



space collective architects

SERVICED APARTMENTS

998 Albany Highway, East Victoria Park

REV A

15.08.2022

Development Application

998 Albany Highway

A tectonic approach of serviced apartments that celebrates its location, inspired by Art Deco textures and patterns.



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EXECUTIVE SUMMARY



Maraboo Island, Space Collective Architects



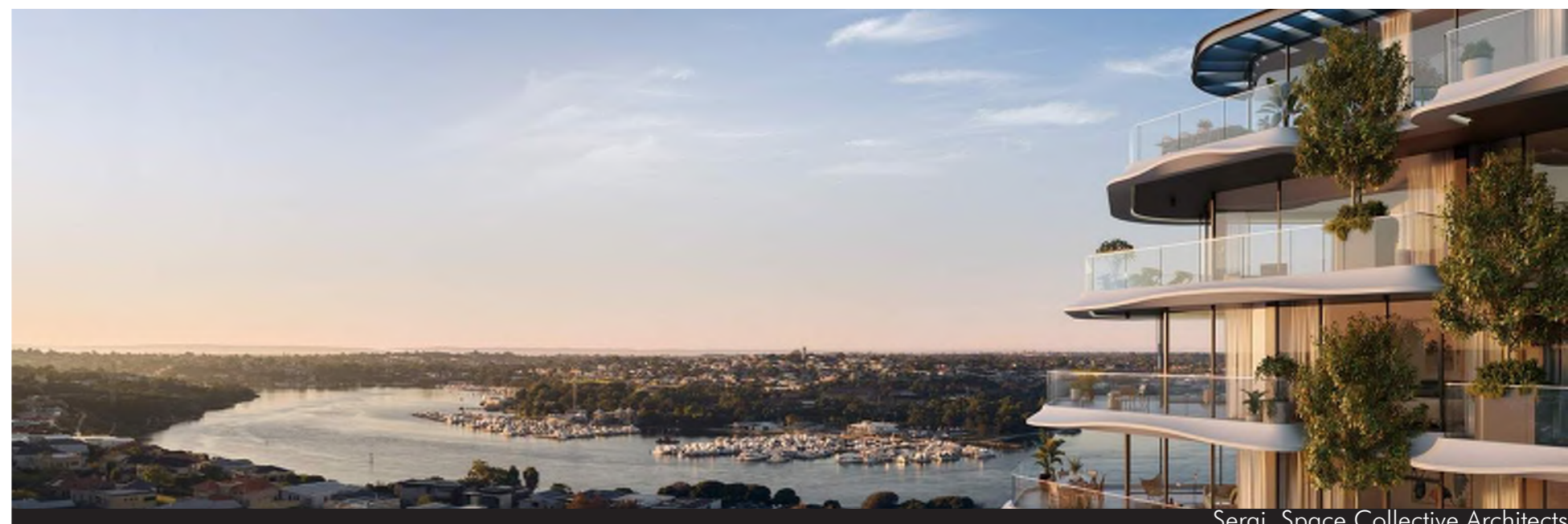
Elia, Space Collective Architects



Lago, Space Collective Architects



110 Marine Pde, Space Collective Architects



Serai, Space Collective Architects



We are an architecture practice at the forefront of design in Western Australia.

We are a design **collective**. Our approach is inclusive, collaborative, and responsive. Our process is founded on a creative intelligence that balances imagination and pragmatism to design and deliver beautiful and inspiring **spaces**.

We are a growing studio of inquisitive, energetic, and focused architects. Each of our schemes has a distinctive identity, borne out of considered research into the social, cultural, and environmental nature of place.

We are experts at making challenging projects happen, we successfully navigate evolving planning policies and design standards to create exemplary housing and public buildings that reflect a unique sense of place, are financially viable and can stand the test of time. Our work is a balanced approach of progressive design that will also deliver strong economic outcomes for our clients.



PROJECT TEAM

EXECUTIVE SUMMARY

Proposal Summary



- A tribute to the **Art Deco influence** along Albany Highway.
- Serviced apartments with **8 apartments** including:
7 units + 1 accessible unit
- A total of **102sqm commercial** area with alfresco area.
- A total of **11 carbays**:
8 x residential stackers 1 x residential visitor
1 x commercial stacker 1 x commercial visitor
- Strong **connection with Edward Millen Park.**

EXECUTIVE SUMMARY

DRP Response

Principle 1 - Context & Character

The panel recommends exploring the setbacks to address the 3m setback from Albany Highway and how the proposal relates to the adjacent development setbacks.



3m front setback is utilised with over 51sqm of landscaped area for alfresco/pedestrian space as permitted in LPP-16 of ToVP.



Principle 2 - Landscape Quality

The panel recommends having a clearer landscape intent and consider some mis-opportunities to introduce landscaping within front setbacks and softening the boundary edges into the laneway.



Plan E on board for landscape input of the proposal. A landscape package is included. Refer to **Landscape Quality: Landscape Package** (pg. 22).



Principle 3 - Built form & Scale

Given plot ratio exceeds the permitted allowance of 1.0, the panel recommends seeking concession for density by aiming to demonstrate design excellence (LPP-33).



Typical apartments are designed to achieve natural cross ventilation and receive daylight. In addition to that, an accessible apartment is included to accommodate aging population/disabled user.



Principle 4 - Functionality & Build Quality

The panel recommends engaging with Traffic Consultant to resolve carpark clearance, blind aisle extension, etc.



Stantec on board as the Traffic Consultant for the proposal. A TIS is included. Refer to **Appendix E - Traffic Impact Statement**. In addition, car parking clearance is now increased to 3.4m to allow for car stackers. Refer to **Appendix C - Architectural Drawings** (SC04-1).



The panel recommends engaging with Waste Consultant to review waste collection/bin storage layout.



Talis Consultants on board as the Waste Consultant for the proposal. A WMP is included. Refer to **Appendix F - Waste Management Plan**.



The panel recommends providing direct access to access commercial bins, rather than through residential lobby.



Access to car parking area from the commercial tenancies provided through a service corridor.



The panel recommends exploring End-of-Trip/bicycle parking opportunity.



Bicycle storage is added to ground floor, in close proximity to the main lift and car park area.



Principle 5 - Sustainability

The panel expresses concern regarding the canopy treatment/deep balconies of the proposal. This creates a challenging environment for the apartments solar access.



Refer to **Sustainability: Solar Access Analysis** (pg. 28).

The panel recommends demonstrating how cross ventilation within the apartments work in relation to the open core.



Refer to **Sustainability: Cross Ventilation & Solar Access** (pg. 27).

EXECUTIVE SUMMARY

DRP Response

Principle 6 - Amenity

The panel recommends considering the universal access aspect of the proposal, in respect to the ageing population.



One of the apartments converted to an accessible apartment, making 12.5% of the proposed apartments accessible. Refer to **Appendix C - Architectural Drawings** (SC02-2).



The panel identified a mis-opportunity to get park views for the master bedrooms of the upper apartments.



Additional windows looking out to the park are added to the apartments. The windows are integrated into the feature wall of the front facade. Refer to **Appendix C - Architectural Drawings** (SC02-2; SC02-3).



Principle 7 - Legibility

No recommendation.



No action required.

Principle 8 - Safety

The panel recommends truncating the bin storage for laneway viewing.



Rear bin storage is now set back from the laneway. A landscape transition is introduced at rear.



The panel recommends considering the widening of R.O.W. to achieve 6m width and how this impacts the safety of disability bay.



The proposal has 500mm provision for widening under-width R.O.W.s. As per LPP-7 of ToVP, this is to achieve a 6m wide rear laneway.



In addition to gated rear area, rear boundary edges are softened into the laneway to improve safety & legibility of the disability bay. Refer to **Landscape Quality: Landscape Package** (pg. 22).



Principle 9 - Community

No recommendation.



No action required.

Principle 10 - Aesthetics

Art Deco context is supported by the panel. The character of material selection has a finer grain which is commendable that there is tectonic element to the proposal.



No action required.

LOOKING AT DESIGN WA
10 PRINCIPLES

CONTEXT & CHARACTER

Site Context








The site is located along Albany Highway.

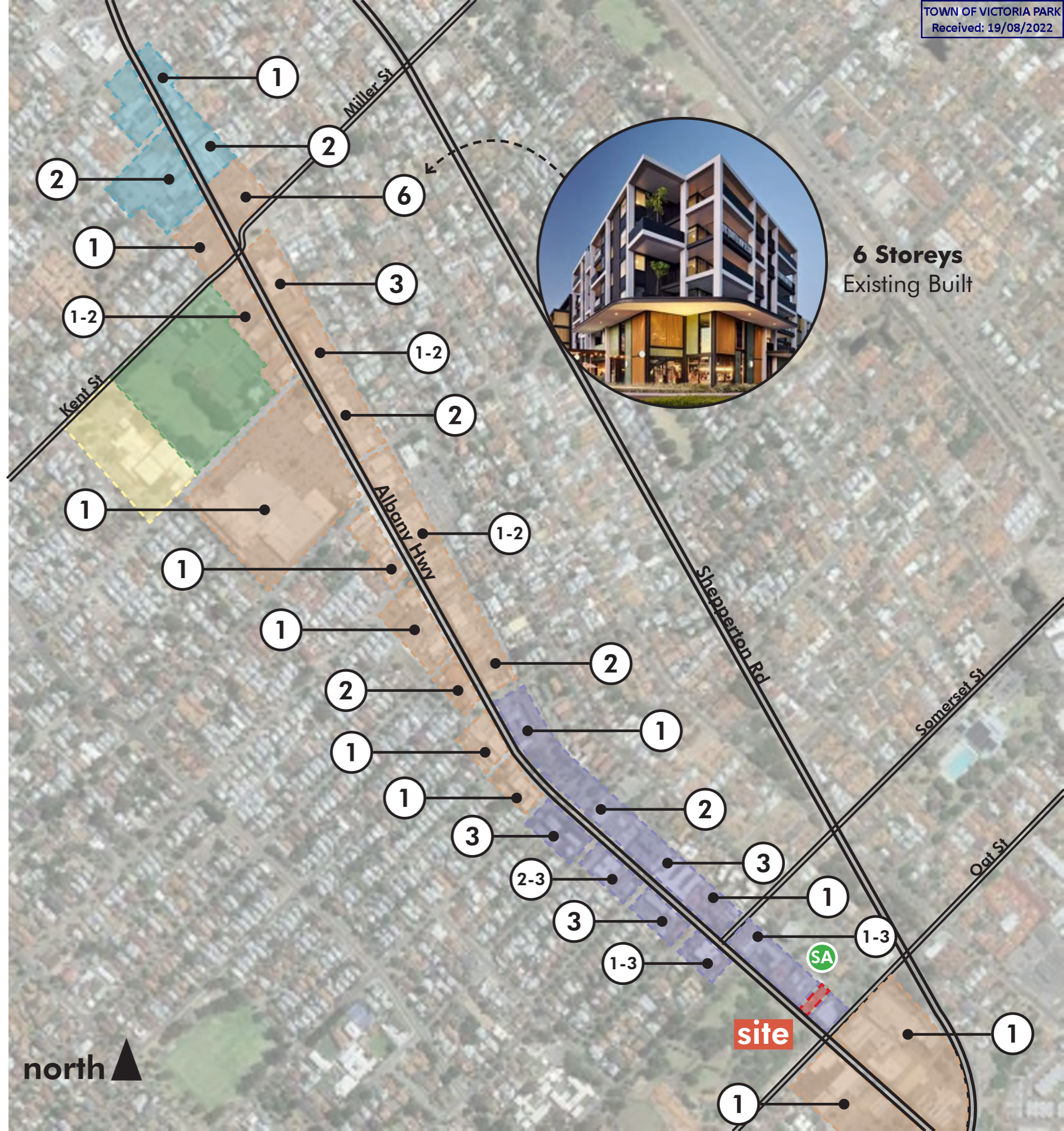
With the new builds over the time, Albany Highway is developing into a medium density area.

The lack of short-stays accommodation along Albany Highway makes the site an ideal location for a serviced apartments development.

AREA ZONING

Town of Victoria Park - TPS1

-  the site
-  residential/commercial zone (ToVP TPS-1)
-  district centre zone (ToVP TPS-1)
-  commercial zone (ToVP TPS-1)
-  park and recreation (ToVP TPS-1)
-  public purposes (ToVP TPS-1)
-  serviced apartments



CONTEXT & CHARACTER

Art Deco Influence

The proposal acknowledges the strong Art Deco influence along Albany Highway as the style and character of its location.



LEGEND

- heritage listed
- local influence



CONTEXT & CHARACTER

Art Deco Patterns

ROUNDED
EDGES



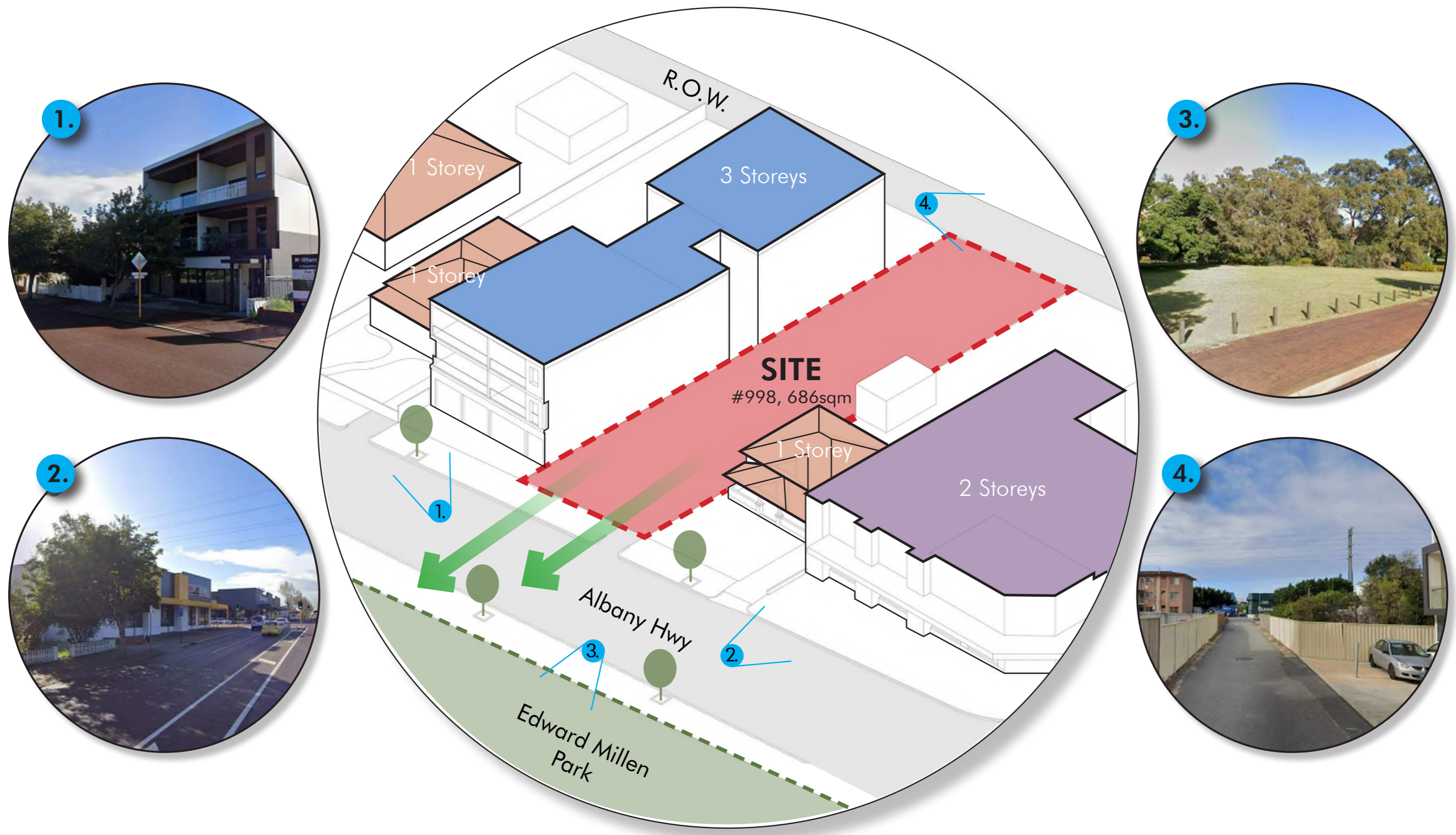
LINEAR
RHYTHM



View from Albany Highway

BUILT FORM & SCALE

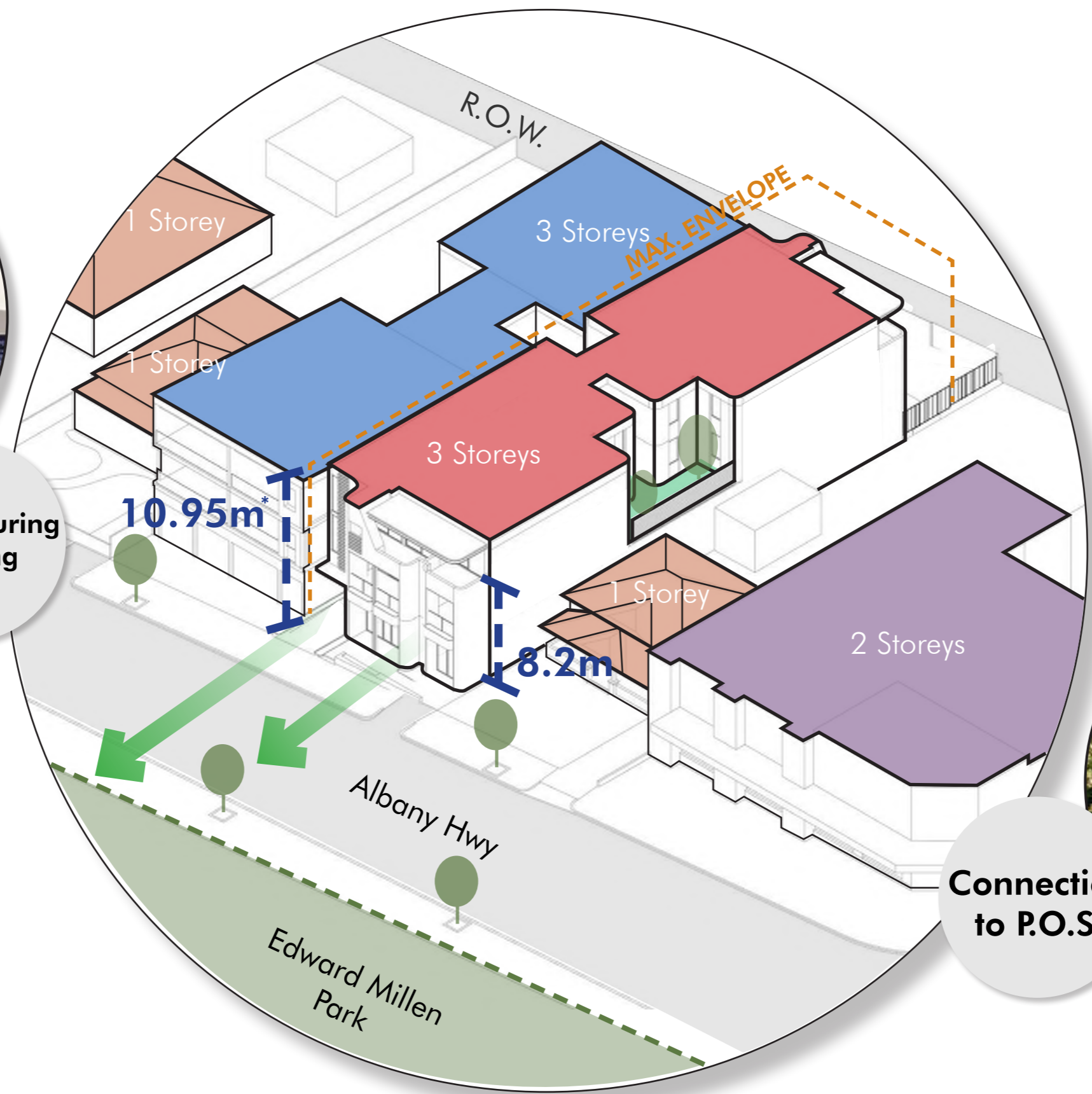
The Site



BUILT FORM & SCALE Height



Neighbouring existing built



Connection to P.O.S.

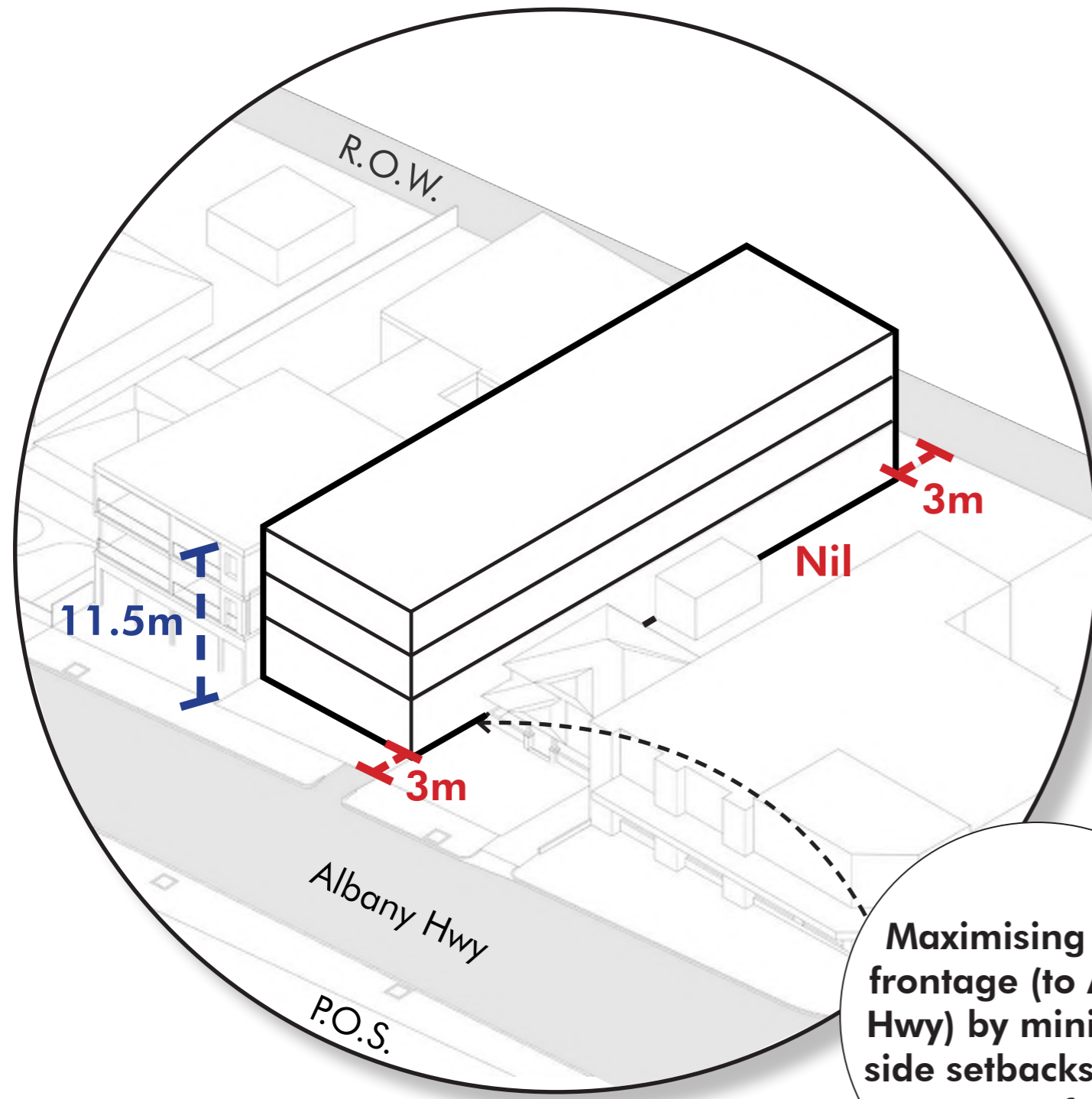
*incl. 650h parapet wall

Future Development

BUILT FORM & SCALE

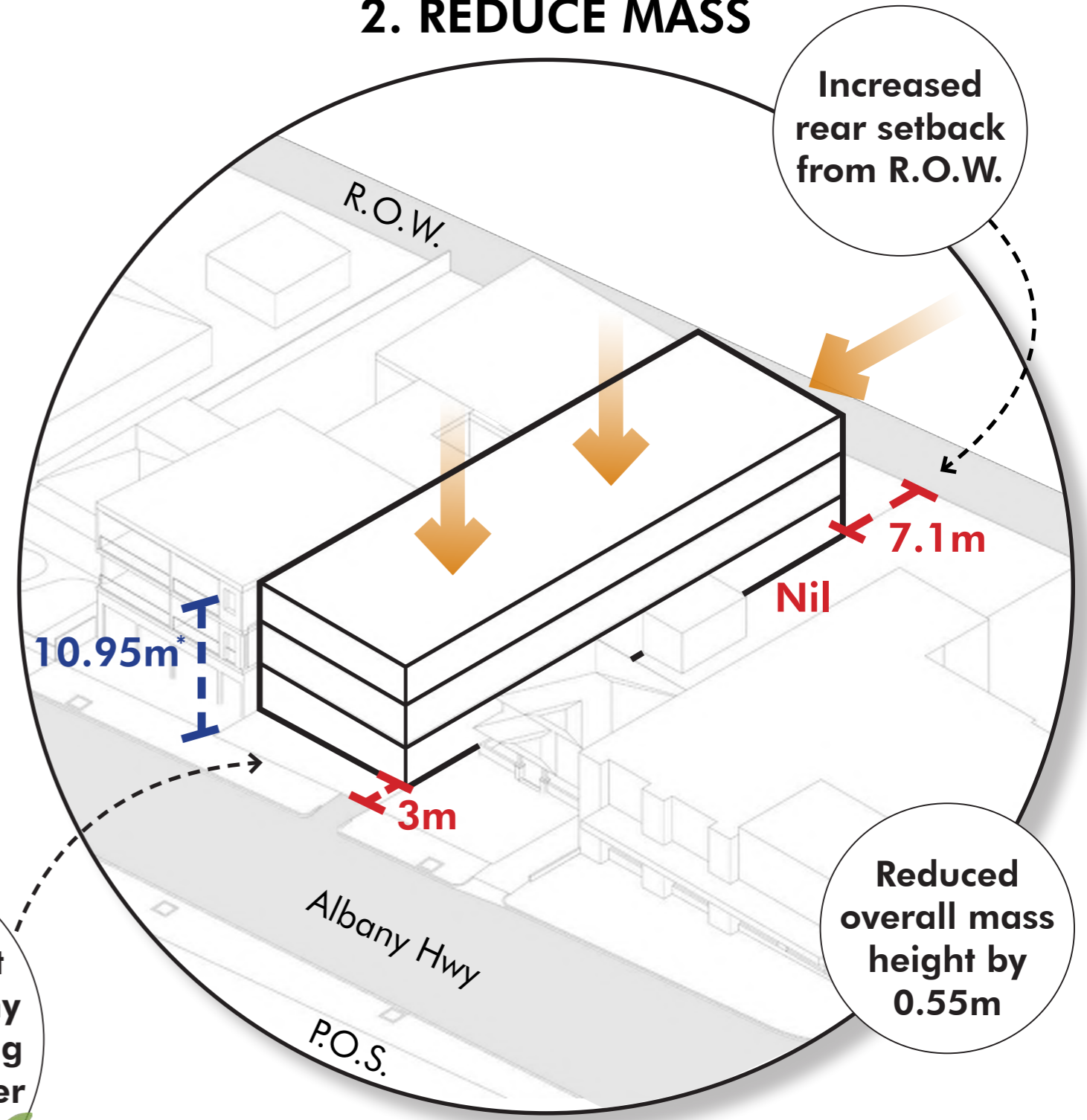
Creating the Form

1. MAXIMUM ENVELOPE



Maximising street frontage (to Albany Hwy) by minimising side setbacks as per LPP-16 of ToVP

2. REDUCE MASS



Increased rear setback from R.O.W.

Reduced overall mass height by 0.55m

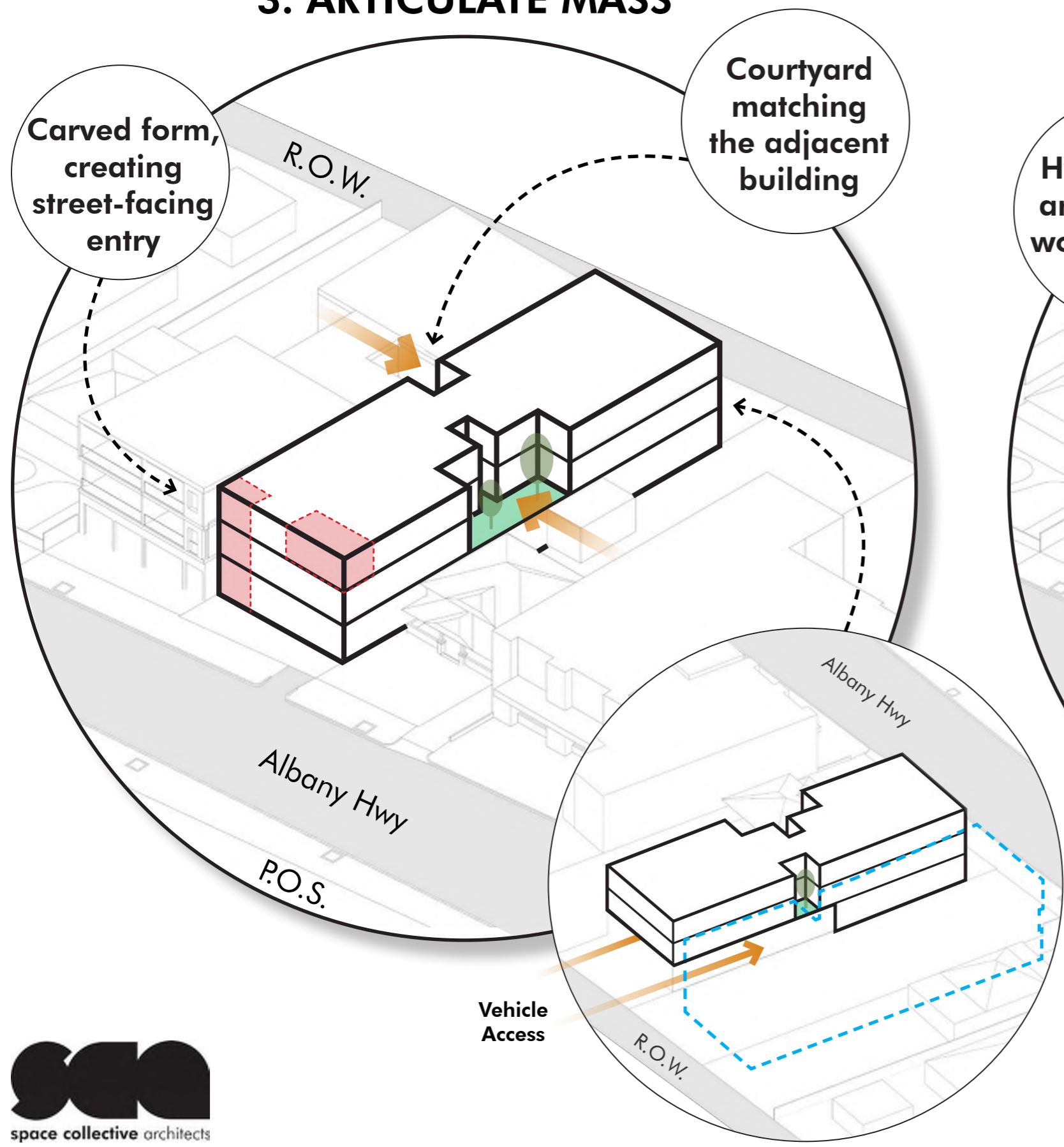
*incl. 650h parapet wall

LEGEND
Height
Setbacks

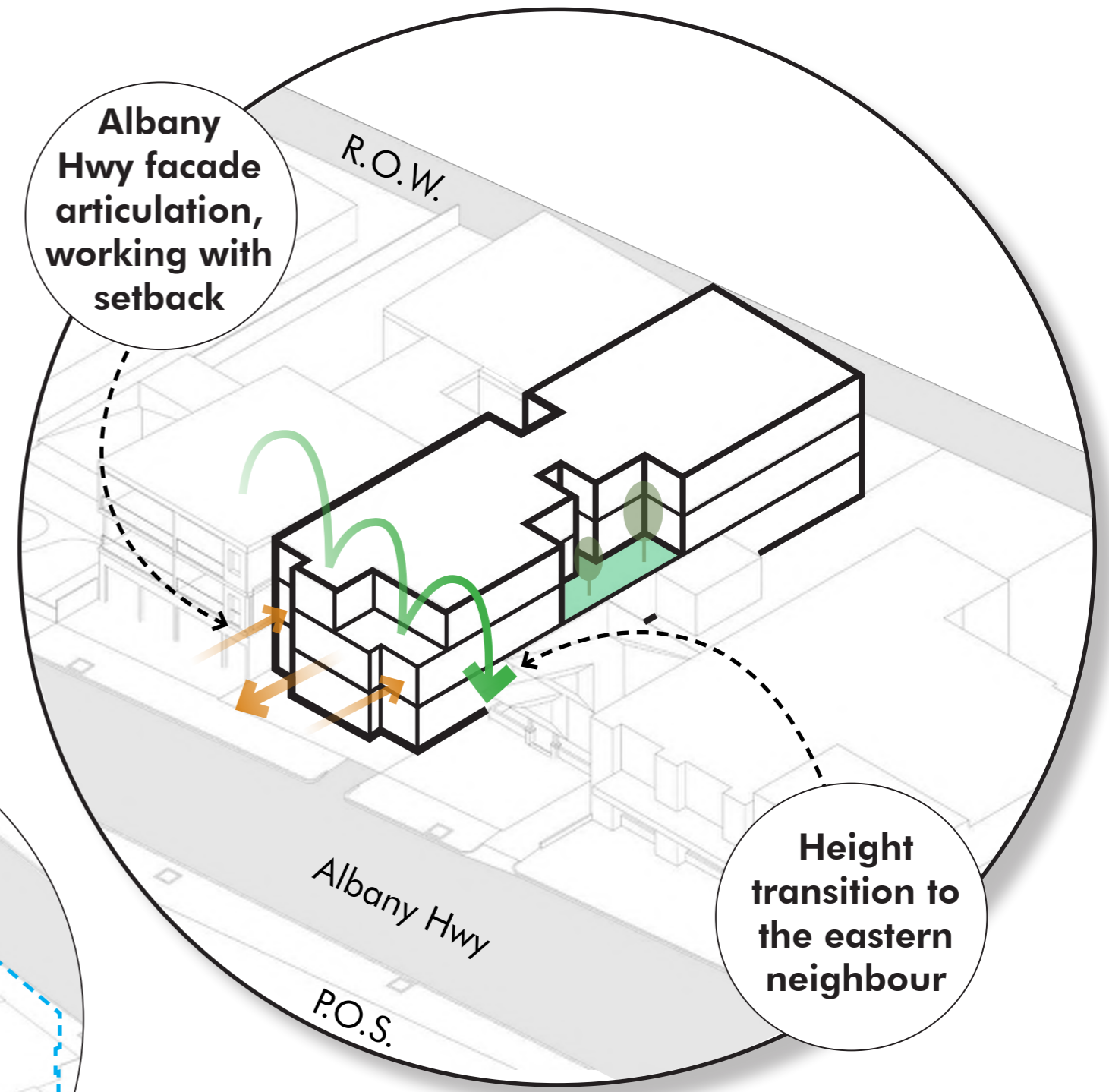
BUILT FORM & SCALE

Creating the Form

3. ARTICULATE MASS



4. STEPPING MASS



LEGEND

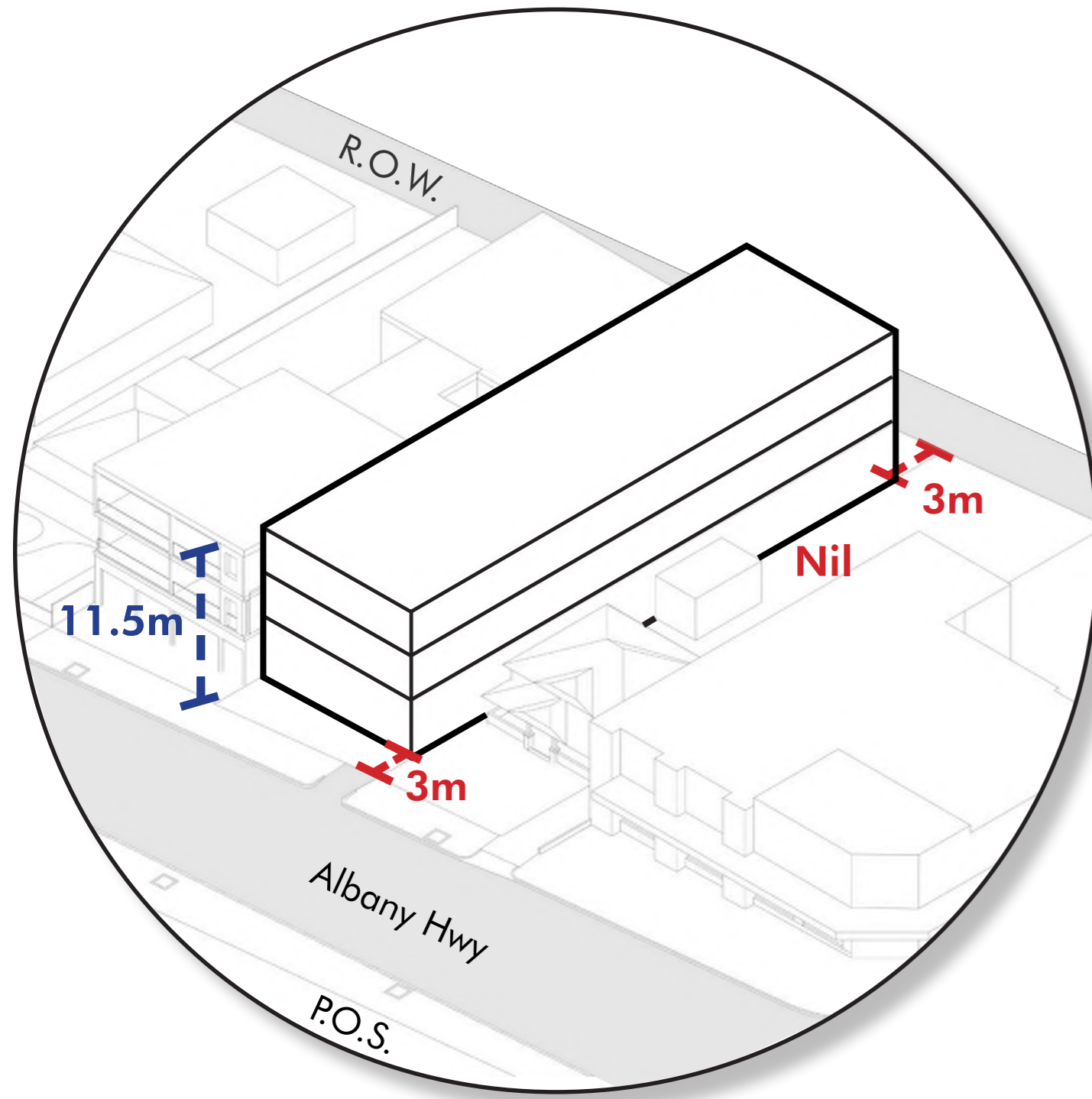
Carved Mass

Neighbouring Development

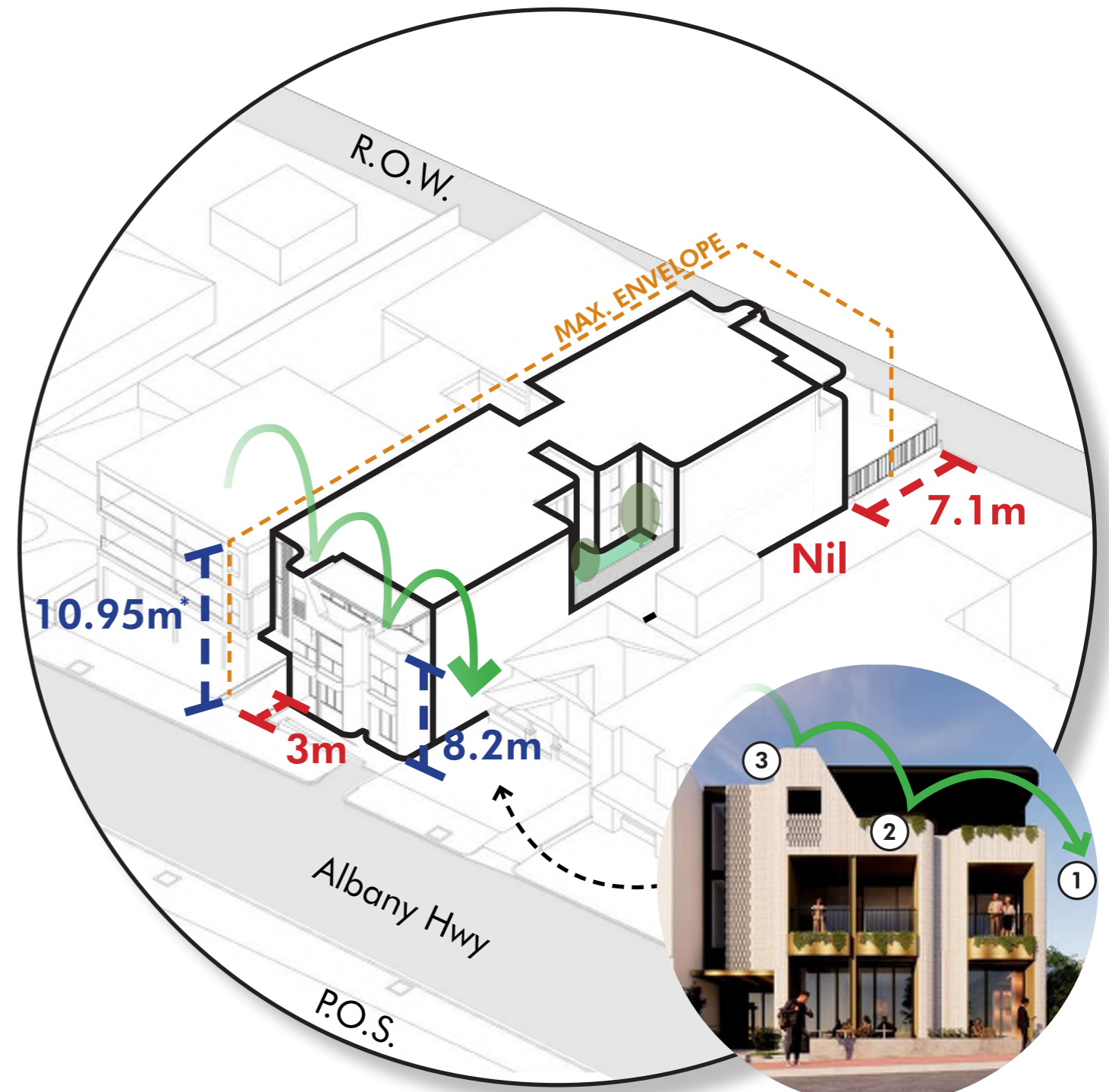
BUILT FORM & SCALE

Proposed Scheme

MAXIMUM ENVELOPE



PROPOSED SCHEME



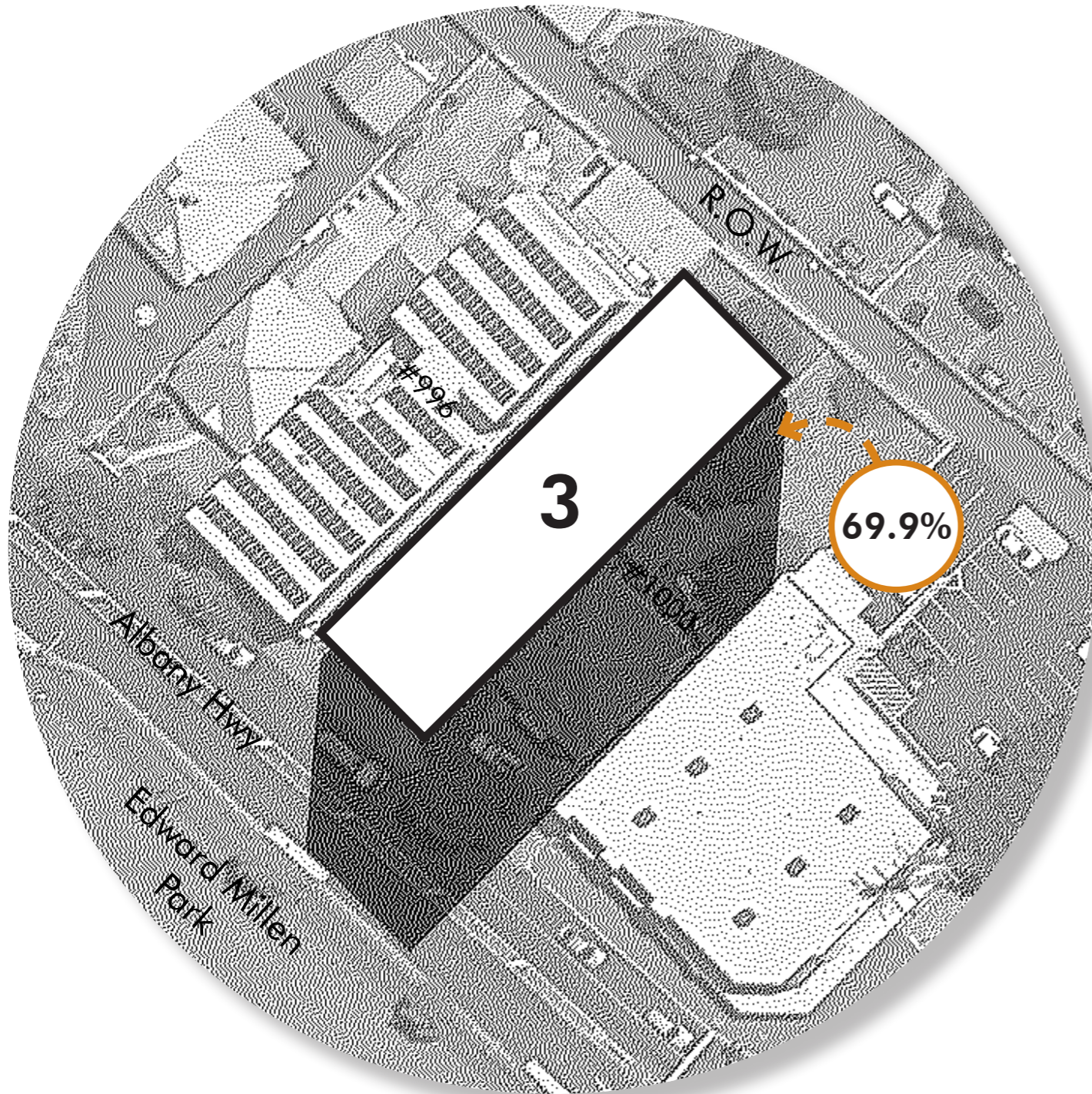
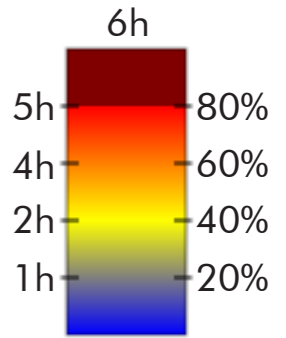
*incl. 650h parapet wall

BUILT FORM & SCALE

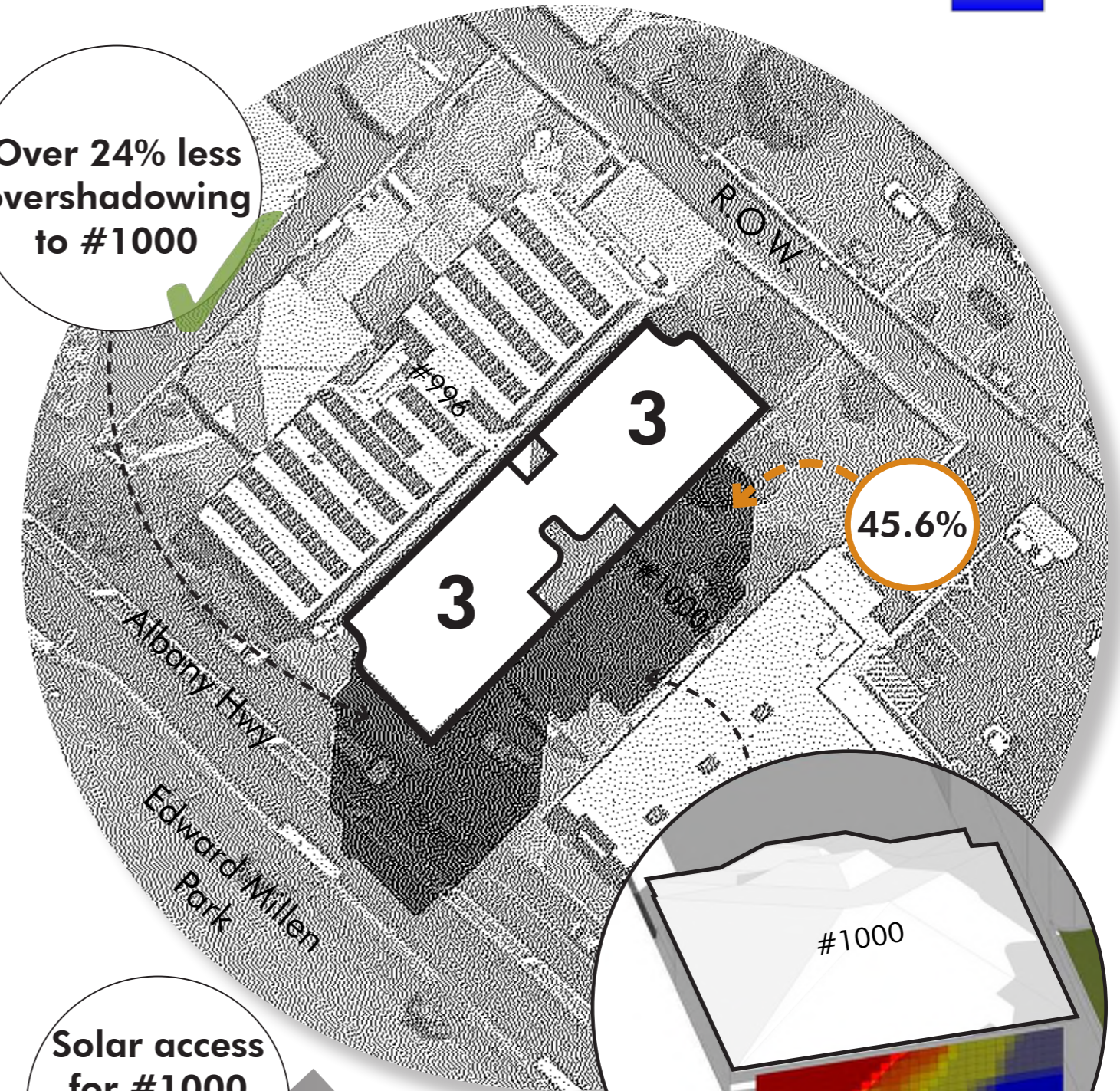
Overshadowing

MAXIMUM ENVELOPE

PROPOSED SCHEME



Over 24% less
overshadowing
to #1000



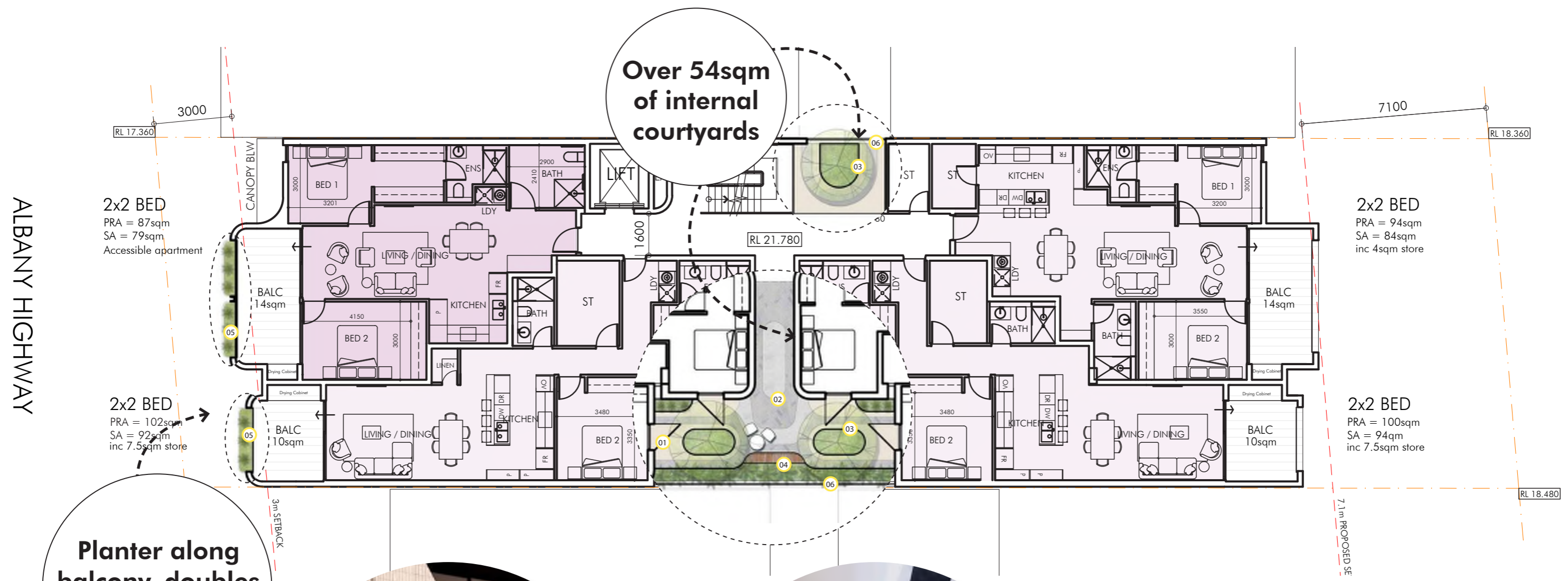
Solar access
for #1000
between
9am - 3pm

12PM, Winter Solstice 21st June



View from Albany Highway

LANDSCAPE QUALITY Internal Courtyards & Planters



Planter along balcony, doubles as additional awning



Railing Planter
Level 1 - Balconies

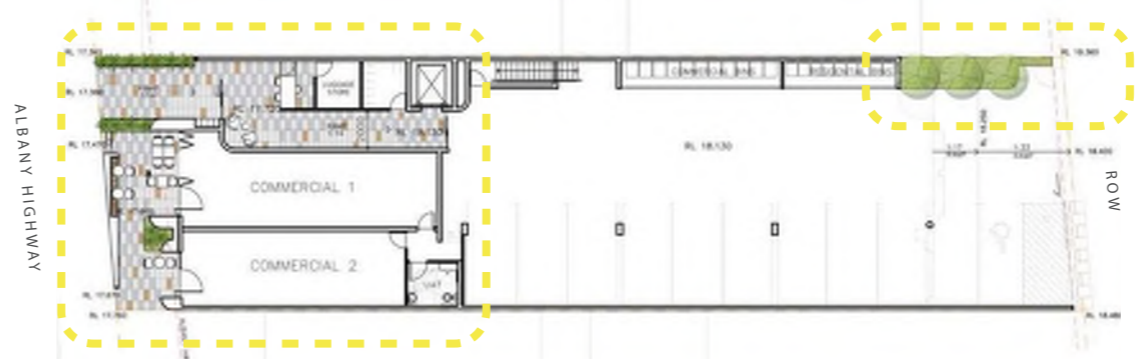


Communal Area
Level 1 - Internal Courtyard

LEGEND

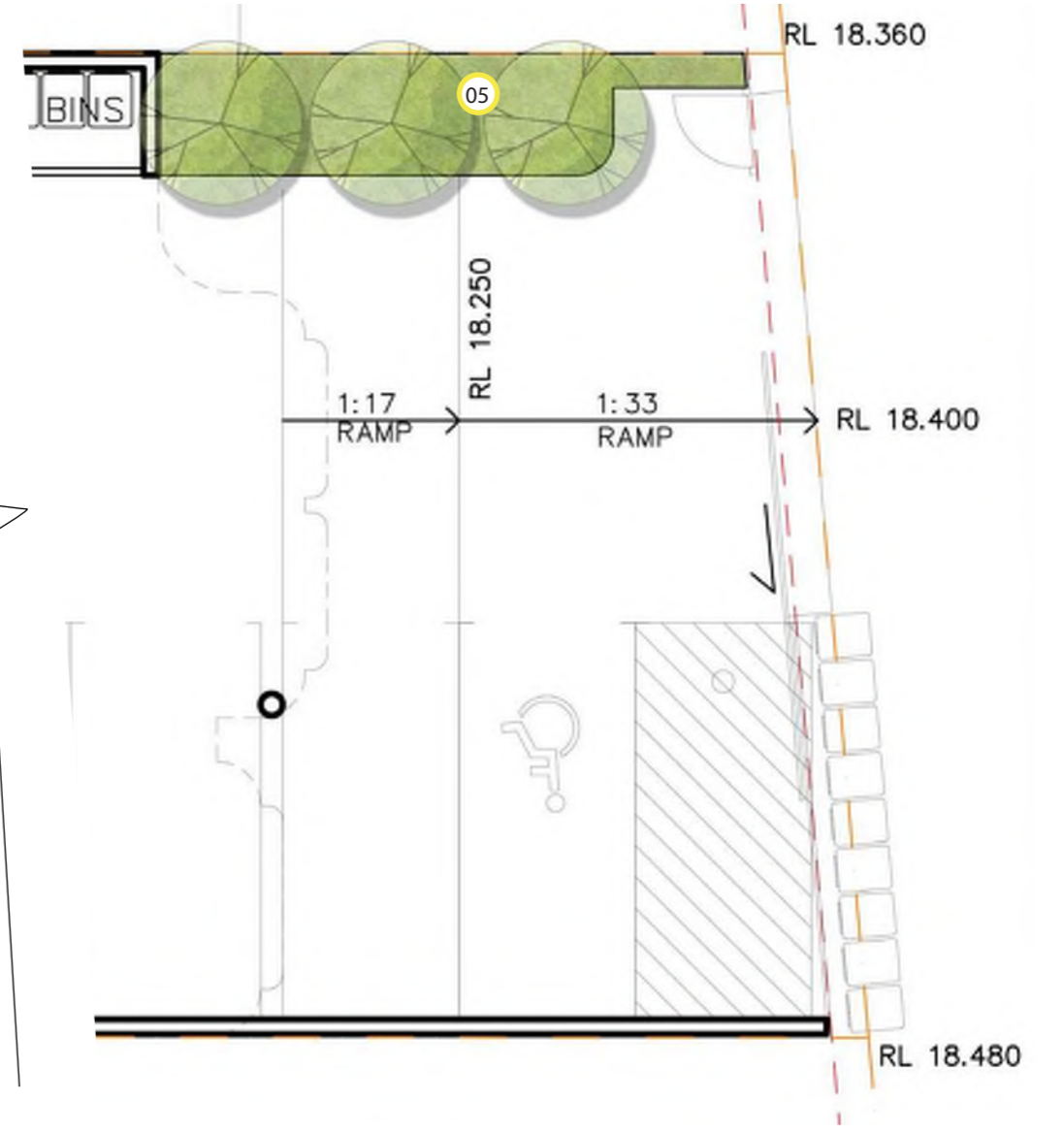
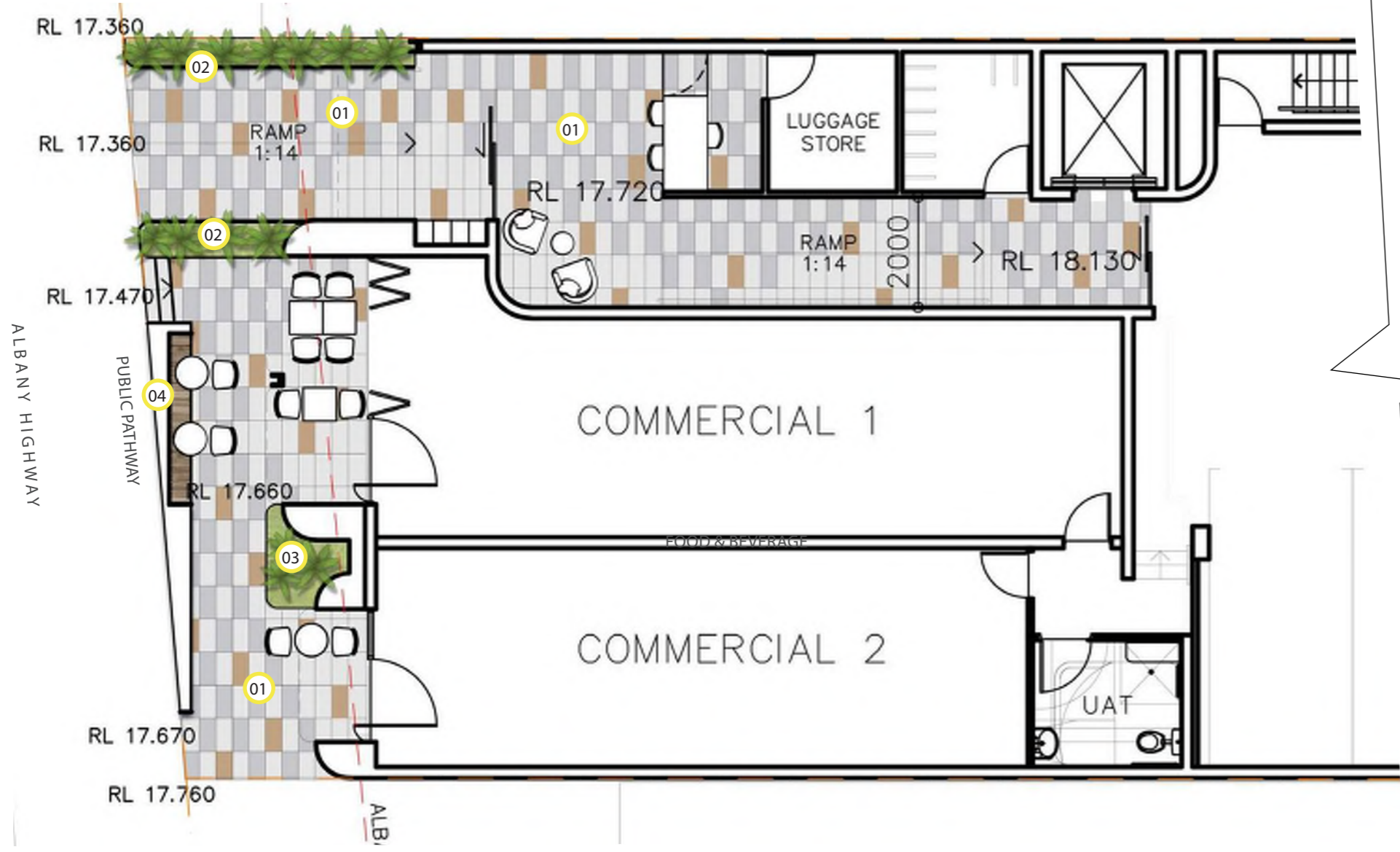
- 01 DECORATIVE GRAVEL
- 02 FEATURE TILES AND CONCRETE PATTERN
- 03 1.0m HIGH BRONZE STEEL PLANTER WITH SMALL TREE & FEATURE LOW CASCADING PLANTING
- 04 600mm HIGH BRONZE STEEL PLANTER WITH FEATURE LOW/MEDIUM PLANTING AND INTEGRATED SEATING BENCH
- 05 1.2m HIGH BRONZE STEEL PRIVATE PLANTER WITH FEATURE LOW CASCADING PLANTING
- 06 1.8m HIGH PRIVACY SCREEN BY ARCHITECTS

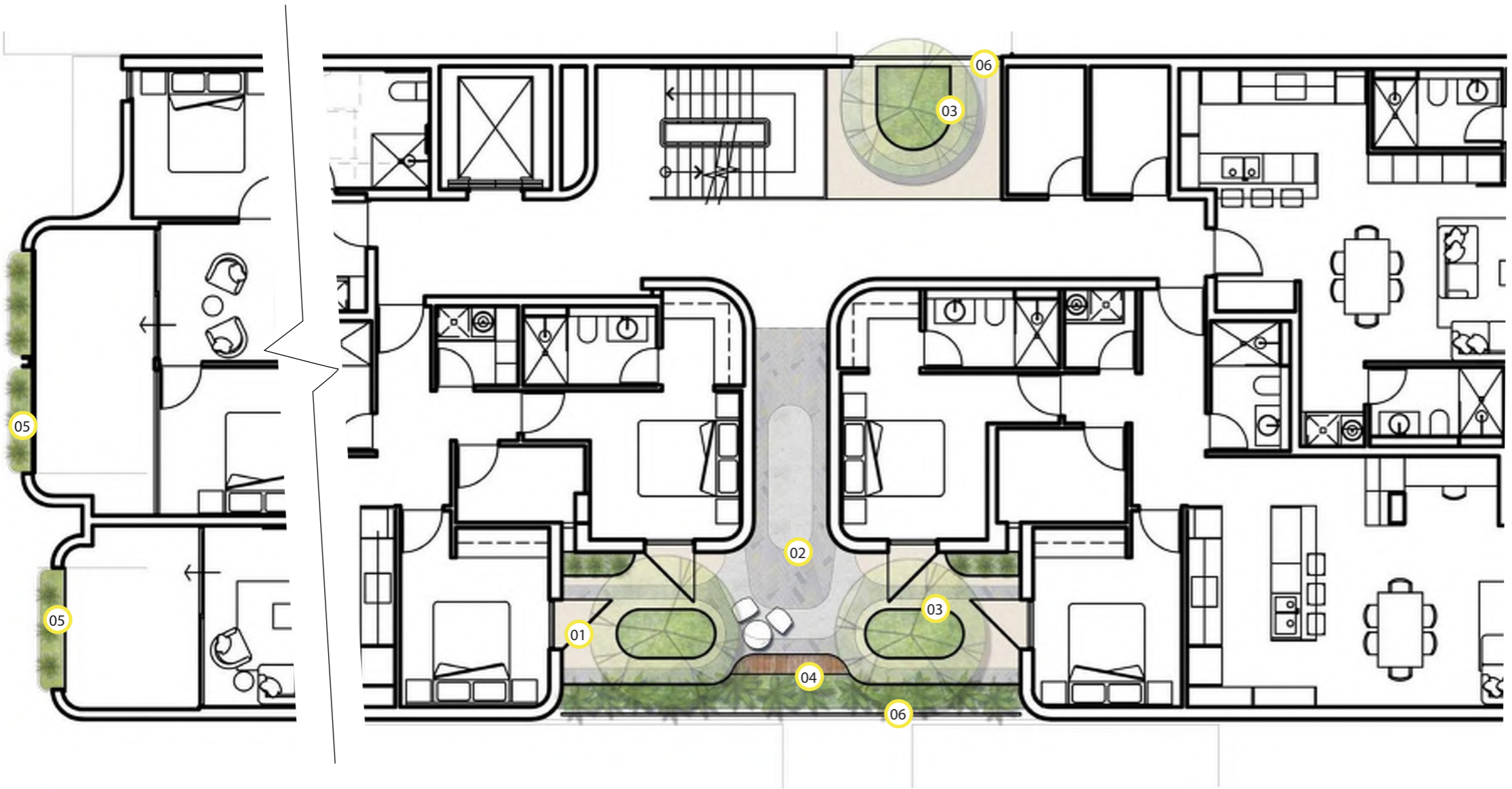




LEGEND

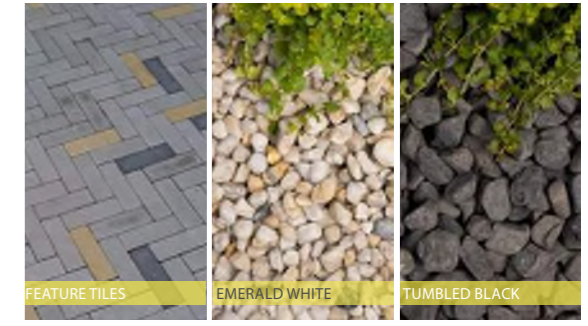
- 01 FEATURE TILES ART DECO PATTERN
- 02 600mm HIGH BRONZE STEEL PLANTER WITH FEATURE LOW/MEDIUM PLANTING
- 03 IN-GROUND FEATURE LOW/MEDIUM PLANTING
- 04 CONCRETE RETAINING WALL WITH BENCH BY ARCHITECTS
- 05 IN-GROUND GARDEN BED WITH TREE PLANTING AND LOW SHRUBS





LEGEND

- 01 DECORATIVE GRAVEL
- 02 FEATURE TILES AND CONCRETE PATTERN
- 03 1.0m HIGH BRONZE STEEL PLANTER WITH SMALL TREE & FEATURE LOW CASCADING PLANTING
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- 06 1.8m HIGH PRIVACY SCREEN BY ARCHITECTS



TREE OPTIONS

GROUND FLOOR



Magnolia grandiflora
Alta

LEVEL 2



Ilex crenata 'NIWAKI'
Japanese Holly

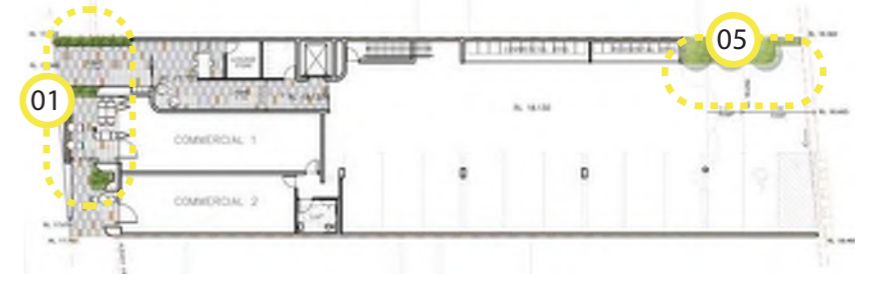


Taxus cuspidata 'NIWAKI'
Japanese Yew



Phillyrea latifolia 'NIWAKI'
Green Olive

GROUND FLOOR



LEVEL 2



MIX 01



Rapis excelsa
1m h x 1m w
Part sun/shade

MIX 02



Licuala peltata
Elegant Fan Palm
3m h x 2m w
Part sun/shade



Zamia Furfuracea
Cardboard Palm
1m h x 1m w



Casuarina glauca
Cousin It
0.1 x 1m
full sun

MIX 03



Lomandra tropic cascade
0.6 x 0.6m
full/part sun



Casuarina glauca
Cousin It
0.1 x 1m
full sun



Senecio blue chalk sticks
Blue Chalk Sticks
0.1 x 1m
Full sun



Sedum donkeys tail
Donkeys Tail
0.6 x 0.2m
full/part sun

MIX 04



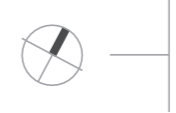
Dichondra silver falls
Silver Nickel Vine
0.1m h
part sun/shade



Dianella little jess
Flax Lilly
0.4 x 0.4m
full/part/shade sun



Philidendron xanadu
Pholidendron
0.6 x 0.5m
part sun/shade



LANDSCAPE QUALITY Connection to P.O.S

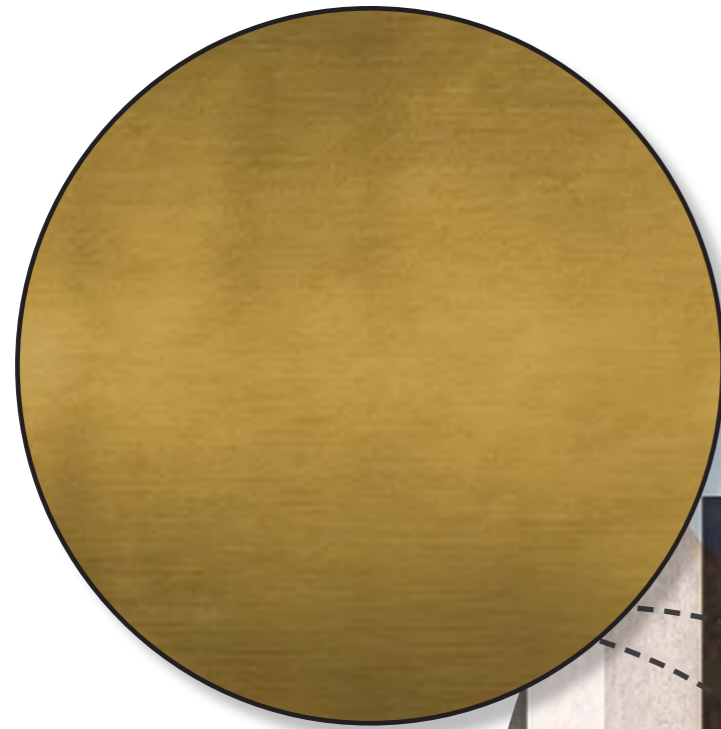


Strong connections to Edward Millen Park (P.O.S.)

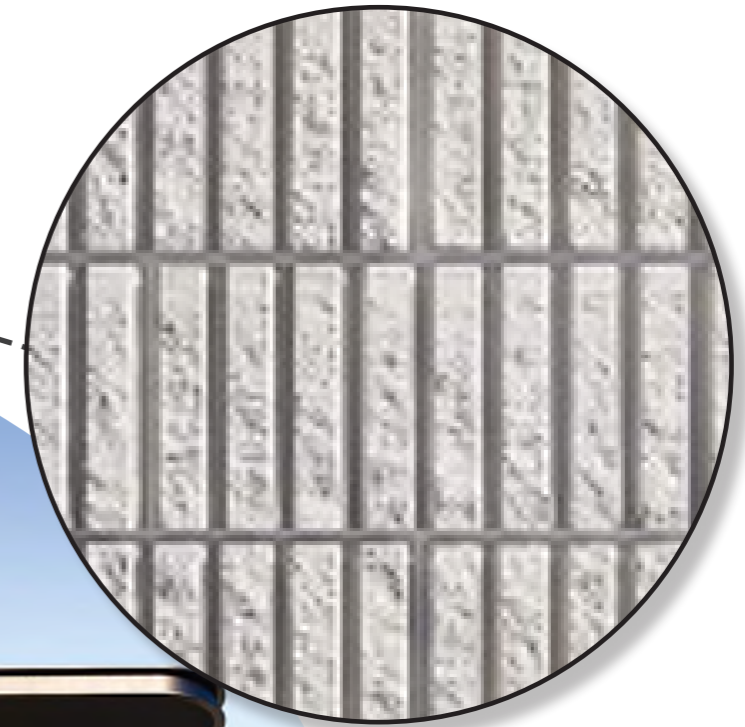
Edward Millen Park
Across Albany Hwy

FUNCTIONALITY & BUILD QUALITY

Material Palette



**Feature Bronze
Canopy**



**Vertical Split
Face Brick**



**Feature Art Deco
Tiles**



**Dark Powdercoated
Window Frames**



FUNCTIONALITY & BUILD QUALITY

Ground Floor Experience

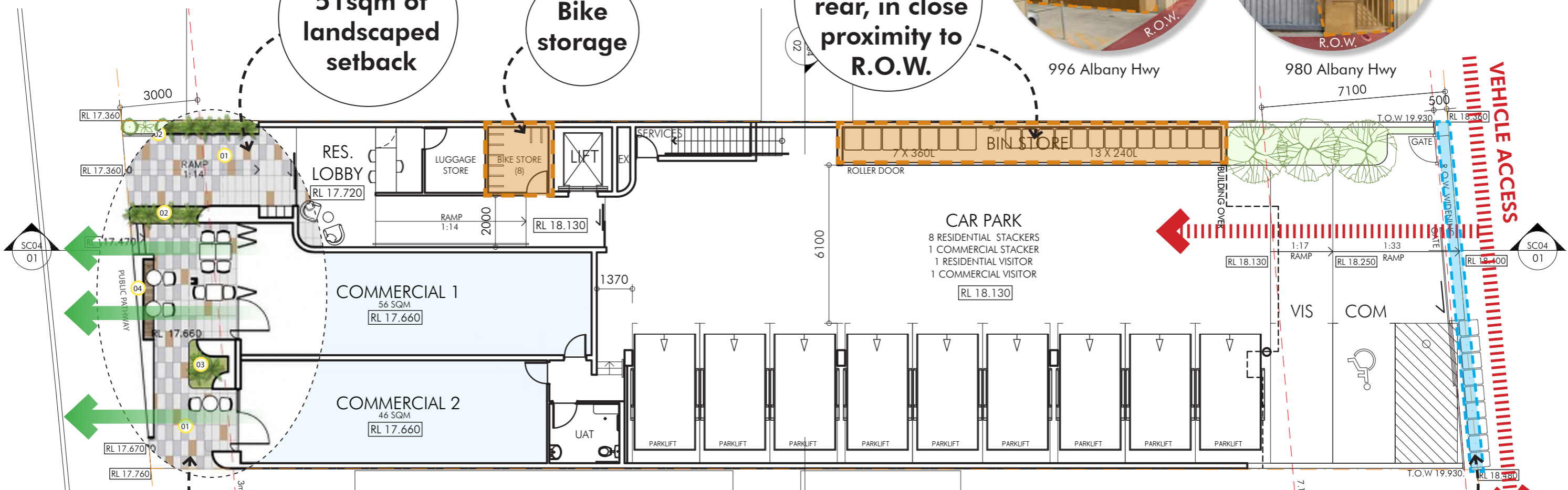
ALBANY HIGHWAY

Consistent along Albany Hwy

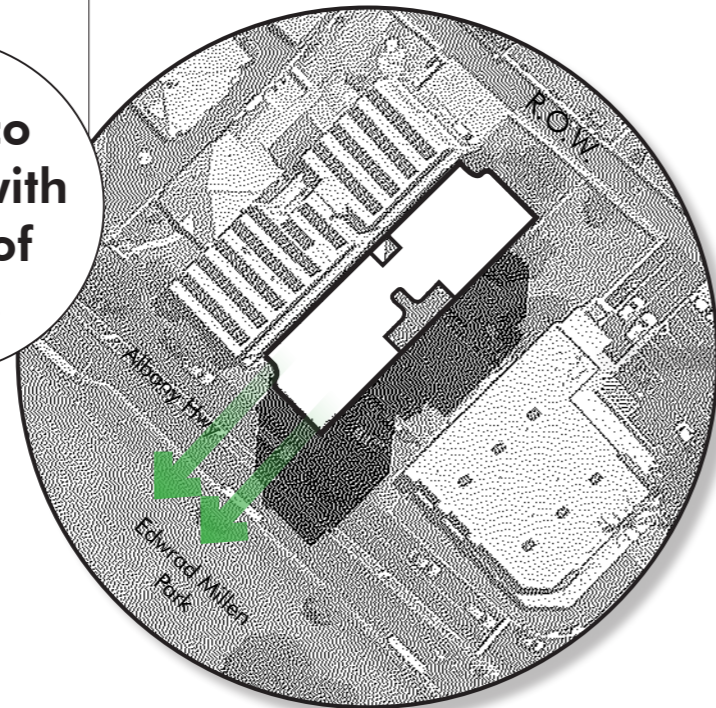
Over 51sqm of landscaped setback

Bike storage

Bin storage located at rear, in close proximity to R.O.W.



Alfresco dining with views of P.O.S.



Activated streetscape along Albany Hwy



500mm provision for widening under-width R.O.W.*

* to achieve 6m wide R.O.W. as per LPP-7 of ToVP

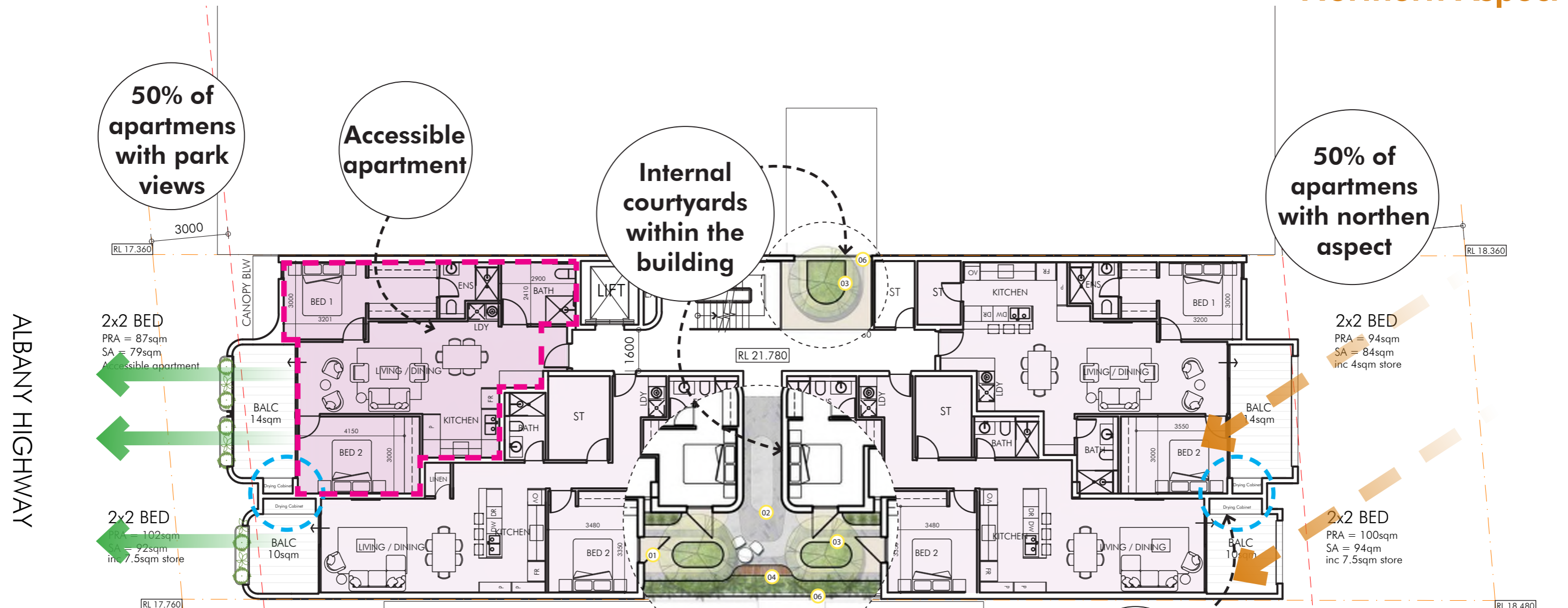
- LEGEND
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FUNCTIONALITY & BUILD QUALITY Serviced Apartments

LEGEND

P.O.S. Connection
Northern Aspect



ALBANY HIGHWAY

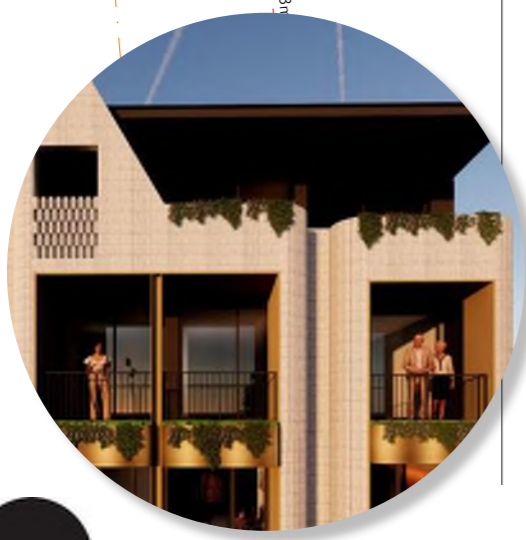
2x2 BED
PRA = 87sqm
SA = 79sqm
Accessible apartment

2x2 BED
PRA = 102sqm
SA = 92sqm
inc 7.5sqm store

2x2 BED
PRA = 94sqm
SA = 84sqm
inc 4sqm store

2x2 BED
PRA = 100sqm
SA = 94qm
inc 7.5sqm store

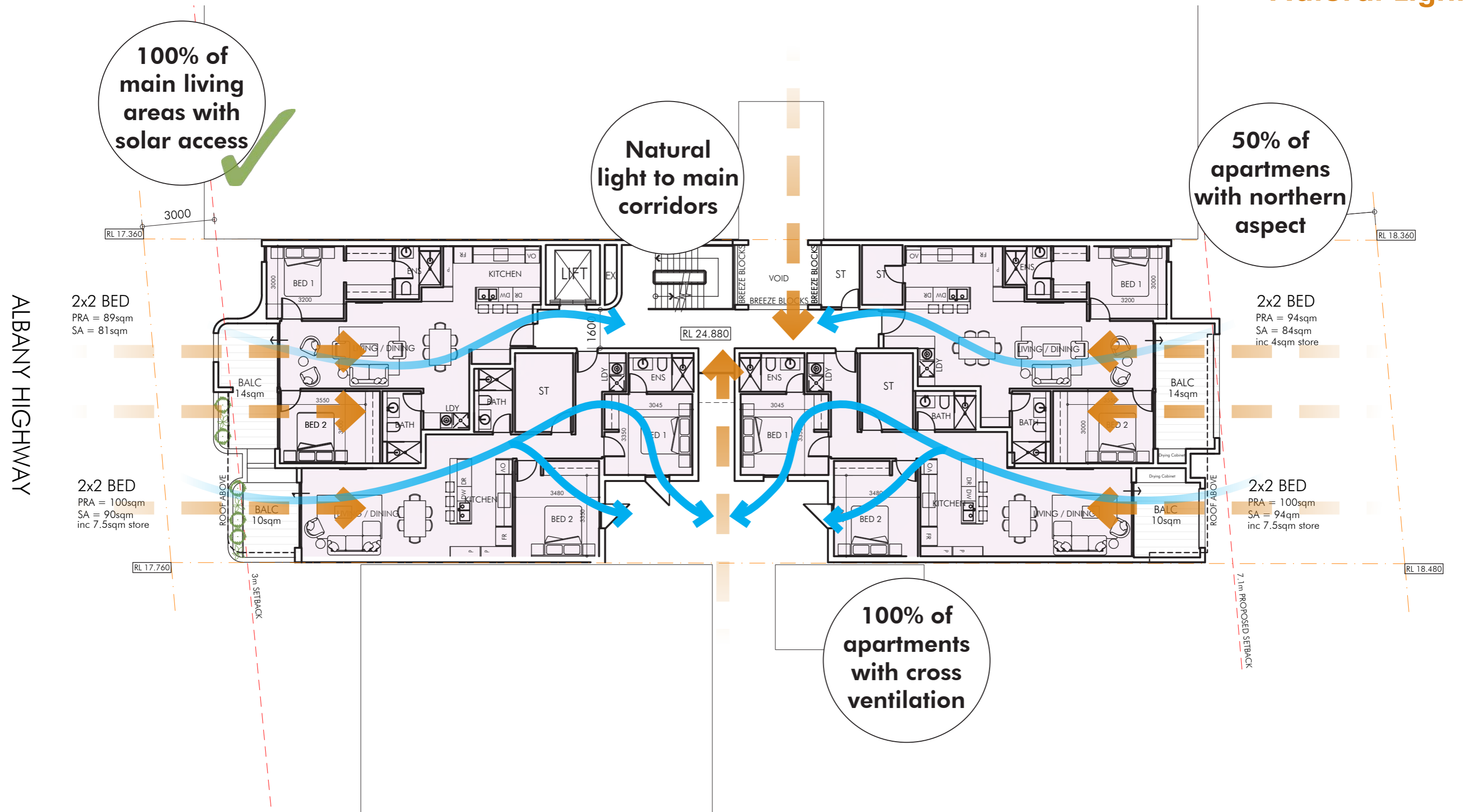
Drying cabinets



SUSTAINABILITY Cross Ventilation & Solar Access

LEGEND

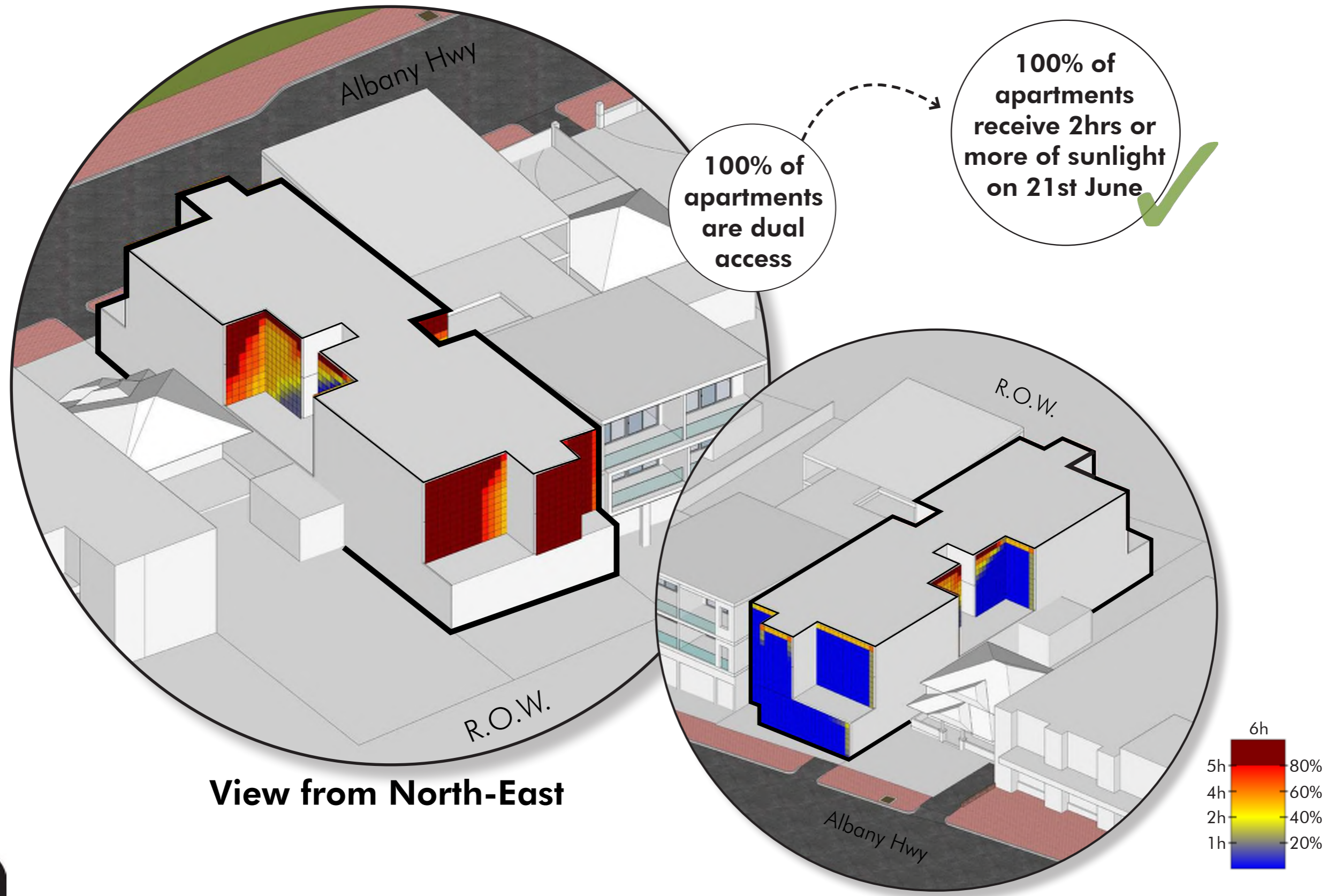
Natural Ventilation
Natural Light



SUSTAINABILITY

Solar Access Analysis

Hours of Sunlight Received



AMENITY Activated Streetscape



Uninterrupted view of the P.O.S.

Strong connections to Edward Millen Park (P.O.S.)

Ground floor alfresco dining activates the streetscape along Albany Hwy

Edward Millen Park
Across Albany Hwy

AMENITY Overlooking

LEGEND Overlooking Balcony Setbacks

ALBANY HIGHWAY

Balcony setbacks to retain privacy

Accessible apartment

1800h privacy screen

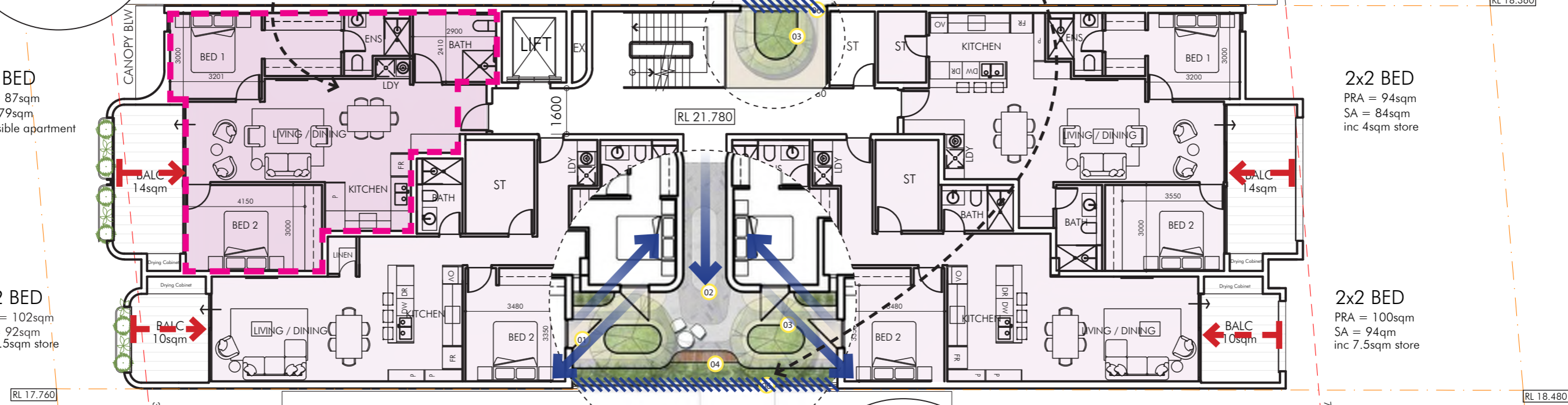
Restricted views to the eastern neighbour

2x2 BED
PRA = 87sqm
SA = 79sqm
Accessible apartment

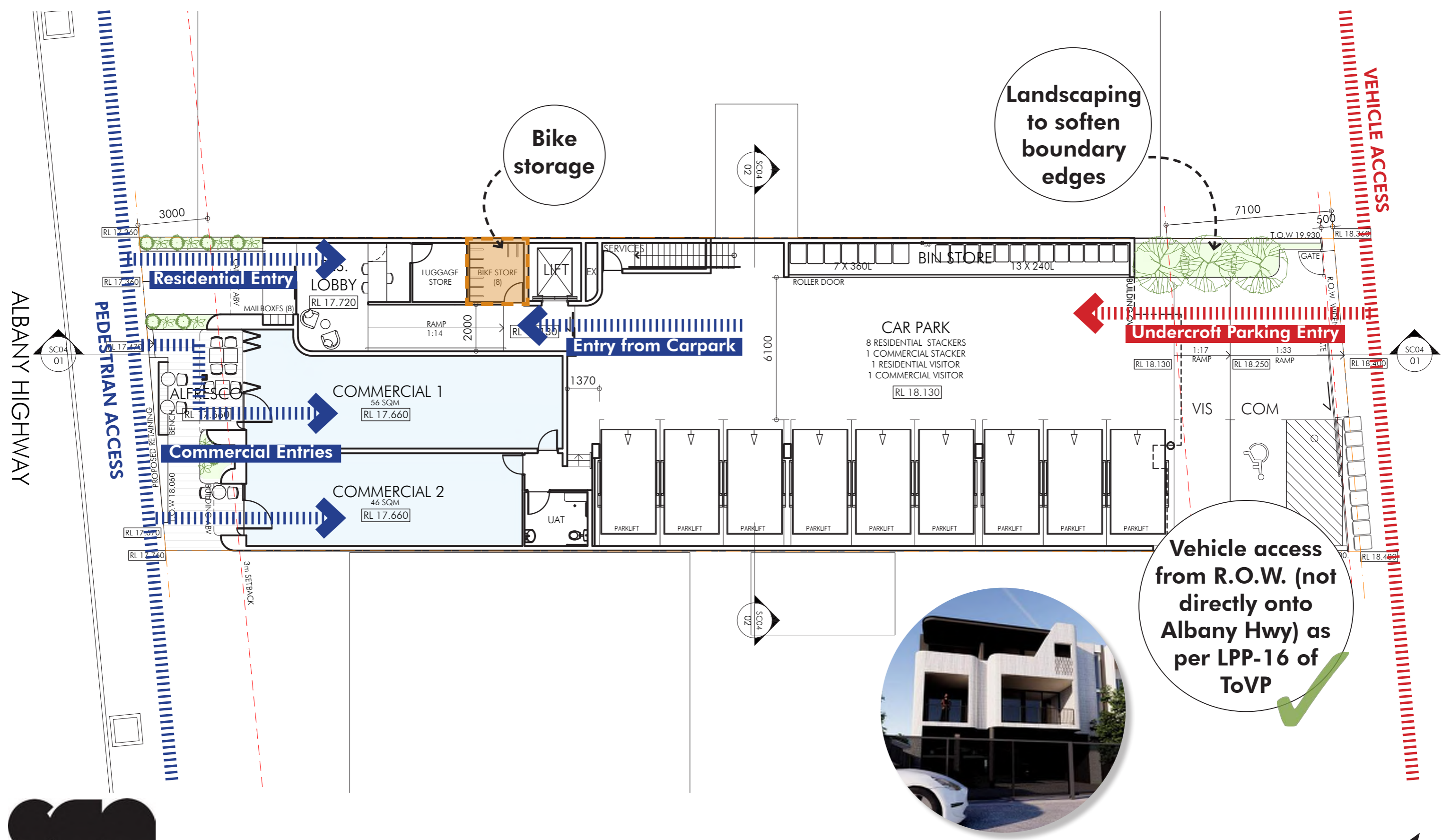
2x2 BED
PRA = 102sqm
SA = 92sqm
inc 7.5sqm store

2x2 BED
PRA = 94sqm
SA = 84sqm
inc 4sqm store

2x2 BED
PRA = 100sqm
SA = 94qm
inc 7.5sqm store



LEGIBILITY Entry Points & Pedestrian Movement



SAFETY

Passive Surveillance

Apartment
facing the street
provide passive
surveillance

Activated
streetscape
promotes passive
surveillance to
Albany Hwy &
P.O.S.

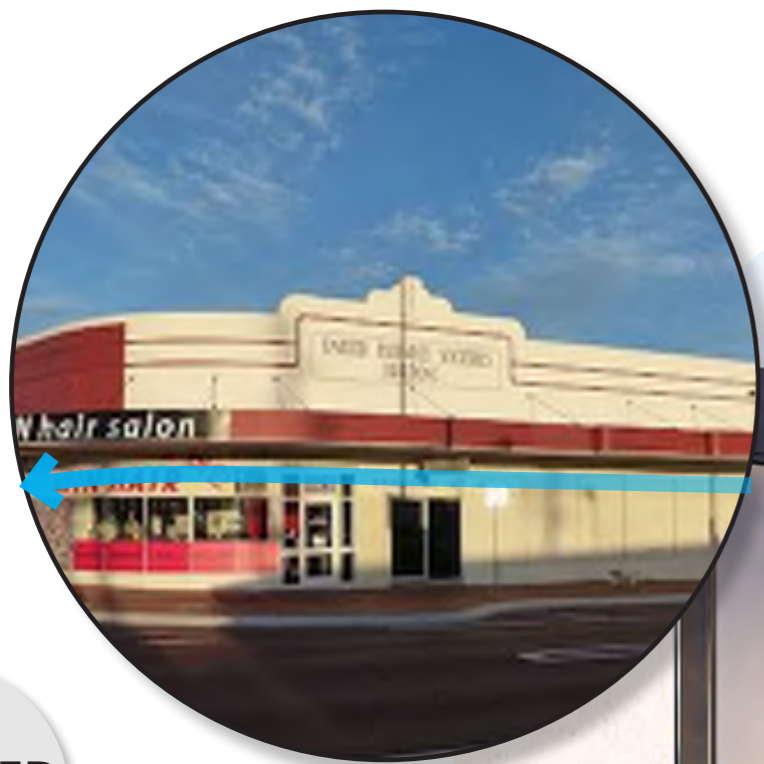


COMMUNITY Community Benefits

- Fulfill the Town of Victoria Park's LPP-16 objective about **mixed residential & non-residential development** along Albany Highway.
- A new development that is **consistent with the style and character** of Albany Highway.
- **Streetscape activation** along Albany Highway.
- Strong **connections with** the **Edward Millen Park (P.O.S.)**.
- Serviced apartments that **utilises its strategic location**.



AESTHETICS Inspired by Art Deco Patterns



ROUNDED
EDGES



LINEAR
RHYTHM





View from Albany Highway



View from Albany Highway

3D VISUALISATION APPENDIX D



View from Albany Highway



View from Albany Highway