

PRINCIPLE 5

SUSTAINABILITY

PRINCIPLE 5 - SUSTAINABILITY

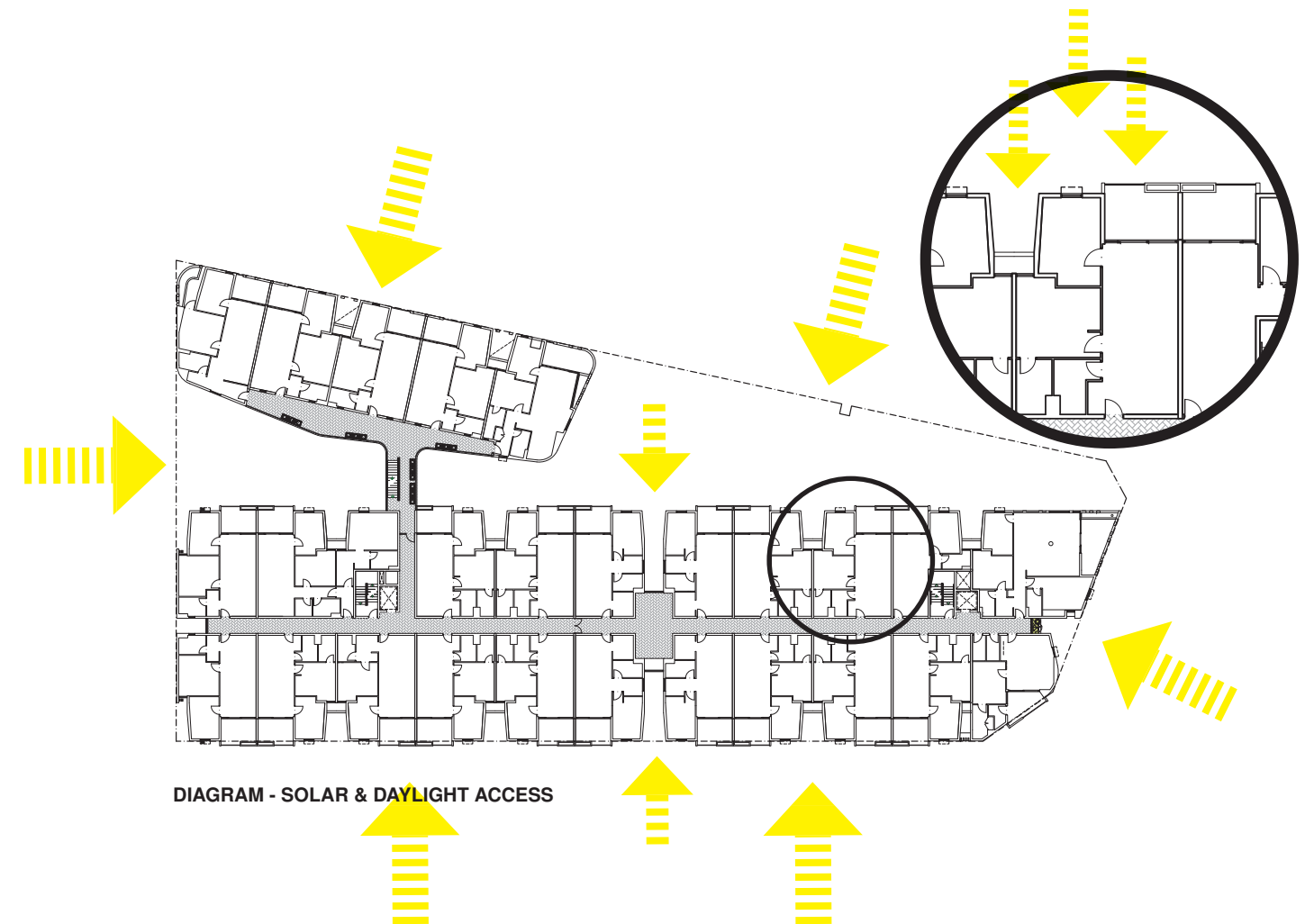
Klopper & Davis Architects are committed to designing sustainable apartment buildings. We believe good design optimise's the sustainability of the built environment, delivering positive environmental social & economic outcomes. This development integrates several 'green' initiatives as outlined below. For more information, refer to the Sustainability Report by SWA in the Appendix.

ENERGY EFFICIENCY

- Each apartment will achieve a compliant NatHERS rating;
- Smart electrical metering and sub-metering of major building services to allow usage to be better monitored and managed;
- Adequately insulated structure to control heat transfer;
- Centralised solar powered hot water system with natural gas booster;
- Sensor controlled lighting to communal areas, carpark and corridors;
- A grid-connected solar photo-voltaic (PV) system;
- Solar powered heating to pool;
- Each balcony is provided with an external clothesline to reduce reliance on active measures such as Dryers.

SOLAR & DAYLIGHT ACCESS

- Building's massing has been designed to maximise solar access to reduce energy consumption & increase amenity;
- Large glazed openings bring light deep into the floorplans to reduce the need for artificial lighting;
- Where required, effective shadowing of glazed openings (window hoods etc) to reduce heat consumption.
- Deep set external facing balconies to shade living rooms from summer sun.
- Several apartments on the fourth floor have high-light windows to the dining space to bring northern light deep into the floorplan;



PRINCIPLE 5 - SUSTAINABILITY CONT.D

SOLAR & DAYLIGHT ACCESS CONT.D

As shown in the solar access table, and the diagrams over page, our proposal exceeds the Acceptable Outcomes of Design WA. 92% of the dwellings receive more than 2 hours of daylight and a mere 8% receive less than 2 hours daylight. We have worked hard to position balconies and openings to maximise access to natural light.

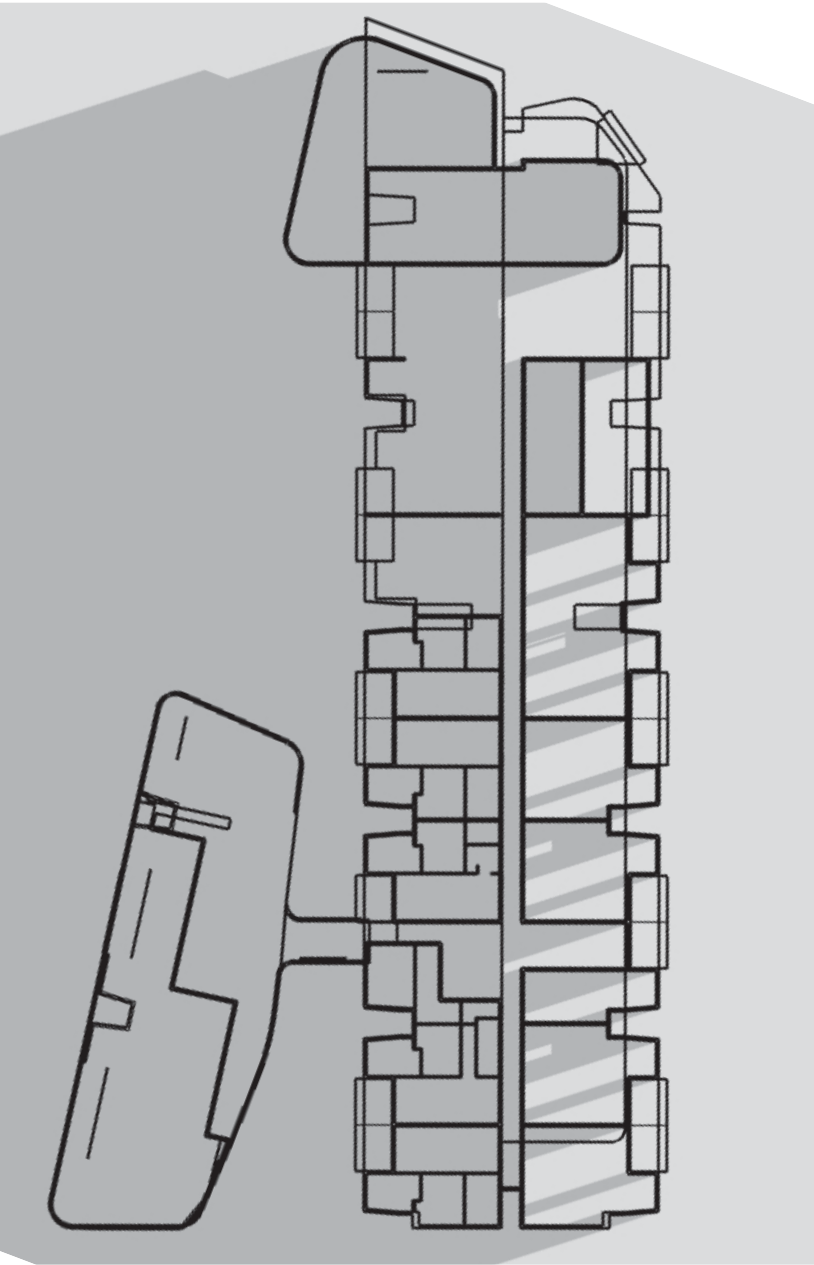
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TABLE - SOLAR ACCESS

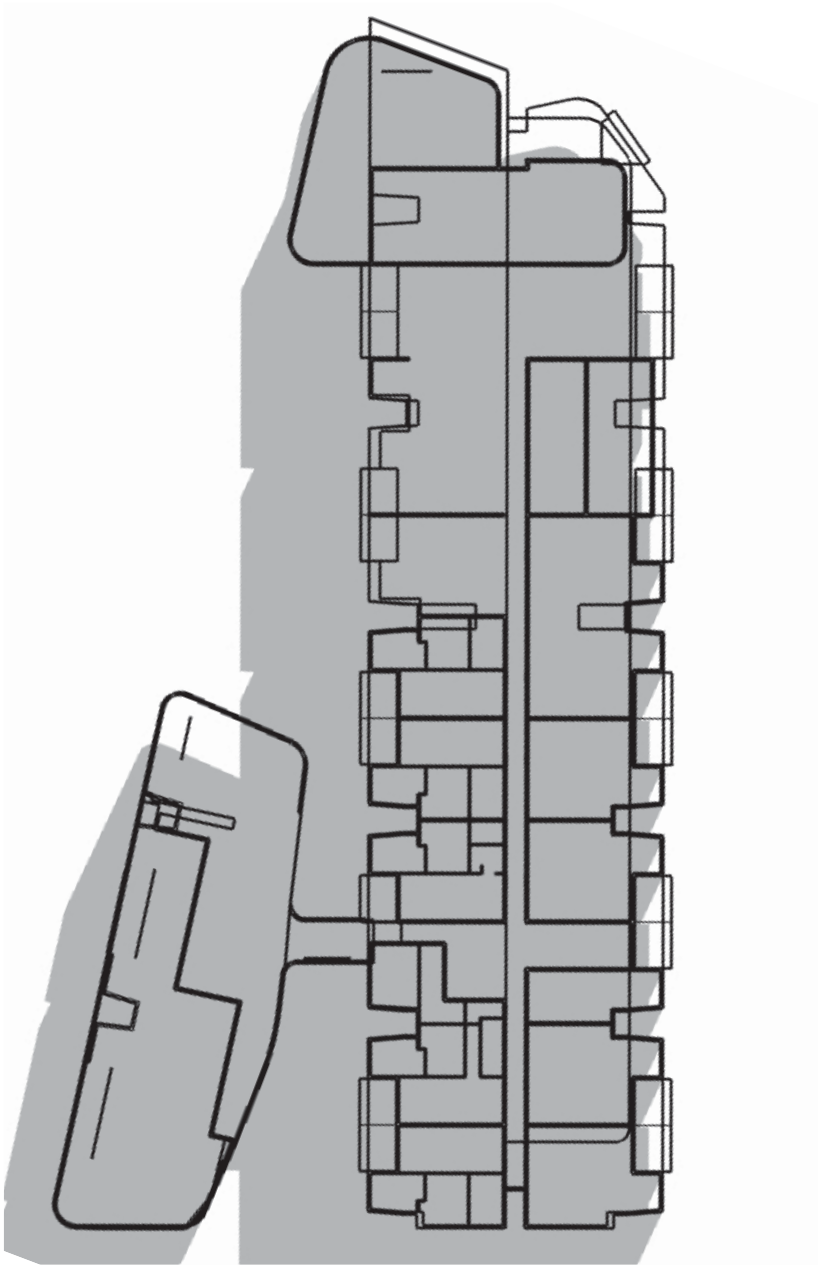
Y (YES)
N (NO)
>2HRS A DAY SUNLIGHT
<2HRS A DAY SUNLIGHT

PRINCIPLE 5 - SUSTAINABILITY CONT.D

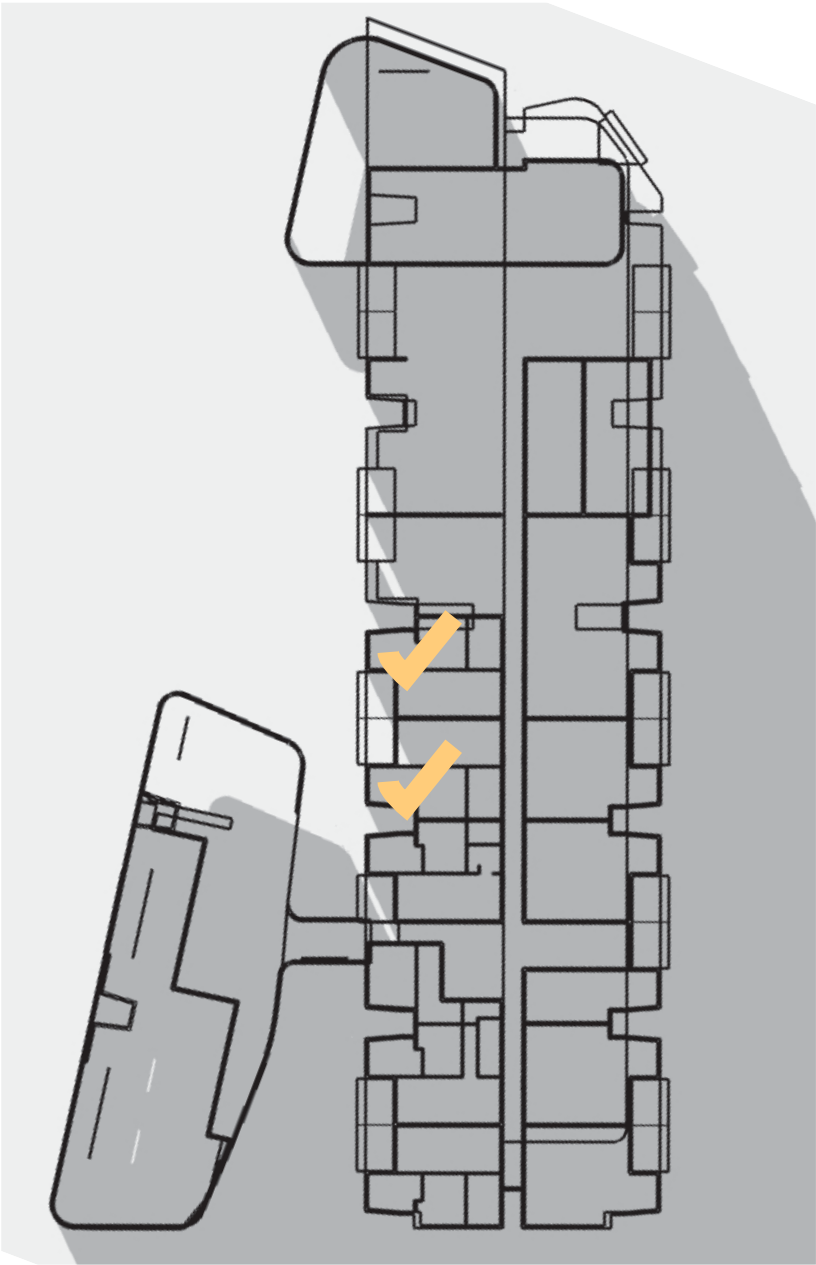
LEVEL GROUND - SOLAR ACCESS DIAGRAMS



9AM - 11AM



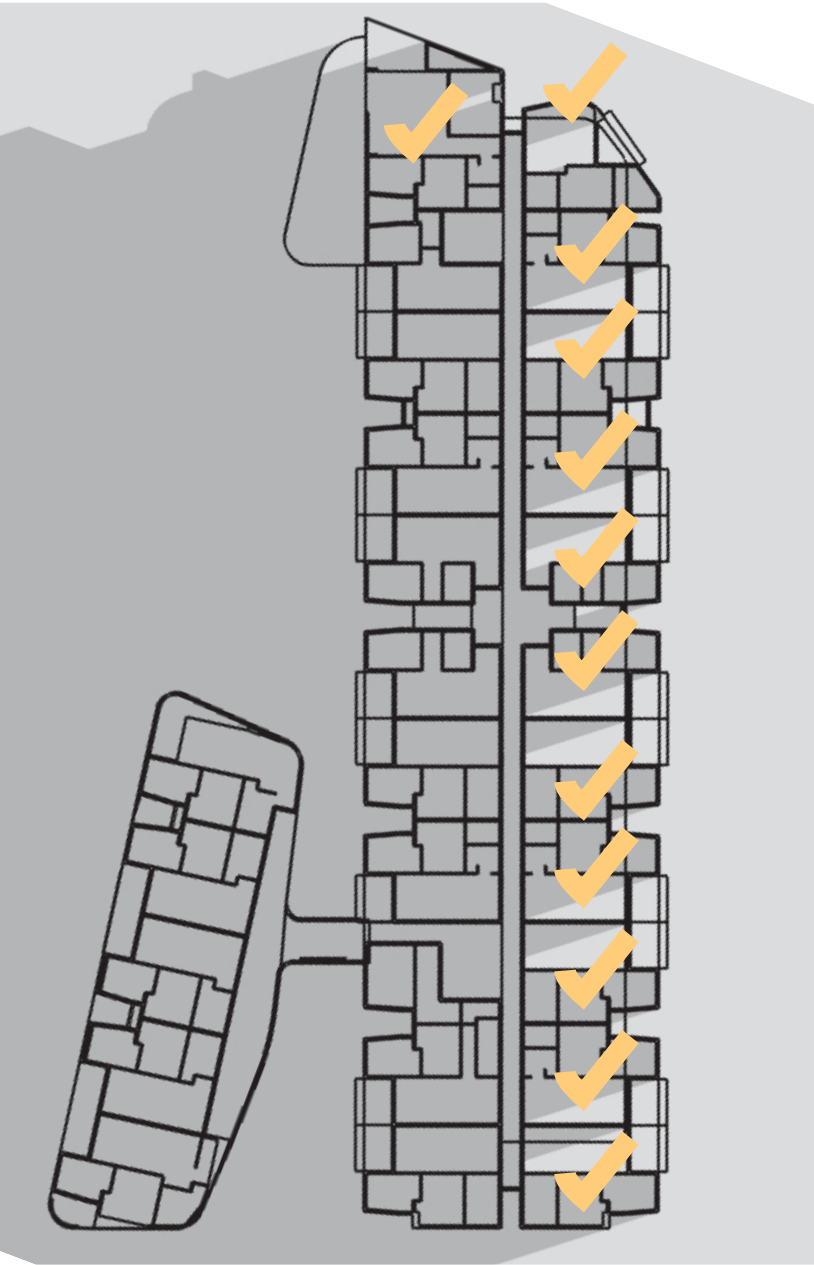
11AM - 1PM



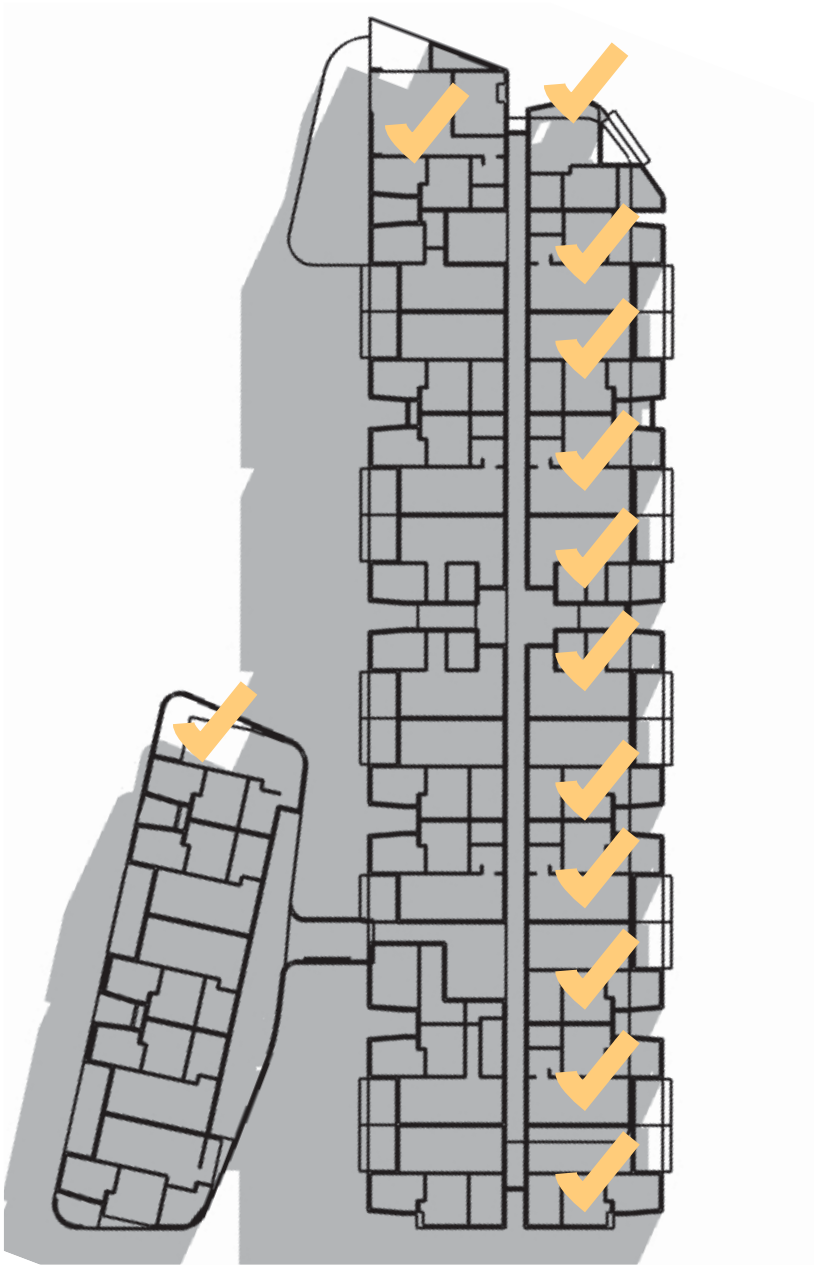
1PM - 3PM

PRINCIPLE 5 - SUSTAINABILITY CONT.D

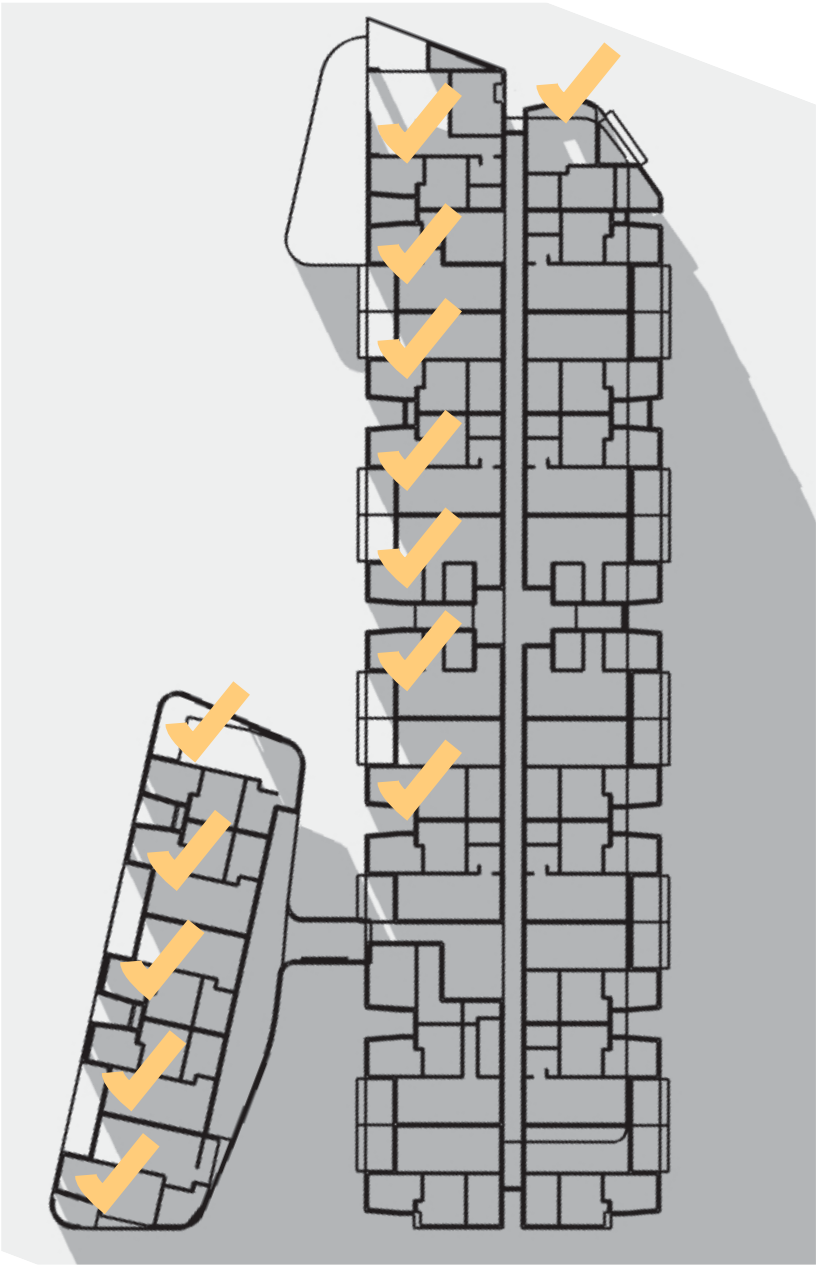
LEVEL 1 - SOLAR ACCESS DIAGRAMS



9AM - 11AM



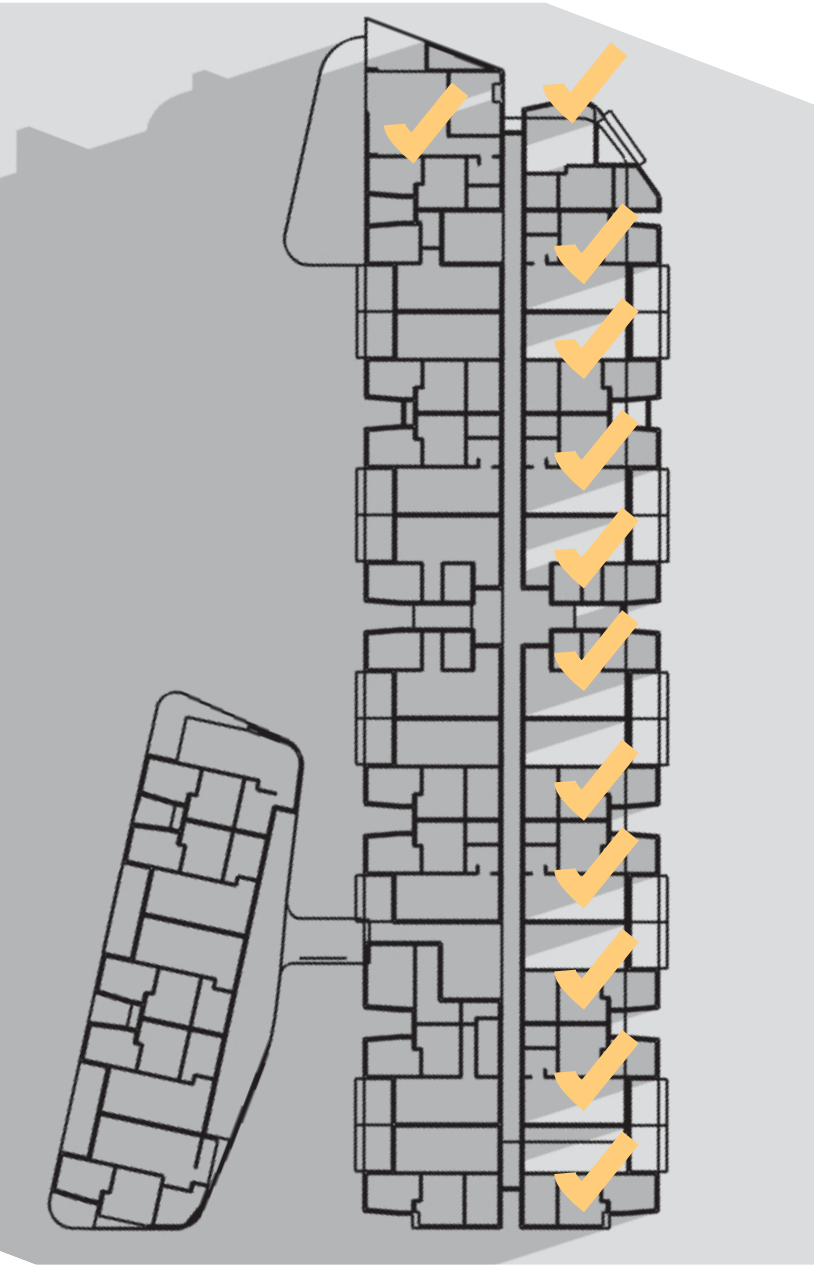
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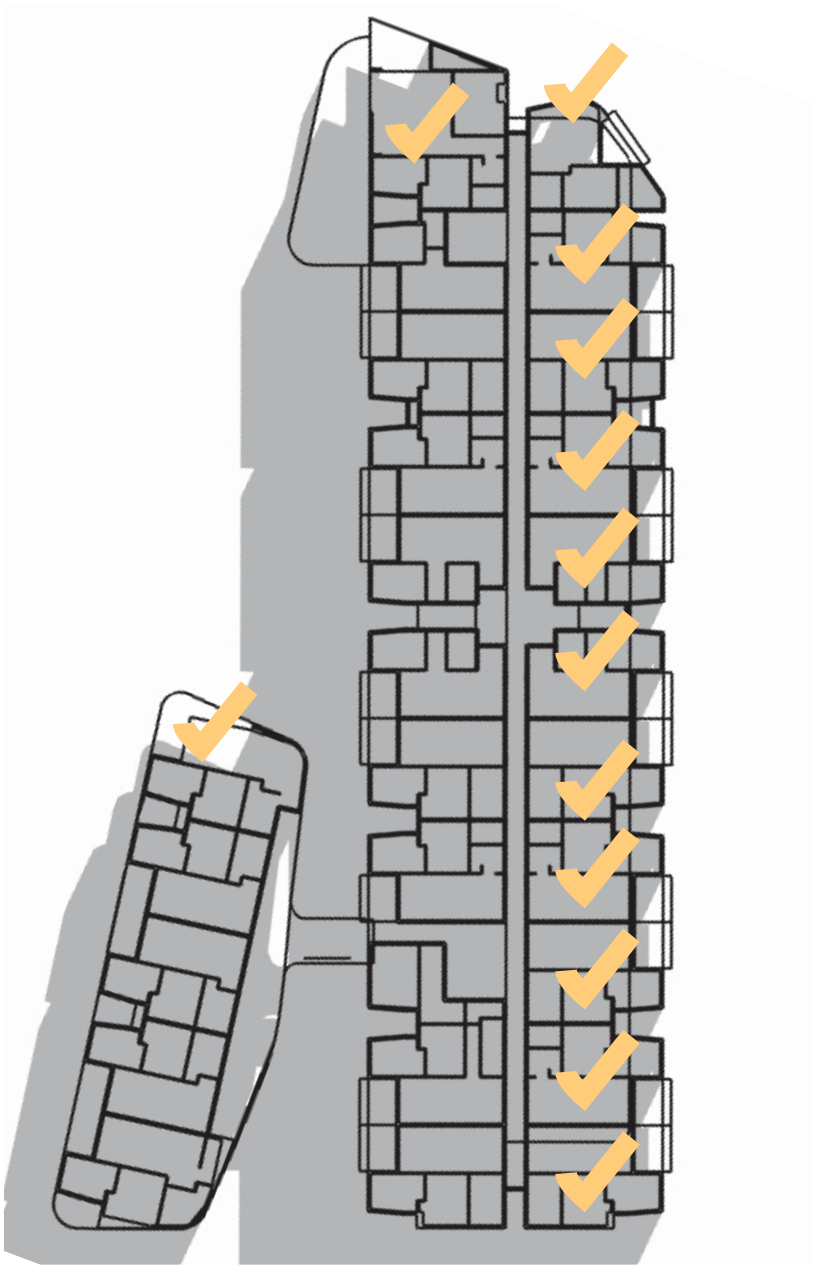
1PM - 3PM

PRINCIPLE 5 - SUSTAINABILITY CONT.D

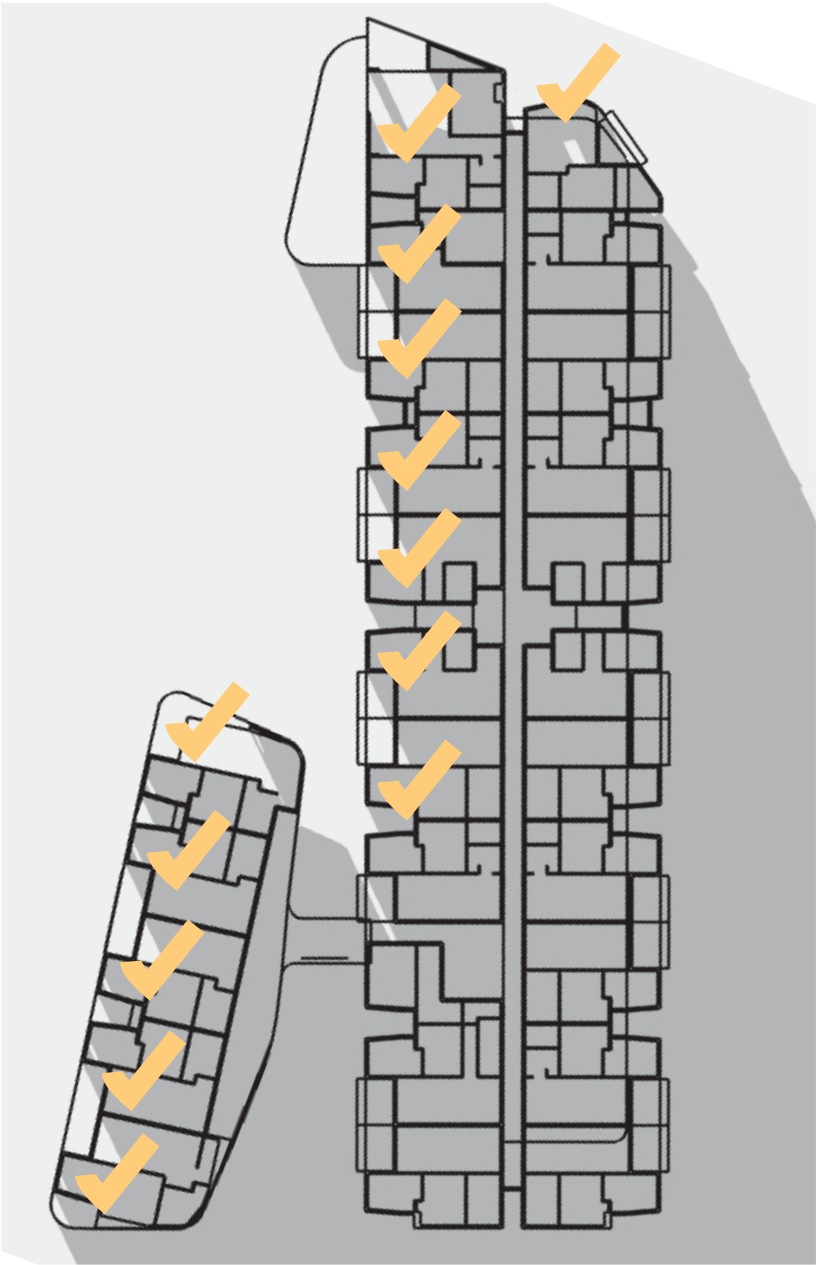
LEVEL 2 - SOLAR ACCESS DIAGRAMS



9AM - 11AM



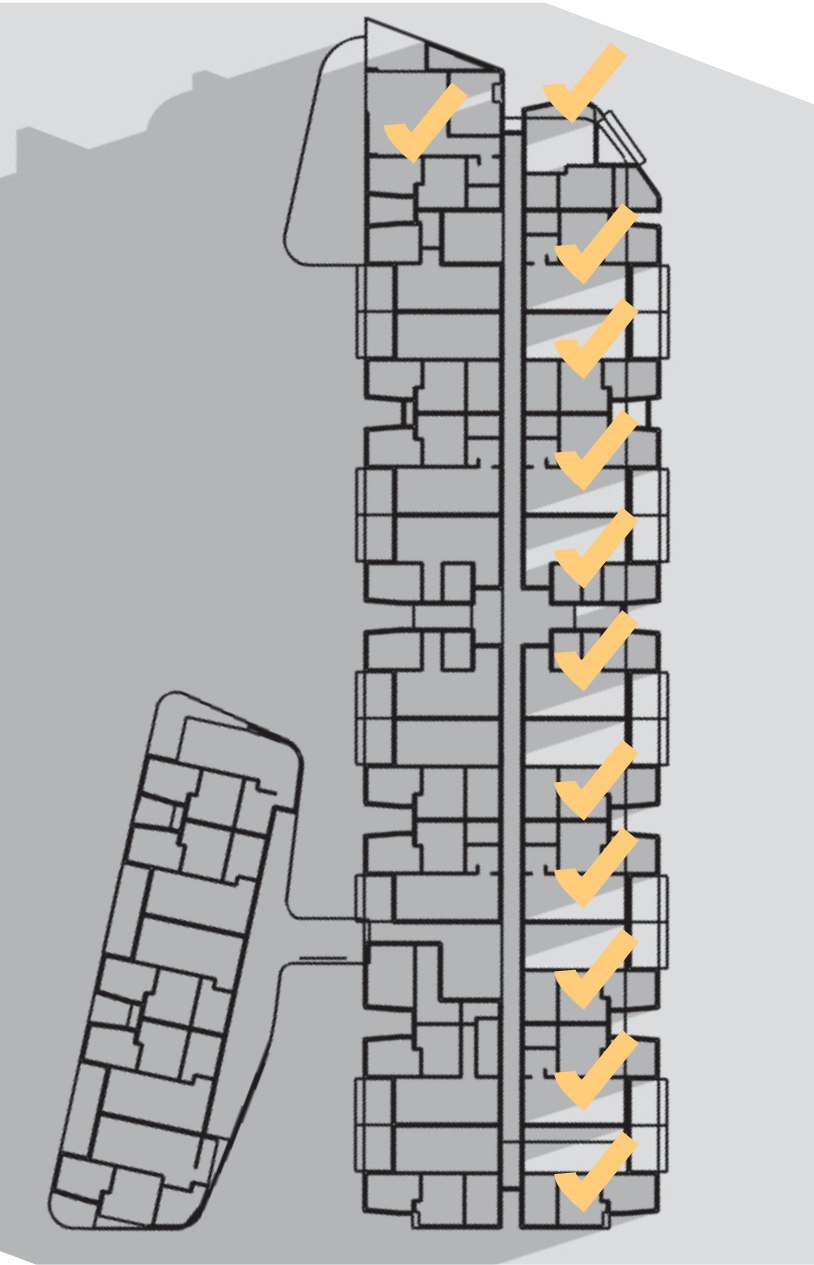
11AM - 1PM



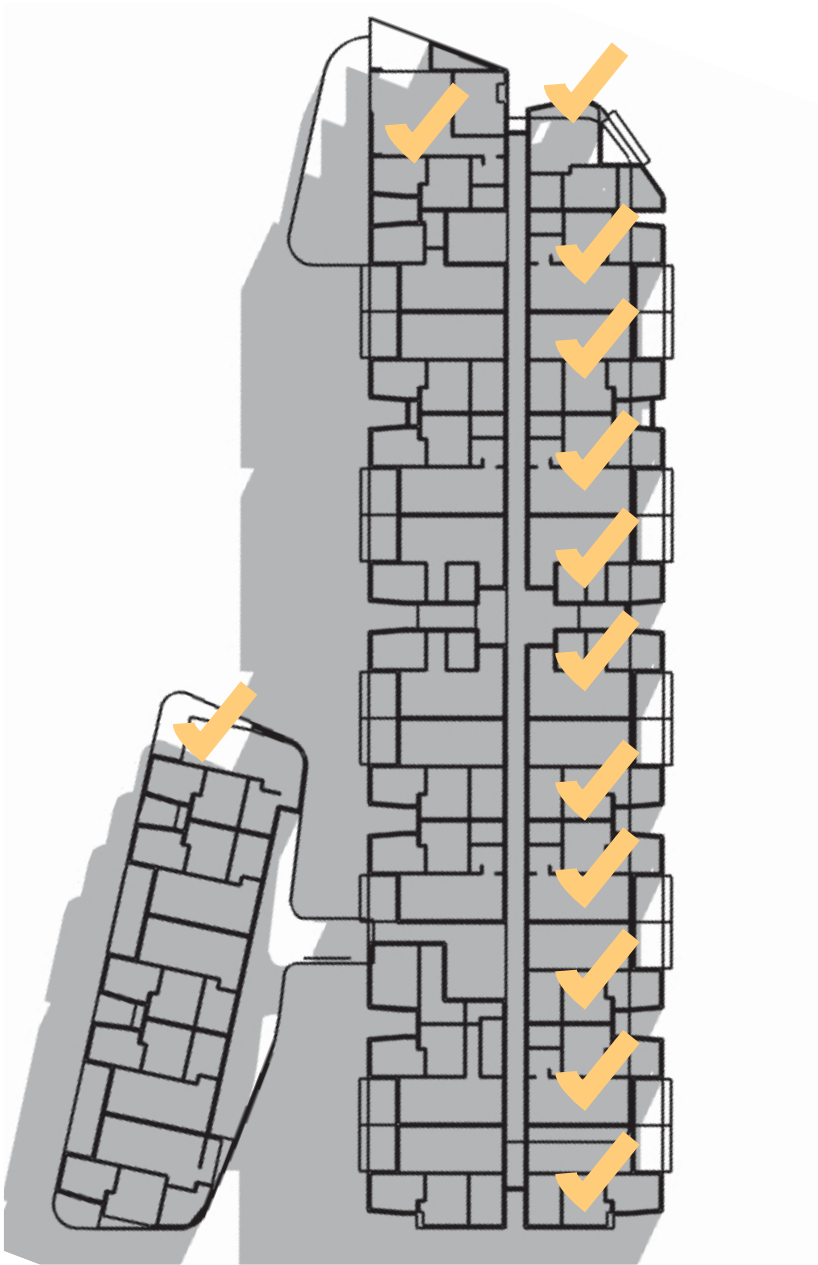
1PM - 3PM

PRINCIPLE 5 - SUSTAINABILITY CONT.D

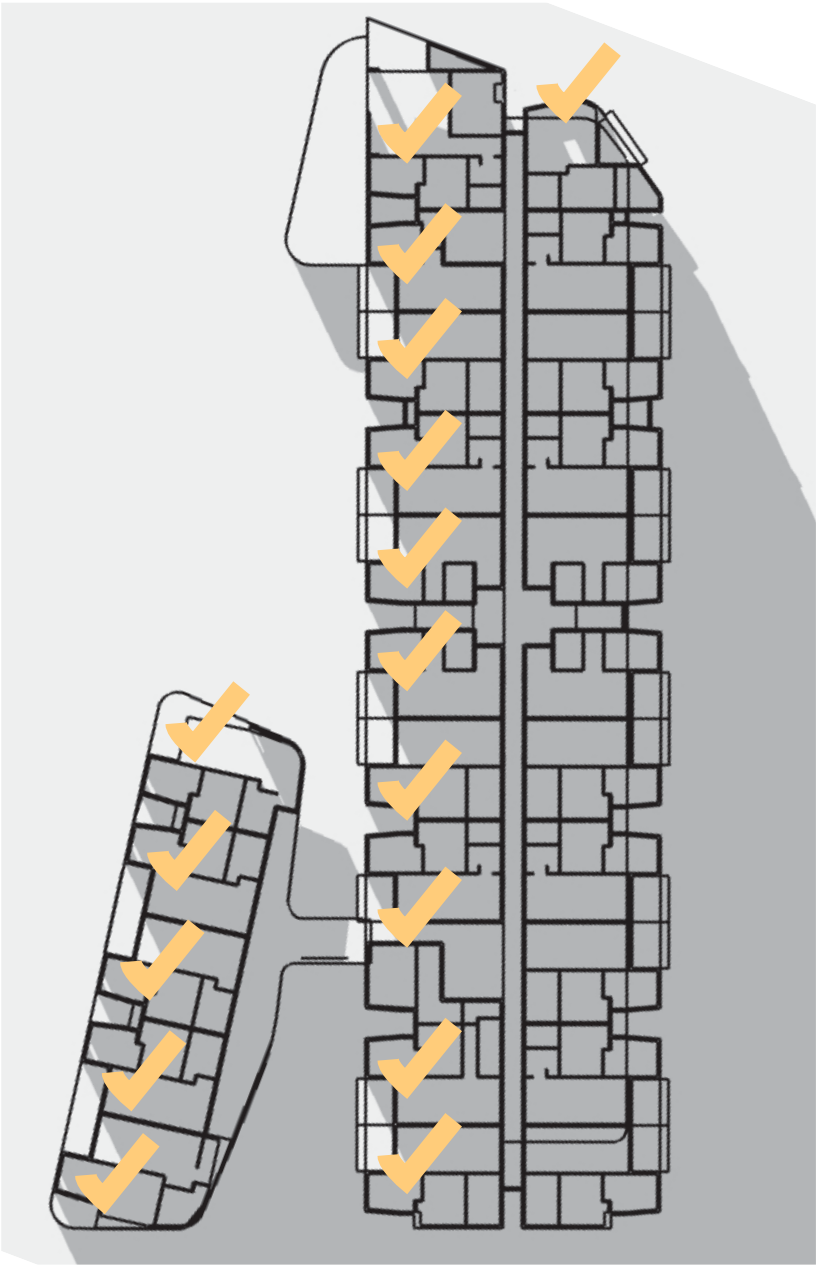
LEVEL 3 - SOLAR ACCESS DIAGRAMS



9AM - 11AM



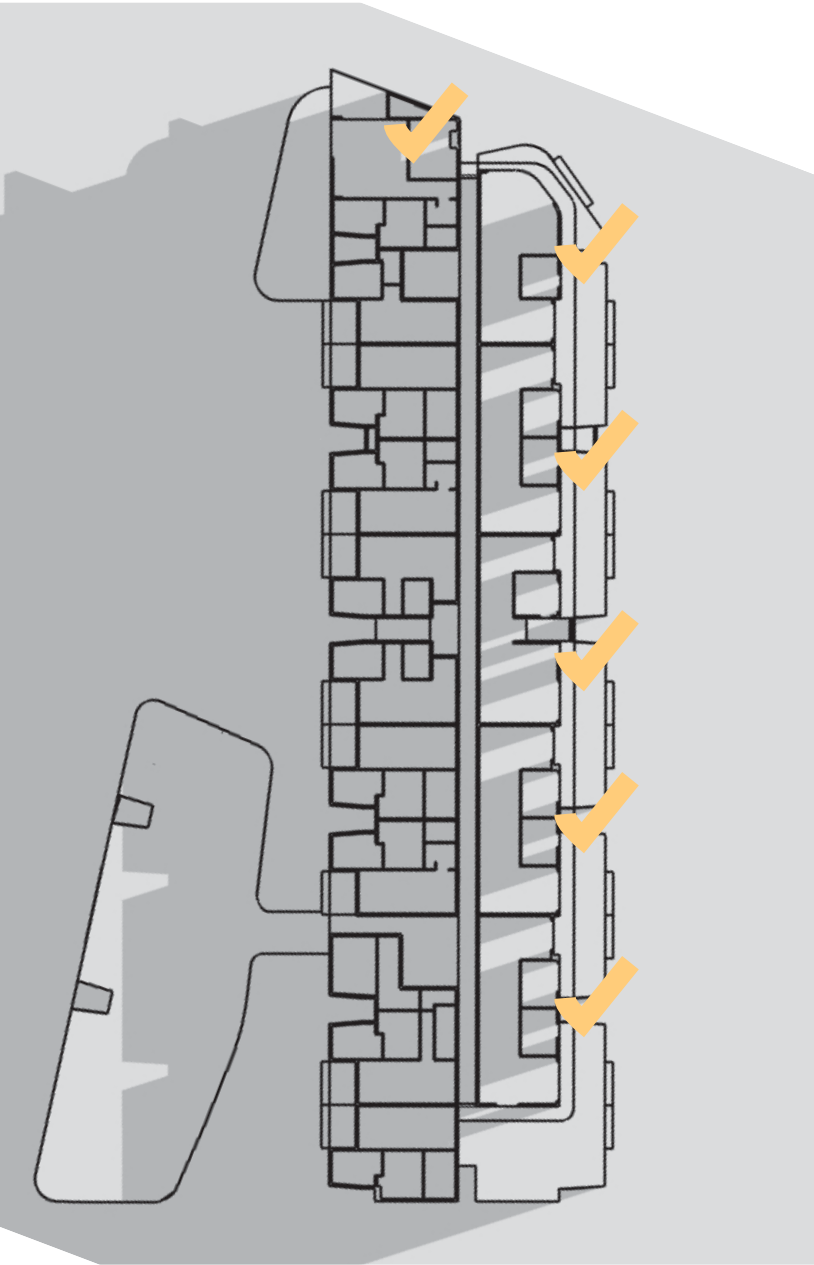
11AM - 1PM



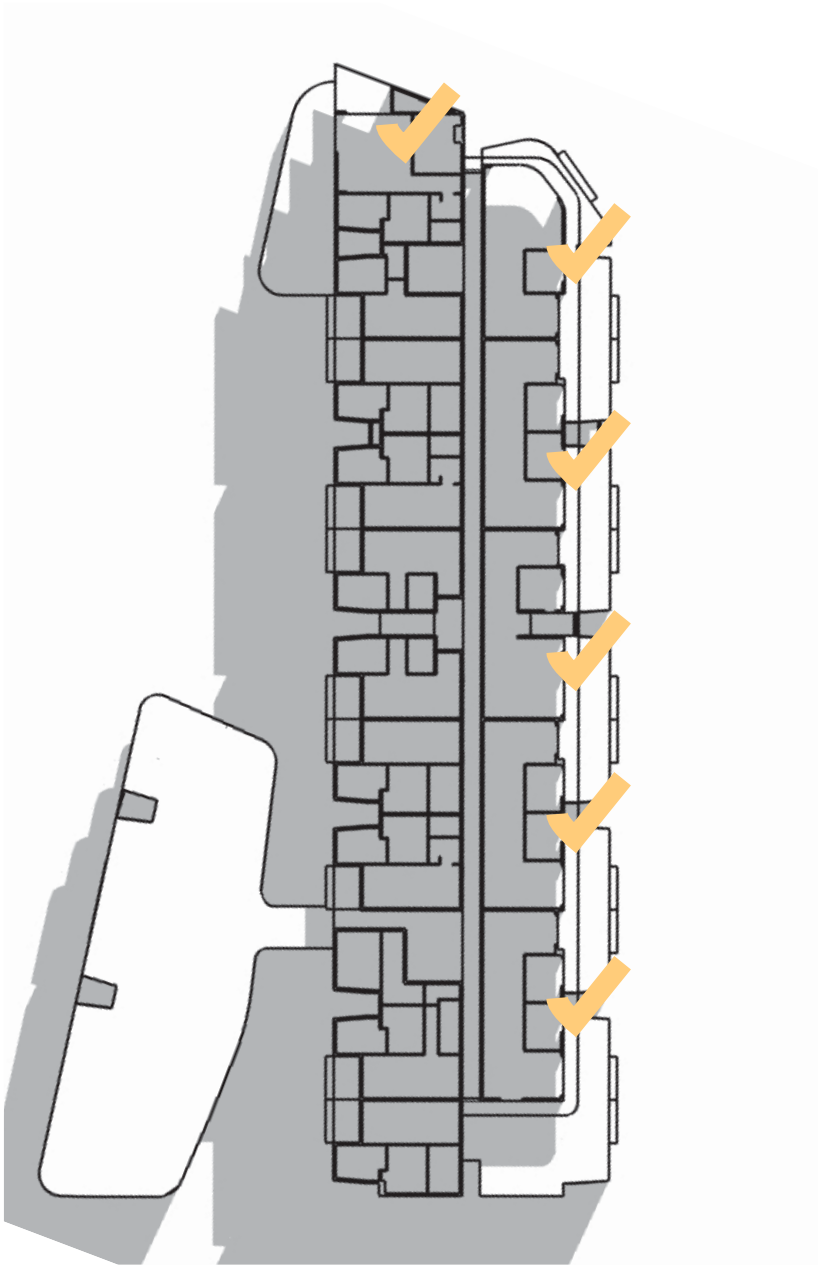
1PM - 3PM

PRINCIPLE 5 - SUSTAINABILITY CONT.D

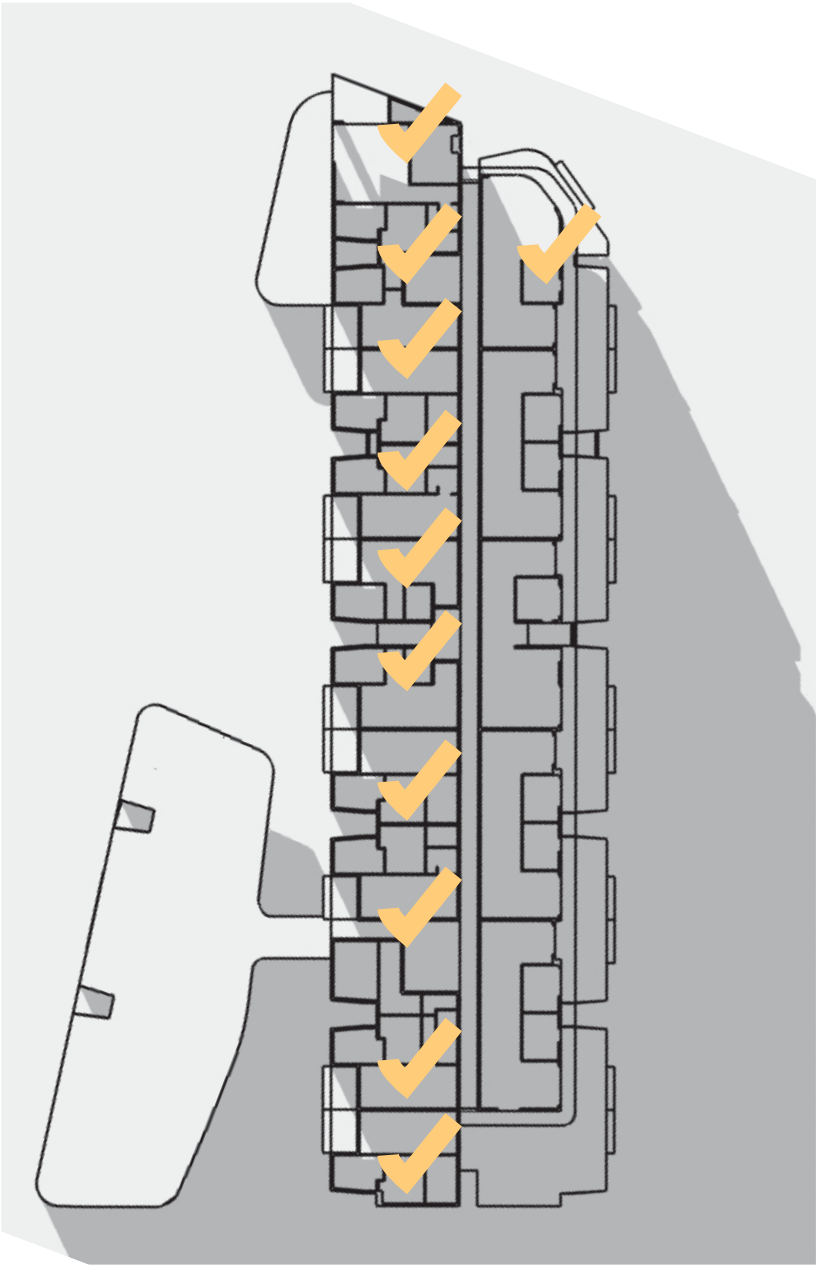
LEVEL 4 - SOLAR ACCESS DIAGRAMS



9AM - 11AM



11AM - 1PM



1PM - 3PM

PRINCIPLE 5 - SUSTAINABILITY CONT.D

SOLAR & DAYLIGHT ACCESS CONT.D

With regards to apartment size and room height, our proposal provides well-proportioned spaces that facilitate good ventilation and daylight access. We have positioned bedrooms and living rooms towards the facade, with kitchens deep inside the plan.

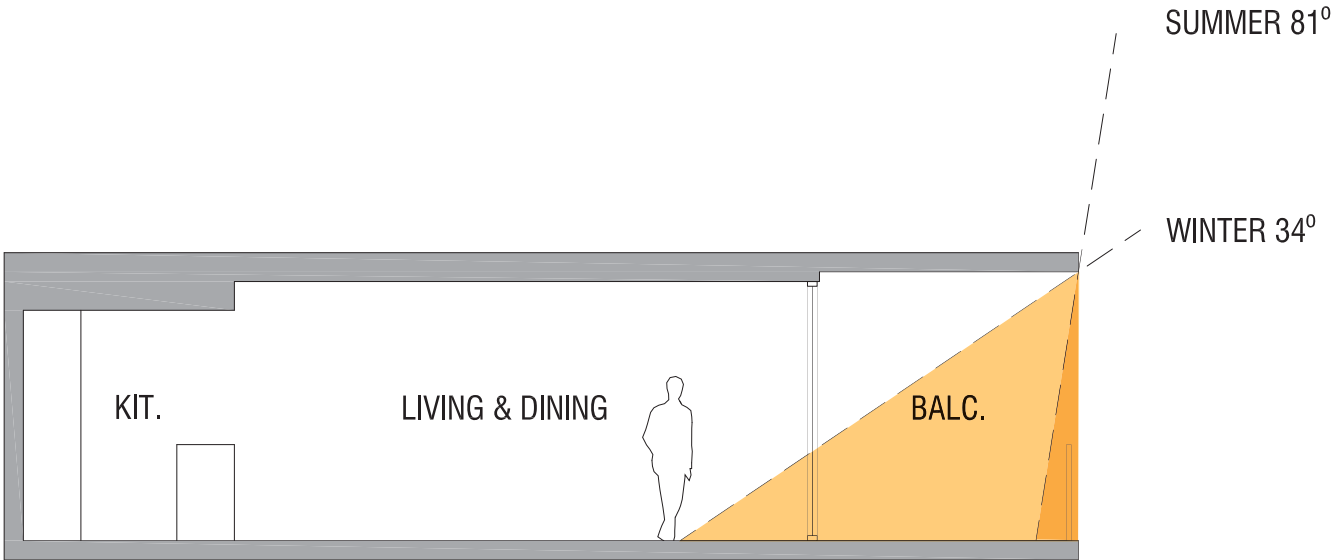


DIAGRAM - SHADING DEVICES & SOLAR ACCESS

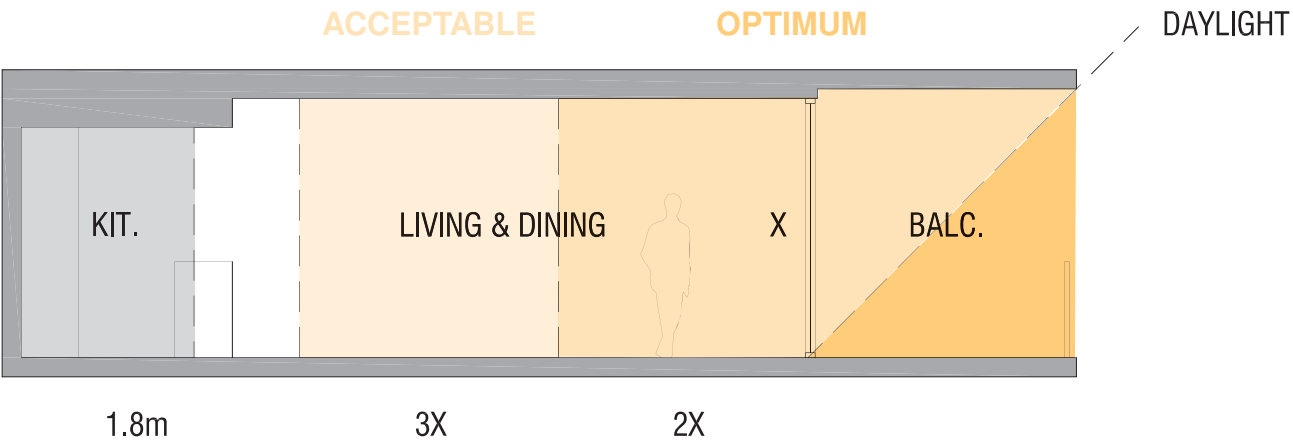
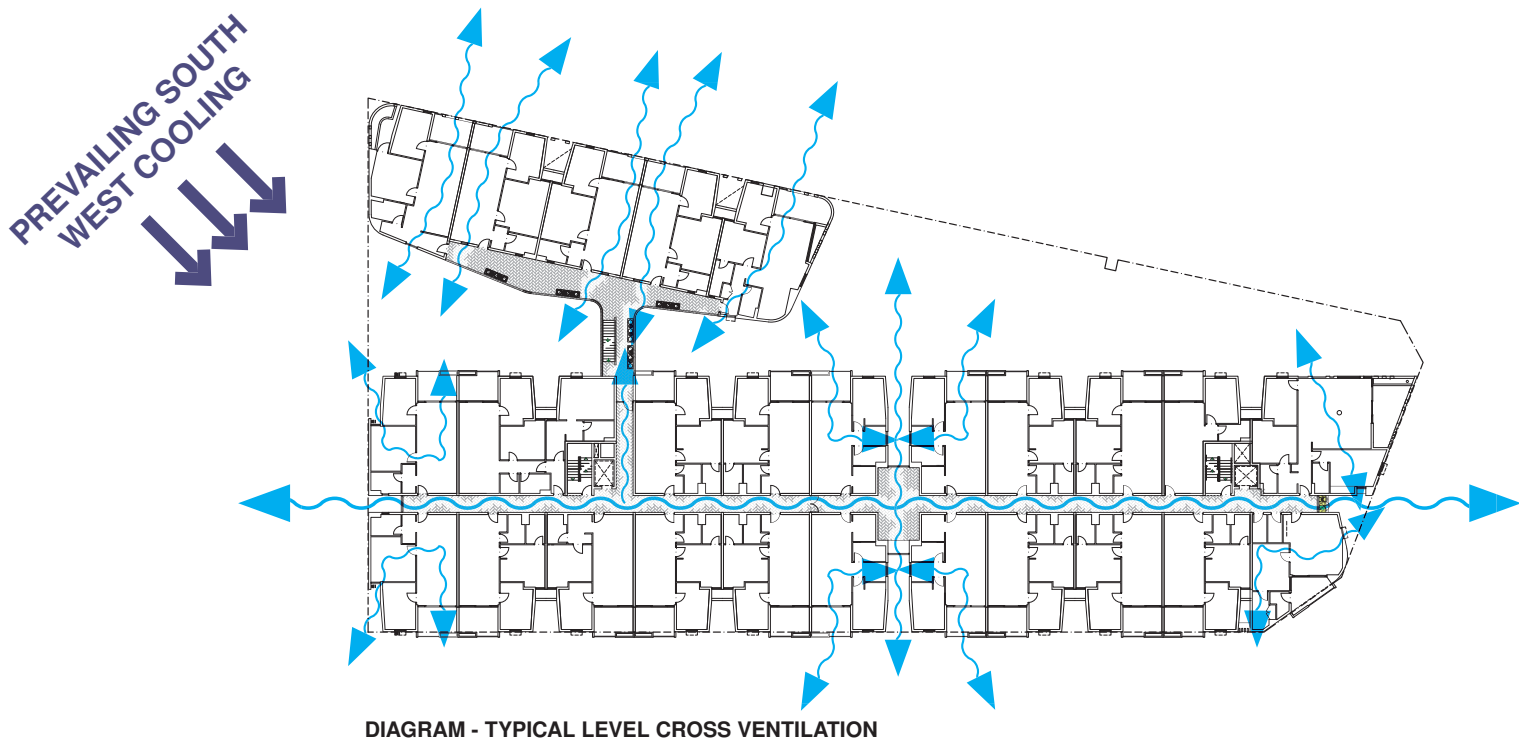


DIAGRAM - ACCEPTABLE ROOM HEIGHTS & DAYLIGHT ACCESS

PRINCIPLE 5 - SUSTAINABILITY CONT.D

NATURAL VENTILATION

- Naturally ventilated corridors to improve air quality.
- All living rooms & bedrooms to have operable openings to capture breezes.
- All bedrooms to have ceiling fans to reduce reliance on A/C;
- Every Apartment benefits from natural ventilation;
- The majority (51%) of apartments benefit from cross-ventilation;



OPERABLE HIGHLIGHT WINDOWS

GROUND	1	2	3	4	
5	10	36	62	88	
6	11	37	63	*89	
7	12	38	64	90	
8	13	39	65	*91	
9	14	40	66	92	
	15	41	67	93	
	16	42	68	94	
	17	43	69	95	
	18	44	70	96	
	19	45	71	97	
	20	46	72	98	
	21	47	73	99	
	22	48	74	100	
	23	49	75	101	
	24	50	76		
	25	51	77		
	26	52	78		
	27	53	79		
	28	54	80		
	29	55	81		
	30	56	82		
	31	57	83		
	32	58	84		
	33	59	85		
	34	60	86		
	35	61	87		
1	13	13	13	9	49
Total No. of Residential Apts.					97
% of Cross-Ventilated Apts.					51%
% of Naturally Ventilated Apts.					100%

*Operable Highlight Window

TABLE - VENTILATION TABLE DEMONSTRATING COMPLIANCE WITH DESIGN WA ELEMENT OBJECTIVES

NATURALLY VENTILATED
CROSS-VENTILATED

PRINCIPLE 5 - SUSTAINABILITY CONT.D

NATURAL VENTILATION

Our development maximises the number of apartments with natural cross-ventilation. However, it should also be noted that due to the site's coastal location, some shelter from the prevailing wind is necessary and will actually improve the amenity of the residents.

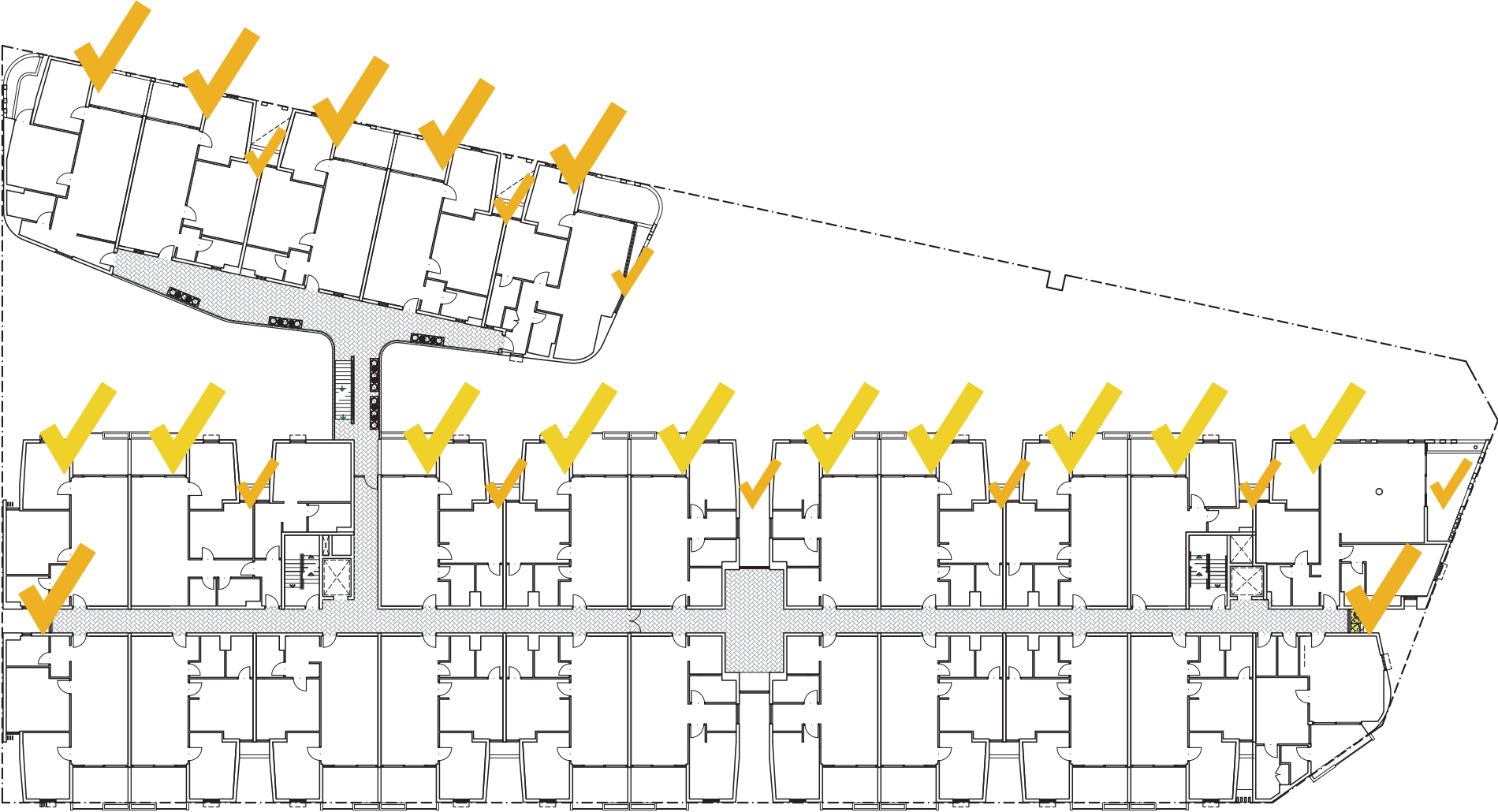
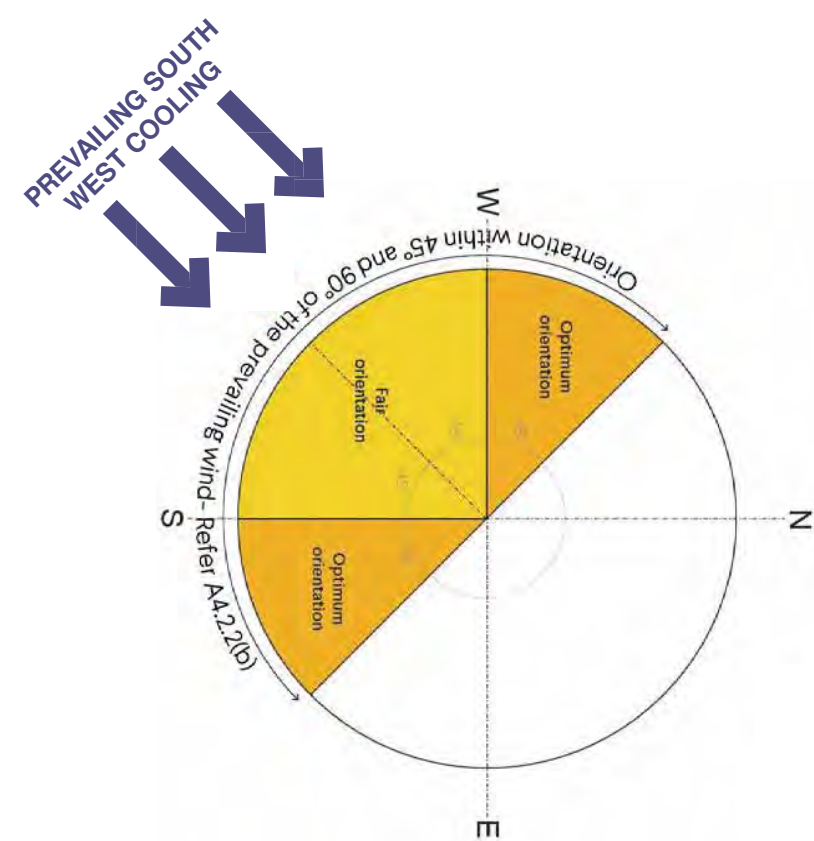


DIAGRAM - OPENINGS WITH OPTIMAL AND FAIR ORIENTATION

- ✓ OPTIMAL ORIENTATION
- ✓ FAIR ORIENTATION

PRINCIPLE 5 - SUSTAINABILITY CONT.D

WATER MANAGEMENT & CONSERVATION

Each apartment will be fitted with water-wise fixtures & appliances exceeding the BCA requirements for WELS star ratings. Furthermore, each dwelling will be individually metered in an effort to reduce potable water consumption.

All landscaped areas are designed for low-water requirements in keeping the Water Corporation's Water Wise development criteria. It is proposed that the rooftops are used to collect rainwater for irrigation. It should also be noted that the permeable surfaces of the proposed 'Parkland' will allow rain and stormwater to infiltrate the underlying subsoil, reducing run-off. Refer to Stormwater Management Plan by TPA in the Appendix.

SUSTAINABLE USE OF MATERIALS

Where possible, all material selections will have low embodied energies and low green house gas emissions. This includes:

- Low VOC materials; reduction in PVC & Formaldehyde content;
- Substitute ozone depleting materials (such as insulation & refrigerants) where possible;
- Use low-maintenance materials;
- Local materials where possible to reduce embodied energies.

WASTE MANAGEMENT

Waste will be stored in the Bin Store located on the ground floor of the East Wing. The bin store has been designed to accommodate green waste, recycling and general waste and the temporary storage of large bulk items. Green waste will also be re-used on site for the communal garden. Refer to 'Principle 7 - Legibility' and Waste Management Report in Appendix for further information.

SOCIAL & ECONOMIC

We believe in giving back to the community where possible. As such, our proposal includes a generous amount of communal open space. The dining hall, EOT facilities, theatre, arts & crafts area, parklands, health studio (gym & aerobics pool) & hall, are primarily for the residents' use but are also open to the public. We hope that by allowing the residents and public to share these amenities, it will promote social interaction and bring the community together.

The convertible units along Thundelarra Drive will activate the street front. The development is also located directly in front of the Golden Bay Village Centre. The residents will thus help activate the street and support the local businesses.

TREE CANOPY & DEEP SOIL AREAS

We propose a significant amount of tree canopy and deep soil area. Refer to 'Principle 2 - Landscaping Quality' Section.



PRINCIPLE 5 - SUSTAINABILITY CONT.D

PUBLIC TRANSPORT & PASSIVE TRANSPORTATION

It should be noted that our development is in close proximity to the Golden Bay Village Centre, and within 250m of a high frequency bus route (Bus 558 from stop #26565 on Warnbro Sound Avenue). Our client's experience in 'Independent Living' is that there is a significant reduction in the reliance of cars. As such, we have proposed the minimum amount required residential carbays. To make up for the minor 'shortfall' in commercial and visitor parking, we have accommodated a significant amount of motorcycle/scooter bays and secure bike racks and encourage reciprocal, 'after hours' use of the commercial bays for visitor parking.

Refer to section 'Principle 7 - Legibility' for further justification regarding parking and a letter from our client in the Appendix.

BICYCLE PARKING

To reduce the reliance on vehicles, we propose a total of sixty nine (69) bicycle racks. Many of these are for the exclusive use of residents and staff with the remainder available to visitors and the public. The residents' typically have a secure, floor-mounted bike rack in the basement carpark, whilst a few have a wall-mounted bike rack above their carbay. This method of bicycle parking is very common and used in most apartment developments in the Perth Metro Area so we foresee no issues.

End of Trip facilities for residents & staff are proposed along Jundee Lane. The generous provision of bicycle bays is envisioned to reduce the reliance on cars and encourage more active lifestyles for the residents. The location and design of the EOT facilities has been informed by the COR's Planning Policy 3.3.14. Although these facilities have been provided, we would like to remind the city that the development will likely be lightly staffed and we suspect that most residents will opt to use their own shower in any case.

Following approval, we will closely with our interior design team to ensure these facilities are appealing, safe and in-keeping with the design intent. The facilities will be managed by the building manager.



PRINCIPLE 6

amenity

PRINCIPLE 6 - AMENITY CONT.D

COMMUNAL OPEN SPACE

Klopper & Davis Architects recognise that well-designed communal open space provides residents with opportunities to recreate and socialise beyond their private living areas. We believe this is especially important for Independent Living.

All the communal open space has been designed at street level and at public realm frontages to increase interactions with the broader community.

We propose a generous ~1,000m² of communal open space incorporating parklands, a communal vegetable garden, alfresco areas and entry forecourts. This is well in excess of the ~300m² required by Design WA and is an example of how this development aims to give back to the community. Of this, a generous proportion is proposed to be hard landscaping to assist residents who may require aids such as wheelchairs and walking-frames.

The orientation and massing of the site ensures the communal open space receives adequate sunlight and natural ventilation.

The outdoors spaces are located adjacent to the dining hall, gymnasium and community hall to encourage indoor outdoor living and facilitate flow between these spaces.

The communal open space has been designed to be safe, universally accessible and to provide a high level of amenity for residents and public alike. Furthermore, planting and low brick & steel fences has been used to minimise impact on the habitable rooms that back on to the parklands.

Refer to 'Principle 2 - Landscape Quality' for more information on Deep Soil Areas, planting on structure and plant selection.

COMPARISON WITH PREVIOUSLY APPROVED SCHEME

The previously approved scheme proposed 1,225m² of open space but over 90% of this was carparking which offers no amenity to residents, neighbours or the greater public.

The houses along Jundee Lane were presented with visitor car bays and 3.0H solid walls. Our current scheme gives back to the community, allowing views and connections through to the parklands. Infact, ~40m of the site boundary of the revised scheme is semi-permeable as opposed to the previously approved scheme which only had ~7m. It is clear that our revised scheme is a far superior outcome and is thus supportable by council.

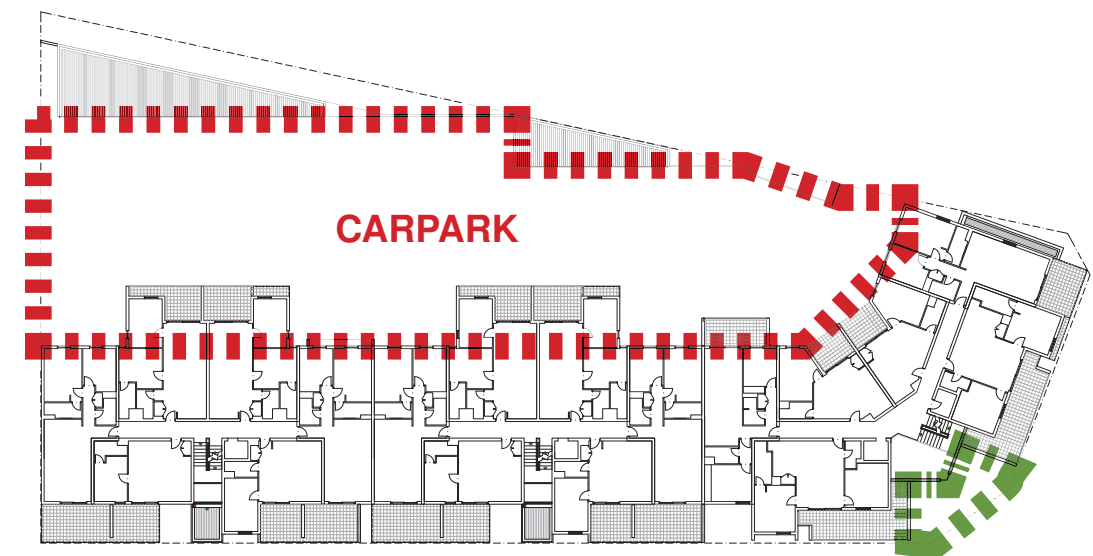


DIAGRAM - PREVIOUSLY APPROVED SCHEME

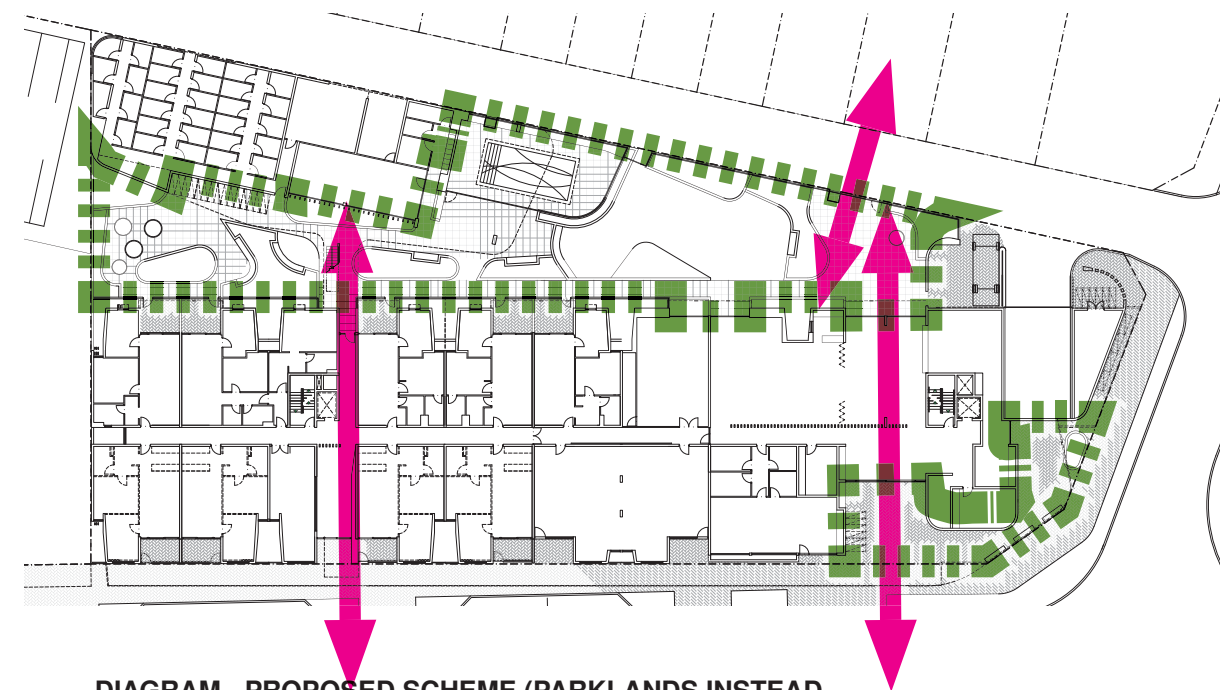
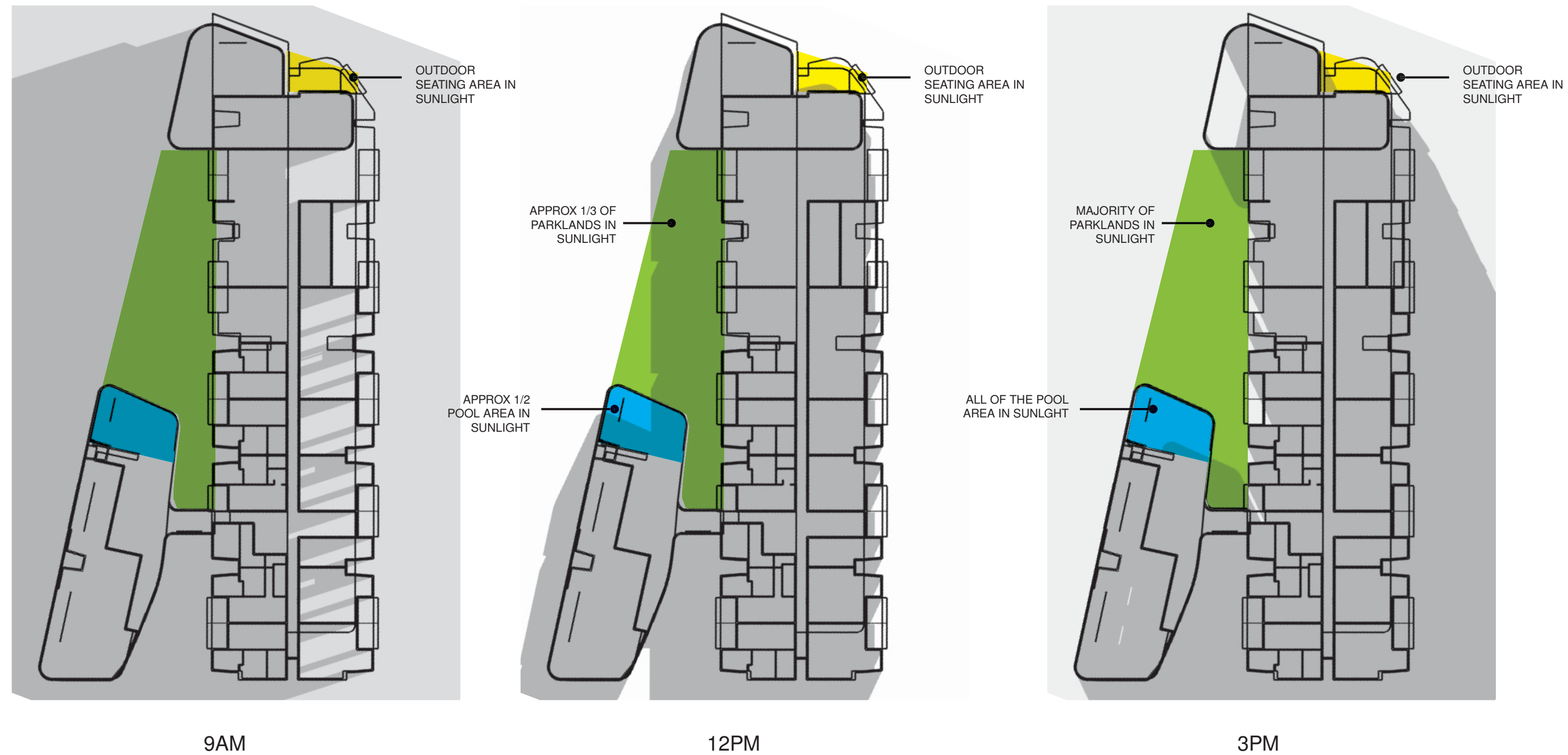


DIAGRAM - PROPOSED SCHEME (PARKLANDS INSTEAD OF ON-GRADE CARPARK)

PRINCIPLE 6 - AMENITY CONT.D

COMMUNAL OPEN SPACE SOLAR REQUIREMENTS

Our proposal exceeds DesignWA Acceptable Outcome A 3.4.3: and provides more than 50% direct sunlight to atleast one communal open space area for >2hrs as depicted in solar studies below. Notably, the parklands receives alot of afternoon sunlight during the afternoon which is when this space is most likely to be used



PRINCIPLE 6 - AMENITY CONT.D

RESIDENTS & COMMUNITY AMENITIES

Although the amenities are predominantly for residential use, we wish for this development to give back to the community as much as possible so we propose that they are also open to the public. All the amenities have been designed and located to ensure there is no negative impact on the residents or surrounding neighbours.

Our proposal includes a large dining hall complete with indoor seating and outdoor alfresco and a ‘hole-in-the-wall’ coffee servery to the street. The dining hall opens on to the parklands whilst the coffee servery activates the corner of Thundelarra Drive and Carlindie Parkway. The dining hall will be a place for the residents to relax and interact with visitors and the public. Upon entry, residents are greeted at reception and lobby lounge. Here residents can meet visitors and take them through to their apartment, the dining hall or parklands. It is important to note that the dining hall and lobby lounge are directly connected to encourage connections.

We propose a health studio, complete with a gymnasium, changes rooms and heated aerobics pool. The pool enjoys a northern aspect and overlooks the parklands. The health studio gives the residents a place to work-out, relax and/or entertain their visitors. EOT facilities and lockers encourage residents, staff & visitors to use their bike. We hope that the inclusion of these amenities encourages the residents to live a healthy and active lifestyle.

We propose a generously sized theatre room (63m²) on the ground floor. Here residents can get together and enjoy a movie or watch a game.

We propose an open-plan arts & craft room (37m²) which is accessible off Entry 2. We hope residents will enjoy painting, knitting and the like. It’s open plan layout means it can accommodate a variety of uses. When not in use, the space could be used as a public gallery for aspiring artists to showcase their work.

A large, 110m² flexible space & community hall complete with tea-prep will accommodate a variety of uses. It opens up to dining hall and outdoor parklands, facilitating connections. Community Halls provide a meeting place for activities for Rockingham locals. It is hoped that the venue could one day host the CoR’s annual ‘Seniors and Carers Expo’ or host assemblies and talent-shows for the adjacent child care centre. Importantly, the aim of the space is to bring together the community.

FLEXIBLE RETAIL SPACE & CONVERTIBLE UNITS

We also propose two, 70sqm retail spaces along Thundelarra Drive. They have been designed with a non-load bearing internal party wall so they could join to become one larger tenancy if required. In addition to the generous provision of commercial space proposed for ‘day one’, we have also designed 4 convertible units. These units have been designed to facilitate their conversion to commercial uses in the near future. The client will liaise directly with the CoR to stage this appropriately as Golden Bay develops. Their location along Thundelarra Drives ensures they will activate the main street and benefit from the adjacent Village Centre.

COMPARISON WITH PREVIOUSLY APPROVED SCHEME

The previously approved scheme provided no residents or communal amenities. The proposed scheme offers a generous ~1,400m² of amenities which is a far superior outcome for residents, visitors and the greater community. Design WA promotes development incentives for community benefit such as increased plot ratio and building heights. This development truly gives back to the community and is thus supportable by council.

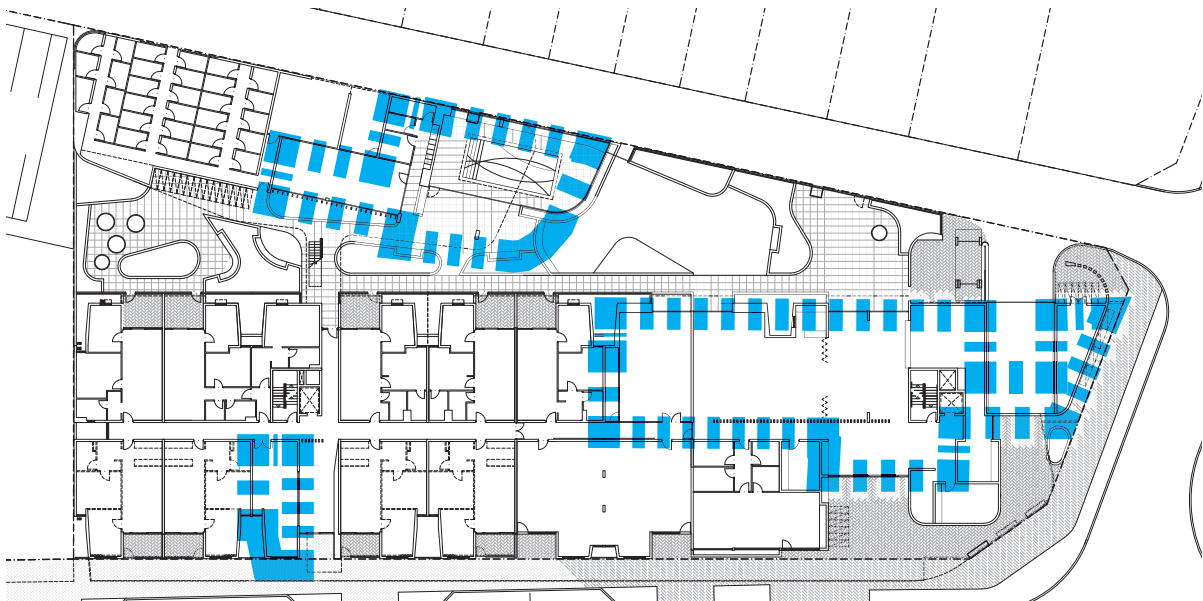


DIAGRAM - LOCATION OF COMMUNAL AMENITIES

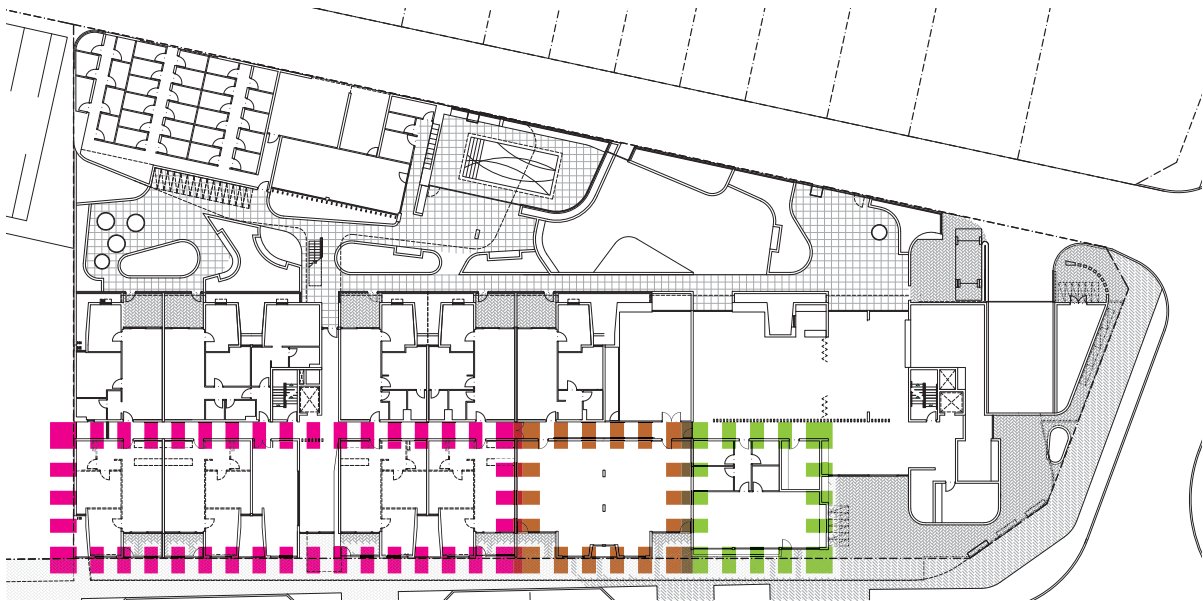
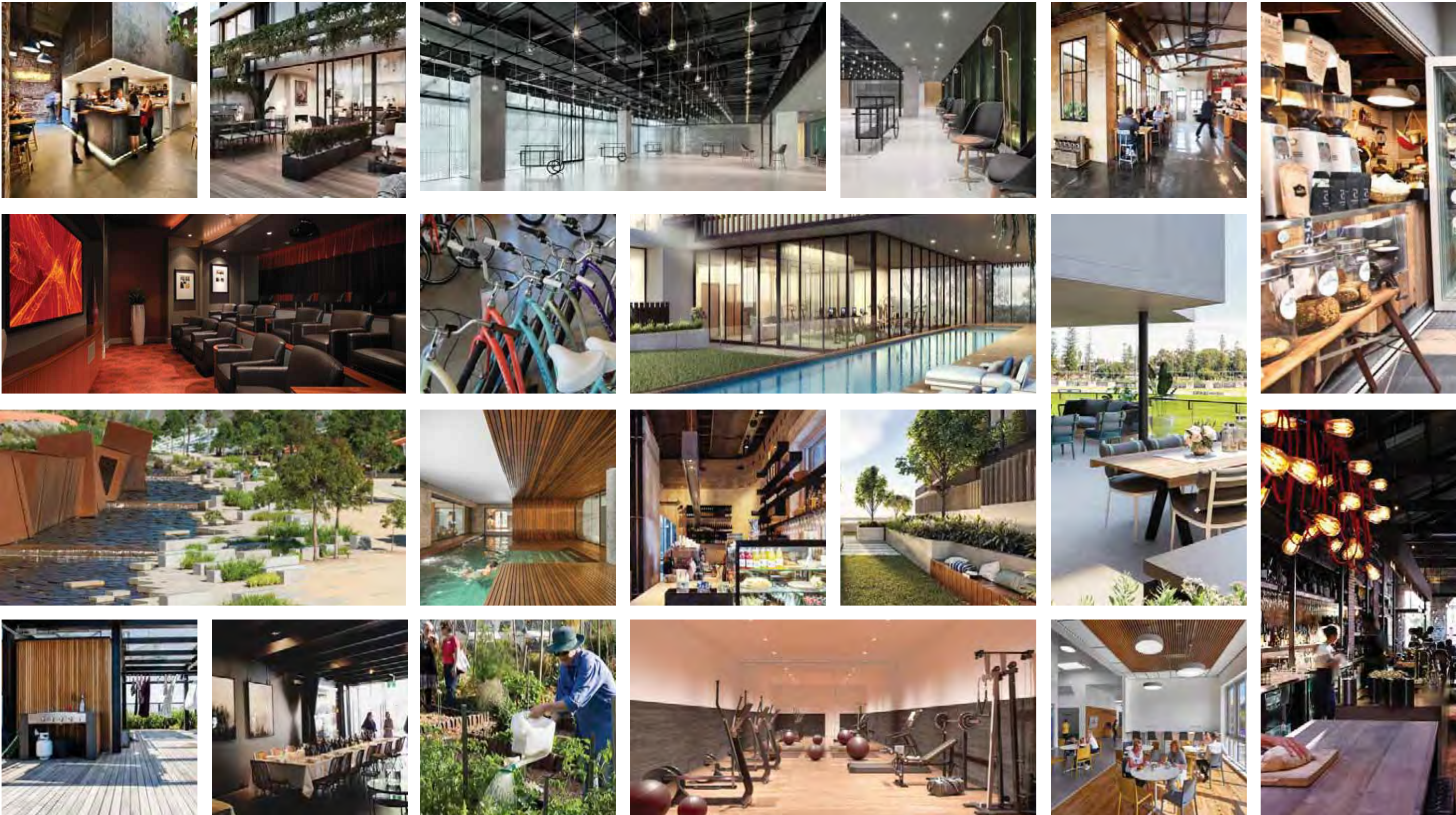


DIAGRAM - LOCATION OF RETAIL, CONVERTIBLE UNITS & MEETING ROOMS ALONG ‘MAIN STREET’

PRINCIPLE 6 - AMENITY CONT.D

AMENITIES EXEMPLARS



PRINCIPLE 6 - AMENITY CONT.D

PRIVATE OPEN SPACE & BALCONIES

Each apartment has been provided with a balcony(s) of a size which meets or exceeds the requirements established in Design WA. In all cases, the balconies are directly accessible from the living room to maximise space and provide the dwellers with the feeling of an extended living area. Notwithstanding the aforementioned, we encourage the residents and visitors to make the most of the extensive provision of amenities and communal open space.

The ground floor apartments facing the parklands have been designed with larger terraces, bordered by deep planters to ensure their privacy is addressed. In much the same way, the convertible units along Thundelarra Drive will have semi-permeable fences in keeping with the Golden Bay Design Guidelines (solid masonry brick and steel infill)

LAUNDRIES & DRYING AREAS

Each apartment includes a compact laundry cupboard. Some of the larger dwellings have a separate laundry room. Each laundry is designed to be convenient to use, well-vented and be of a dimension that is appropriate to the size of the dwelling. Where possible, care has been taken to locate the laundries away from living areas and bedrooms to reduce noise impacts. Each balcony will incorporate a drying area. The design of the planters has been carefully considered to ensure each apartment has at least 1.2m of 'solid' balustrade to ensure that the drying areas are not visible from the street.

STORAGE

All apartments are provided with a secure storage room. The majority of these are located on the basement, with some on the ground floor of the East Wing, and the remainder integrated into the typical floors of the West Wing. Most of the basement stores are accessed off a corridor to ensure the allocated car bay remains accessible. All store rooms have a minimum L/W dimension of 1.5m and a minimum H dimension of 2.1m in keeping with Design WA's storage requirements.

There are also several extra stores which can be used for the dining hall, cleaner and/or building manager.

In addition to external storage, each apartment has been carefully designed with integrated cabinetry. Following approval, our interior design team will further refine the apartment interior cabinetwork to maximise storage and efficiency.



PRINCIPLE 6 - AMENITY CONT.D

OVERSHADOWING

The orientation and massing of the building has been highly considered to minimise overshadowing.

The adjacent diagrams show the overshadowing on June 21st at 12:00PM. The diagrams show a comparison between the previously approved scheme and our proposed scheme.

As you can see, the development has little impact on the amenity of the neighbouring lot (Proposed Child Care Centre), with most of the shadow cast on our own site, some on a R20 lot, and some on Jundee Lane.

The Proposed Child Centre lot is overshadowed ~600m² which is a mere 28% of the site area. The R-Codes would allow this lot to be overshadowed 50% so our proposal is considerably under, and thus compliant.

The R20 residential lot is overshadowed ~45m² which is only 17% of the site area. The R-Codes would allow this lot to be overshadowed 25% so our proposal is, again, compliant.

We would also like to note that we believe it is much more important to note what is being overshadowed rather than the amount. With respect to the Child Care Centre, our development mostly overshadows their carpark. With regards to the residential lot, our development overshadows what will be a garage backing onto the laneway so there is no loss of amenity whatsoever.

VENTILATION

By splitting the building into two wings, natural breezes are able to flow across the site, benefiting both our development and the proposed Child Care Centre. Furthermore, by splitting the West Wing into two sub-wings (North & South), more apartments benefit from cross-ventilation as does the naturally ventilated corridor.

COMPARISON WITH PREVIOUSLY APPROVED SCHEME

The proposed scheme overshadows the Child Care Centre lot 8.2%% more than the previously approved scheme which is again negligible. Therefore, the current proposal is supportable by council.

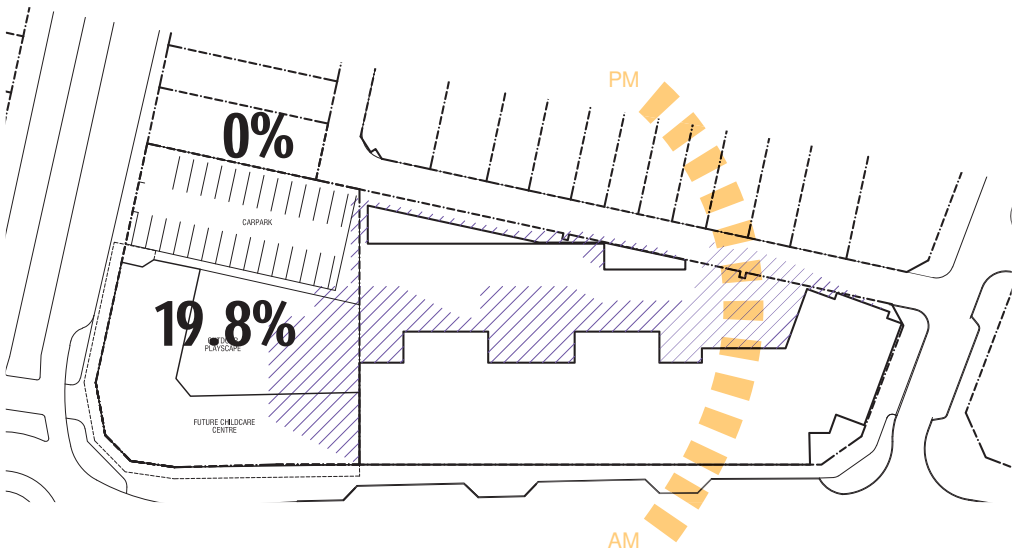


DIAGRAM - OVERSHADOWING PREVIOUSLY APPROVED SCHEME

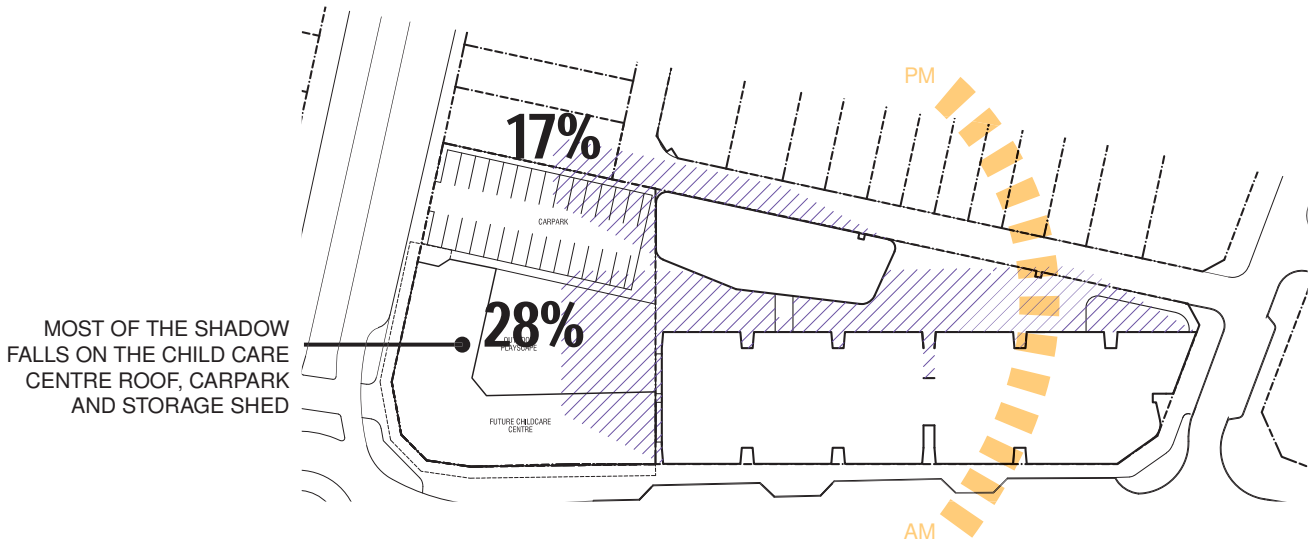


DIAGRAM - OVERSHADOWING REVISED SCHEME

PRINCIPLE 7

legibility

PRINCIPLE 7 - LEGIBILITY

PUBLIC DOMAIN INTERFACE

The majority of the ground floor to Thundelarra Drive is full-height glazing to ensure an active streetscape. The transparency of the convertible units and building entry promotes visual connections between the inside and the adjacent public domain. All ground floor dwellings fronting the street and parklands, have direct access by way of a private terrace. The houses along Jundee Lane enjoy views of the parklands.

PEDESTRIAN ACCESS & ENTRIES

Both pedestrian entrances have been designed to be clearly identifiable off Thundelarra Drive. The main entrance addresses the corner whilst the secondary entrance is a continuation of the cross-walk to the Village Centre across the road. As previously mentioned, the feature timber cladding which wraps around the corner, leads people into entry forecourt, past the communal dining hall and through to the communal parklands beyond. A raised planter to the corner also addresses the public domain with an attractive street presence. The planter also doubles as a seat and meeting point which could promote casual interaction between the residents and public.

CANOPY DESIGN

The ground floor is sheltered by steel canopy. The canopy is articulated to follow the deep recesses in the facade so the two elements speak to each other. The canopy will accommodate signage and lighting in keeping with the architecture.

Following approval, we will develop a lighting & signage strategy in keeping with the CoR's policies to further enhance the legibility of the development.

LETTERBOXES

A bank of letterboxes are located immediately adjacent to the primary entrance of the East Wing. These can be accessed securely by the residents' from the rear via the lobby.

COMPARISON WITH PREVIOUSLY APPROVED SCHEME

The previously approved scheme proposed 3 entries whilst the proposed scheme provides 2. By providing only two entries, residents are more likely to run into each other. It is also helps activate the corner of Thundelarra Drive and Carlindie Parkway. The proposed lobby & lounge and is also much more generous than that of the previously approved scheme which means greater amenity for the residents and visitors.

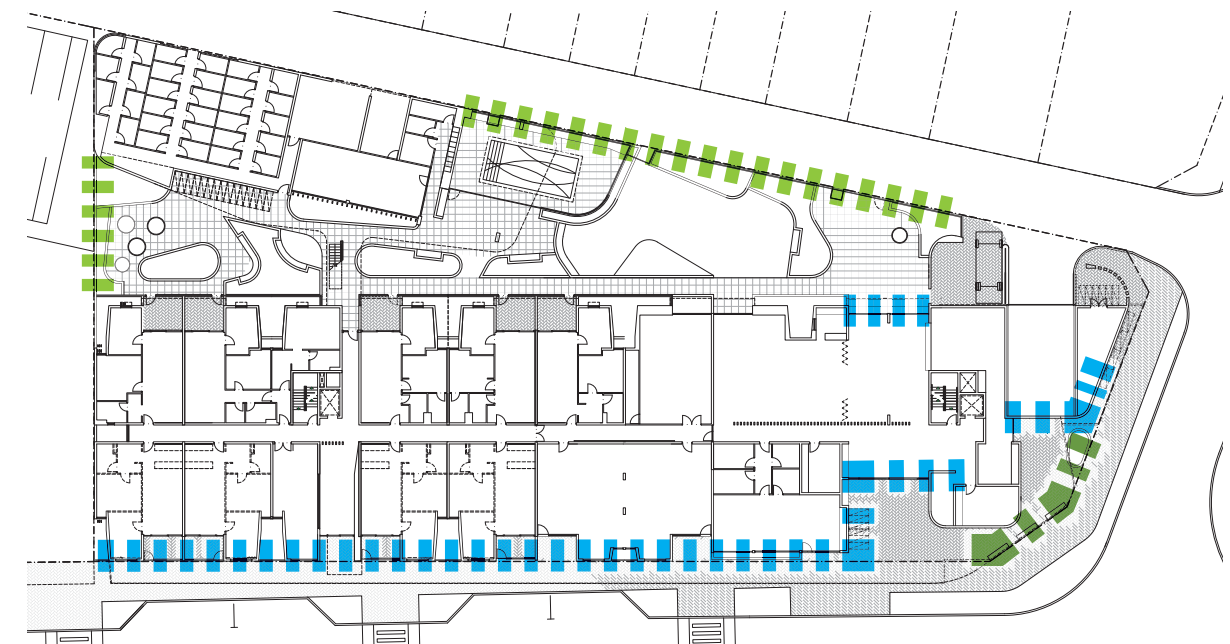


DIAGRAM - PUBLIC DOMAIN INTERFACE. COMMERCIAL FRONTAGE TO ACTIVATE 'MAIN STREET' AND SOFT BUFFER TO REAR LANEWAY

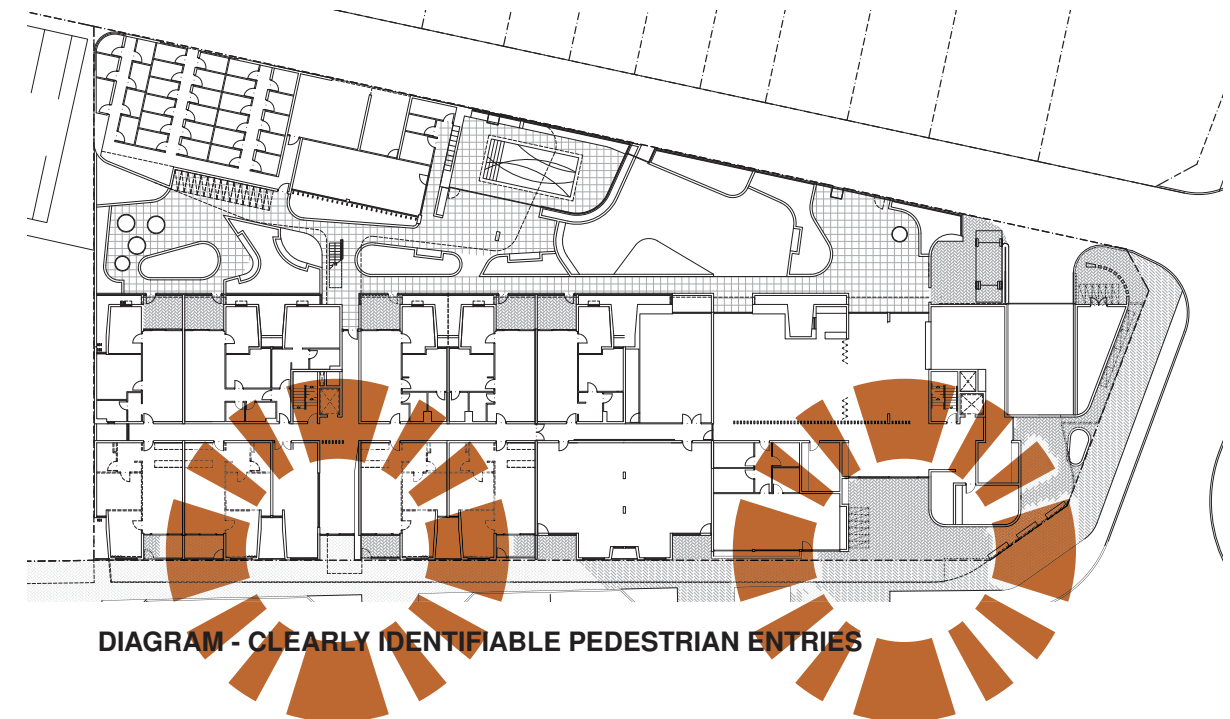


DIAGRAM - CLEARLY IDENTIFIABLE PEDESTRIAN ENTRIES

PRINCIPLE 7 - LEGIBILITY

GROUND FLOOR CONVERTIBLE UNITS

Structure:

The existing wet areas (namely the bathroom) are to be re-used and/or adapted for the commercial tenancy. It's location towards the rear of the unit maximises the open-floor layout of the tenancy. The inter-tenancy walls are also proposed to be non-load bearing (with load bearing columns) to allow future flexibility if two adjacent tenancy wished to join and become a larger tenancy.

Glazing:

The majority of the ground floor to Thundelarra Drive is full-height glazing to ensure an active streetscape. The transparency of the convertible units and building entry promotes visual connections between the inside and the adjacent public domain. The future commercial tenancies will provide 240m² of glazing to Thundelarra Drive which is ~70% of the ground floor frontage. The City of Rockingham have requested a minimum of 66% and our proposal exceeds this.

Access:

The convertible residential units will have access from the rear corridor as well directly from the street through a private terrace. The terrace is bordered by a low brick wall, with steel infill fencing above and low planting. We have worked closely with a Landscape Architect to ensure the plants chosen are shade tolerant. Once converted to commercial tenancies in the future, both access ways will remain. At this stage, we would propose to remove the front low walls and fencing to encourage access to the commercial tenancies. We would also propose to re-design the window/door arrangements to maximise glazing for advertising and include a swing door which is typical of a commercial frontage.

Ceiling Heights:

All convertible residential units have been designed with a minimum 3.2m floor-to-floor in accordance with the Golden Bay Design Guidelines to support a range of uses.

CONSULTATION WITH THE COR

As noted in the DRP meeting notes, “the development is legible and the scale and design is good”.

Following approval, our client will work closely with the City of Rockingham to appropriately stage the conversion of the convertible units to commercial uses.

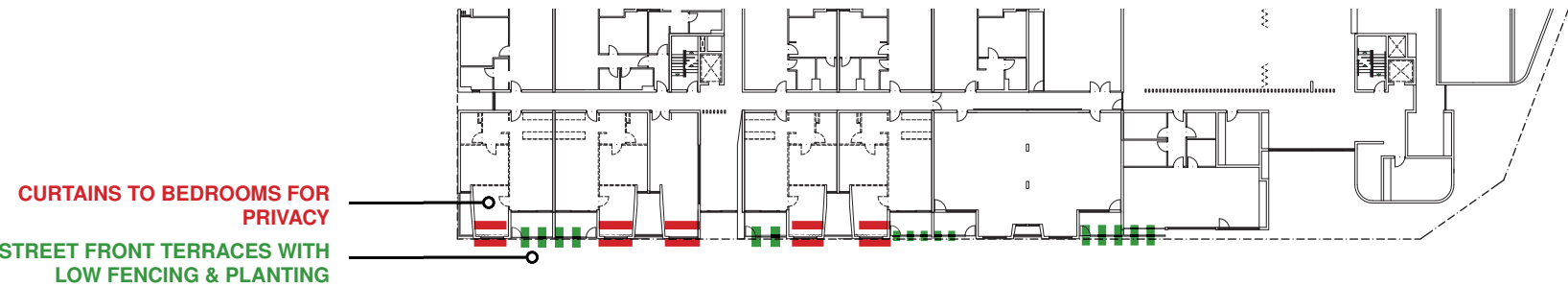


DIAGRAM - PROPOSED GROUND FLOOR RESIDENTIAL UNITS

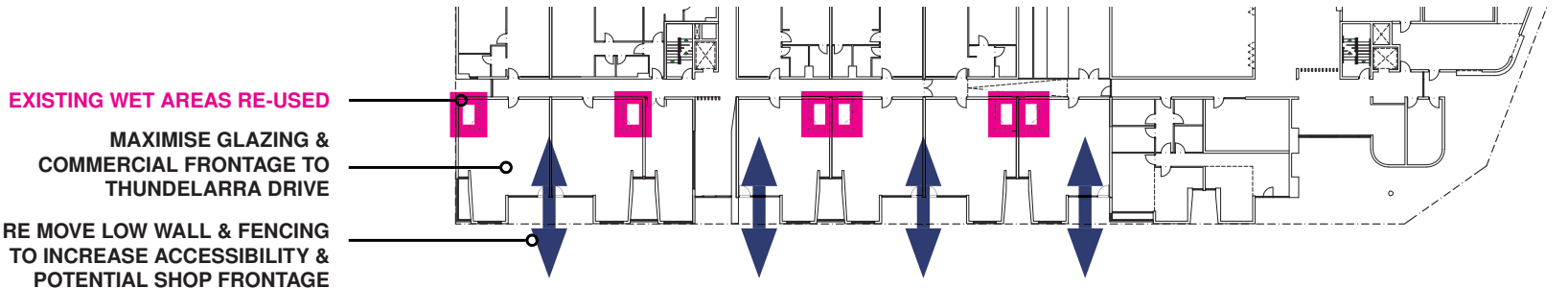


DIAGRAM - CONVERSION TO FUTURE COMMERCIAL TENANCIES

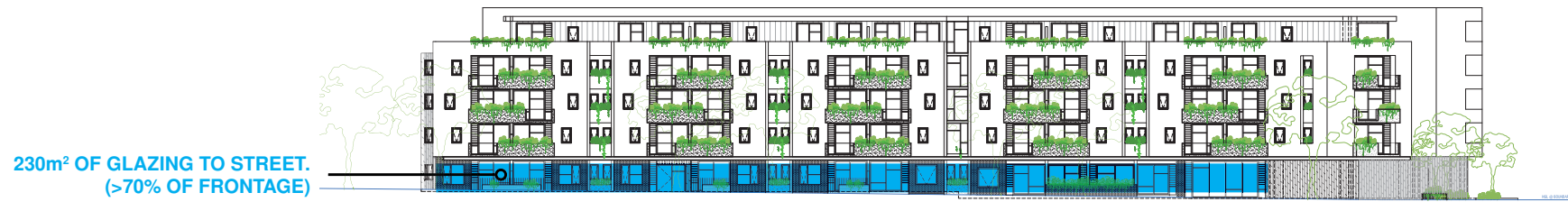


DIAGRAM - FUTURE COMMERCIAL TENANCIES

PRINCIPLE 7 - LEGIBILITY



CONCEPTUAL RENDER - FUTURE COMMERCIAL FRONTAGE



CONCEPTUAL RENDER - CONVERTIBLE RESIDENTIAL UNITS WITH TERRACES

PRINCIPLE 8

safety

PRINCIPLE 8 - SAFETY

SAFETY & SECURITY

As previously mentioned, the balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of the adjoining public domain. All the ground floor tenancies have been designed with large openings to increase safety & security. Furthermore, upper level habitable rooms have windows that overlook the street and parklands. Low brick walls and steel balustrades provide security along Thundelarra Drive and reduce opportunities for concealment.

Access to the apartments and corridors will be managed with swipe cards to provide the residents with some security and help clearly define the relationships between public and private spaces.

All residential carbays are protected behind a 'secure line' accessed with a remote-control gate. Access to the after-hours residential visitor bays will be managed by the residents and/or building manager who will have to 'buzz in' their visitors. Notwithstanding, we believe it is far more likely that visitors will park on the street.

Following approval, we will develop a lighting strategy to further enhance the legibility of the development and ensure the development is well-lit for safety. Areas for further development are highlighted in the adjacent diagrams.

Public access to the pool will be restricted after-hours with a swipe card or similar approved. Following approval, Klopper & Davis will work closely with the CoR to develop an acceptable solution.

COMPARISON WITH PREVIOUSLY APPROVED SCHEME

The previously approved scheme provided no residential apartments along Jundee Lane, and thus no opportunities for passive surveillance. Furthermore, views to Jundee Lane were hindered by a large on-site carpark, residential stores & solid fencing. The proposed scheme provides an increase in passive surveillance along Jundee Lane, discouraging any anti-social behaviour. Furthermore, the proposed generous parklands and low, semi-permeable fencing reduce opportunities for concealment and increase the safety for residents, visitors and the greater community.

CONSULTATION WITH THE COR

As noted in the DRP meeting notes, "the passive surveillance, safety and activation aspects are positive"; "the activated edges to the laneway are good and managing this aspect is important".

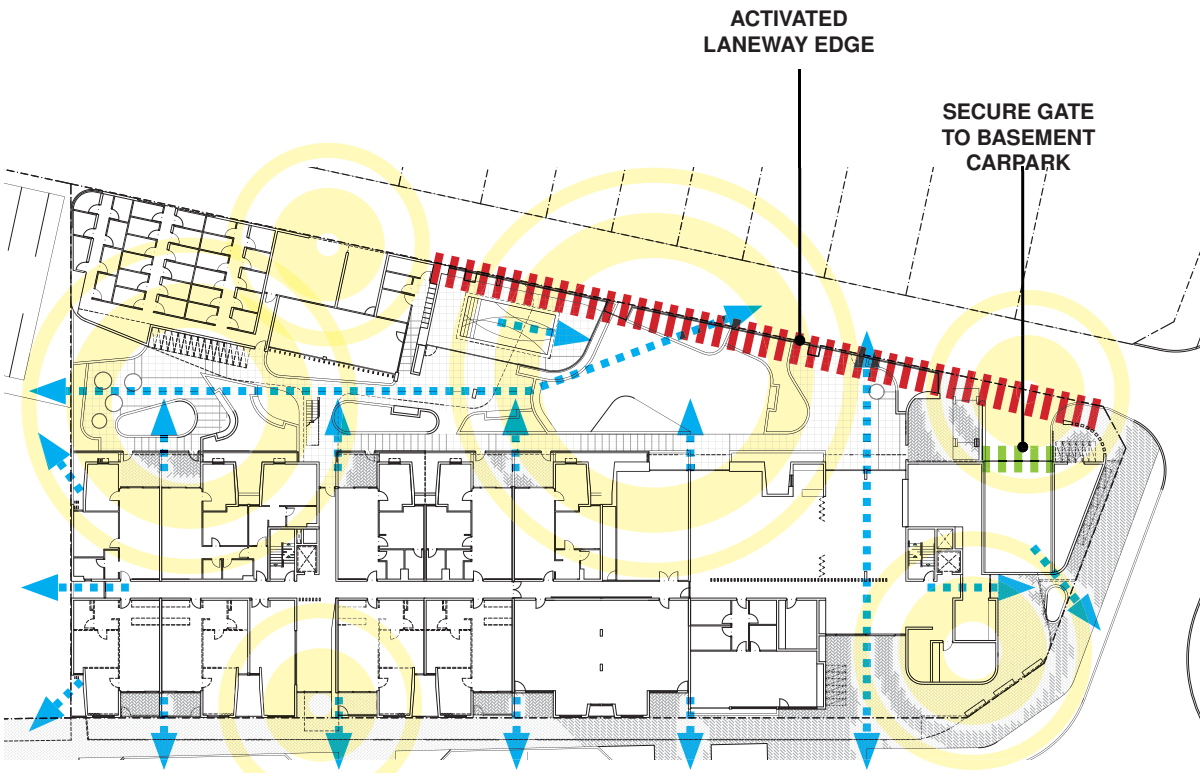


DIAGRAM - PASSIVE SURVEILLANCE & AREAS FOR LIGHTING STRATEGY

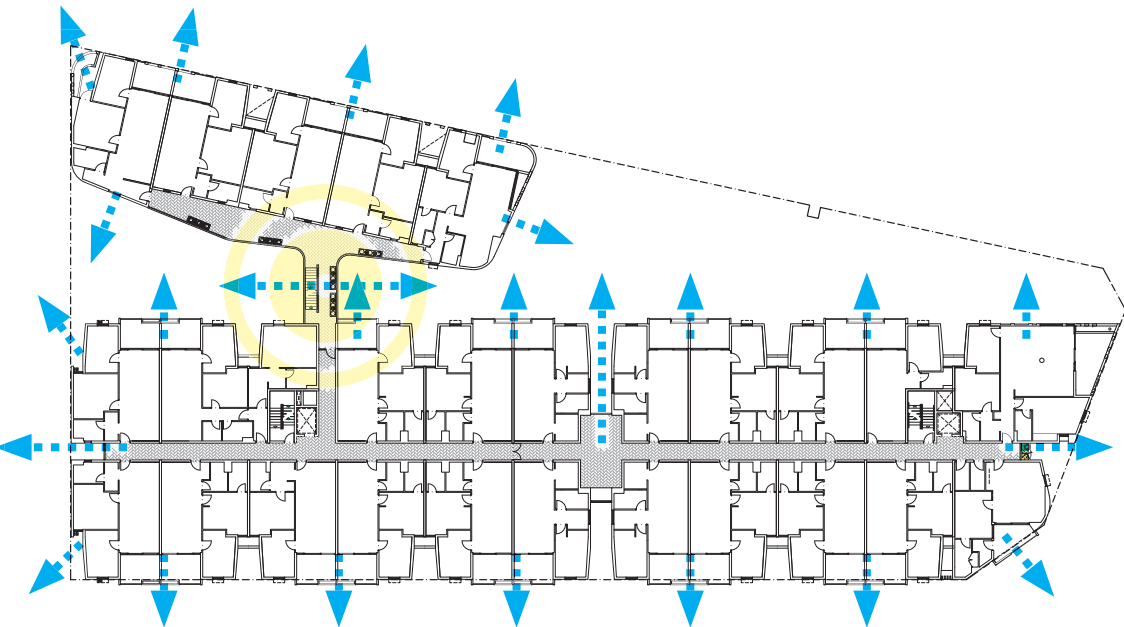


DIAGRAM - PASSIVE SURVEILLANCE & AREAS FOR LIGHTING STRATEGY

PRINCIPLE 9

community

PRINCIPLE 9 - COMMUNITY

PUBLIC OPEN SPACE & COMMUNITY AMENITIES

Klopper & Davis Architects acknowledge that good design responds to local community needs as well as the wider social context. We believe in designing spaces and environments that support a diverse range of people and facilitate social interaction. As such, we propose that all the residents' amenities are open to the public. The amenities are as follows:

- Generous provision of parklands with native trees & planting, shade structures, seating and grassed areas;
- Dining Hall with indoor seating, two outdoor alfresco areas (1 to the parklands and 1 to the street), 'hole-in-the-wall' coffee servery to the corner of Thundelarra Drive and Carlindie Parkway;
- Health Studio complete with gymnasium, aerobics pool and EOT facilities;
- Generous provision of visitor bike racks;
- Communal Theatre Room;
- Arts & Craft Room; and a
- Large Community Hall/flexible space.

Refer to section 'Principle 6 - Amenity' for further information.

PEDESTRIAN ACCESS-WAYS & SITE LINKAGES

We have designed the dining hall and alfresco areas to be visible from the front entry, encouraging the public to walk through. Furthermore, Entry 2 is directly opposite a proposed cross-walk, encouraging connections with the adjacent Shopping Centre.

COMMUNITY ENGAGEMENT

Following approval, our client intends to instigate engagement with the community to demonstrate the positive impacts of the project and encourage the use of the communal amenities. Given Golden Bay is an establishing suburb, we believe this project will help connect the community and ultimately help establish the neighbourhood.



PRINCIPLE 10

aesthetics

PRINCIPLE 10 - AESTHETICS

MATERIAL PALETTE

In keeping with the Golden Bay Design Guidelines, we wish create architectural interest through the considered use of materials, colours and detailing. The building is predominantly white, with highlights of stronger feature materials and colours which compliment the estate’s overarching coastal theme whilst maintaining a unique architectural identity.

By contrasting hard and soft forms, heavy and lightweight materials, and rich and smooth textures, our proposal is striking yet contextually appropriate. Klopper & Davis Architects typically employ ‘easy-to-maintain’ materials that age gracefully. We avoid ‘passing trends’ and use palettes that are elegant and timeless. The proposed palette is largely inspired by the coastline and nearby parklands. Featuring largely muted tones with pops of texture. The facade’s vertical trellis and planter-beds soften the building with green. Darker tones are used intermittently to create contrast and help establish the ‘urban-ness’ of the Village Centre.

The following materials are proposed:

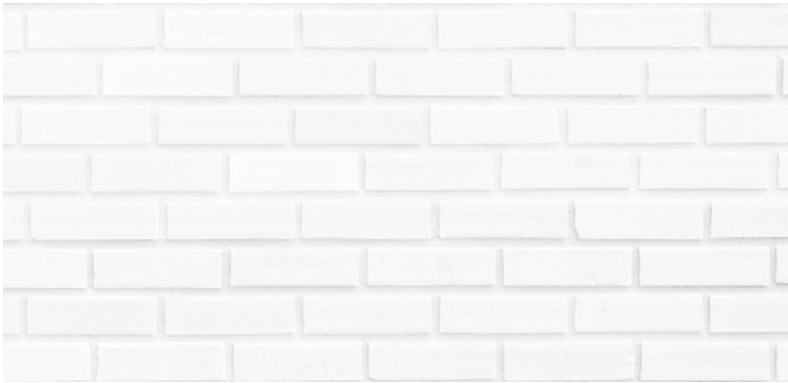
- White-painted recycled facebrick main body of the East Wing;
- Brown, textured facebrick ground floor of the East Wing and main body of the West Wing;
- Off-form concrete and black semi-frameless glass balustrades to balconies of East Wing;
- Brick & black steel balustrades to balconies of the West Wing
- Timber feature cladding to ground floor corner, Entry 2 & vehicular access;
- Perforated and/or patterned black metal cladding to the back of the ground floor of West Wing;
- Dark Grey steel fascia to canopy to ground and recessed upper floor;
- Dark Grey metallic cladding to recessed upper floor;
- High-performance glazing to windows and doors;
- Green trellis;

COMPARISON WITH PREVIOUSLY APPROVED SCHEME

The revised material palette is much more consistent with the ‘coastal’ style set out in the GB Design Guidelines. We strongly believe this building will sit comfortably in its context and is thus supportable by council.

CONSULTATION WITH THE COR

As noted in the DRP meeting notes, “the design, articulation and aesthetics are positive [and] considered crucial to the Panel’s support of the proposal”. Klopper & Davis Architects intend to work closely with Seacrest Homes throughout the delivery of the project, to ensure the design intent is carried out successfully through to the built-form.



PRINCIPLE 10 - AESTHETICS CONT.D

ARTWORK

Klopper & Davis recognise that public art is an important component of place-making and integral to the creation of both artistic and family-friendly spaces. We wish to contribute to the CoR's collection. We note the City of Rockingham does not have a requirement for Public Art so the proposed locations are, at this stage, indicative only.

We propose garden beds to the corner of Thundelarra Drive & Carlindie Parkway. These could accommodate a sculptural piece designed by a local artist. In addition to this, a large blank 'canvas' faces Carlindie Parkway. It is our intention to work closely with the CoR and an artist to develop public artwork along this facade. We propose to create artwork through brick relief; by stepping the bricks in and out, a pattern or abstract image could be created. The impression of the artwork will change with the path of the sun, further adding to its visual interest. The proposed locations of these artworks will make them readily visible.

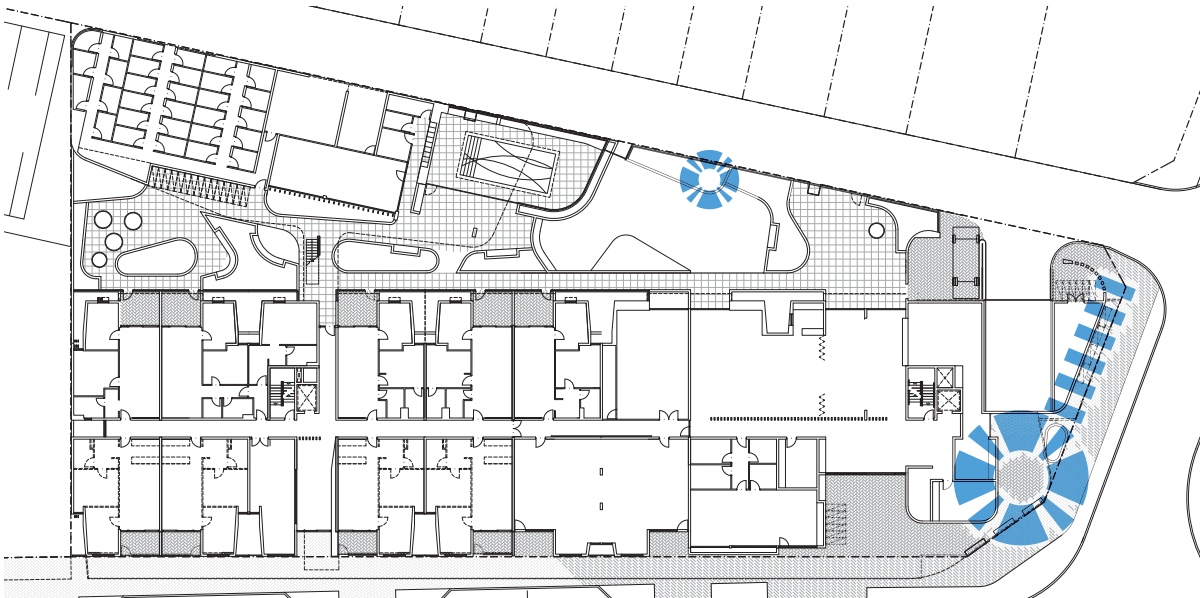


DIAGRAM - POTENTIAL PUBLIC ART LOCATIONS





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LOCATION PLAN

PROJECT: **GOLDEN BAY - INDEPENDENT LIVING**

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 638, THUNDELARRA DRIVE, GOLDEN BAY

DATE: APRIL 2019
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STAGE:

BASEMENT FLOOR PLAN

DEVELOPMENT APPLICATION

PROJECT: **GOLDEN BAY - INDEPENDENT LIVING**

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 638, THUNDERRA DRIVE, GOLDEN BAY

DATE: APRIL 2019
SCALE: @A3 1:400
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STAGE:

FIRST FLOOR PLAN

DEVELOPMENT APPLICATION

PROJECT: **GOLDEN BAY - INDEPENDENT LIVING**

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 638, THUNDARRA DRIVE, GOLDEN BAY

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DWG:

STAGE:

SECOND FLOOR PLAN

DEVELOPMENT APPLICATION

PROJECT: **GOLDEN BAY - INDEPENDENT LIVING**

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 638, THUNDARRA DRIVE, GOLDEN BAY

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STAGE:

THIRD FLOOR PLAN

DEVELOPMENT APPLICATION

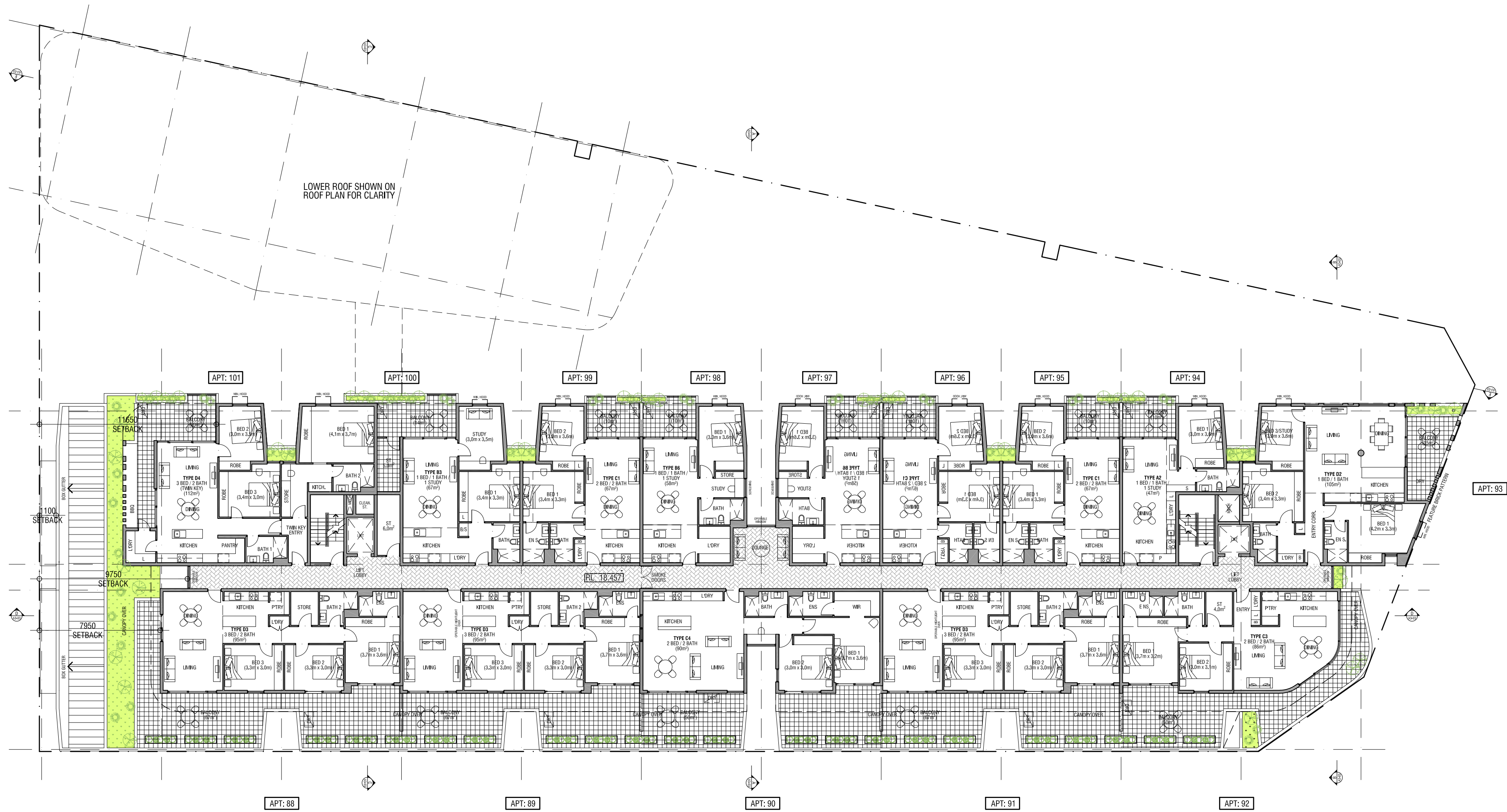
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CLIENT: SEACREST HOMES PTY LTD

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FOURTH FLOOR PLAN

DEVELOPMENT APPLICATION

PROJECT: **GOLDEN BAY - INDEPENDENT LIVING**

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 638, THUNDARARRA DRIVE, GOLDEN BAY

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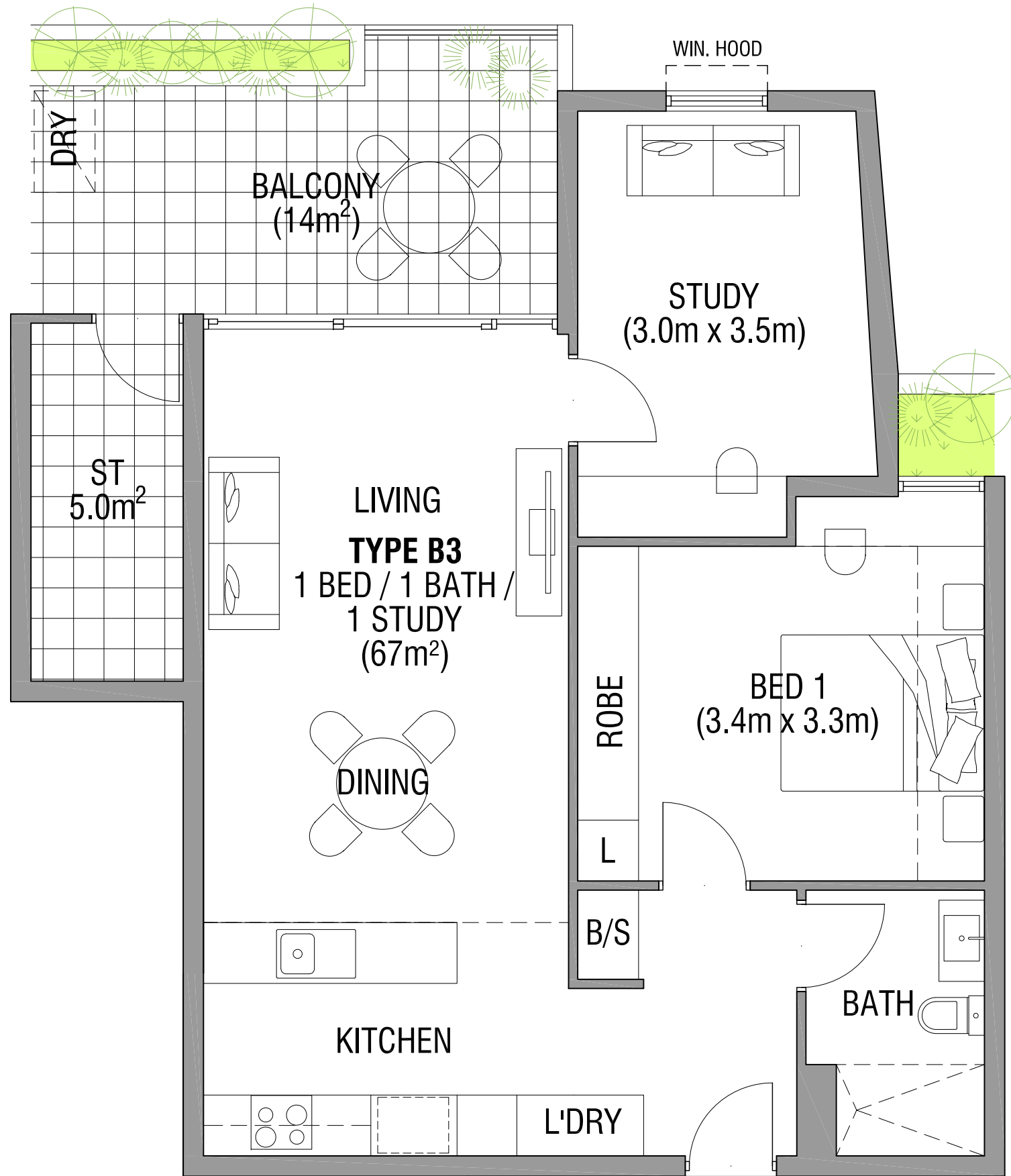
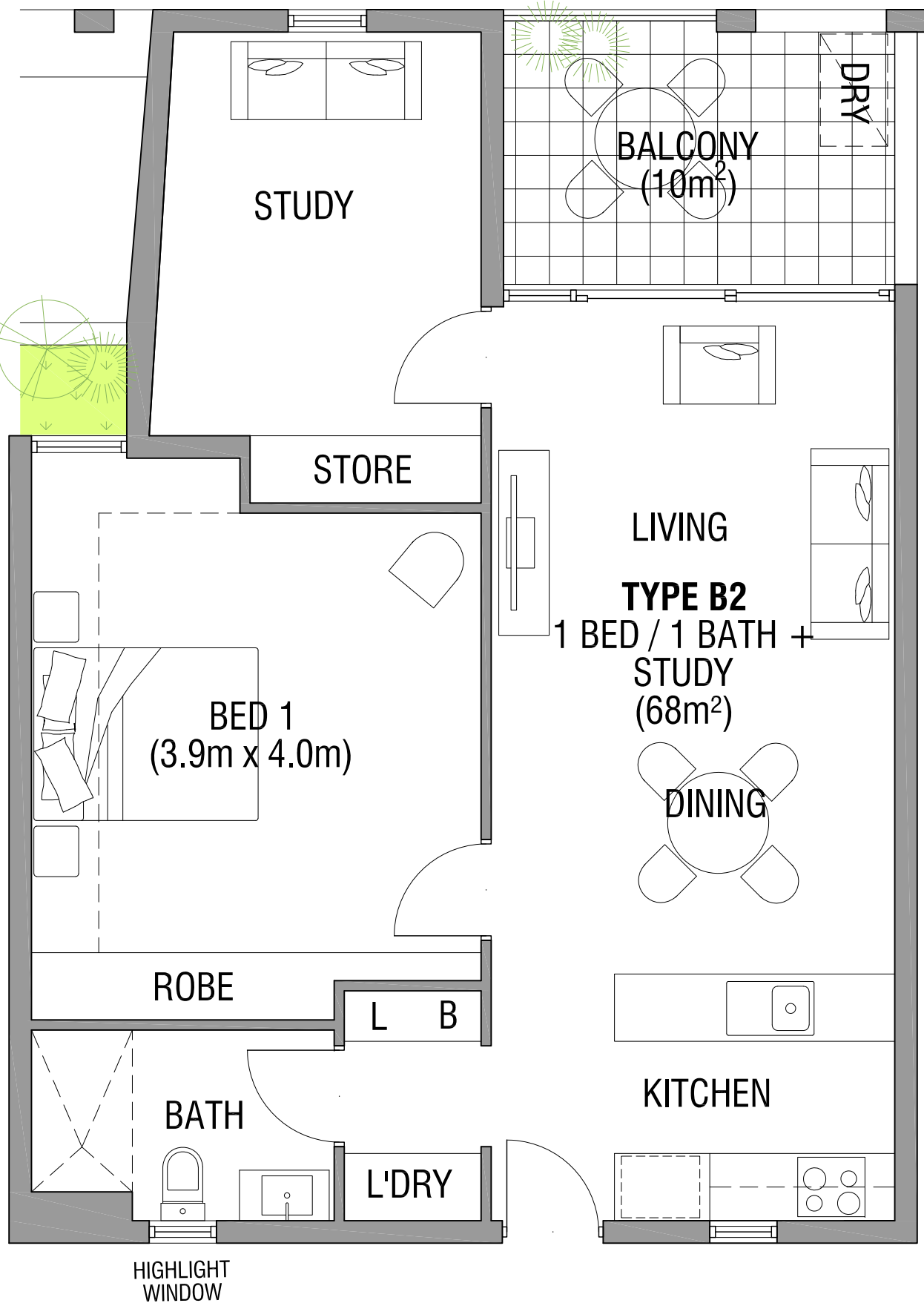
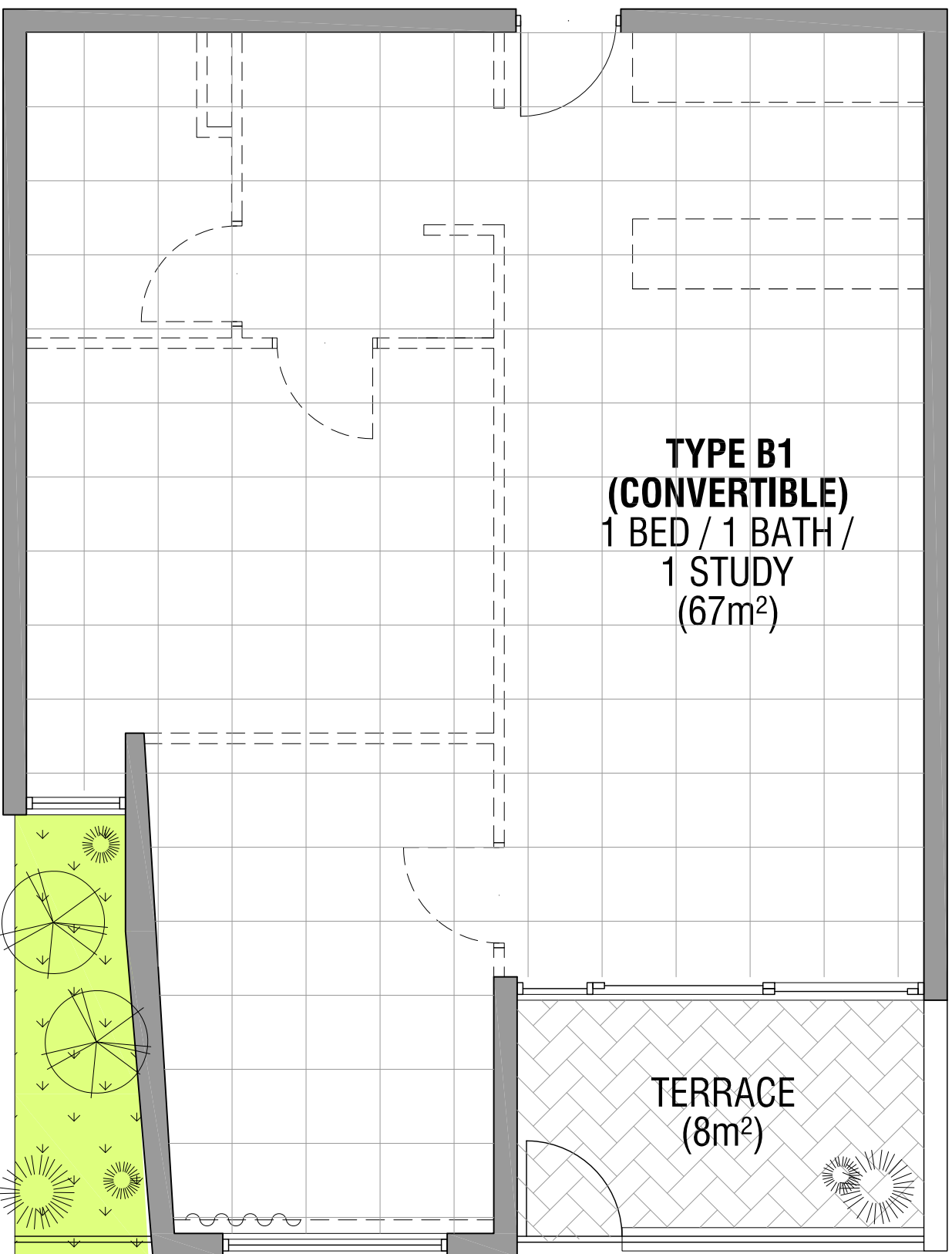
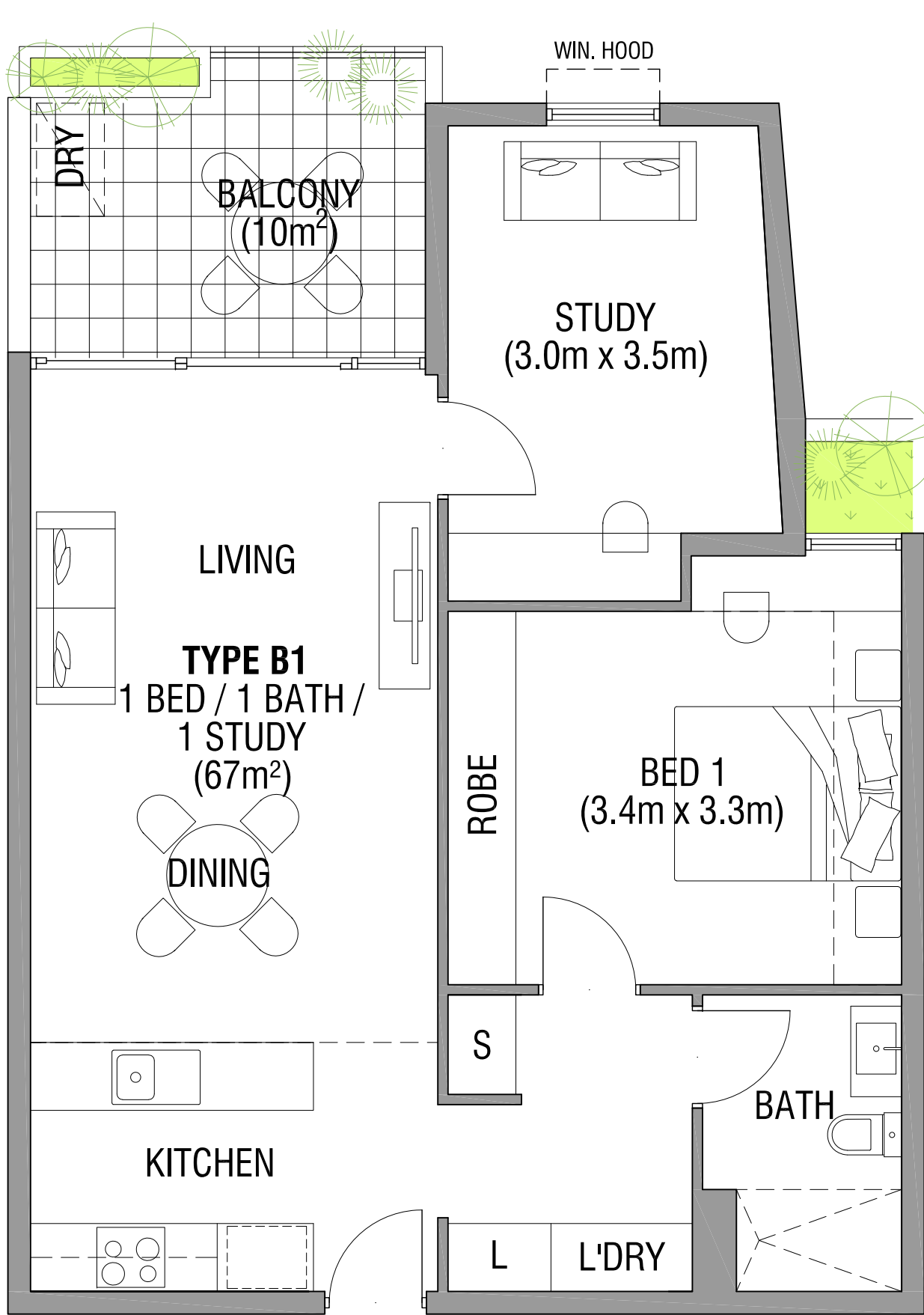
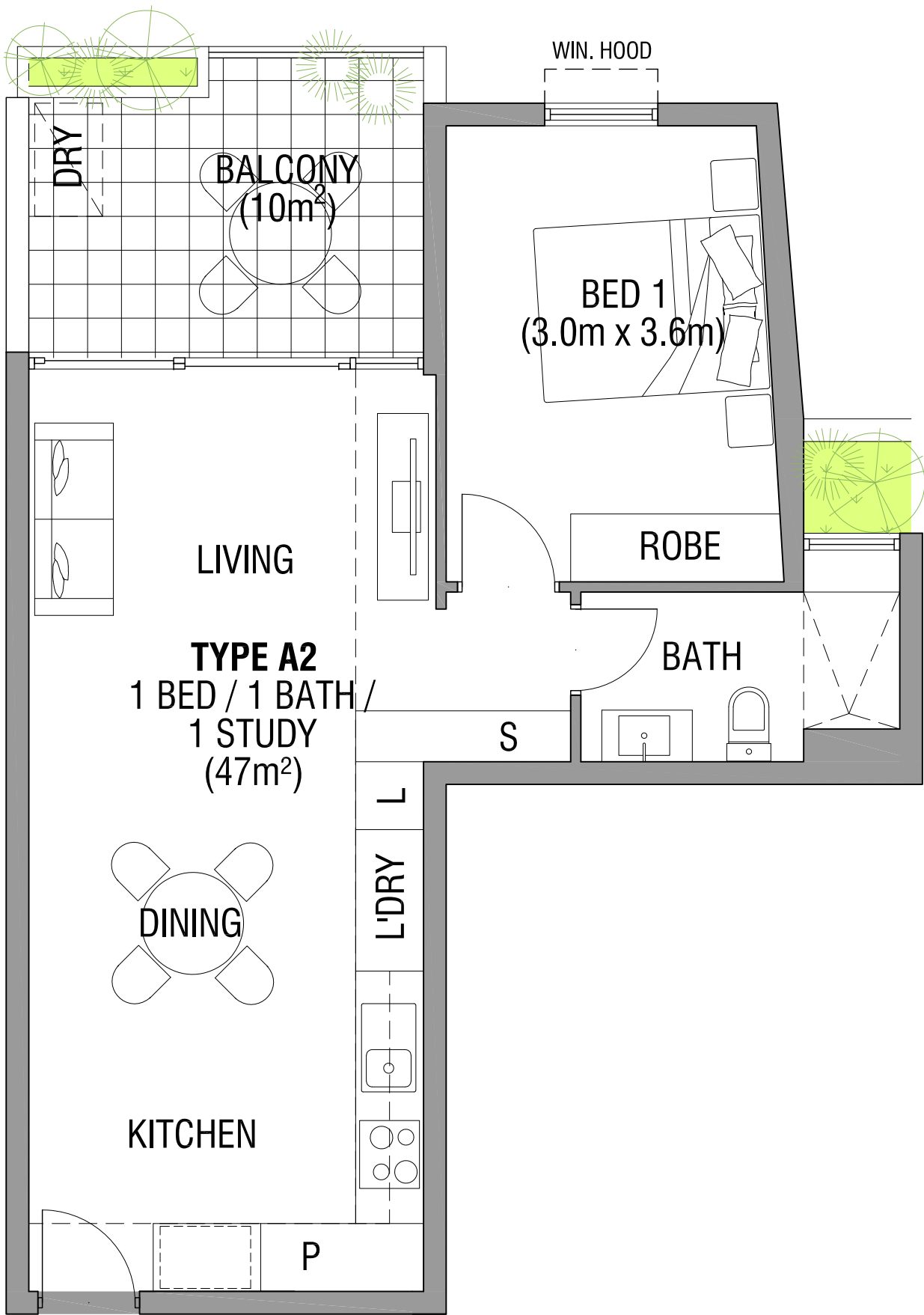
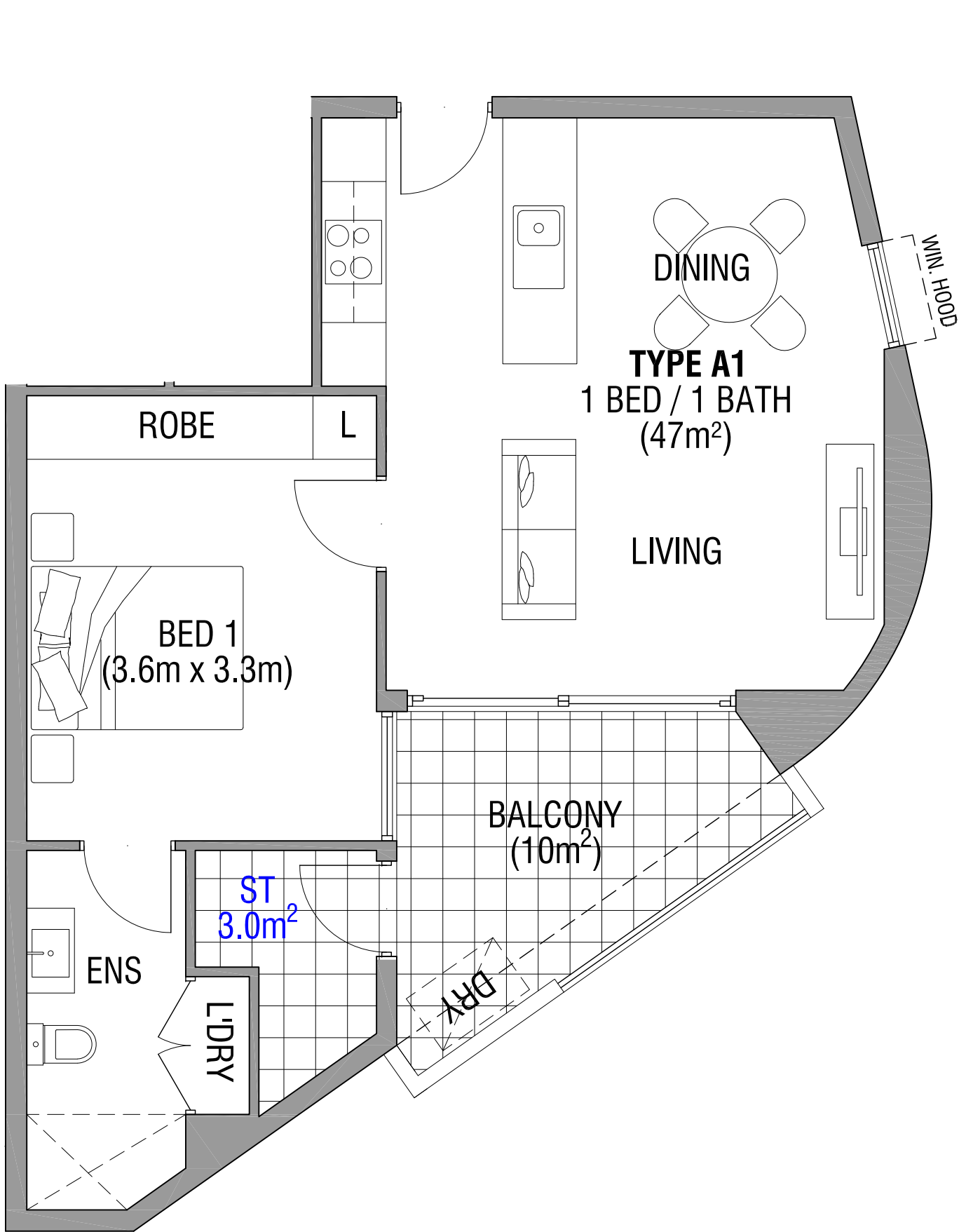
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ROOF PLAN	PROJECT: GOLDEN BAY - INDEPENDENT LIVING	DATE: APRIL 2019	DWG: A110
	CLIENT: SEACREST HOMES PTY LTD	SCALE: @A3 1:400	
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APARTMENT PLANS (1 BEDS)

DEVELOPMENT APPLICATION

PROJECT: GOLDEN BAY - INDEPENDENT LIVING

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 638, THUNDERRA DRIVE, GOLDEN BAY

DATE: APRIL 2019

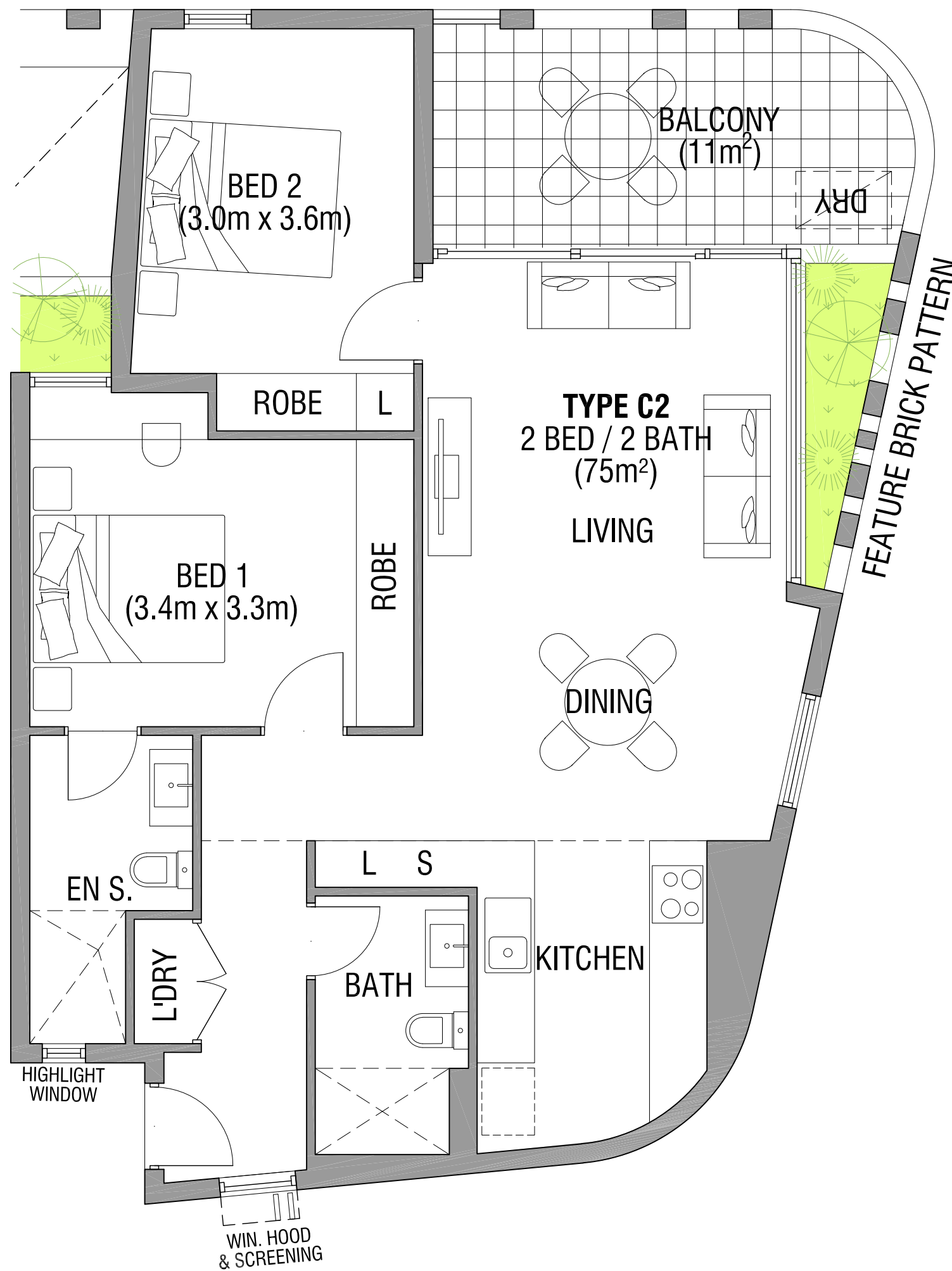
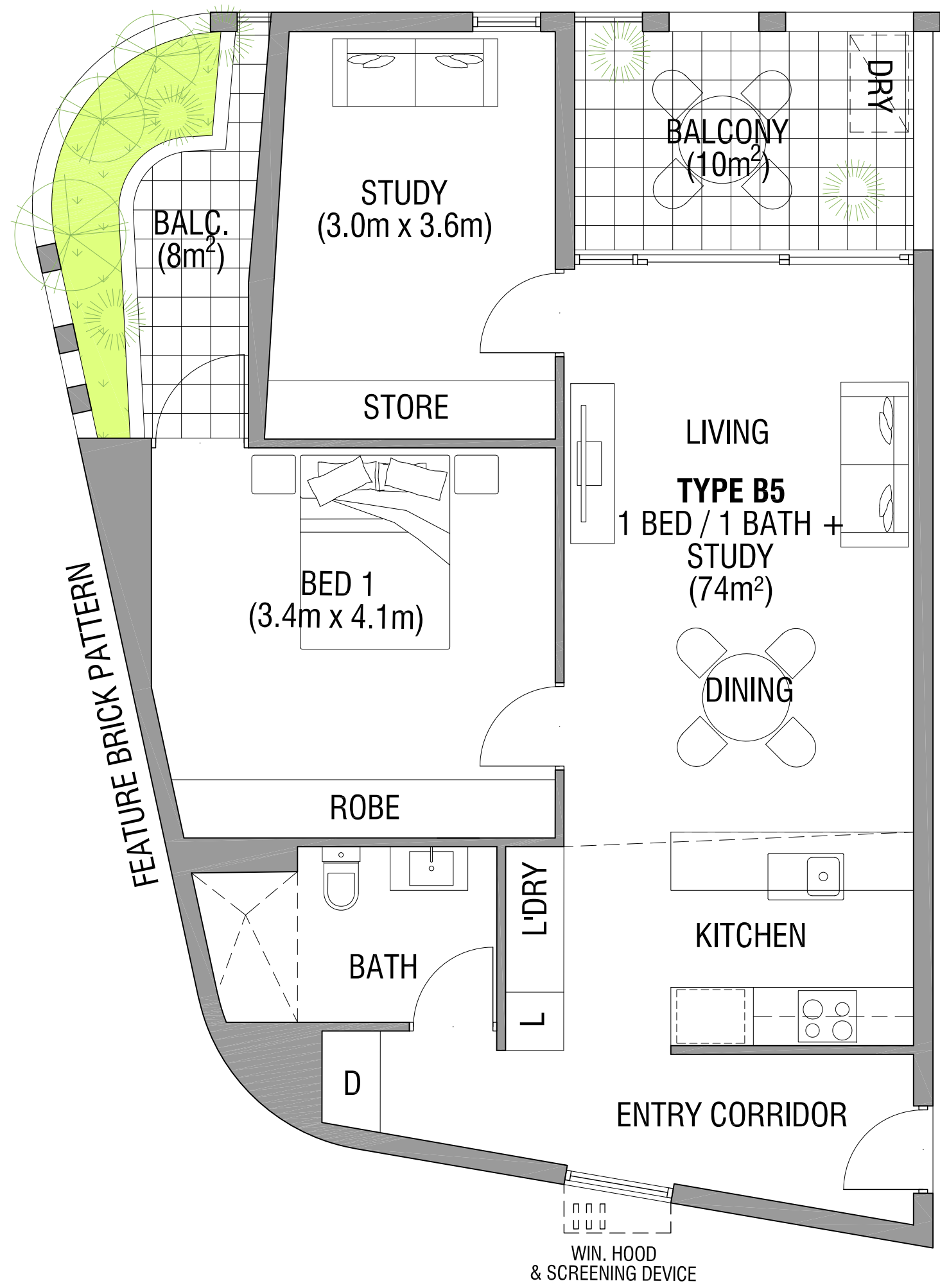
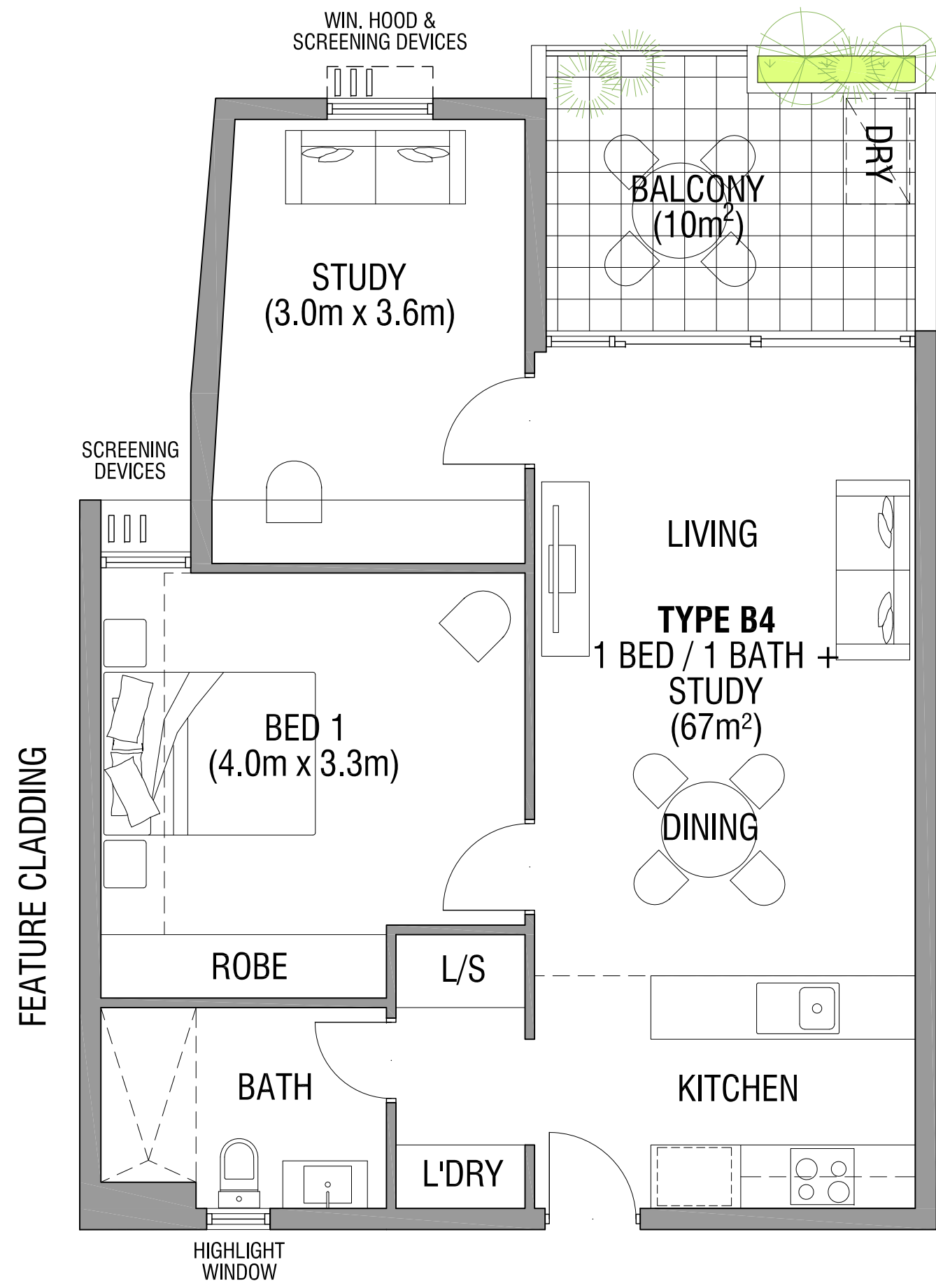
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DWG:

STAGE:

APARTMENT PLANS (2 BEDS)

DEVELOPMENT APPLICATION

PROJECT: GOLDEN BAY - INDEPENDENT LIVING

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 638, THUNDERRA DRIVE, GOLDEN BAY

JOB#: 1835

DATE: APRIL 2019

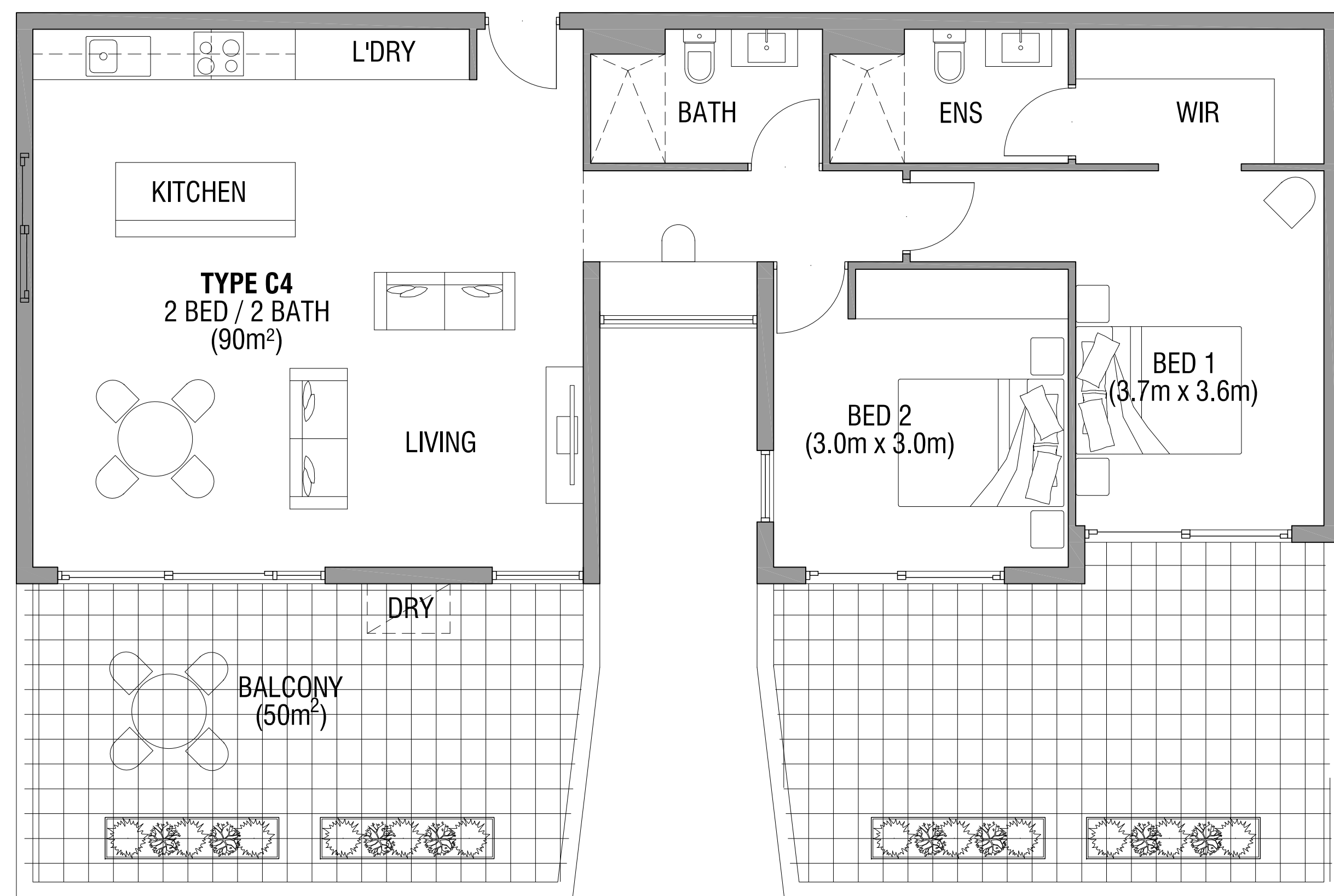
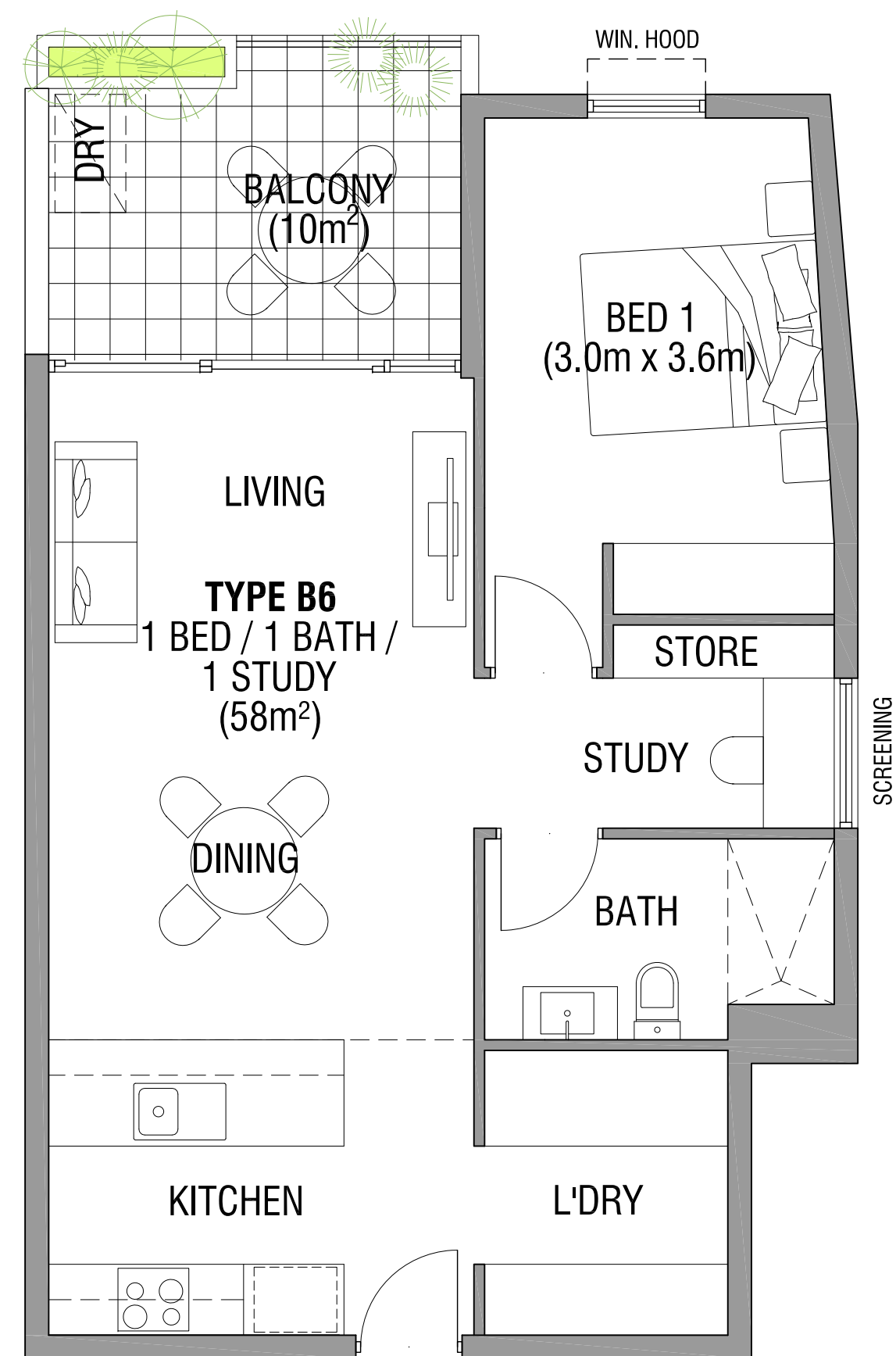
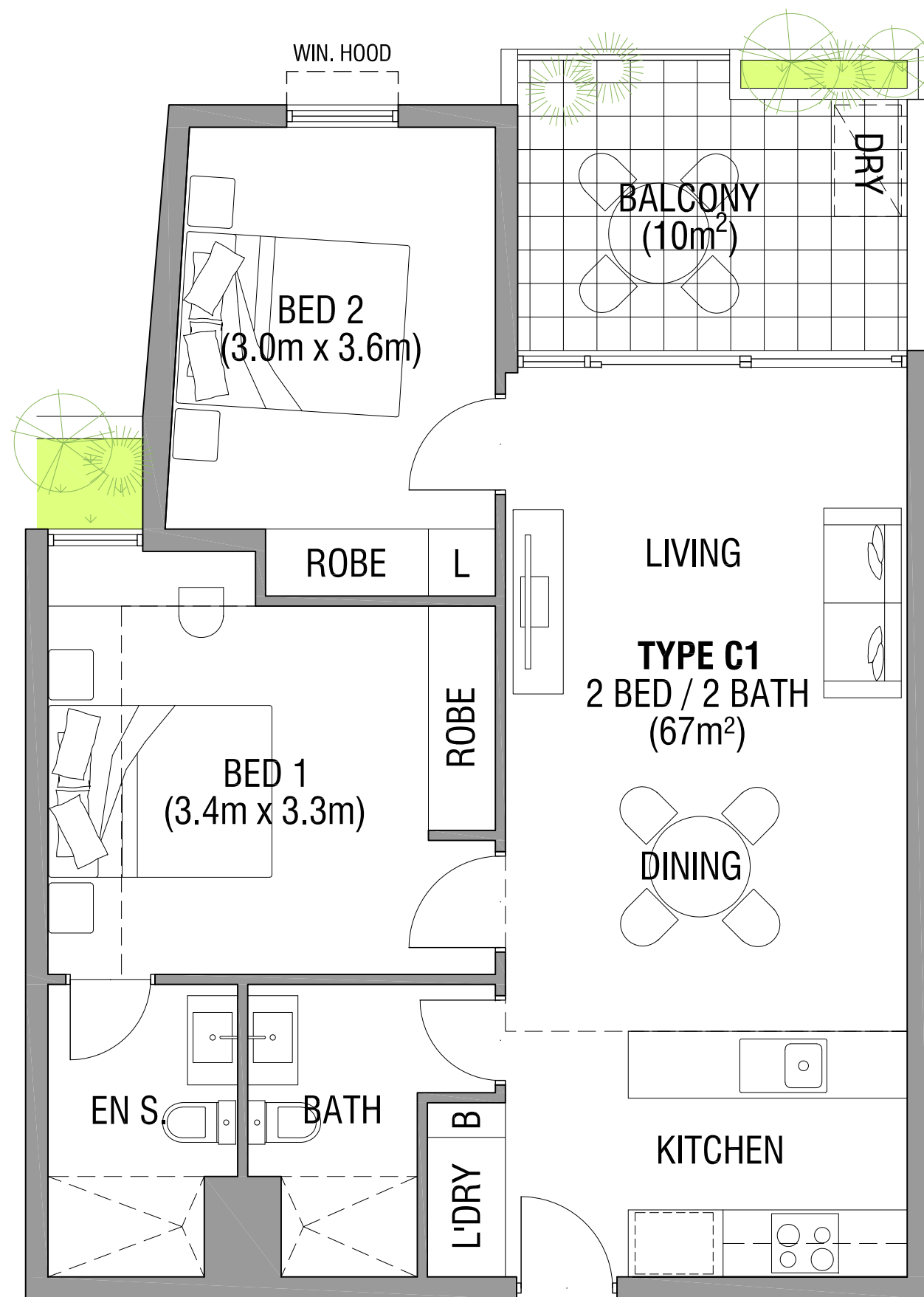
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DWG:

STAGE:

APARTMENT PLANS (2 BEDS)

PROJECT: **GOLDEN BAY - INDEPENDENT LIVING**

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 638, THUNDERRA DRIVE, GOLDEN BAY

JOB#: 1835

DATE: APRIL 2019

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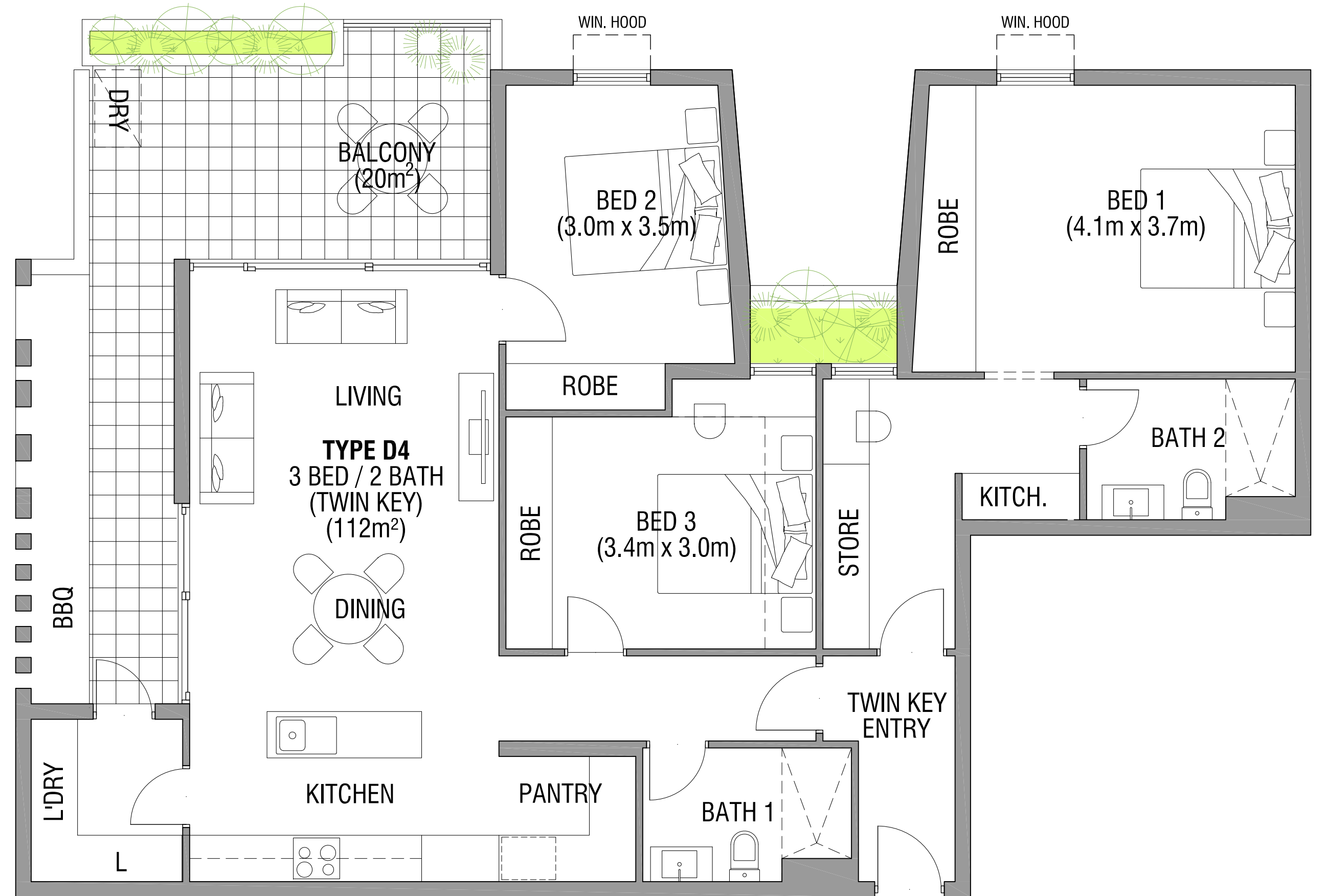
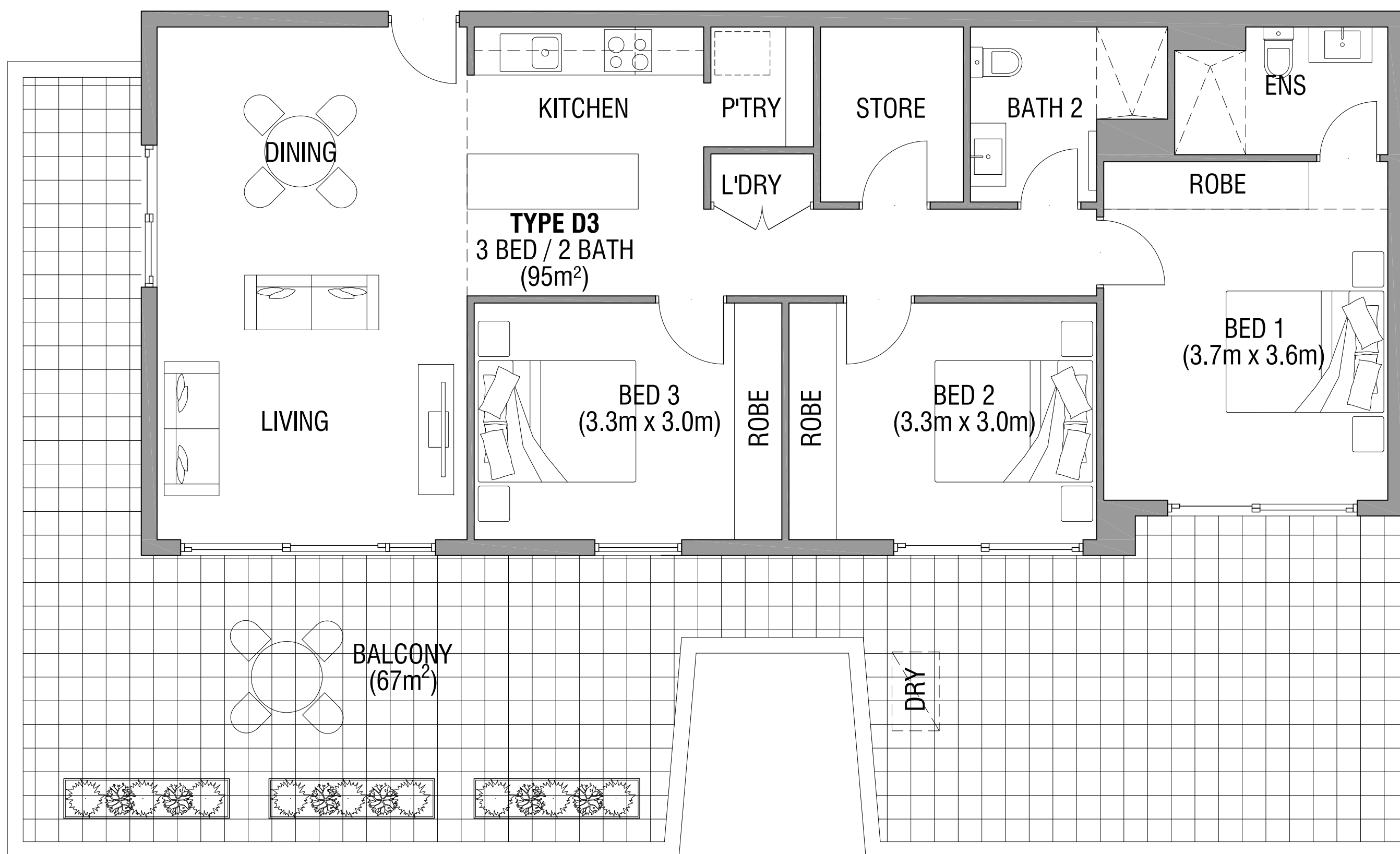
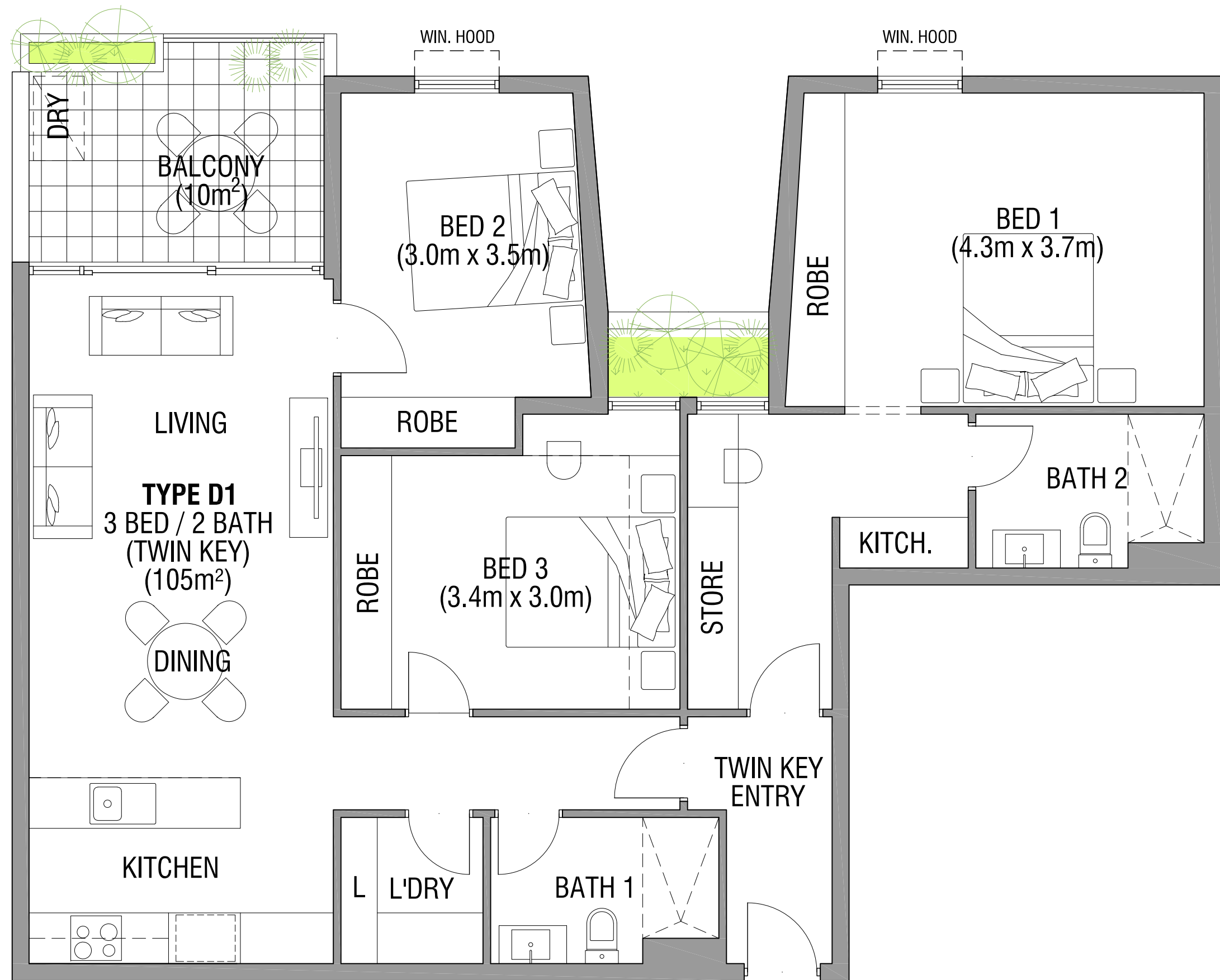
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K	17-09-19	COR FURTHER CLARIFICATION	H	29-05-19	ISSUED FOR DRP	E	19-04-19	CONSULTANT ISSUE
J	01-08-19	DEVELOPMENT APPLICATION	G	08-05-19	ISSUED TO CLIENT PRE-DRP	D	14-02-19	CLIENT REVIEW 5
I	12-06-19	DEVELOPMENT APPLICATION DRAFT	F	24-04-19	PRE-DA - CLIENT REVIEW 6	C	12-11-18	CLIENT REVIEW 4

DWG:

STAGE:

APARTMENT PLANS (3 BEDS) PROJECT: GOLDEN BAY - INDEPENDENT LIVING DATE: APRIL 2019
CLIENT: SEACREST HOMES PTY LTD SCALE: @A3: 1:100 @A1: 1:50
DEVELOPMENT APPLICATION ADDRESS: LOT 636, THUNDARARRA DRIVE, GOLDEN BAY JOB#: 1835 ISSUE: K
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THUNDELARRA DRIVE (EAST) ELEVATION



PARKLANDS (WEST ELEVATION)

MATERIAL LEGEND	
PR1:	PAINTED RECYCLED BRICK (WHITE)
PR2:	PAINTED RECYCLED BRICK (GREY)
PR3:	RECYCLED FACEBRICK
OC:	OFF-FORM CONCRETE
MC:	METAL CLADDING (DARK GREY)
TC:	TIMBER CLADDING
PS:	PAINTED STEEL (DARK GREY)
SF:	STEEL FENCING (DARK GREY)

NOTES:

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ISSUE NUMBER	K 17-09-19	COR FURTHER CLARIFICATION	ISSUE NUMBER	H 29-05-19	ISSUED FOR DRP	ISSUE NUMBER	E 19-04-19	CONSULTANT ISSUE
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DWG:

STAGE:

ELEVATIONS

PROJECT: **GOLDEN BAY - INDEPENDENT LIVING**

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 636, THUNDELARRA DRIVE, GOLDEN BAY

JOB#: 1835

DATE: APRIL 2019

SCALE: @A3 1:400

@A1 1:200

400TH

DWG: A2 01

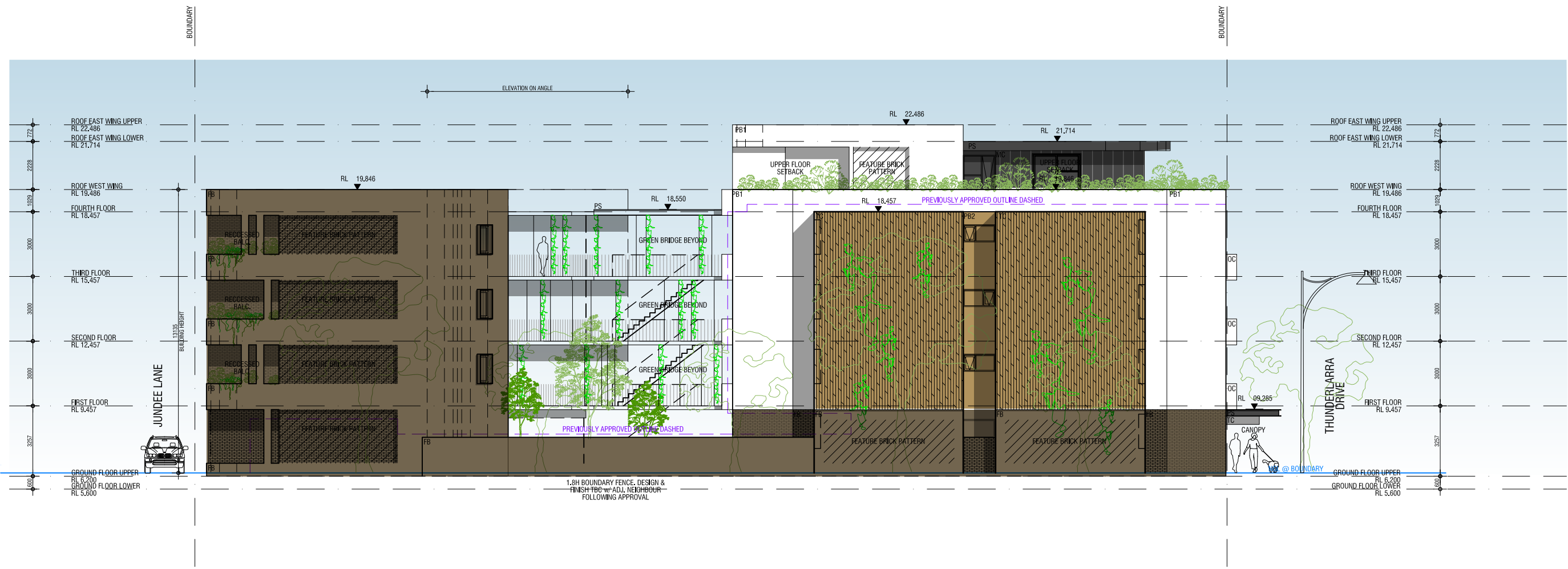
1835

ISSUE: K

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CARLING PARK (NORTH EAST) ELEVATION



SOUTH ELEVATION



JUNDEE LANE (WEST ELEVATION)

MATERIAL LEGEND	
PR1:	PAINTED RECYCLED BRICK (WHITE)
PR2:	PAINTED RECYCLED BRICK (GREY)
FR1:	RECYCLED FACERBRICK
OC:	OFF-FORM CONCRETE
MC:	METAL CLADDING (DARK GREY)
TC:	TIMBER CLADDING
PS:	PAINTED STEEL (DARK GREY)
SC:	STEEL FENCING (DARK GREY)

NOTES:	

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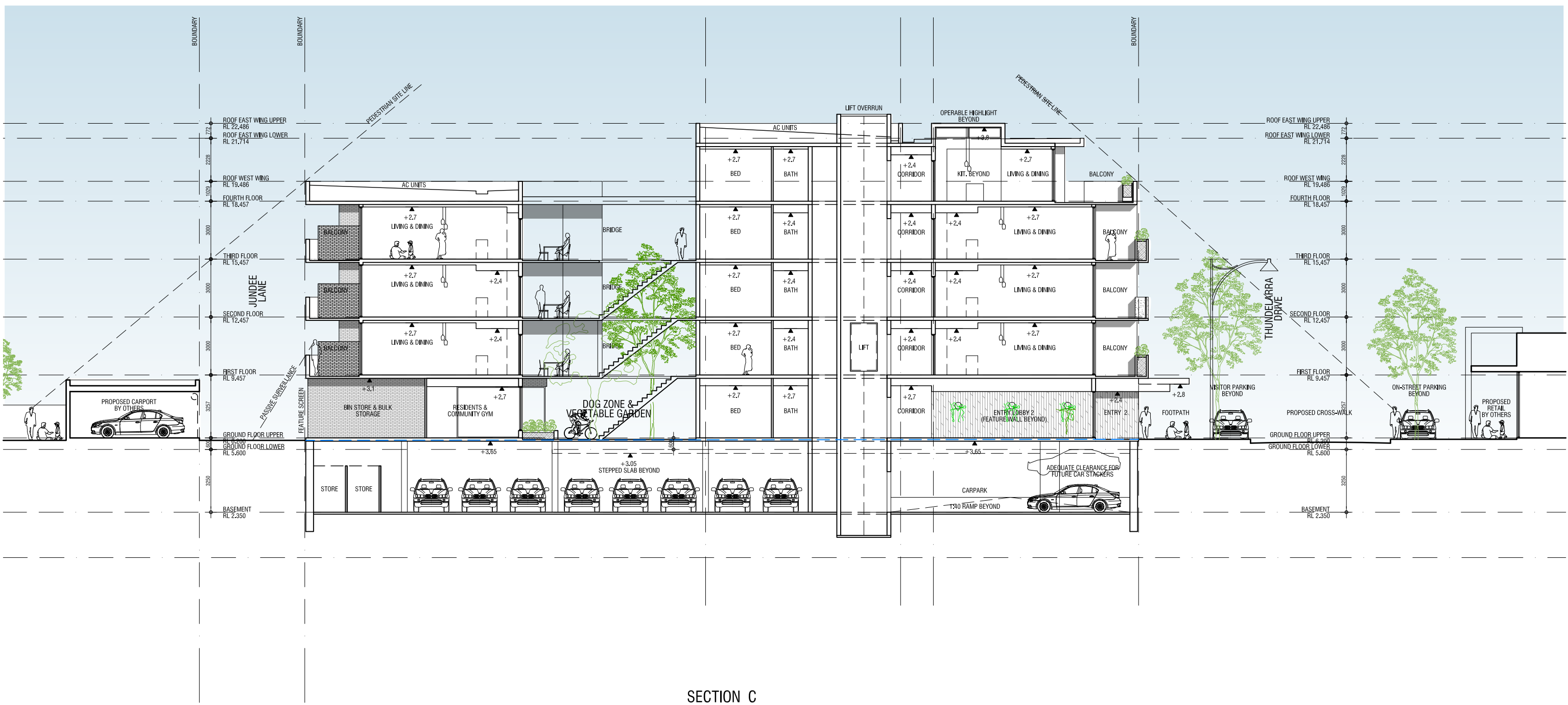
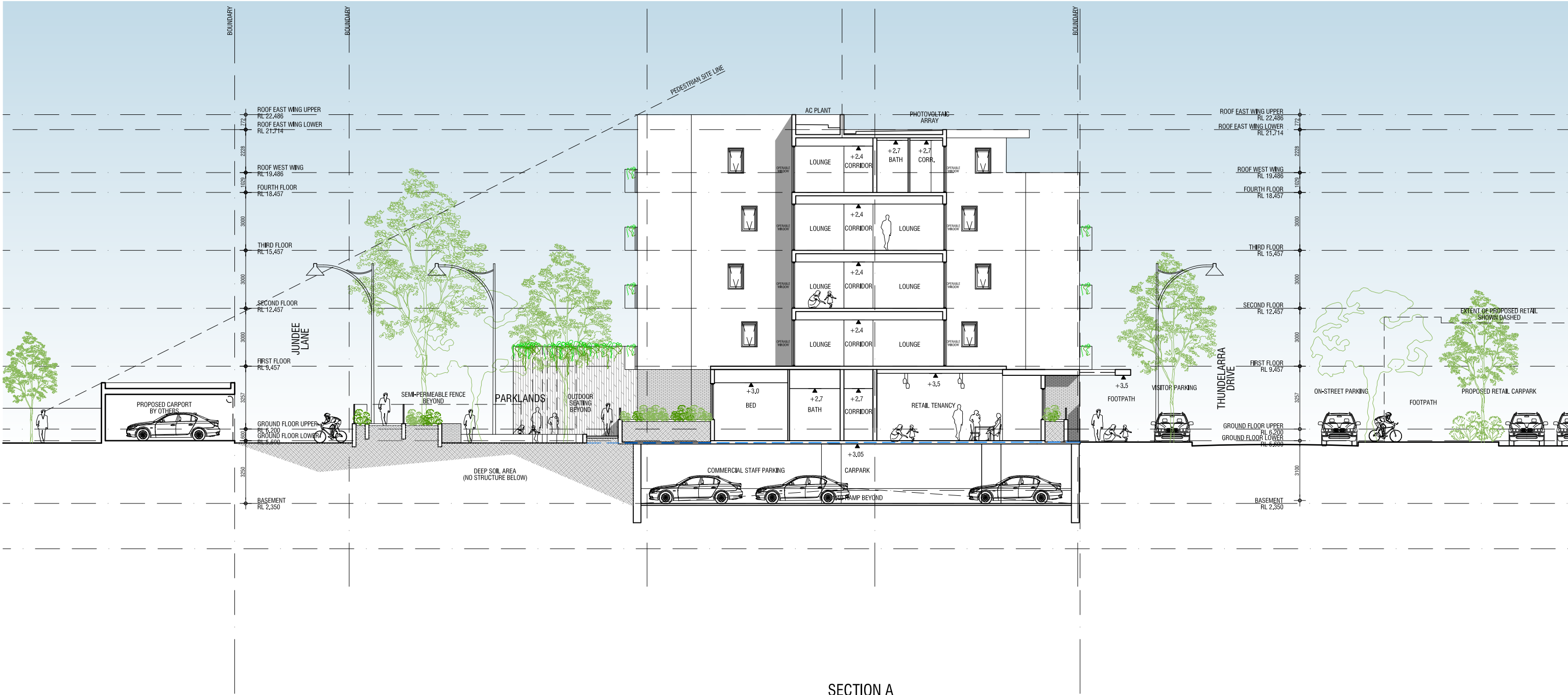
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REVISIONS	K 17-09-19	COR FURTHER CLARIFICATION	H 29-05-19	ISSUED FOR DRP	E 19-04-19	CONSULTANT ISSUE
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DWG:

STAGE:

ELEVATIONS	PROJECT: GOLDEN BAY - INDEPENDENT LIVING	DATE: APRIL 2019	DWG: A202
	CLIENT: SEACREST HOMES PTY LTD	SCALE: @A3 1:400 @A1 1:200	
	ADDRESS: LOT 638, THUNDARARA DRIVE, GOLDEN BAY	JOB#: 1835	ISSUE: K
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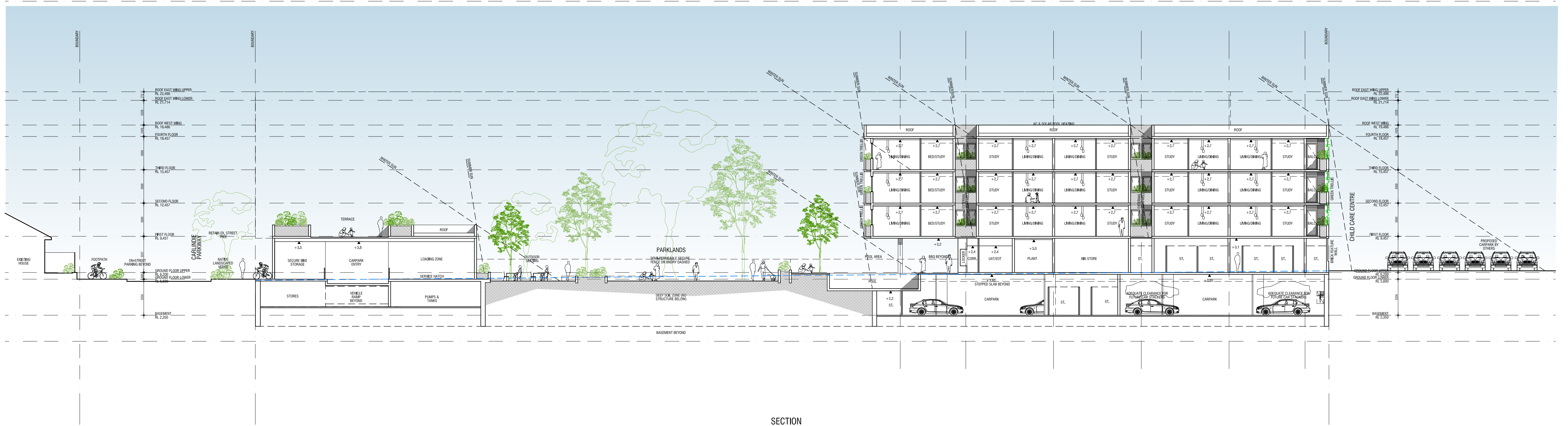
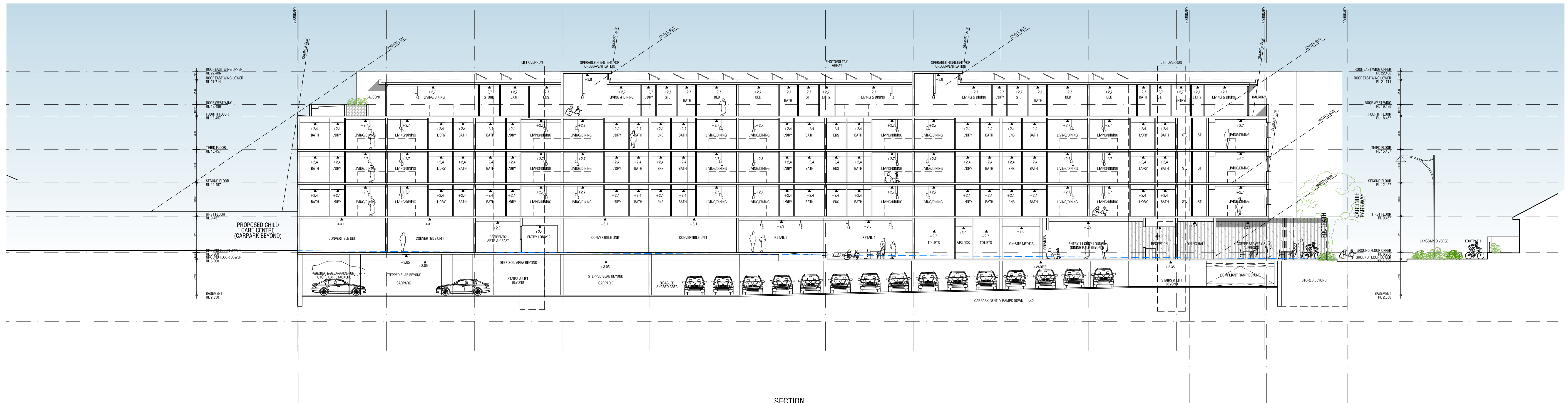
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K	17-09-19	COR FURTHER CLARIFICATION	H	29-05-19	ISSUED FOR DRP	E	19-04-19	CONSULTANT ISSUE
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DWG:

STAGE:

SECTIONS | PROJECT: **GOLDEN BAY - INDEPENDENT LIVING** | DATE: APRIL 2019
CLIENT: SEACREST HOMES PTY LTD | SCALE: @A3 1:400
ADDRESS: LOT 638, THUNDELARRA DRIVE, GOLDEN BAY | JOB#: 1835 | ISSUE: 01
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K	17-09-19	COR FURTHER CLARIFICATION	H	29-05-19	ISSUED FOR DRP	E	18-04-19	CONSULTANT ISSUE
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I	12-06-19	DEVELOPMENT APPLICATION DRAFT	F	24-04-19	PRE DA - CLIENT REVIEW 6	C	12-11-18	CLIENT REVIEW 4

☐ DWG:

STAGE:

SECTIONS | PROJECT: **GOLDEN BAY - INDEPENDENT LIVING I**

CLIENT: SEACREST HOMES PTY LTD

ADDRESS: LOT 636, THUNDELARRA DRIVE, GOLDEN BAY

DATE: APRIL 2019
SCALE: @A3 1:400
@A1 1:200
JOB#: 1835
DWG: A302
NORTH
ISSUE: K
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[illegible]

AREA SCHEDULE																																																																		
REV	J	GOLDEN BAY - INDEPENDENT LIVING																																																																
ISSUED	17/09/2019	1 BED 1 BATH						1 BED 1 BATH (+STUDY)										2 BEDROOM 2 BATHROOM								3 BEDROOM 2 BATHROOM																																								
FLOOR	# OF	COMM.	A1			A2			B1 (incl. CONV.)			B2			B3			B4			B5			B6			C1			C2			C3			C4			D1 (TWIN KEY)			D2			D3			D4			STORE	BICYCLES			VEHICLE PARKING				TOTAL							
		STRATA	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	TOTAL	RESI BIKES	COMM BIKES	VISITOR BIKE	MOTORCYCLE	RESI CARS	COMM. CARS	VISITOR CARS	APARTMENTS	STRATA															
BASEMENT	1																																																																	
GROUND	1	450	0	0	0	0	0	0	5	335	50	0	0	0	0	0	0	1	58	10	0	0	0	0	0	0	2	134	20	0	0	0	0	0	0	0	1	104	10	0	0	0	0	0	0	0	30	15	6	10	0	0	0	4	9	1081										
1	1		1	47	10	1	47	10	1	67	10	3	207	30	0	0	0	2	116	20	1	74	18	4	232	40	10	670	100	1	75	11	0	0	0	0	0	1	104	10	1	108	15	0	0	0	0	0	0	0	3							26	1747							
2	1		1	47	10	1	47	10	1	67	10	3	207	30	0	0	0	2	116	20	1	74	18	4	232	40	10	670	100	1	75	11	0	0	0	0	0	1	104	10	1	108	15	0	0	0	0	0	0	0	3							26	1747							
3	1		1	47	10	1	47	10	1	67	10	3	207	30	0	0	0	2	116	20	1	74	18	4	232	40	10	670	100	1	75	11	0	0	0	0	0	1	104	10	1	108	15	0	0	0	0	0	0	0	3							26	1747							
4	1		0	0	0	1	47	10	0	0	0	0	0	0	1	67	14	0	0	0	0	0	0	2	116	20	3	201	30	0	0	0	1	86	50	1	90	50	0	0	0	1	108	15	3	285	201	1	112	20	7							14	1112							
TOTALS	5	450	3	141	30	4	188	40	8	536	80	9	621	90	1	67	14	7	406	70	3	222	54	14	812	140	35	2345	350	3	225	33	1	86	50	1	90	50	4	416	40	4	432	60	3	285	201	1	112	20	101	53	6	10	15	86	12	4	101	7434						
UNIT MAKE-UP			7						42										40								12								101	69			15	102			101																							
SITE AREA			6.9%																											41.6%										39.6%								11.9%																		3434
PLOT RATIO																												2.16																																						



View from corner of Thundelarra Drive & Carlindie Parkway



Entry 1 off Thundelarra Drive & Corner Activation



Entry 2 off Thundelarra Drive



View from SE Corner



View from NW Corner



Communal Vegetable Garden & Green Bridge



Community Pool



Dining Hall Alfresco



Typical Balcony View



Resident's lobby & lounge



View from SW Corner



View from Parklands



View down Thundelarra Drive



View from Proposed Medical Centre Carpark



View from within Proposed Shopping Centre



View from Jundee Lane



Entry 2



Green Bridge Circulation



Corner Activation



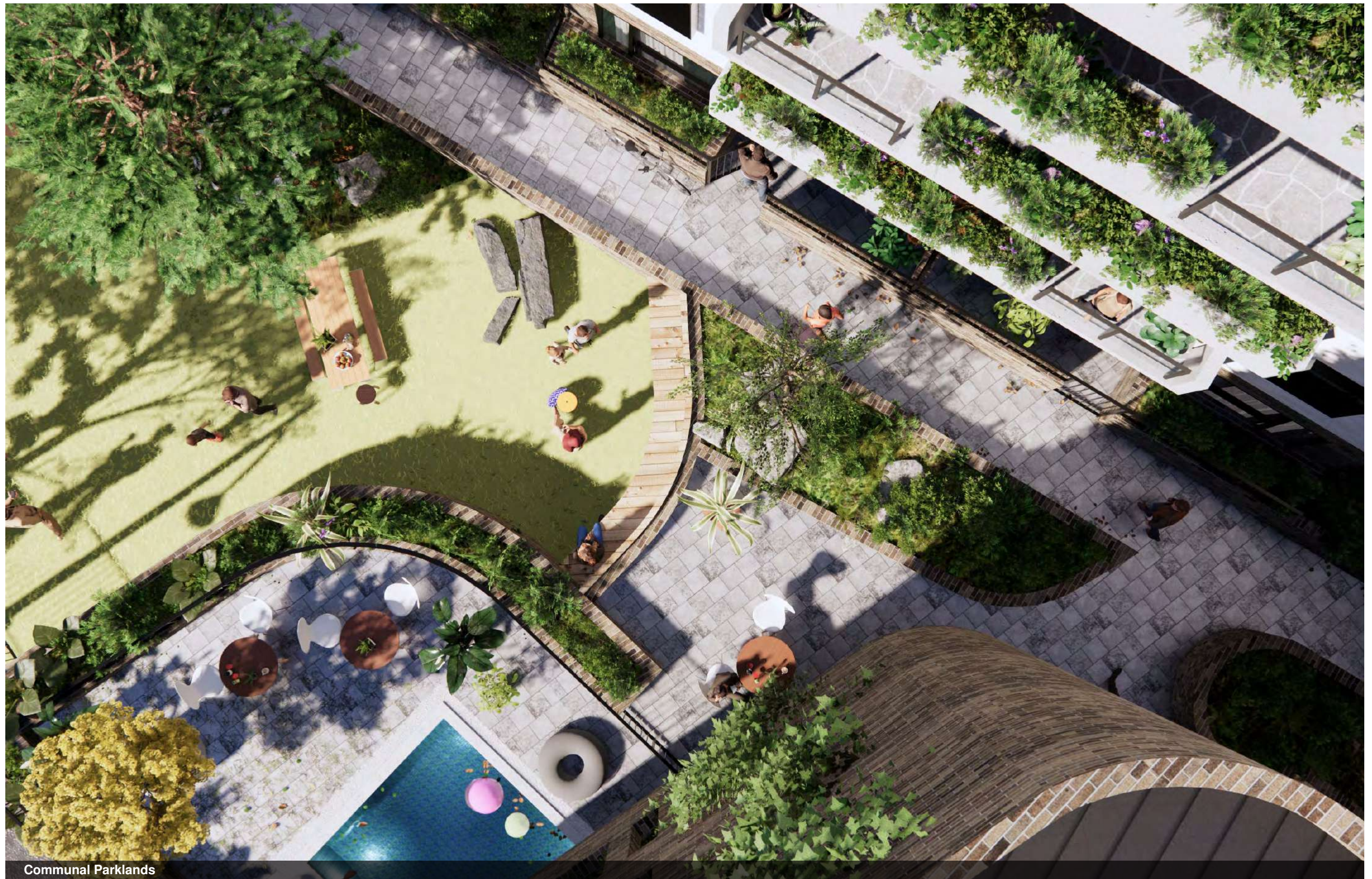
Connection to Proposed Village Centre



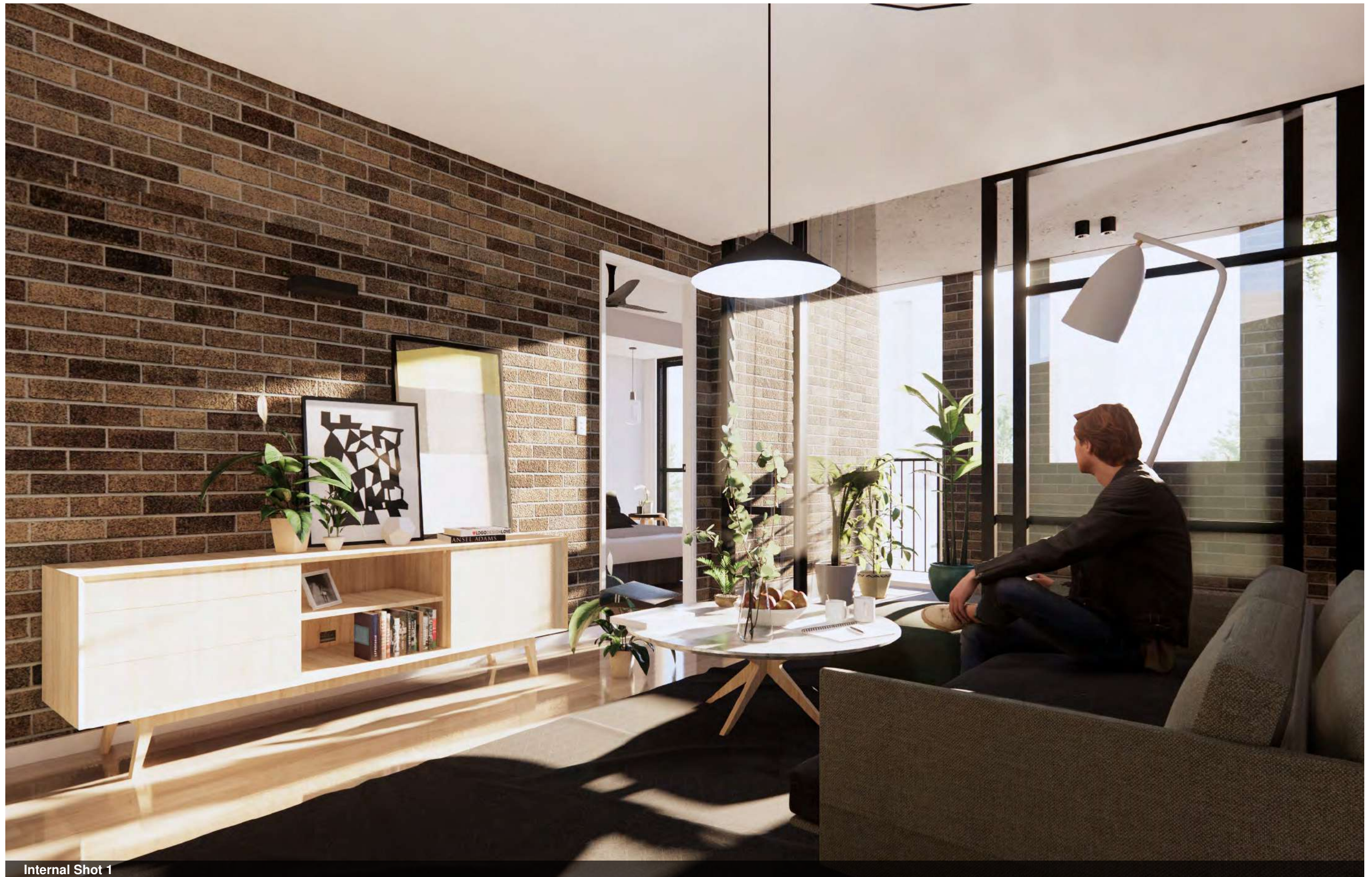
View from Jundee Lane



View within Parklands



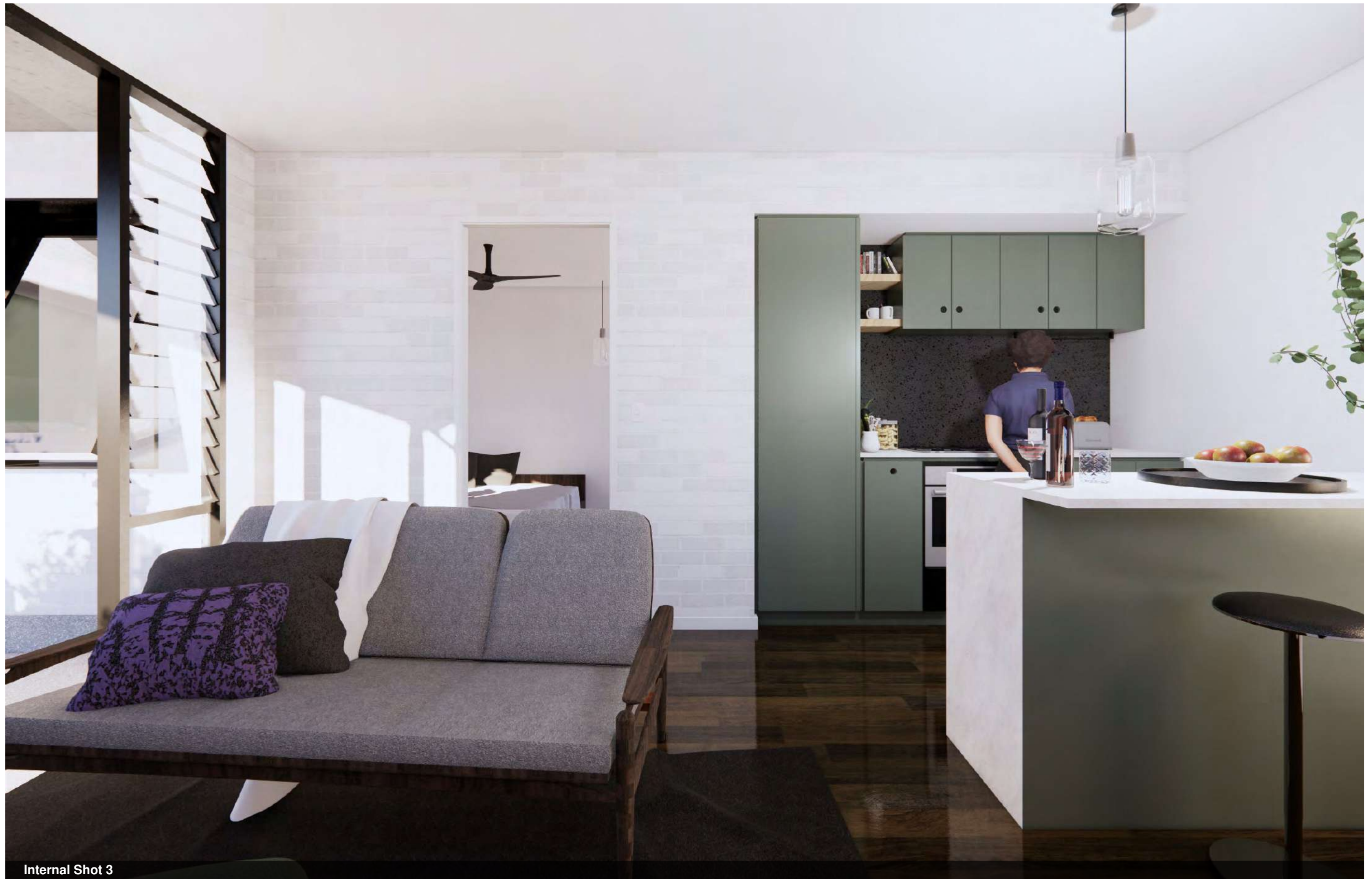
Communal Parklands



Internal Shot 1



Internal Shot 2



Internal Shot 3



Internal Shot 4