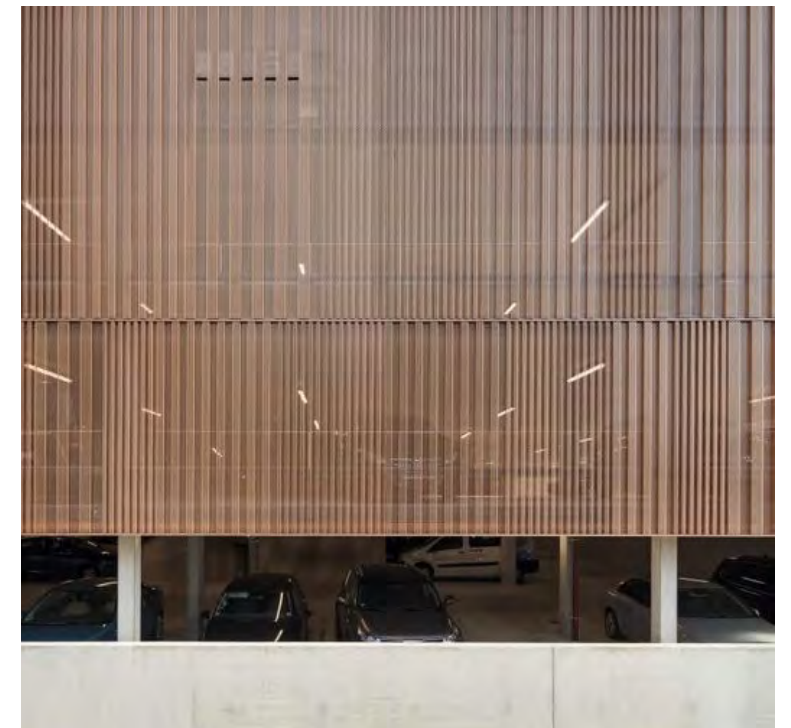
Native plants and green facade



Dark metal accents



Exposed aggregate flooring with integrated landscaping



Metal wall and roof with simple geometries

INTERIORS - LOOK AND FEEL



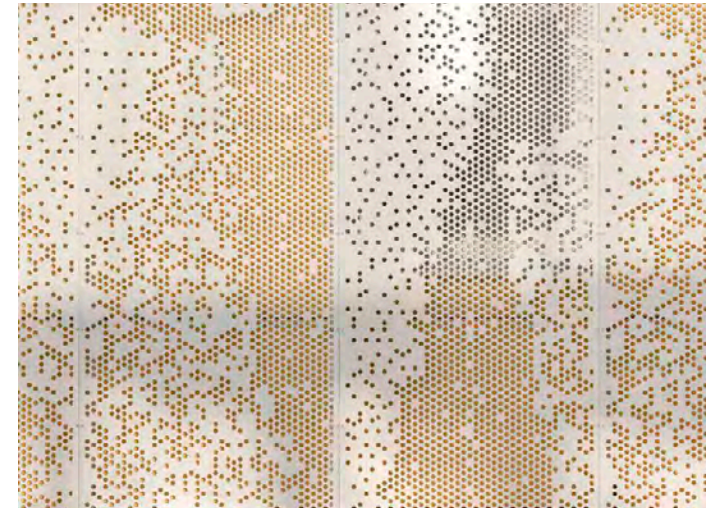
Feature wall with porcelain panel cladding



Smooth and trowelled paint finish



Maximising visual transparency

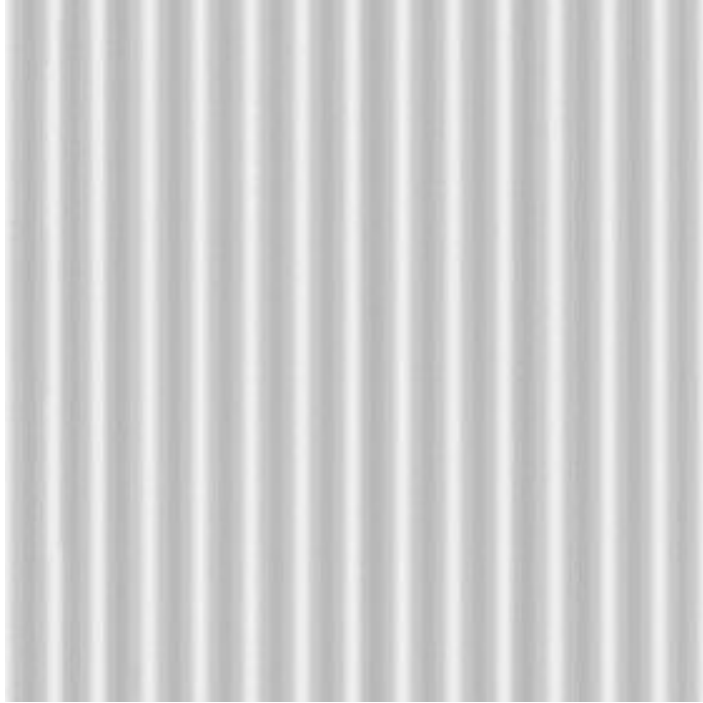


Textured wall cladding and acoustic ceiling panelling with integrated artwork

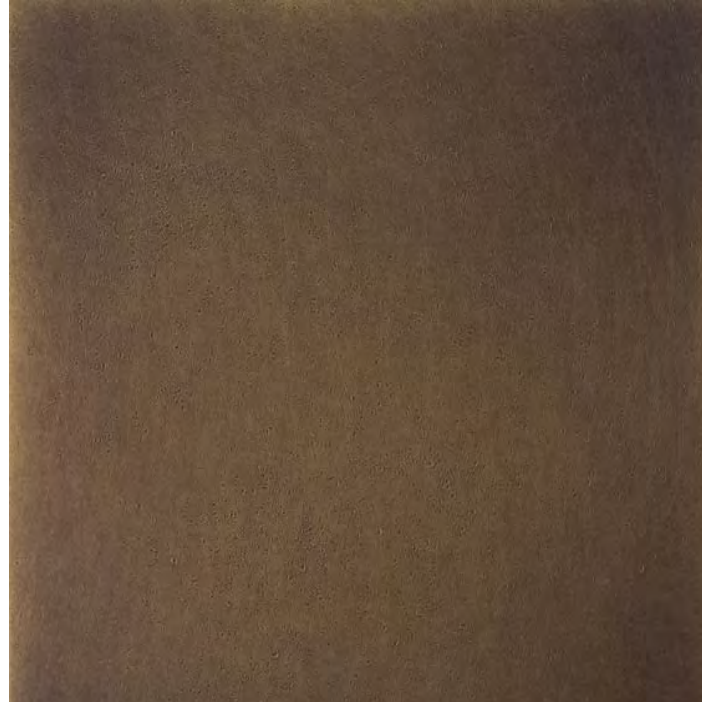


Stone tiles with carpet inset

FACILITIES - MATERIAL PALETTE



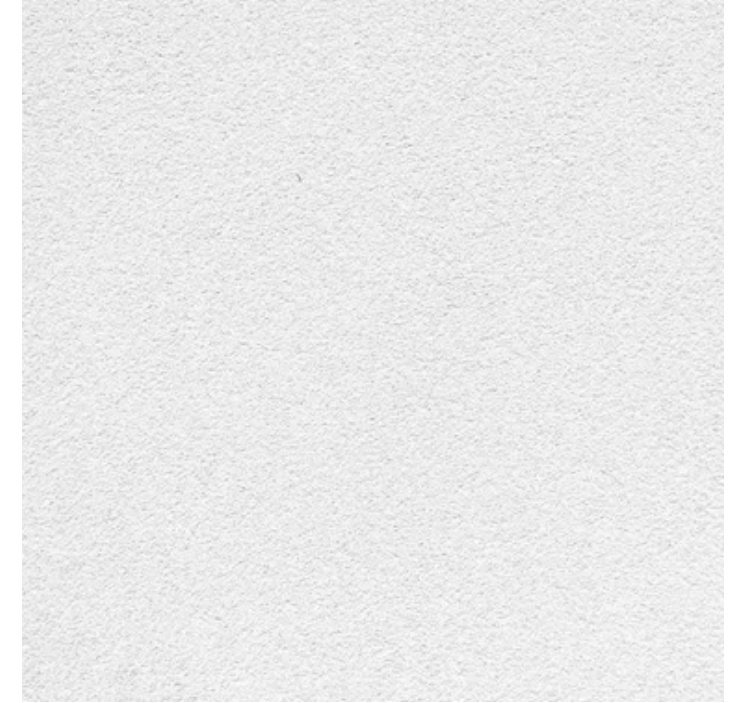
Corrugated metal



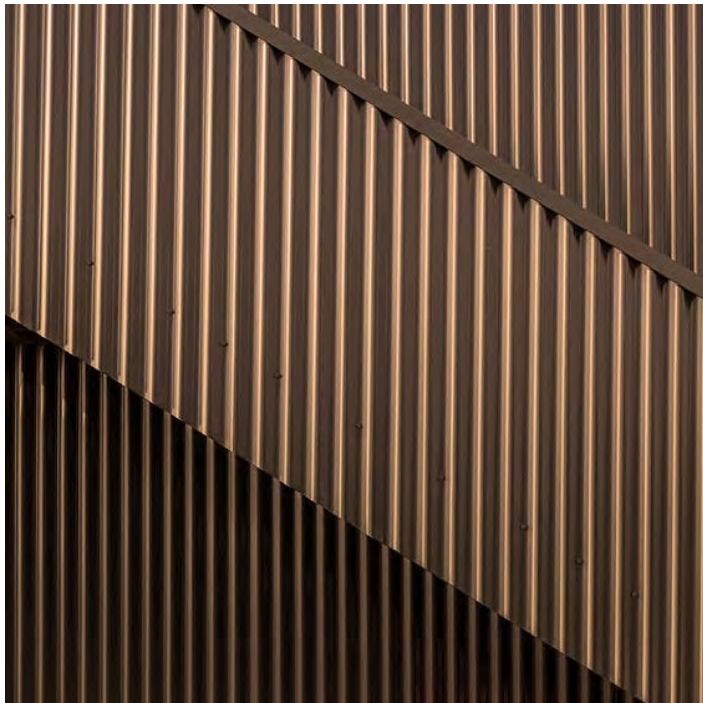
Dark metal finish



High performance glazing



Textured paint



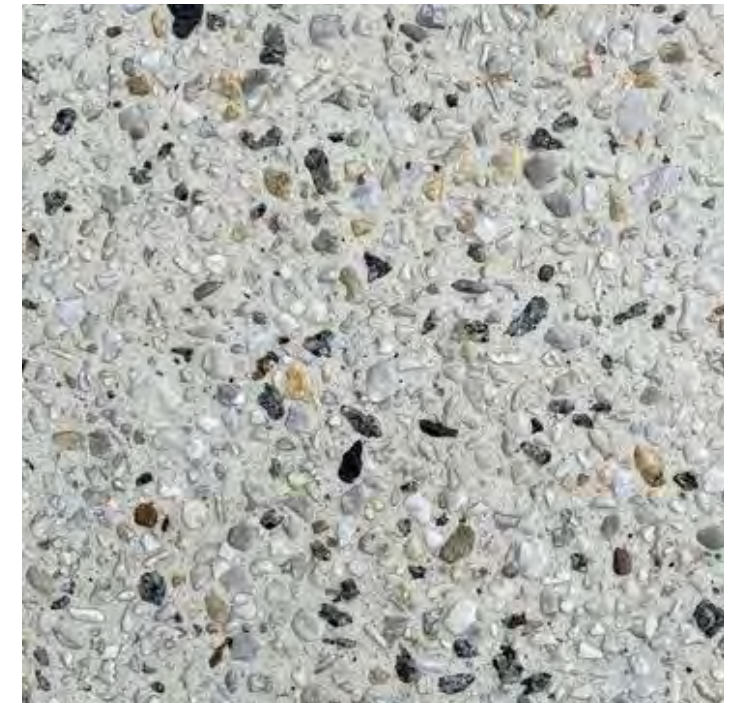
Metal standing seam cladding - Various size



Exposed concrete finish



Exposed masonry feature wall



Exposed aggregate concrete

NORTH ENTRY



FACADE DESIGN - MATERIAL PALETTE



Metal corrugated roof



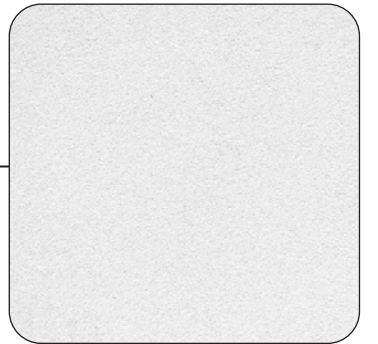
Bronze metal finish



Exposed aggregate concrete



Feature brickworks



FC sheeting soffit



Potential sculpture location

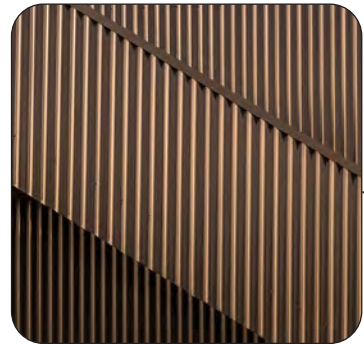
EAST ENTRY



FACADE DESIGN - MATERIAL PALETTE



Metal corrugated roof



Standing seam metal cladding



Exposed aggregate concrete



Bronze metal finish



Exposed brickworks



Timber pergola structure

OUTDOOR ACTIVE SPACE



BBQ PAVILION AND POOL TERRACE



WEST ENTRY



LIBRARY TERRACE



HOUSES - LOOK AND FEEL



TRADITIONAL

- > Heritage / Hamptons appearance
- > FC weatherboard cladding
- > Off-white metal elements



NATURAL

- > Calm aesthetics and natural materials
- > Timber planks and textured paint on FC cladding
- > Light grey metal elements



CONTEMPORARY

- > Higher contrast appearance and bold geometries
- > Plain and textured paint on FC cladding
- > Darker grey metal elements

HOUSES - MATERIALITY PALETTE



TRADITIONAL

- > Heritage / Hamptons appearance
- > FC weatherboard cladding
- > Off-white metal elements



NATURAL

- > Calm aesthetics and natural materials
- > Timber planks and textured paint on FC cladding
- > Light grey metal elements



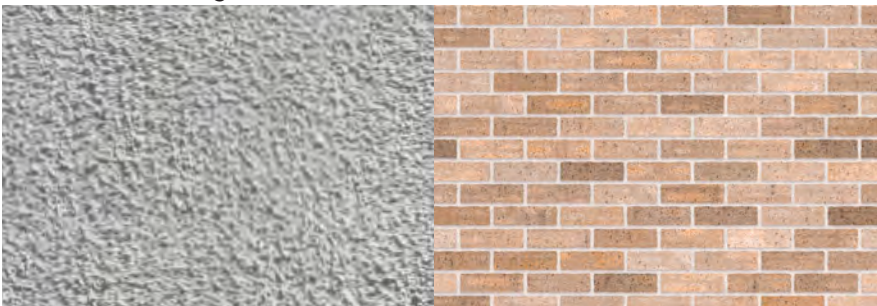
CONTEMPORARY

- > Higher contrast appearance and bold geometries
- > Plain and textured paint on FC cladding
- > Darker grey metal elements

HOUSES - MATERIALITY



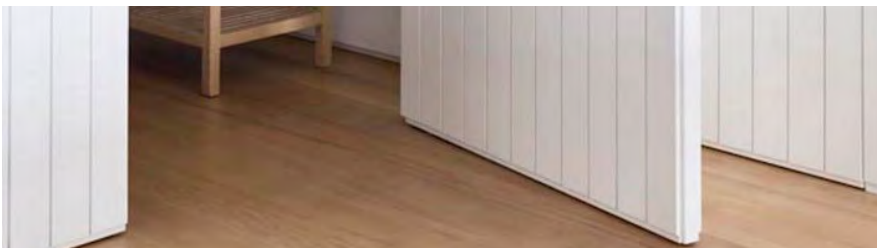
Off-white corrugated metal roof



Light grey textured painted FC cladding



Off-white FC weatherboard



Painted / Textured timber entrance door

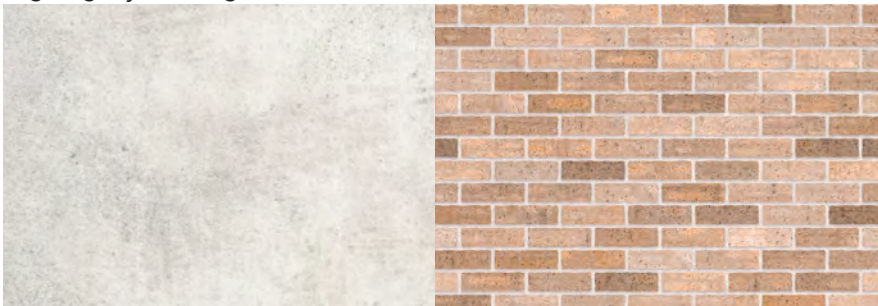


Cementious floor tiles on entry porch

TRADITIONAL



Light grey corrugated metal roof



Texture Paint on FC Cladding



Timber-look cladding on stud system



Painted / Textured entrance door



Tile on entry porch

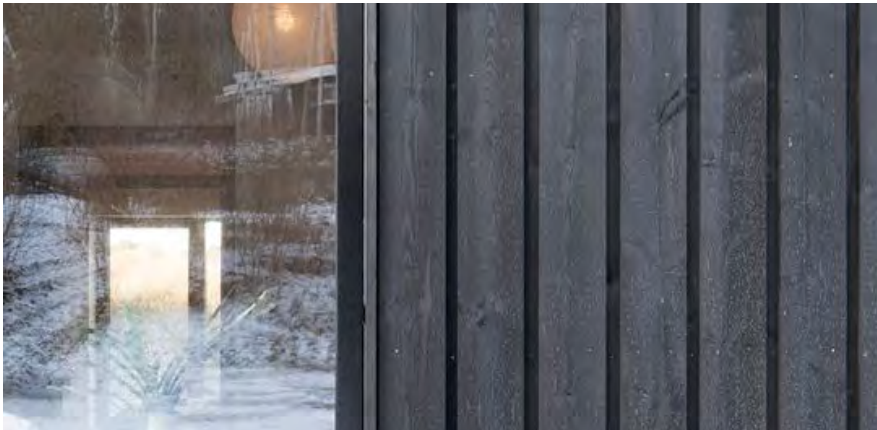
NATURAL



Light grey corrugated metal roof



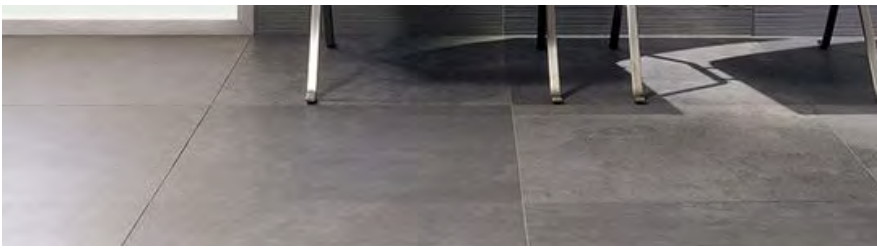
External Paint on FC Cladding



Textured cladding on stud system



Painted / Textured entrance door



Tile on entry porch

CONTEMPORARY

HOUSES - FACADE TYPES



TRADITIONAL

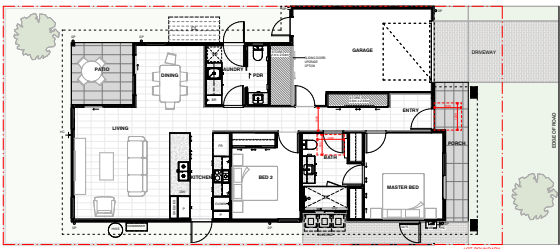
NATURAL

CONTEMPORARY

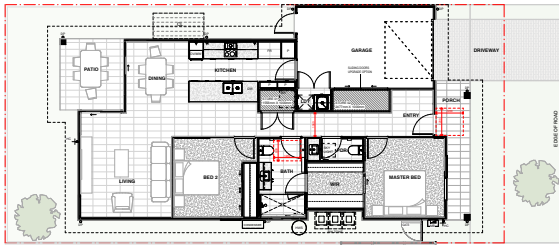
HOUSES - STREETSCAPE ELEVATION VARIATIONS



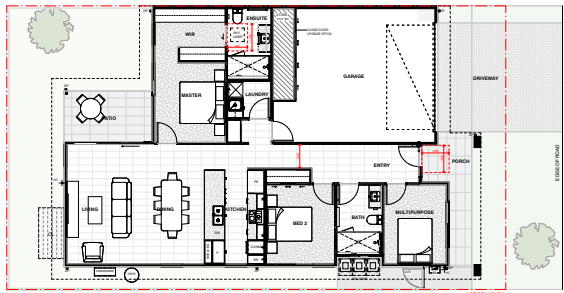
HOUSING DIVERSITY



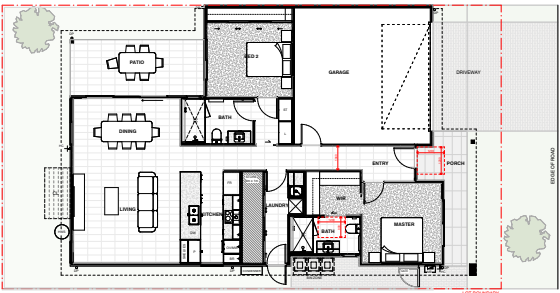
2 Bed



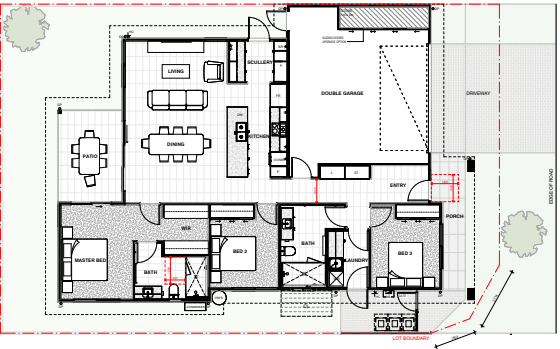
2 Bed



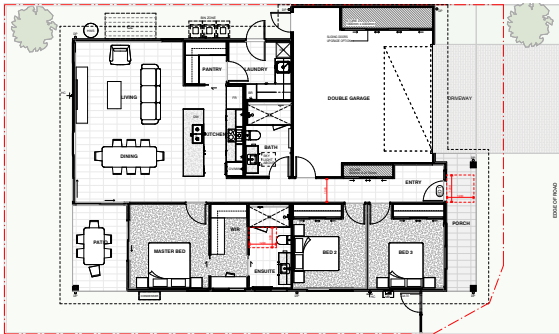
3 Bed



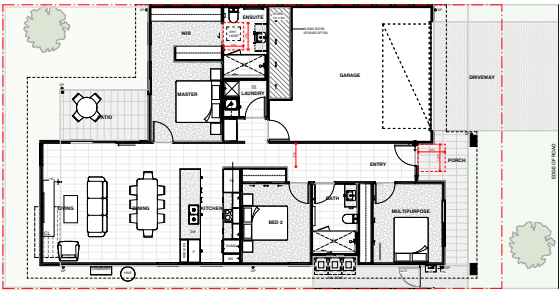
2 Bed



3 Bed

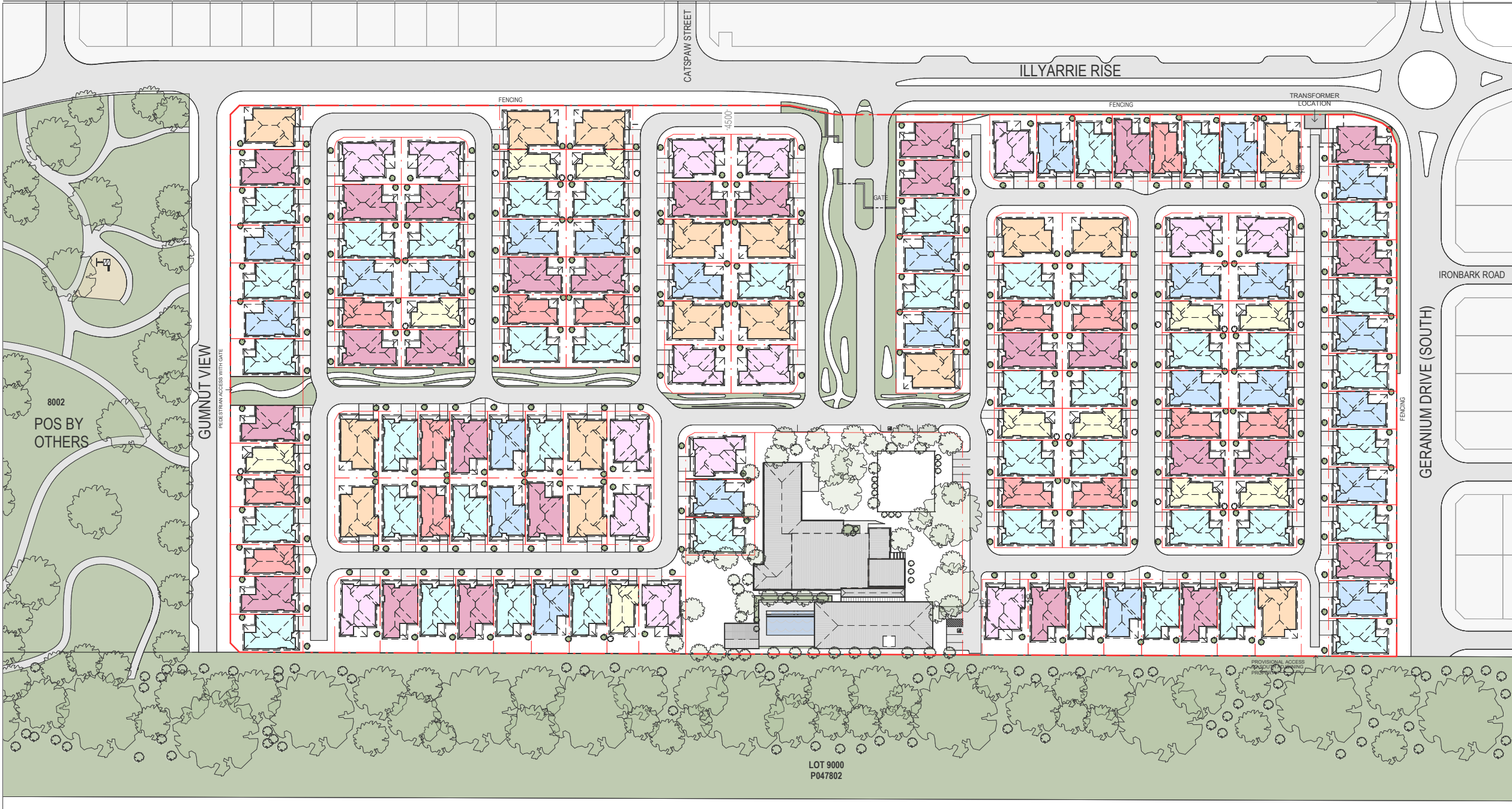


3 Bed









2 Bed

HOUSING DIVERSITY



HOUSE TYPE MIX LEGEND

						
WA-H01 2 BED 14 UNITS	WA-H02 2 BED 11 UNITS	WA-H03 3 BED 45 UNITS	WA-H04 2 BED 25 UNITS	WA-H05 3 BED 15 UNITS	WA-H06 3 BED 16 UNITS	WA-H07 3 BED 27 UNITS

HOUSES - STREETSCAPE VIEW



HOUSES - STREETSCAPE VIEW



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Architect



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Planning Consultant



Urbis
Landscape Architect



MNG Survey
Surveyor



Encycle
Waste Consultant



Cossill & Webley
Services and Traffic



Lloyd George Acoustics
Acoustic Consultant



Resolve
NCC consultant



Rider Levett Bucknall
Quantity Surveyor



JDA
Hydraulic consultant



Thermarate
Sustainability Consultant

DRP 01

DESIGN RESPONSE

Meeting Date: 22.02.2024
Meeting Venue: City of Wanneroo
Meeting Time: 11.00

ITEM	RECOMMENDATION	RESPONSIBLE	RESPONSE
Principle 1 - Context & Character (Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.)			
1	Consider how the dwelling interacts with external streets and/or further design solutions (including passive surveillance) that can mitigate the visual impact of the 1.8 metre high boundary fence condition and the impression of a detached and walled community.	URBIS	Fencing to external boundaries that abut POS and through the clubhouse precinct area is proposed to be permeable to encourage interaction, passive surveillance and a softer visual impact. In addition, external footpaths have been offset 1200mm from the site boundary edge to allow room for softscaping and softening to vertical structures.
2	Whilst the landscape design and the corresponding sectional analysis illustrates a high-quality approach to mitigating both the retain wall structures and the fence height, there may be further opportunities to introduce some visual permeability to the fencing at strategic locations.	URBIS	Permeable fencing is proposed to external boundaries at the end of road lots and through the roads parallel to the front of Illyarrie Rise. In addition, external footpaths have been offset 1200mm from the site boundary edge to allow room for softscaping and softening to vertical structures.
3	Consider introducing pedestrian gates to enable residents to move in and out of the precinct without having to rely solely on the main entry avenue.	URBIS	Pedestrian gates have been proposed at the PAW and the Arrival Precinct.
4	Access points might remain secure in the same way that the RAAFA precinct in Bull Creek has a pedestrian gate that allows residents to come and go without having to walk all the way to the main entry gate	URBIS	Access Points will be secure.
5	Consider relocating the store in Type 5 and 6 to allow visual relief in the streetscape and a boundary setback.	PLUS	Visual relief has been addressed as follows: landscaping between lots and the front yard to soften visual impact of the wall edge and housing mix has been adjusted to include a more efficient 3 bedroom layout.
Principle 2 - Landscape Quality (Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.)			
6	Consider tree planting on plot.	URBIS	Trees will be planted based on a minimum of 2 trees within each lot. One tree will be located at the front garden of the lot and one tree will be planted at the rear garden of the lot.
7	Develop a coordinated set of plans that illustrate the landscape proposal within the architectural framework and include the location and extent of retaining walls.	URBIS/PLUS	A coordinated set of plans has been prepared with input from Plus, Urbis and Cossil & Webley.
Principle 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)			
8	Consider the waste management and waste collection strategy and demonstrate how the current laneway network facilitates safe and convenient access for waste trucks.	ENCYCLE	Matter addressed within the technical reporting by Encycle.
9	Consider if adequate provision has been made for visitor car bays.	TRANSCORE	Matter addressed within technical reporting by Transcore and planning report.
10	Consider modifying Type 3 internal layout to have direct access from laundry to the outdoor areas and the provision of a wardrobe to Bed 3.	PLUS/SGP	Direct access from the laundry to the outdoor areas is not possible. Rather, adequate access is provided for via the living space or kitchen exit. In regard to a wardrobe for Bed 3, this has been rectified by labelling "Bed 3" with MPR in DA drawings.
Principle 5 -Sustainability (Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes)			
11	Develop a detailed series of both passive and active commitments that are quantifiable and measurable.	SGP	There is no specific requirement for a DA to include a detailed sustainability report. However, the DA does include content and commentary that addresses the sustainability principle of SPP 7.0, the sustainability initiatives being explored by the development team and how this was presented and addressed as part of the DRP process. A set of ESD commitments has been included in the Sustainability section of the 10 Design Principles report lodged as part of this DA package.
12	Investigate strategies to mitigate poor access to north light for those dwellings that are solely south facing. This might include operable roof lights.	PLUS/SGP	The response to this matter is provided within the R Code 2024 assessment that has been undertaken by the development team.
Principle 6 - Amenity (Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.)			
13	The Proponent is encouraged to consider relocating or removing the three dwellings from the north-west corner of the club house site to allow the club house to present as a distinct and symbolic built form that can be viewed in the round from all directions equally.	PLUS/SGP	No change is proposed in response to this comment. The proposed dwellings sit below ground level and therefore do not reduce the symbolic nature of the club house. In addition, the dwellings provide an opportunity for screening of the service corridor.
14	Consider providing some Liveable Housing Australia rated dwellings that exceed Silver Standard.	PLUS/SGP	This will require significant replanning to all house plans, and is not supported or feasible. The developer is committed to 100% Silver Standard homes.
15	Include illustrative site sections that integrate with the boundary edge condition.	PLUS/URBIS	Illustrative site sections have been prepared as requested and included in the DA pack.

Principle 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.)			
16	Consider introducing pedestrian gates to enable residents to move in and out of the precinct without having to rely solely on the main entry avenue. This might include access to the POS to the west or to the north to the road	URBIS/C&W	Pedestrian gates have been installed at the PAW and the Arrival Precinct.
17	Access points might remain secure in the same way that the RAAFA precinct in Bull Creek has a pedestrian gate that allows residents to come and go without having to walk all the way to the main entry gate	URBIS	Access Points will be secure. There is one pedestrian gate to the western boundary which will connect with the adjacent POS. In addition, one provisional access to the south-eastern boundary is provided to accommodate a future pedestrian connection, noting this is pending confirmation of the development layout on the adjoining site to the south.
18	Ensure internal road treatment finishes are designed in a way to encourage a low-speed and shared environment with the use of visual cues such as coloured paving to create a more pedestrian focussed road	C&W / SGP	The engineering drawings provide for specific road network base materials in order to achieve this objective, particularly at junctions and car parks via the use of exposed aggregate.
19	Consider the pitch of the club house roof so that it rises as a welcoming and legible gesture upon approach down the main entry avenue.	PLUS	The pitch of the clubhouse roof has been redesigned to allow access to northern light with a degree of solar shading and also has been reorientated to signify the entry gestures and address the active open space.
Principle 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.)			
20	Consider introducing variation in the roof scape to add visual interest within the precinct. This could be achieved in subtle ways and is not intended to result in a visually random outcome as the cohesive nature of the roof scape works well	PLUS/SGP	There are 7 house types, 3 roof types and 4 primary cohesive material schemes to be implemented as part of this development. This provides for significant visual interest and maintains the character individuality to the houses in the streetscape.
Key issues/recommendations			
21	The Panel are generally supportive of the proposal subject to issues identified above either being addressed or justified.	-	
22	The project has the capacity to be a high-quality exemplar for a residential community that offers high levels of amenity and dwelling diversity delivered in an innovative manner.	-	
23	The Panel also acknowledge and appreciate early engagement with the review process and look forward to engaging with the Proponent to resolve matters raised under Principle 1, 2, 4, 6 and 7 as well as review more detail associated with the sustainability strategy and commitments.	-	