

Design Review Report – Item 3

Local government:	City of Stirling	
Item no.:	Item 3 – PDA21/0183 – 200 Karrinyup Road Karrinyup – Pre Development Application – Multiple Use	
Chairperson:	Emma Williamson	
Panel members:	Philip Gresley Michael Murphy Tony Blackwell John Taylor	Deputy Chairperson
Local government officers:	Amanda Sheers Dean Williams Cameron Howell Van Phan Simone Palmer	Manager Development Services Acting Coordinator Planning Senior Planning Officer Planning Officer DRP Support Officer
Observers	Vicky Coleman June Liaw Sarah Truong Michael Italiano Michael Ball Karina Bowater Taylor Wilson	Senior Planning Officer Planning Officer Planning Officer Planning Officer Planning Officer Senior Planning Officer Administration Officer
Date:	11 November 2021	Time: 4pm
Venue:	City of Stirling, 25 Cedric Street Stirling, Parmelia Room	

Proponent/s

Alan White	MJA Studio (<i>Applicant</i>)
Paul Blackburne	Blackburne
Rhys Johnson	Blackburne
Ben Pearce	Blackburne
Wes Barrett	MJA Studio
Ben Doyle	Planning Solutions
Joel Barker	Seed Design
James Thompson	MJA Studio
Owners	AMP Capital Funds Management Ltd

Observer/s

Briefings

Development assessment overview	Dean Williams	Acting Coordinator Planning
Technical issues	Dean Williams	Acting Coordinator Planning

Design Review		
Proposed development	Item 3 – PDA21/0183 – 200 Karrinyup Road Karrinyup – Pre Development Application – Multiple Use	
Property address	200 Karrinyup Road Karrinyup	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Paul Blackburne Wes Barratt Alan White Joel Barker	Blackburne MJA Studio MJA Studio Seed Design
Key issues / recommendations	Refer to attached Design Quality Evaluation Report.	
Chairperson signature		

Design quality evaluation Item 3 - PDA21/0183 – 200 Karrinyup Road Karrinyup – Pre Development Advice – Multiple Use DRP Meeting – Thursday 11 November 2021	
	<i>Design Principle satisfied</i>
	<i>Design Principle pending further attention</i>
	<i>Design Principle not satisfied</i>
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	1a. The Panel would like to see further information regarding the height of the proposal in relation to the surrounding development context. The Panel noted that this application will be viewed on its own merits and not based on the previous approval for the site. 1b. Comment was made by the Panel that the current relationship between the tower and houses on Burroughs Road is blunt. This is considered problematic and requires further thought and development around the transition with regard to context. 1c. The Panel noted the towers have the potential to create a sense of identity and will be a strong landmark within the Karrinyup context.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	2a. The Panel questioned the landscape interface of the development to the surrounding streetscape in addition to questions around the landscape functionality on these edges. The Panel request cross sections to assist in understanding these relationships. 2b. The Panel commented that the deep soil and seven trees to be retained is positive. 2c. A request was made by the Panel for further information on the methods implemented to protect the roots of the retained trees. 2d. The Panel looks forward to seeing the arborist report at the next meeting.
Principle 3 Built form and scale	<i>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.</i>
	3a. The Panel queried the consistency of floor plates for the towers suggesting that a more elegant approach to the upper levels could assist in reducing the perceived bulk and scale. 3b. The Panel requested site sections to further understand the relationship between the towers and the streetscape. 3c. The Panel showed concern around the height of some walls throughout the project, particularly towards the corner of Karrinyup Road and Burroughs Road. 3d. The Panel requested more information to better understand the proposal interface with each street edge. This is considered vital to a comprehensive understanding and support of the scheme.
Principle 4 Functionality and build quality	<i>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.</i>
	4a. The Panel commended the Applicant on the master plan. 4b. The Panel stated that cross ventilation and access to natural light for the apartments is considered to be well achieved.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>

	5a. Not discussed. 5b. The Panel recommended engaging the services of a sustainability consultant. 5c. The Panel encourages the Applicant to explore options and provide a detailed sustainability strategy and make a commitment to sustainability.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	6a. The Panel expressed concern in relation to the lack of universal access from Burroughs Road to the podium level public domain of the development. 6b. The Panel are comfortable that resident amenity within the development is achieved. 6c. The Panel commented that the communal space is generous, but access is problematic.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	7a. The Panel stated this design principle is satisfied.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. The Panel requested further information at the next DRP meeting in relation to safety. 8b. Comment was made by the Panel that the height of the retaining wall along Burroughs Road could be a safety issue and more information is requested in the form of sections to better understand the implications of this. 8c. The Panel expressed concern in relation to the surveillance and access issues of the footpath on the northern side of the development.
Principle 9 Community	<i>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.</i>
	9a. The Panel noted the community design principle was satisfied.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	10a. The Panel showed support for the language of the development that is being articulated with the banding of materials. 10b. The Panel commented that the project is on track to creating an important landmark and narrative and stressed the importance of clearly communicating this. 10c. The Panel requested further information in relation to the aesthetics of this proposal at the next meeting and the connection to context and character.

Conclusion:

The Panel thank the Applicant for their comprehensive presentation. The Panel supports the proposed two tower development in principle and the language that is starting to develop in response to the context. The retention of existing trees and significant landscape areas are strengths of the proposal. Further development of the scheme should focus on the important interface of the development at ground level with each of the street frontages, in particular Burroughs Road, where this is currently considered inadequate. Sustainability is not considered to have been adequately addressed and a suitably qualified consultant should be incorporated into the consultant team to assist in this. The Panel request a further DRP review prior to submission of the project for DA.

Design Review progress
Item 3 - PDA21/0183 – 200 Karrinyup Road Karrinyup
DRP Meeting – Thursday 11 November 2021

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 11/11/2021	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Recommendations Summary**Item 3 – PDA21/0183– 200 Karrinyup Road Karrinyup**

DR1 – DRP Recommendations DRP Meeting – 11/11/2021	DR1 – Applicant Response DRP Meeting – 11/11/2021	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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An aerial photograph of the Karrinyup West area, showing a dense residential neighborhood with numerous houses, streets, and green spaces. The coastline is visible on the left side of the image.

Karrinyup West

DRP Presentation

COMMERCIAL IN
CONFIDENCE



M J A S T U D I O

SEE D E S I G N

October 2021

The Journey so far:

A DA was approved for the site in September 2021 comprising of 270 apartments and 705 car bays spread across 3 x towers and 4 x parking levels.

MJA and Seed Design have been engaged to produce an updated design for the site with a view to lodging a new DA in late 2021.





KARRINYUP WEST_

CONTEXT & CHARACTER



Mettams
Pool

Surrounding
Context

Trigg
Beach

Trigg Bushland
Reserve

West Coast Hwy.

Hamersley Public
Golf Course

Lake Karrinyup
Country Club

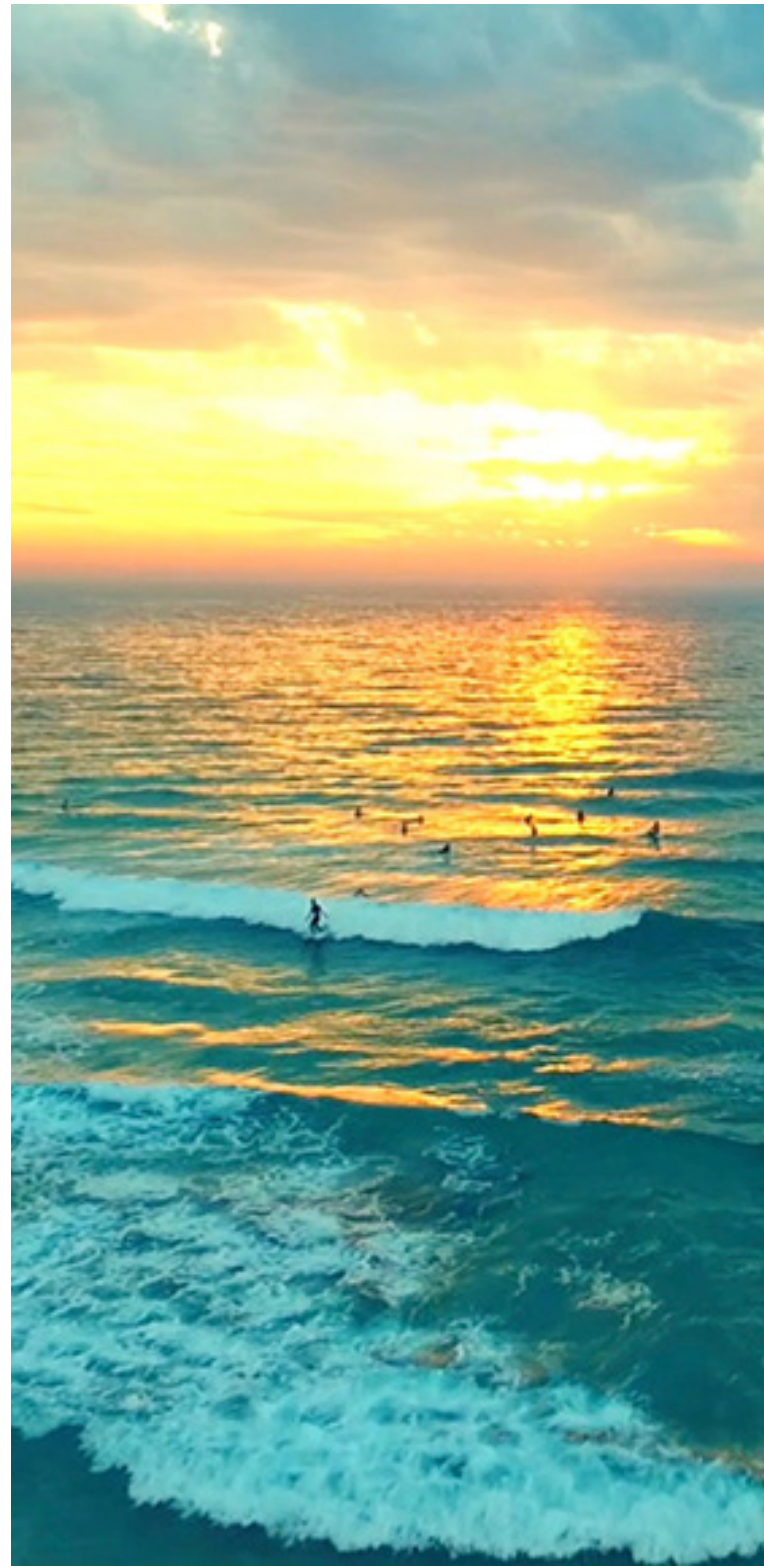
Trigg
Bushland

Site

Karrinyup
Shopping Centre

Karrinyup Rd.

Lake
Gwelup



From the Suburbs to the Ocean...

The site has strong links to 3 key Karrinyup contextual themes:

- The natural amenity of Trigg bushland and Coast to the South & West.
- Retail and Public Amenity in the adjacent Karrinyup Shopping Centre to the East
- Suburban residential context influenced by a growth period during the 1960s and 1970s

The project aims to draw on these 3 contextual influences.

Our Initial Thoughts..

“...rather than just making a suburban landscape into a typical urban one, what if we can combine the best elements of the suburban landscape into a new type of park-orientated high density development....”



Project Principles:

- 1.** Create more Parkland and open space
- 2.** Reduce number of apartments, building bulk and scale
- 3.** Increase setbacks and allow more room for deep soil and mature trees
- 4.** Tangible community benefit through linked and activated public space
- 5.** Reinforce the Landscape Architecture concept
- 6.** Optimise the orientation of building footprints to reduce demands on artificial heating/ cooling and reduce overshadowing



These ideas will support and enhance the existing Landscape Architecture Concepts in the Approved DA

3 |

4 |

01. Site Context

LOCATION

Karrinyup West residential redevelopment is situated within close proximity to a key chain of both existing remnant bushland, wetlands and coastal dunal system.

A key strategy to the landscape design is to create a unique and authentic public/private realm intertwining the coastal vegetation of Karrinyup whilst acknowledging the surrounding residential suburb.

Design consideration of the needs for the youth, young professionals, families, pre-boomers and baby boomers will be required to ensure a beneficial outcome for all.

- Karrinyup Shopping Centre redevelopment
- Coast line
- Reserve Bushland/wetland
- Existing green link (Dune and lake system)
- Trigg Beach
- Trigg bushland reserve
- Lake Gwelup Reserve

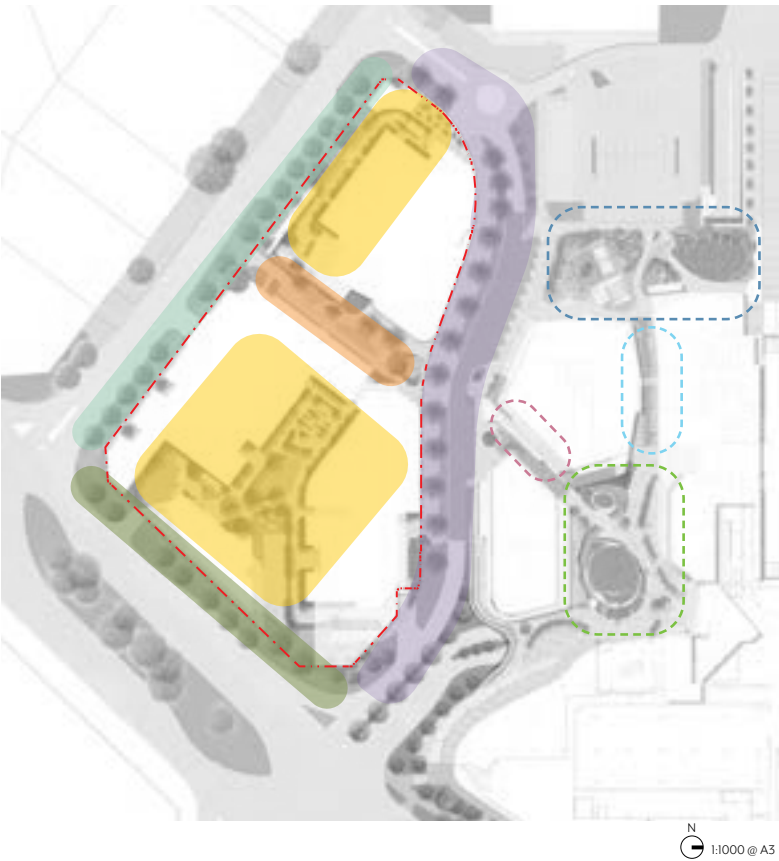


02. DESIGN PRINCIPLES

KEY PUBLIC REALM ZONES



- 'The new backyard'
- The laneway
- The Corso
- Play/open space
- Main Street
- Pocket Park
- Podium
- Burroughs road - residential
- Karrinyup road
- Site boundary



N
1:1000 @ A3

COMMUNITY SCALE

The suburb of Karrinyup has a strong relationship with varied open spaces for the local community. Multiple spaces scattered throughout the suburb enable the community option to enjoy the outdoor lifestyle away from their own backyards.

Open space for the residents of the western residential development along with the adjacent community will be a key design driver.

- Local Pocket Parks
- Large Reserve



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1:1000 @ A3

GREEN SPACE NETWORK



Podium landscape connecting to adjacent bushland



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1:1000 @ A3

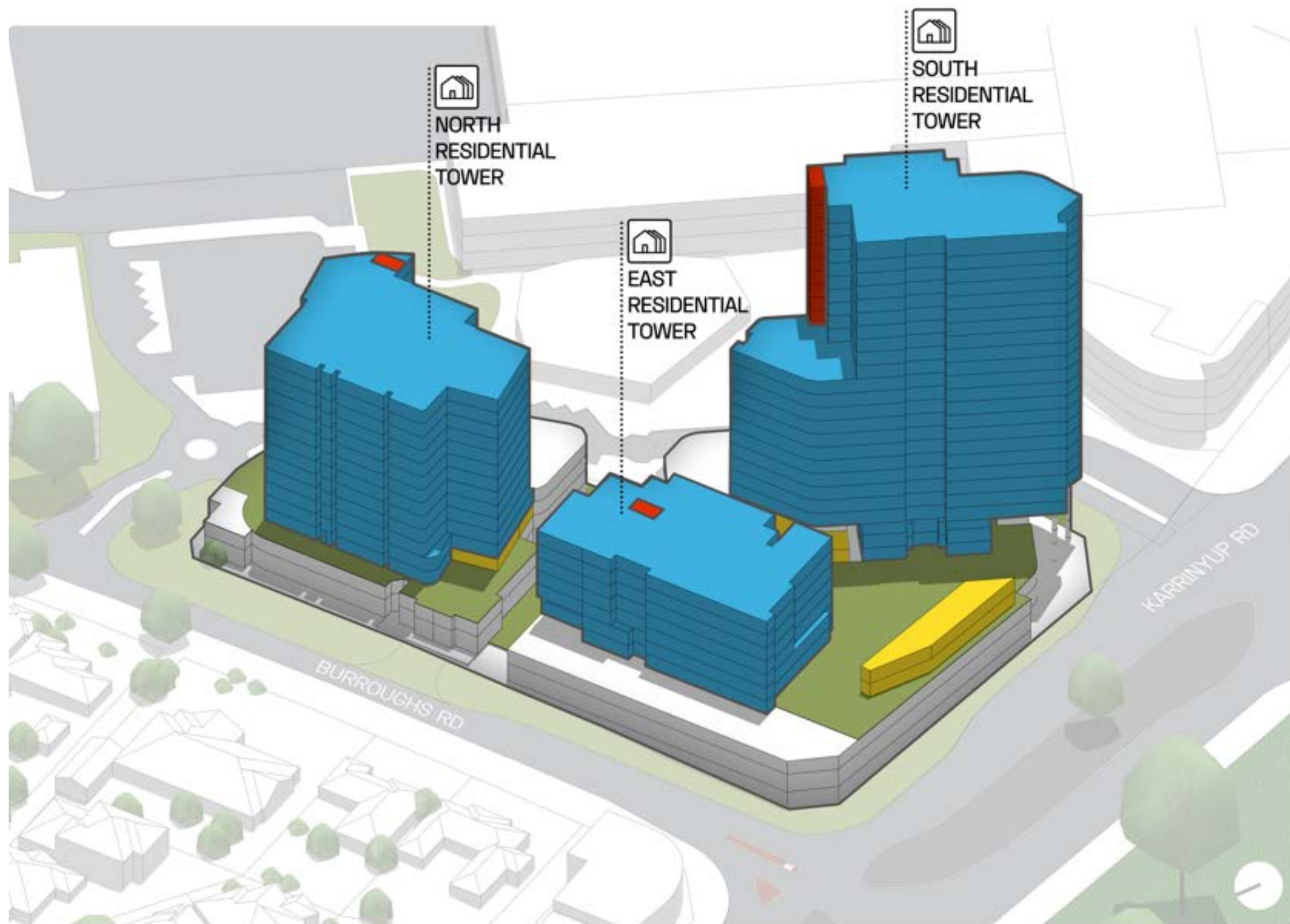


KARRINYUP WEST

OVERVIEW

APPROVED DA VS PROPOSED SCHEME





Approved Scheme Summary

North Tower

14 Storeys
78 Apts

South Tower

24 Storeys
132 Apts

East Tower

8 Storeys
60 Apts

Total Storeys

46 Storeys
above ground

Total Apartments

270 Apts

Total Parking:

705 bays

2x basement and
2x podium levels



Proposed Scheme Summary

North Tower

13 Storeys
88 Apts

South Tower

23 Storeys
163 Apts

Total Storeys

36 Storeys
above ground

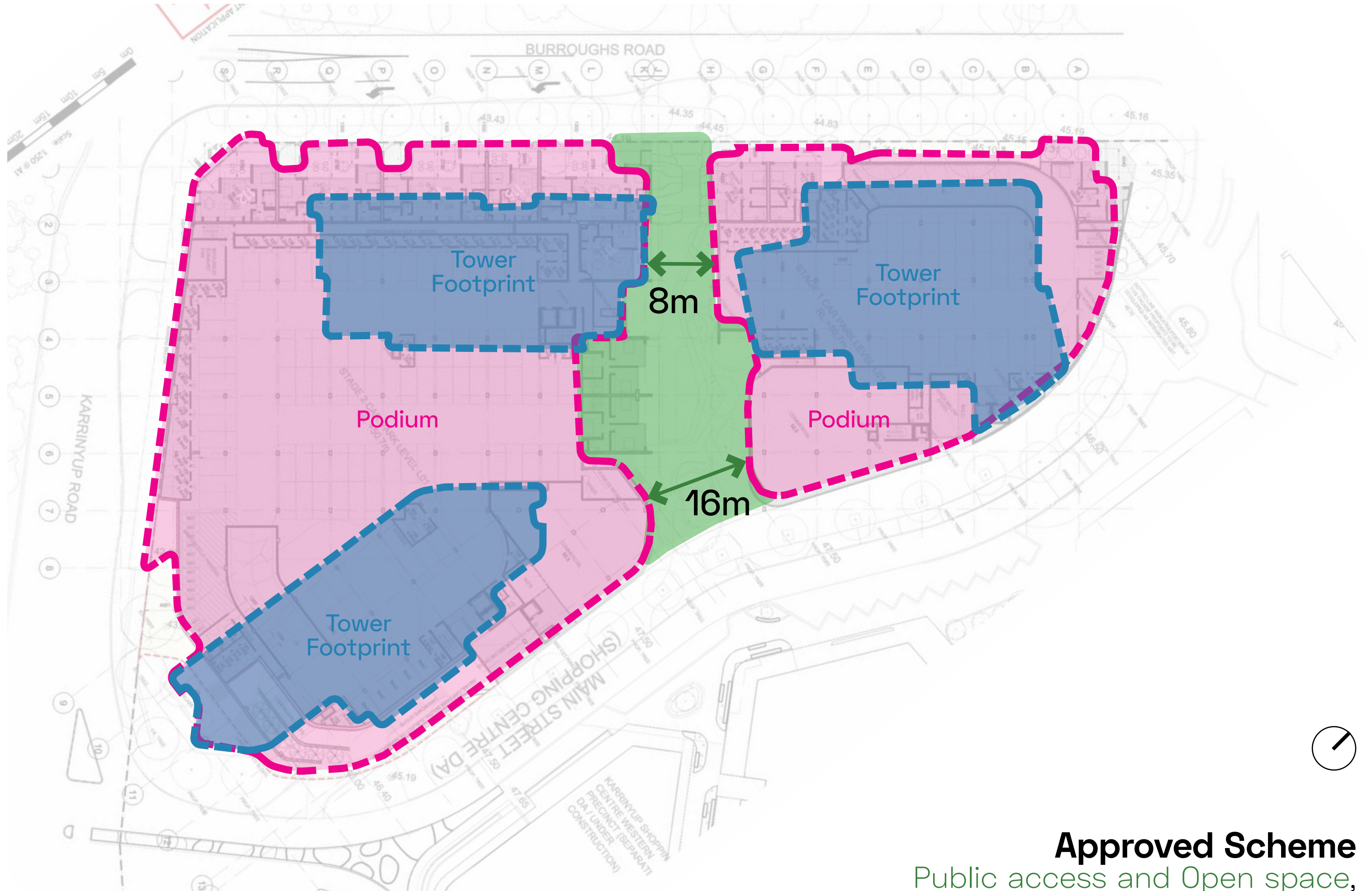
Total Apartments

251 Apts

Total Parking:

699 bays

3 x basements



Approved Scheme
Public access and Open space,
Podium and Tower Footprints



Approved Scheme
Cnr Karrinyup & Burrows



Proposed Scheme
Public access and Open space,
Podium and Tower Footprints



Proposed Scheme
Cnr Karrinyup & Burrows



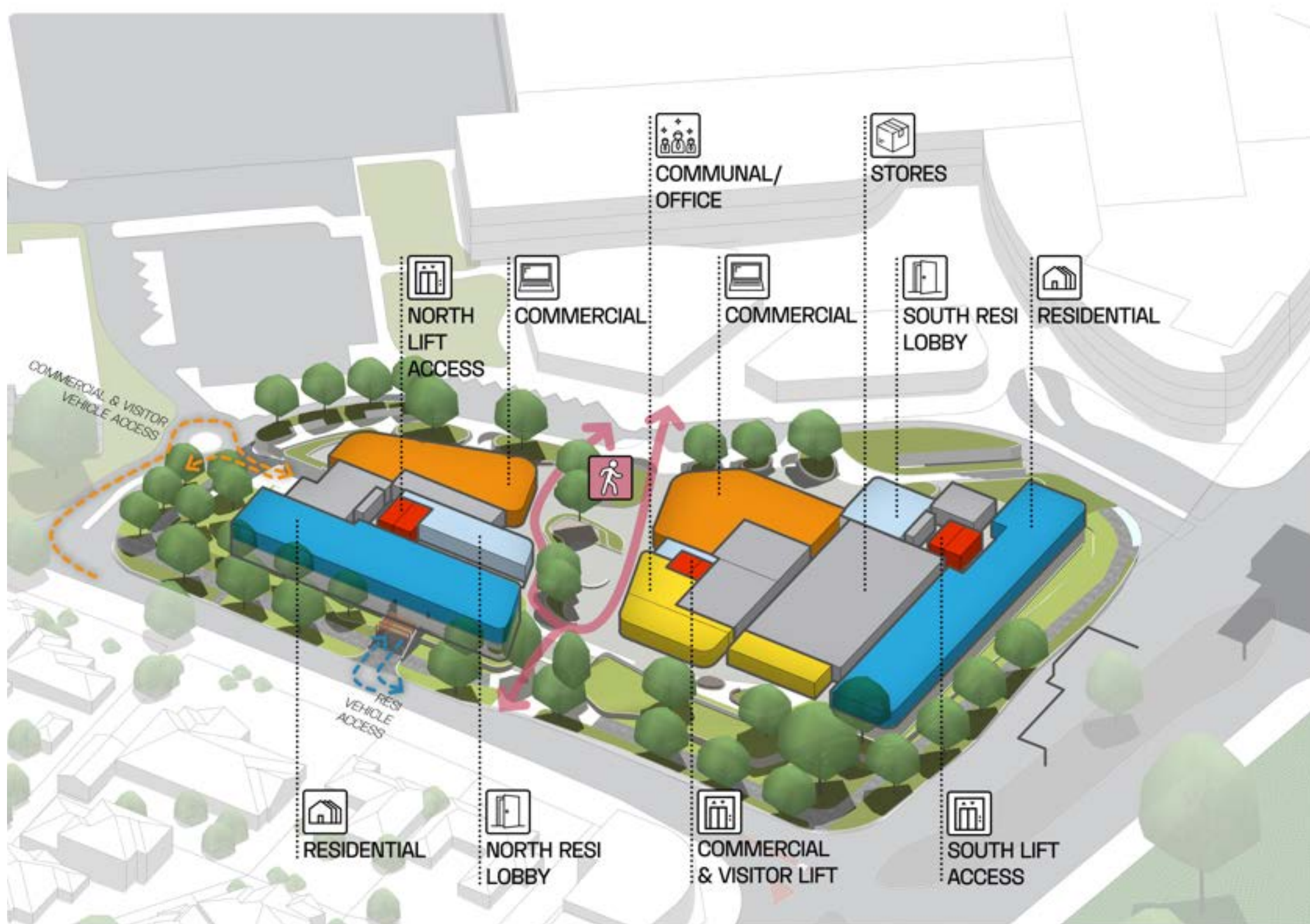
KARRINYUP WEST_
PUBLIC SPACE





Approved Scheme

Ground floor arrangement



Proposed Scheme

Ground floor arrangement



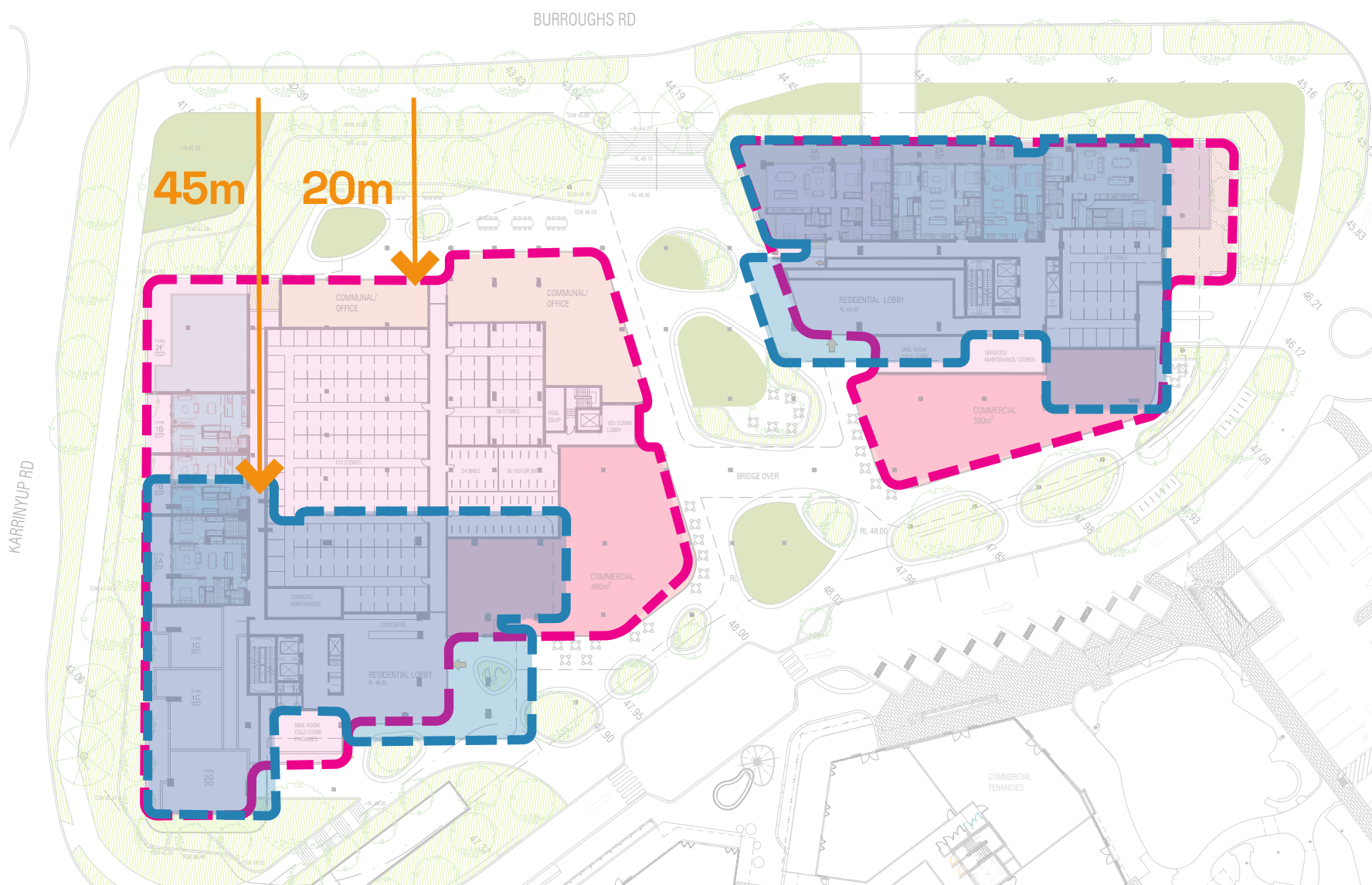
Crn Burrows & Karrinyup Setback Comparison

Approved Scheme

Setbacks

Podium= 1m

Tower= 9m



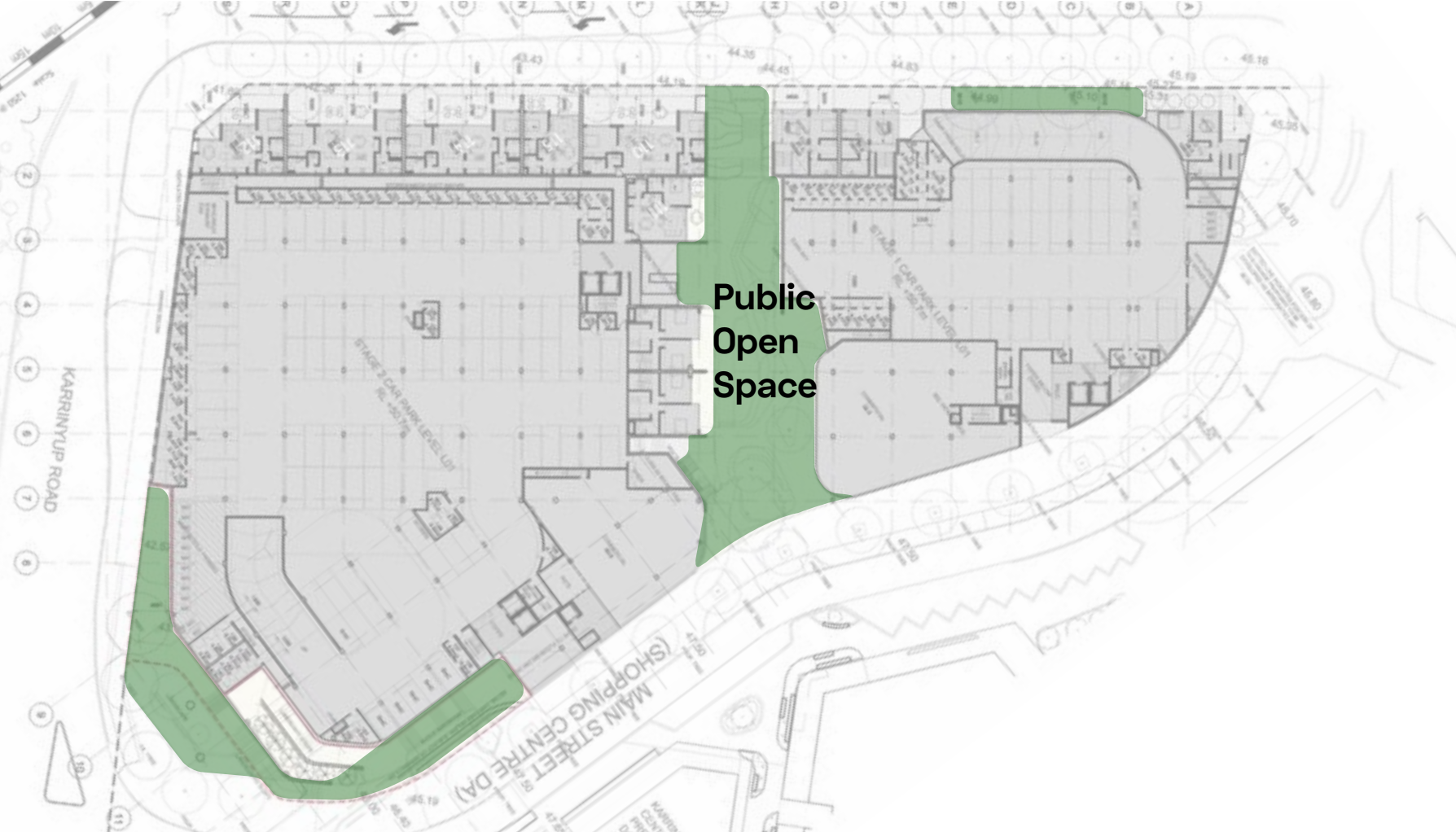
Proposed Scheme

Setbacks

Podium= 20m

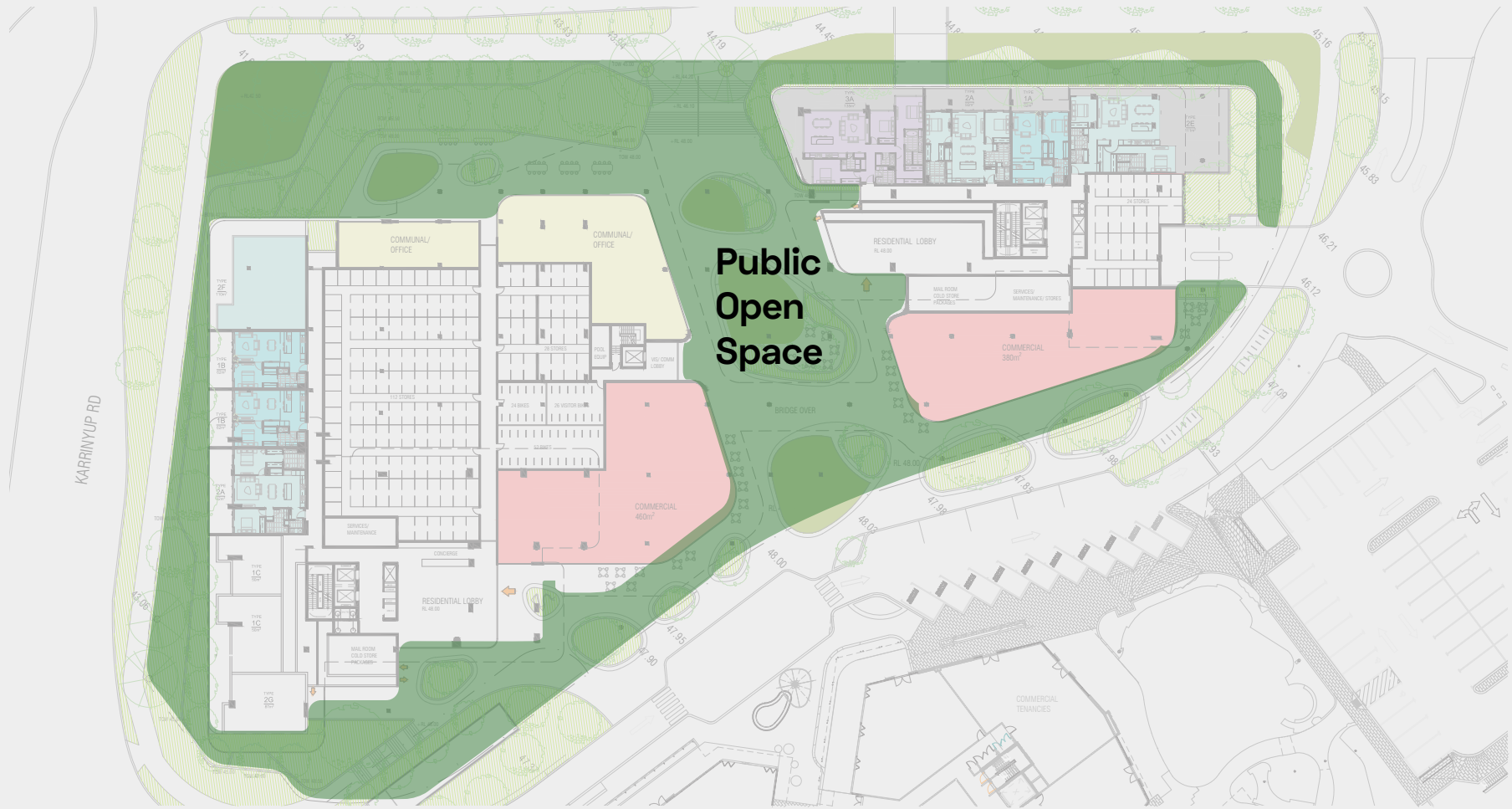
Tower= 45m

Public Open Space Comparison



Approved Scheme
Estimated total Public Open
Space
= **1257m²**

Proposed Public
Open Space
3.1x



Proposed Scheme
Total Public Open Space
= **3920m²**

04. Overall Landscape Plan



Ground Deep Soil Comparison

Approved Scheme
Ground Deep Soil
= 8.5%

Proposed Ground
Deep Soil
2.2x

Approved Scheme
Ground Deep Soil
= 19%





Proposed Scheme
Tiered Public and Communal spaces set within a landscape



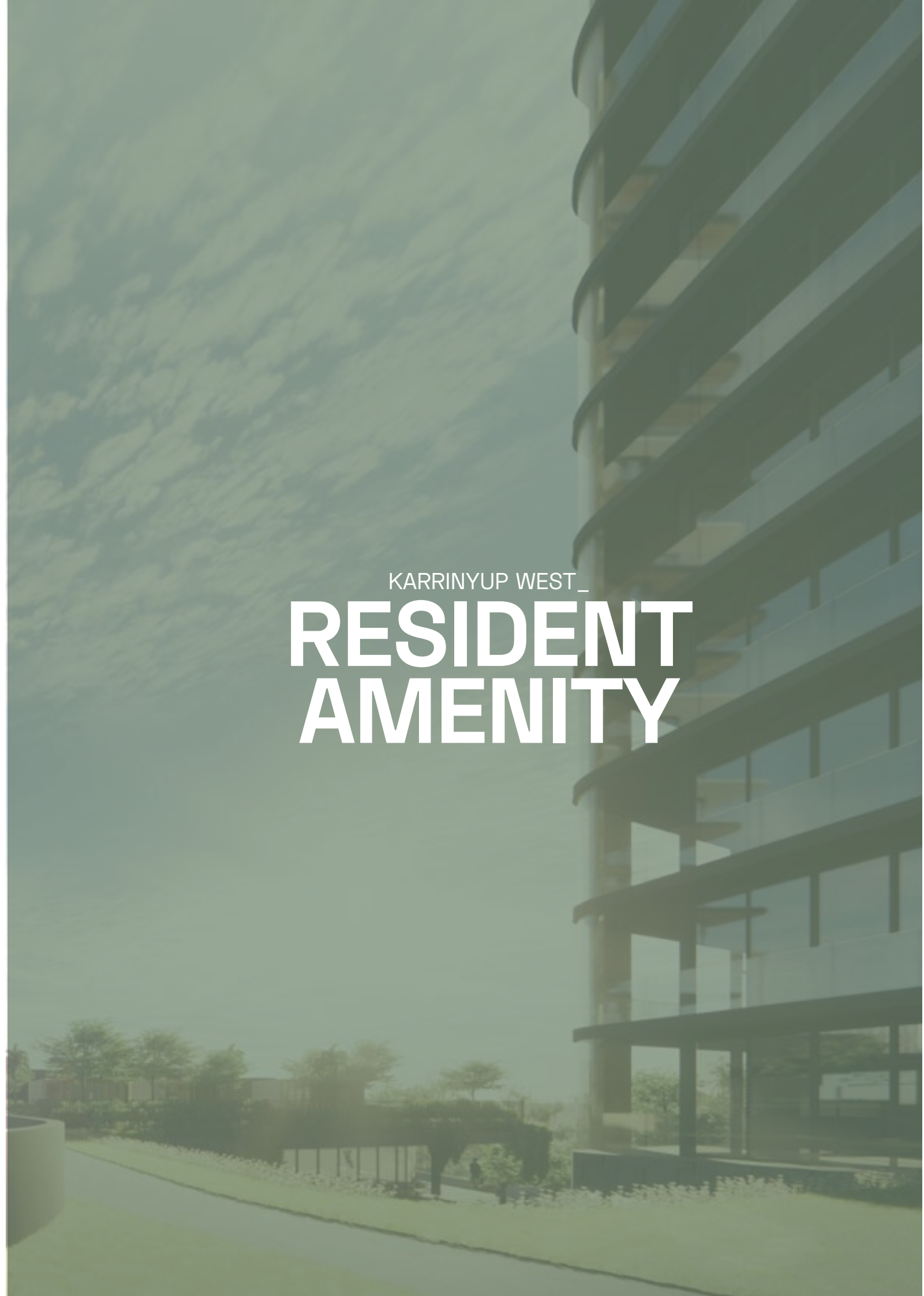
Proposed Scheme
Linked and Activated
Public spaces

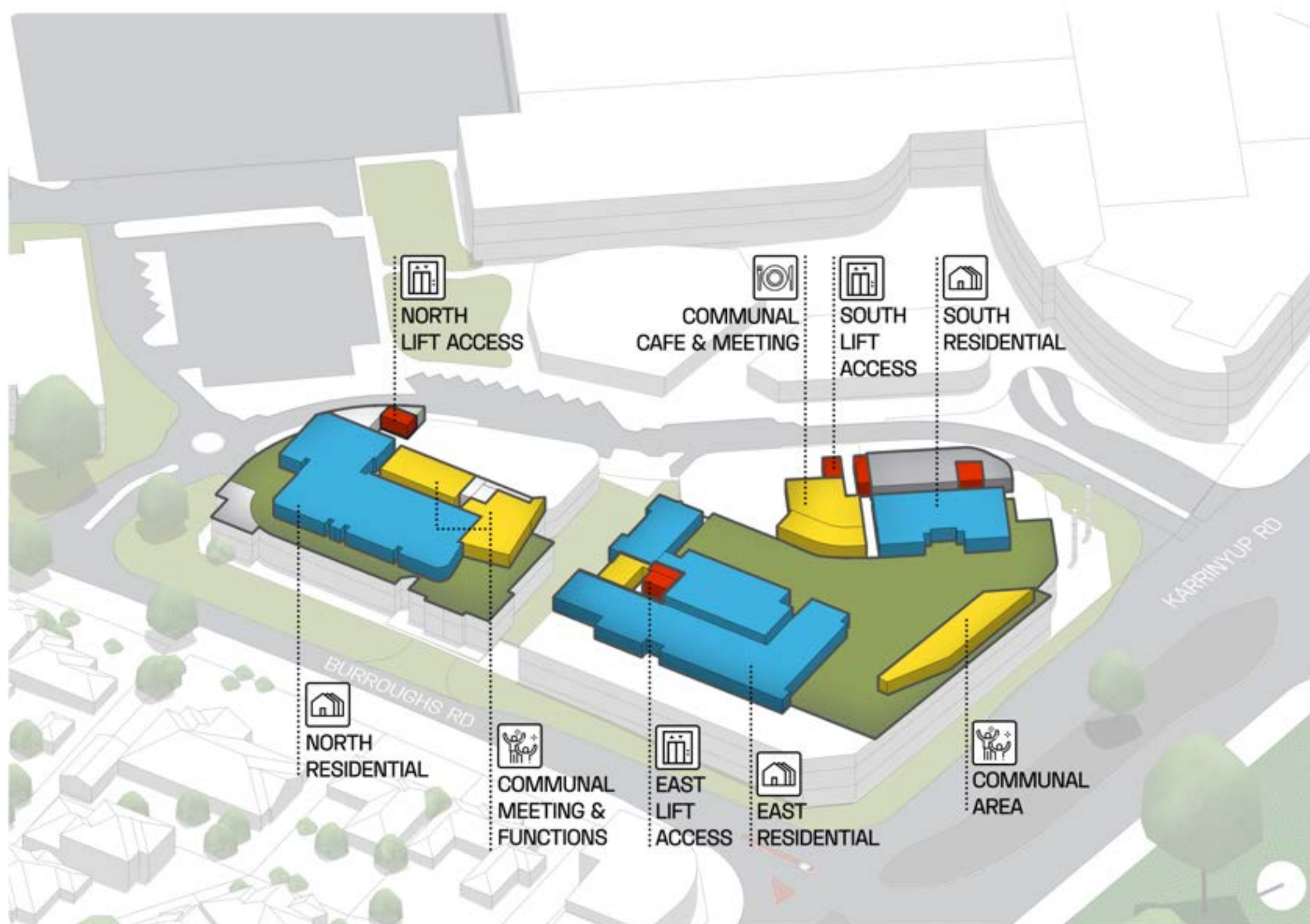


Proposed Scheme
Pedestrian Link



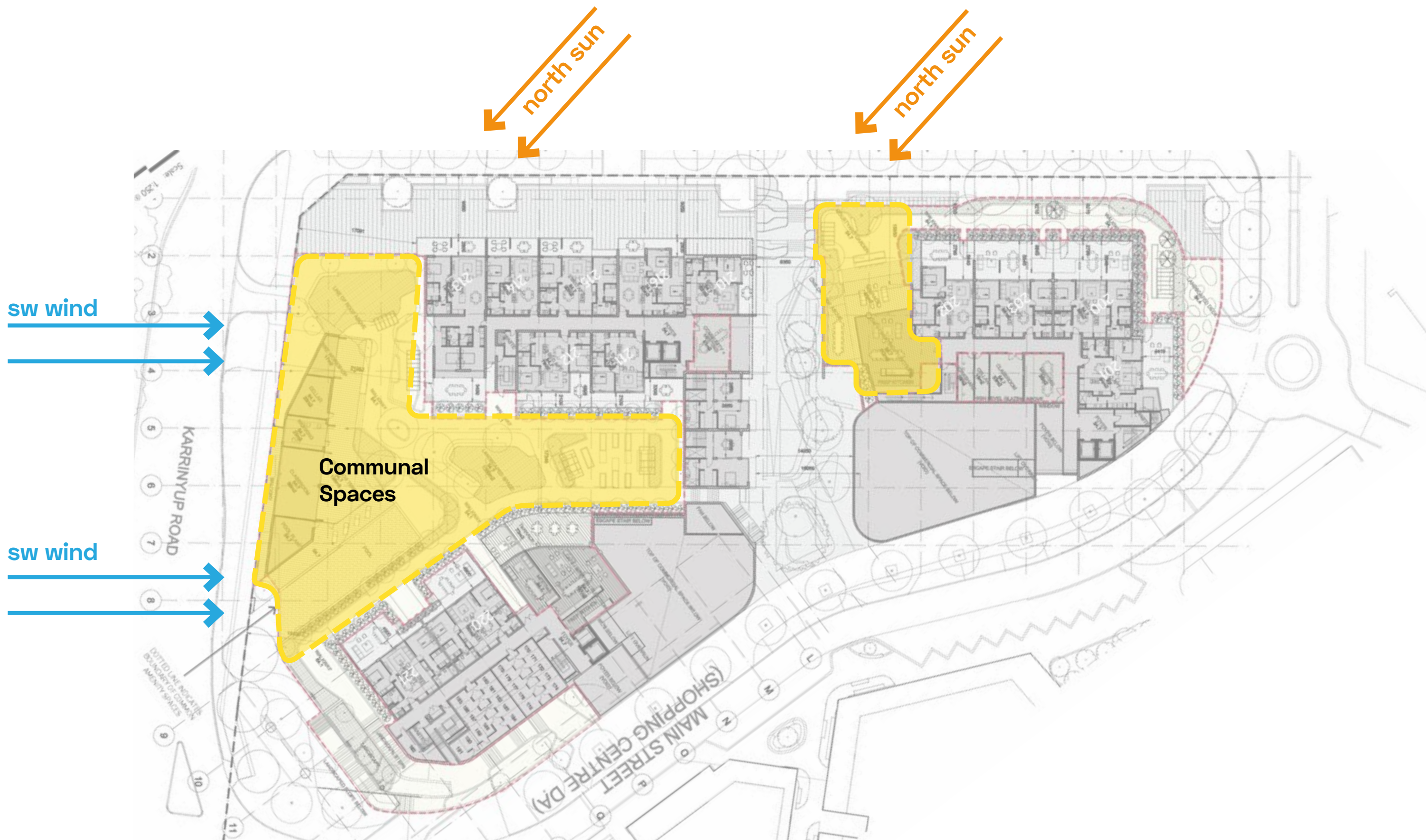
KARRINYUP WEST_
**RESIDENT
AMENITY**



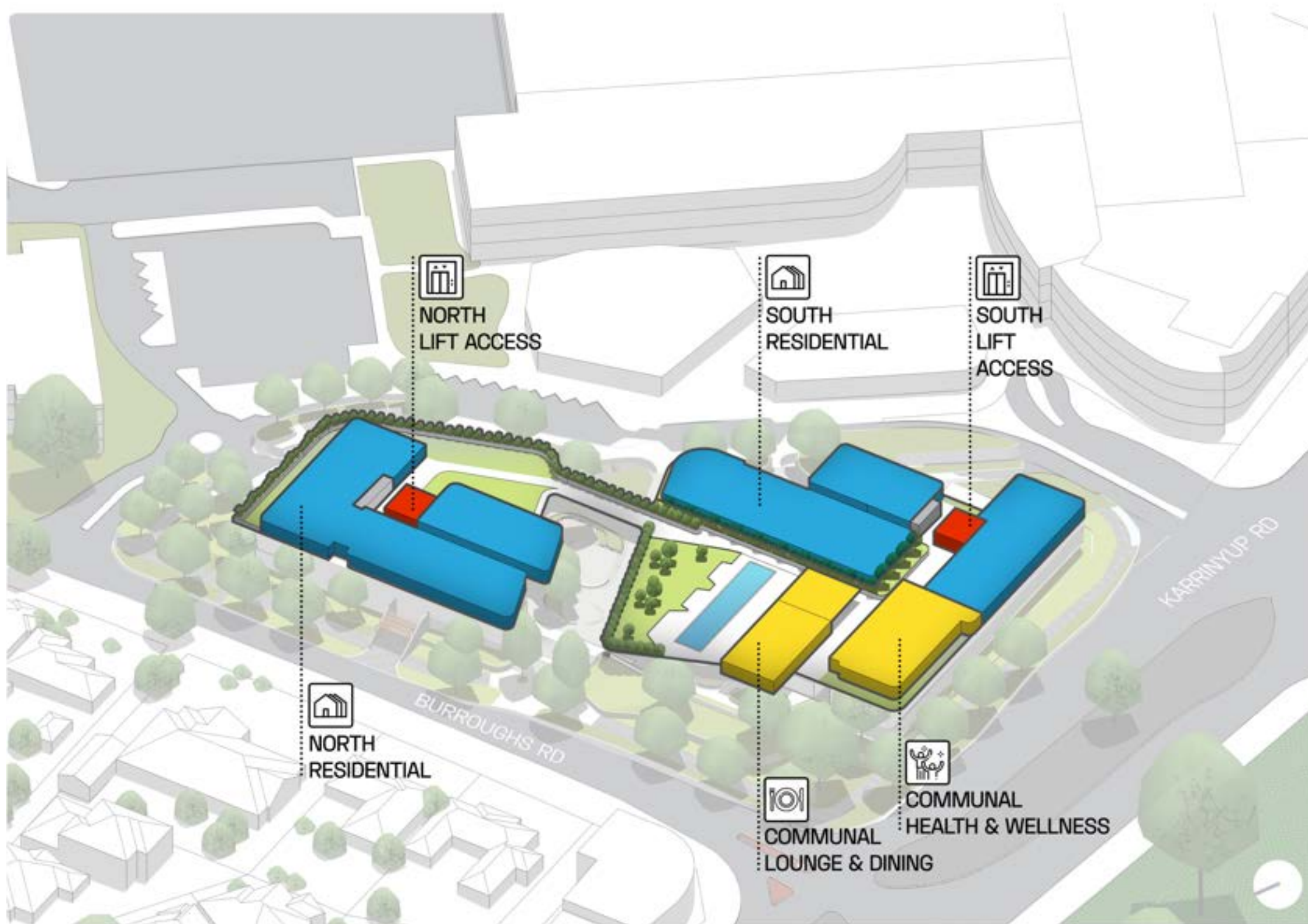


Current Scheme

First floor
arrangement



Current Scheme
Prevailing Weather Conditions



Proposed Scheme

First floor arrangement

View to
sunset and
ocean glimpses

View to
trigg open
space



Proposed Scheme
Communal spaces looking out
over public space and parkland

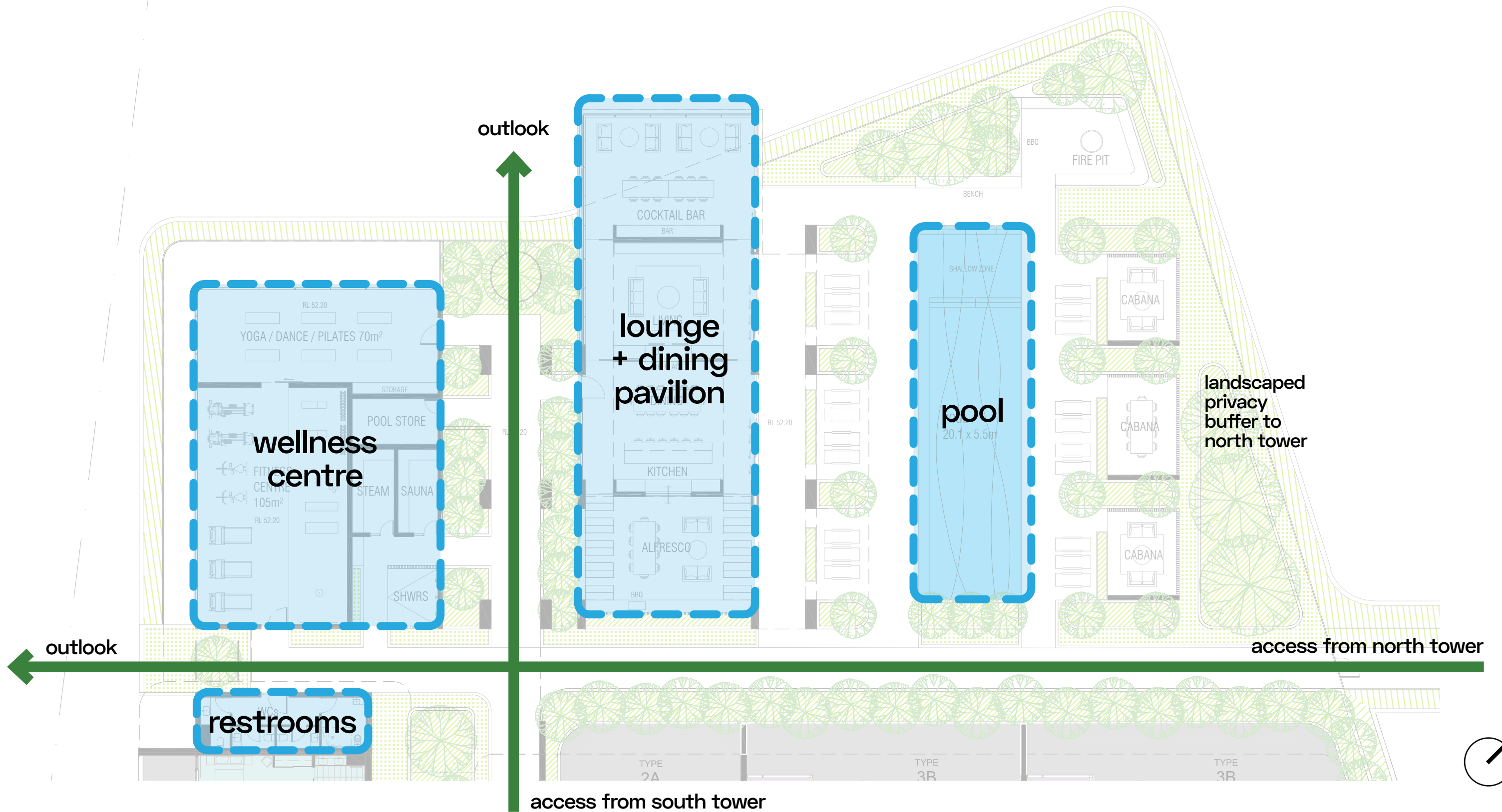


Summer Solstice
Full sun 8am-630pm.

Equinoxes
Full sun midday.

Winter Solstice
80 minutes total overshadowing,
Midday 50%,
1:10pm Full sun.

Proposed Scheme
Communal spaces with increased access to light and wind protection



Proposed Scheme

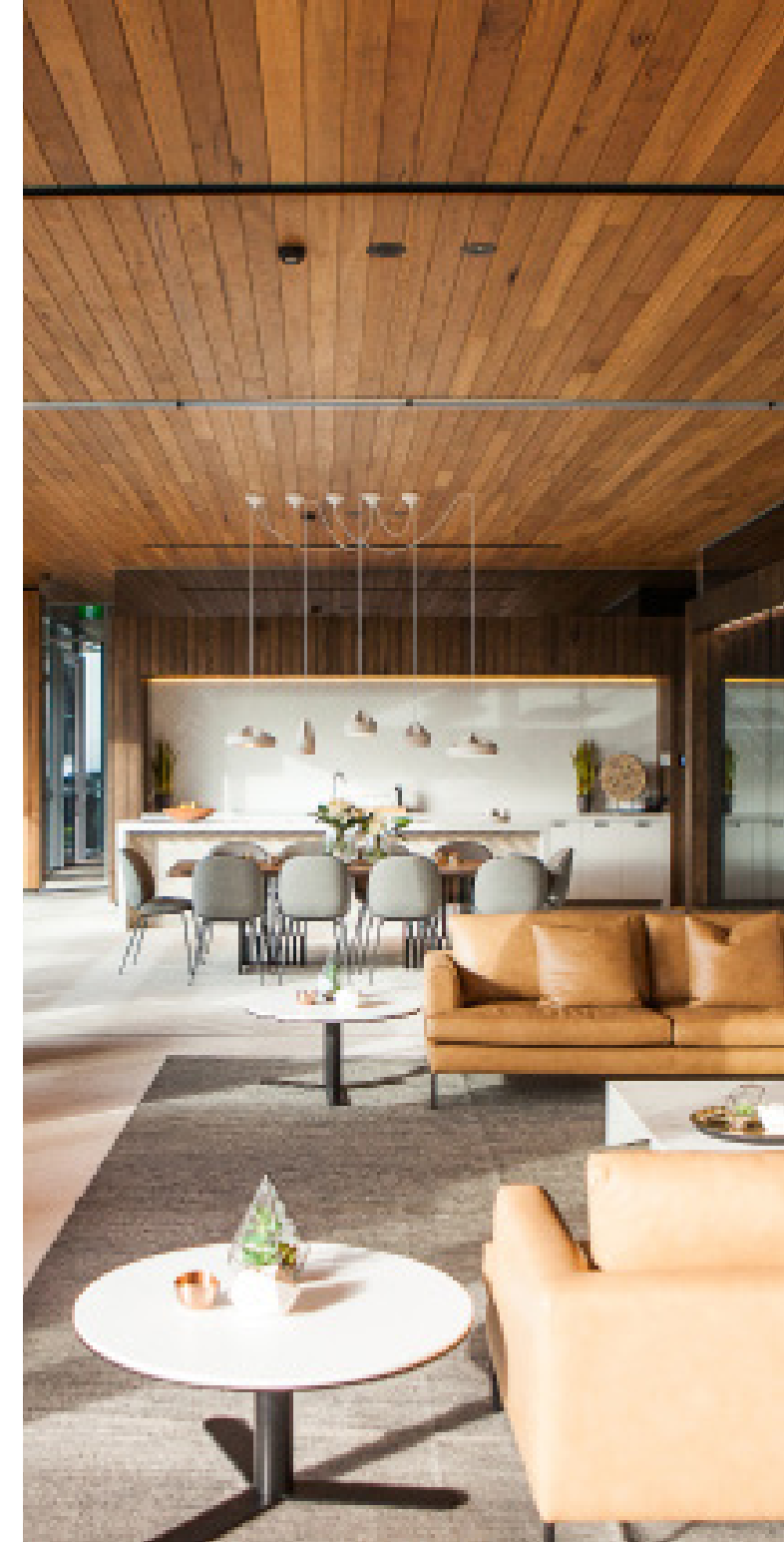
Communal Space Legibility

Proposed Scheme

Residential Amenities

Full resident facilities will include:

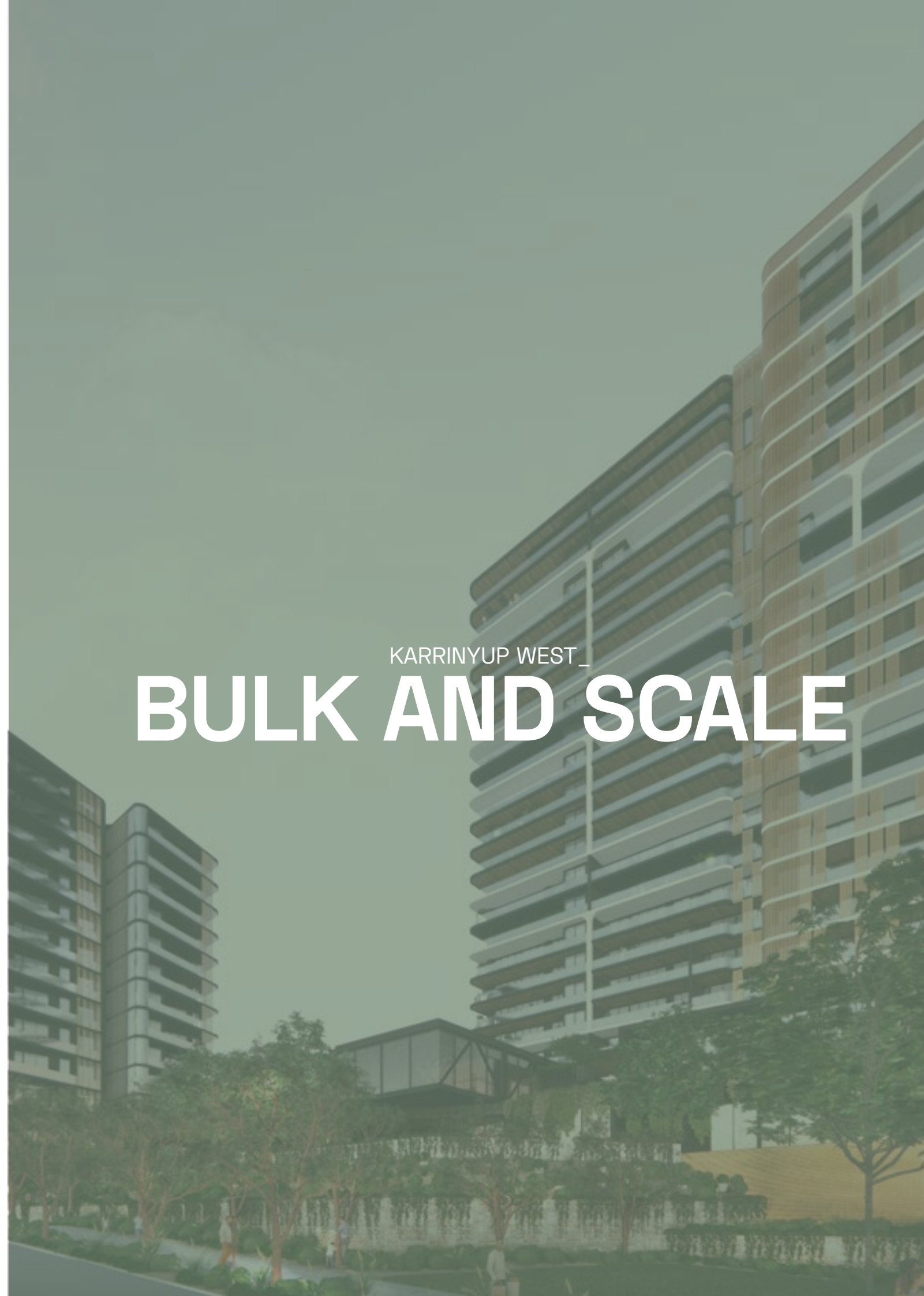
- + Pool
- + Poolside Daybeds and Cabanas
- + Fire pit
- + Sauna
- + Steam Room
- + Gym
- + Yoga and Pilates Area
- + Golf Simulator
- + Outdoor Private Dining and BBQ
- + Indoor Private Dining and Lounge
- + Indoor Cocktail lounge

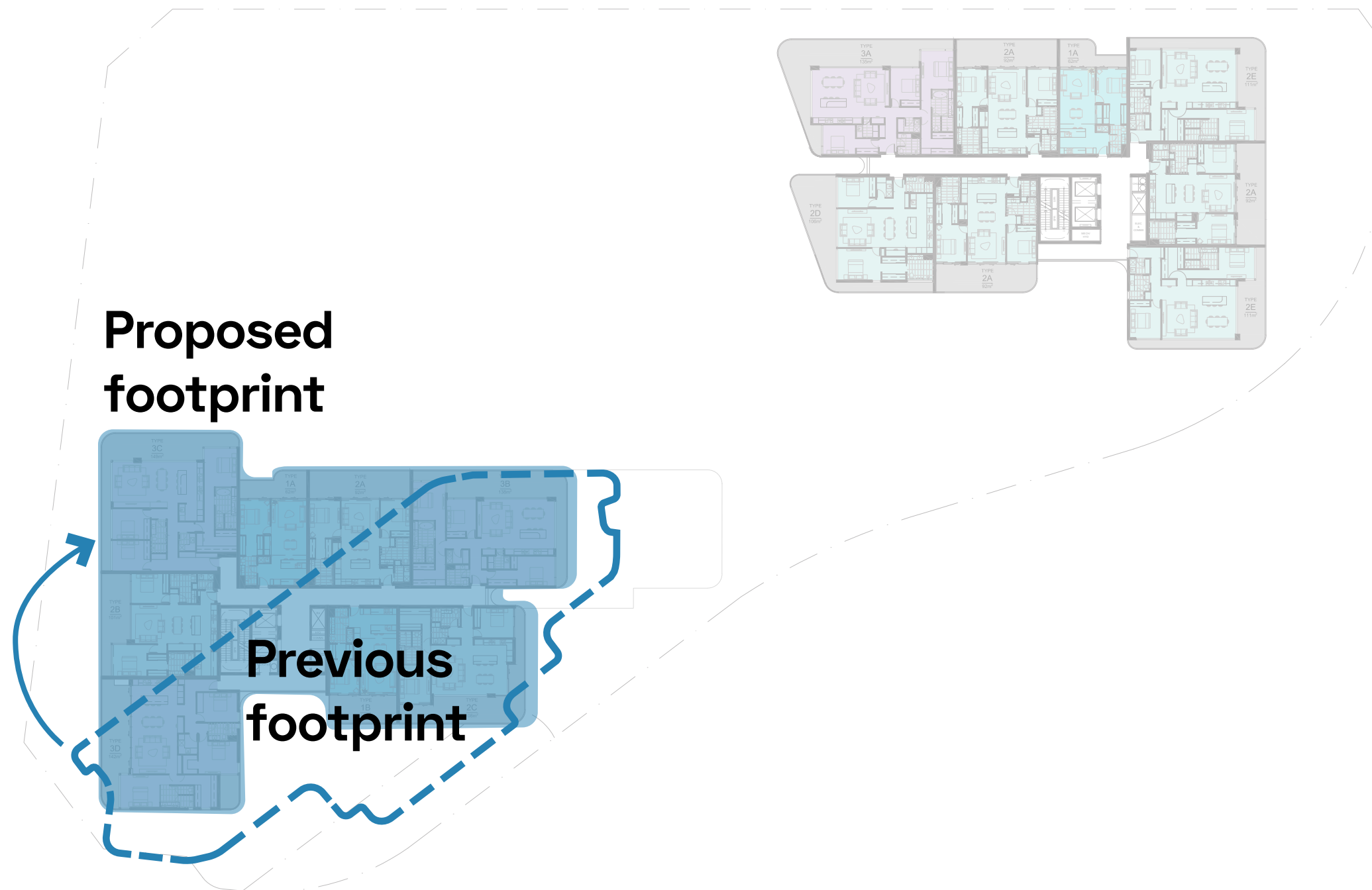




KARRINYUP WEST_

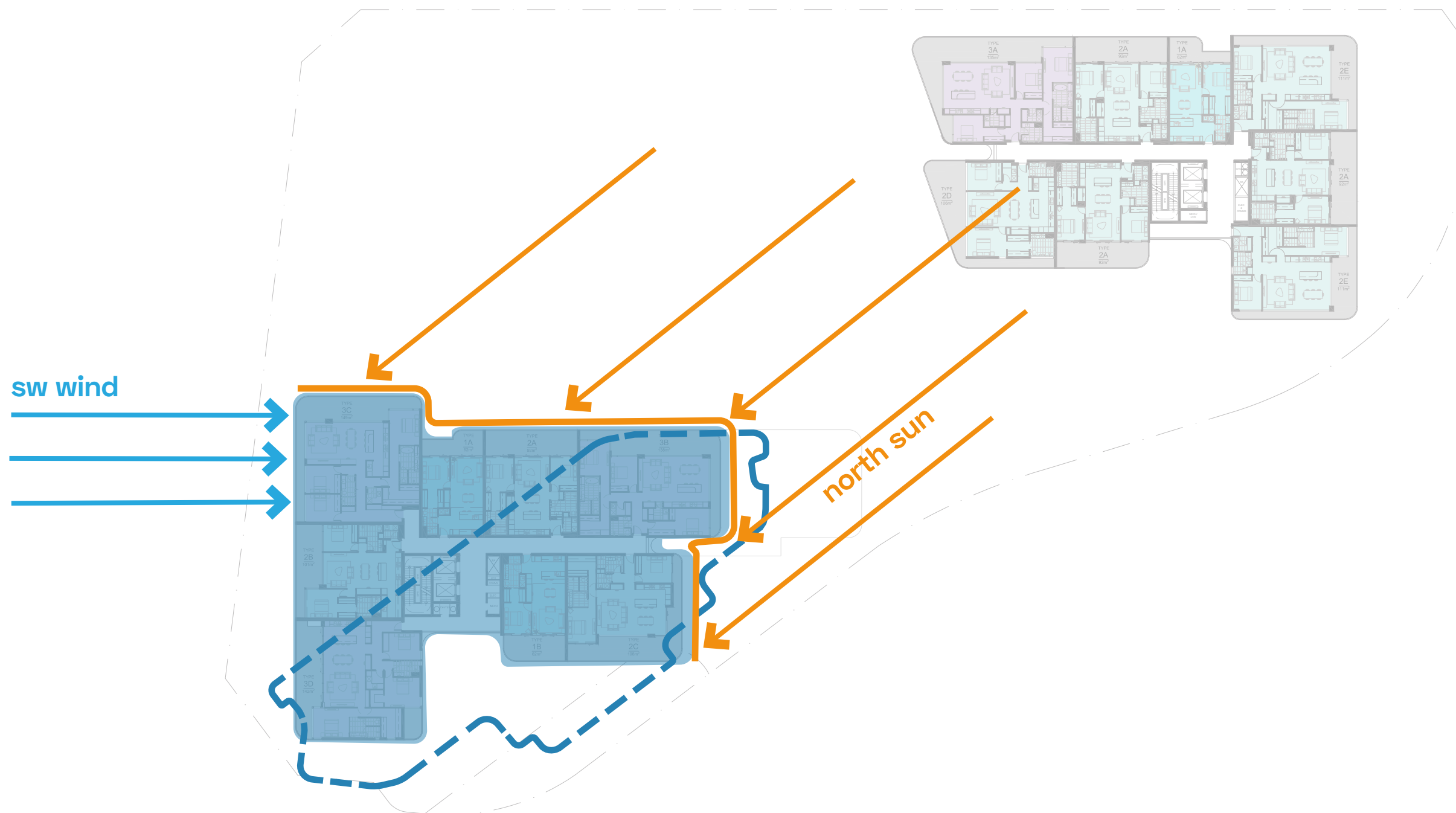
BULK AND SCALE





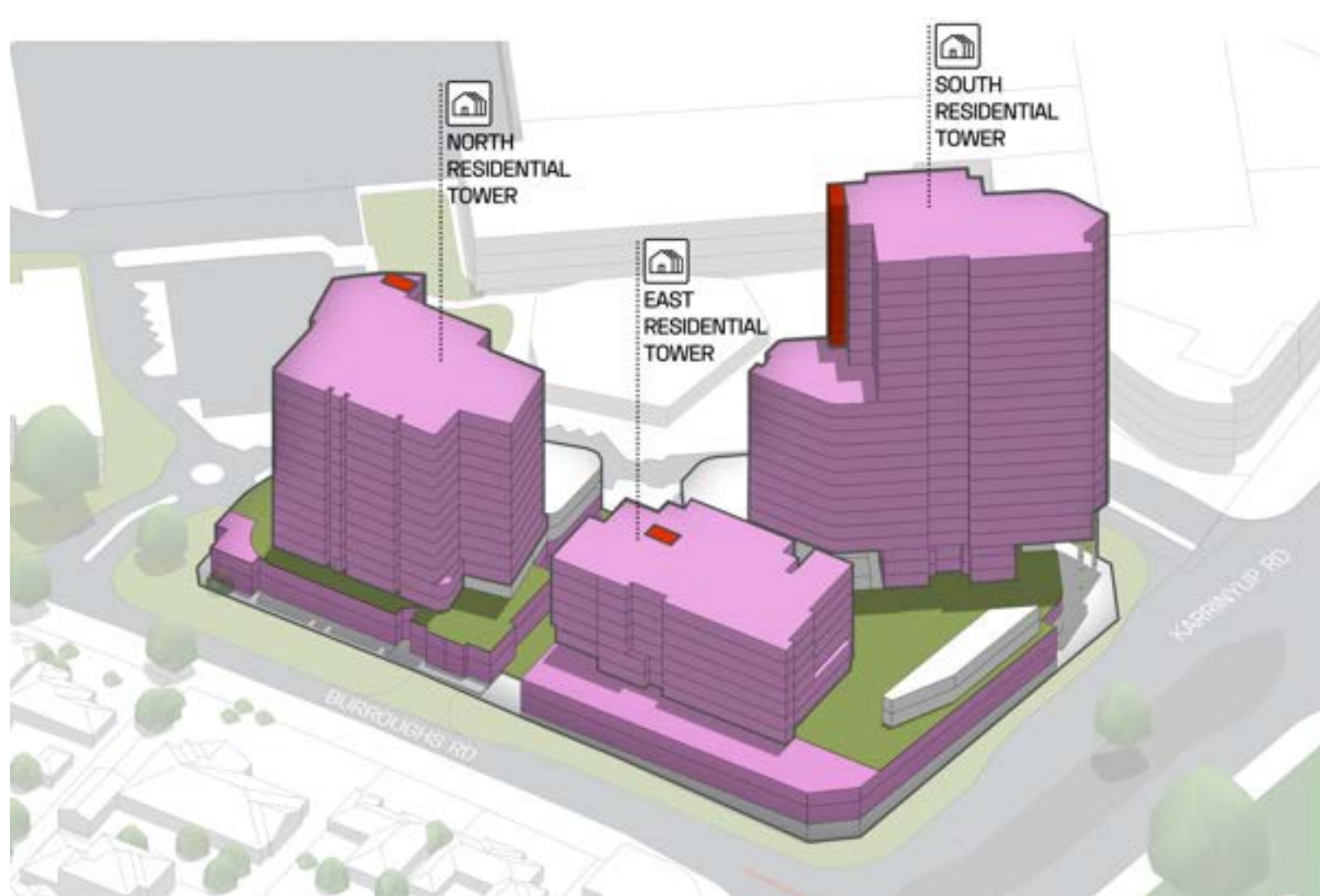
Proposed Scheme

Optimise orientation of Southern Tower



Proposed Scheme
Increase North-Western aspect for
better sun and less wind exposure

Plot Ratio Comparison



Approved Scheme

Total Estimated Plot Ratio Area

= **37214m²**

Including Commercial



Proposed Scheme

Total Plot Ratio Area = **32981m²**

Including Commercial

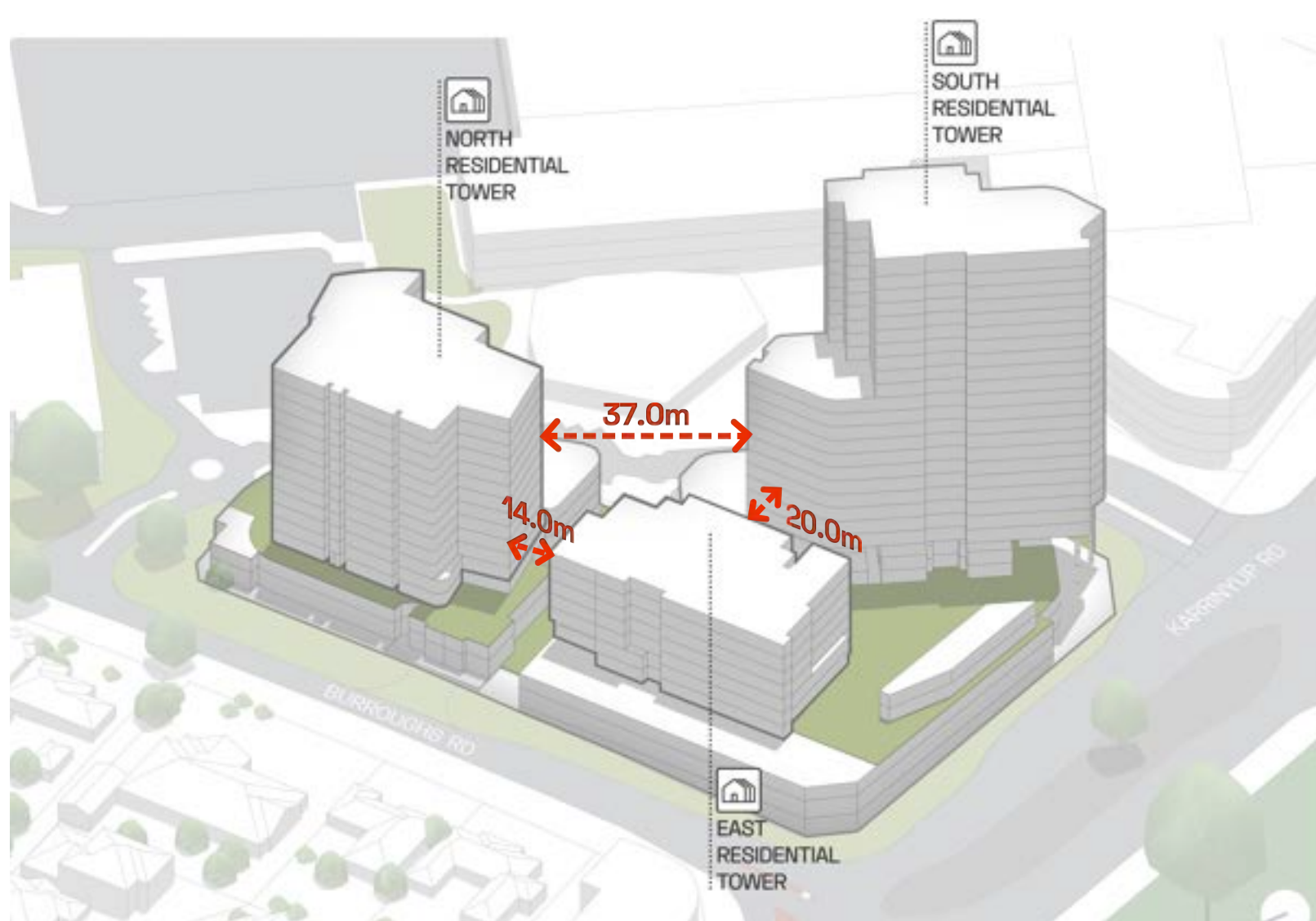
* All Plot Ratio Areas calculated as per SPP7.3
“Appendices: Definitions - Plot Ratio”

Plot ratio area - the gross total area of all floors of **buildings** on a **development site**, including the area of any internal and external walls but not including:

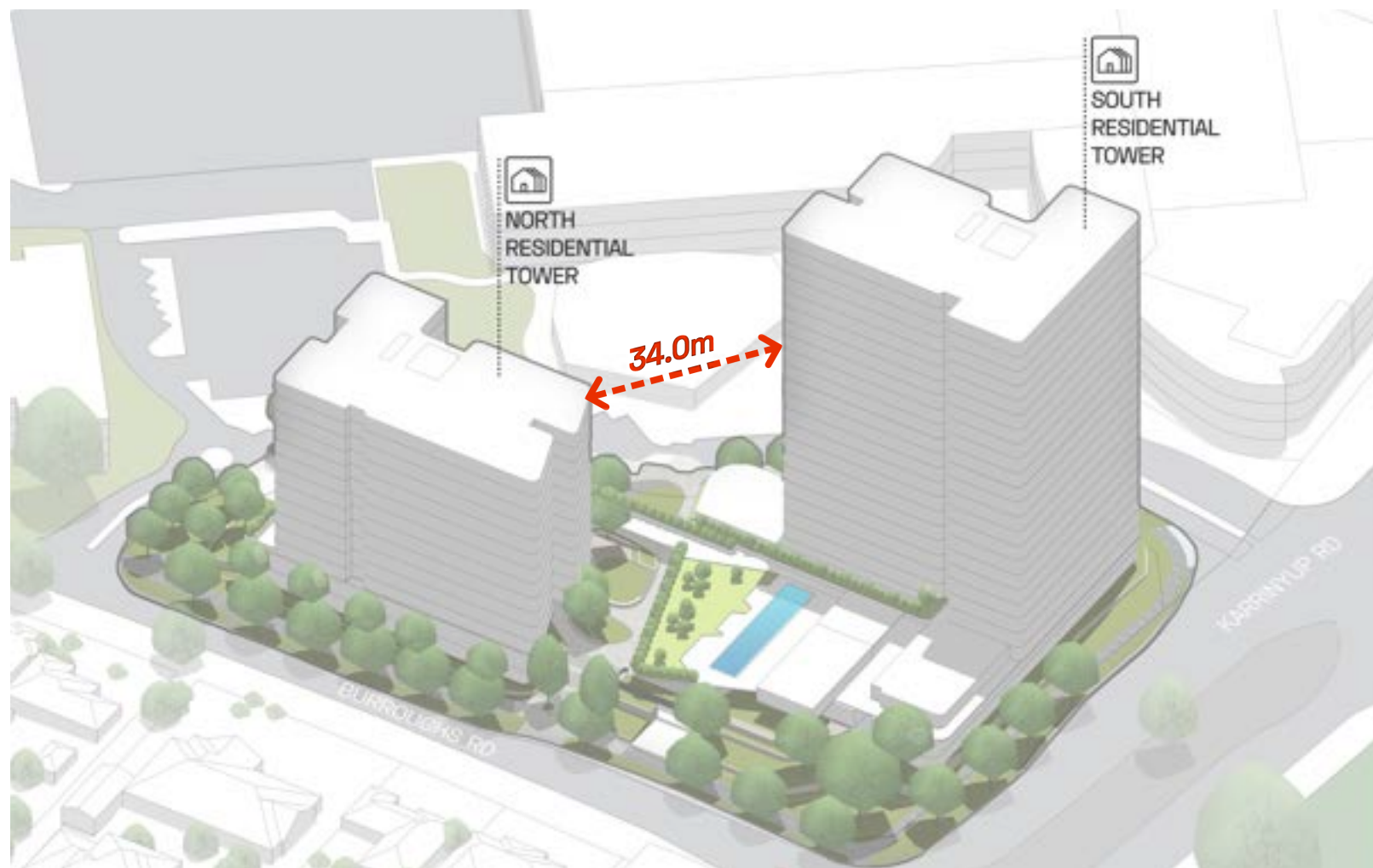
- the areas of any lift shafts
- stairs or stair landings common to two or more **dwelling**s
- machinery, air conditioning and equipment rooms
- space that is wholly below **natural ground level**
- areas used exclusively for the parking of wheeled vehicles at or below natural ground level;
- storerooms
- lobbies, bin storage areas, passageways to bin storage areas or amenities areas common to more than one dwelling
- **balconies**, eaves, verandahs, **courtyards** and roof **terraces**.

Building Separation Comparison

Approved Scheme

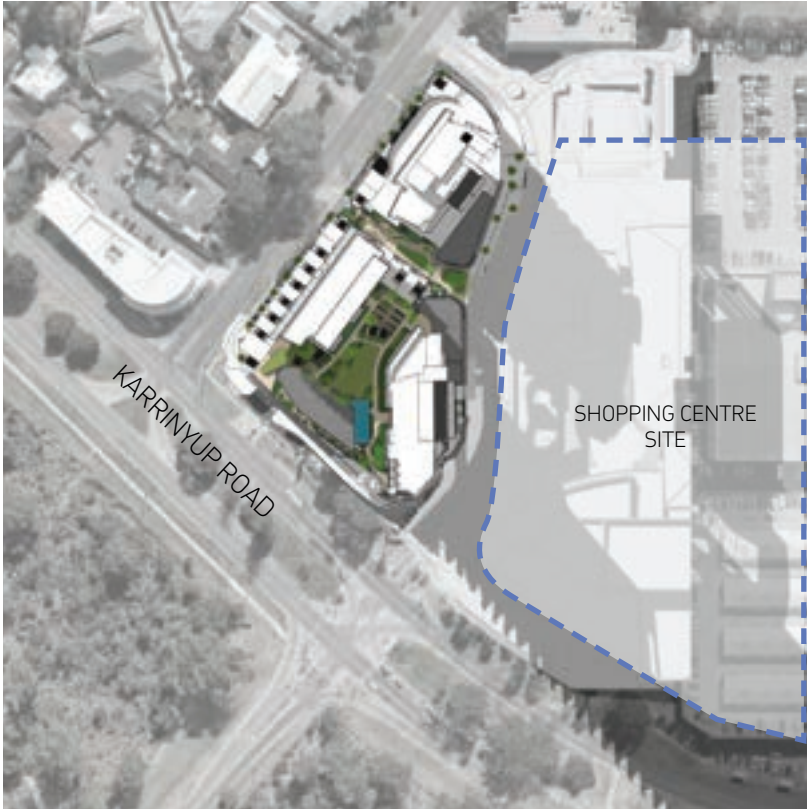
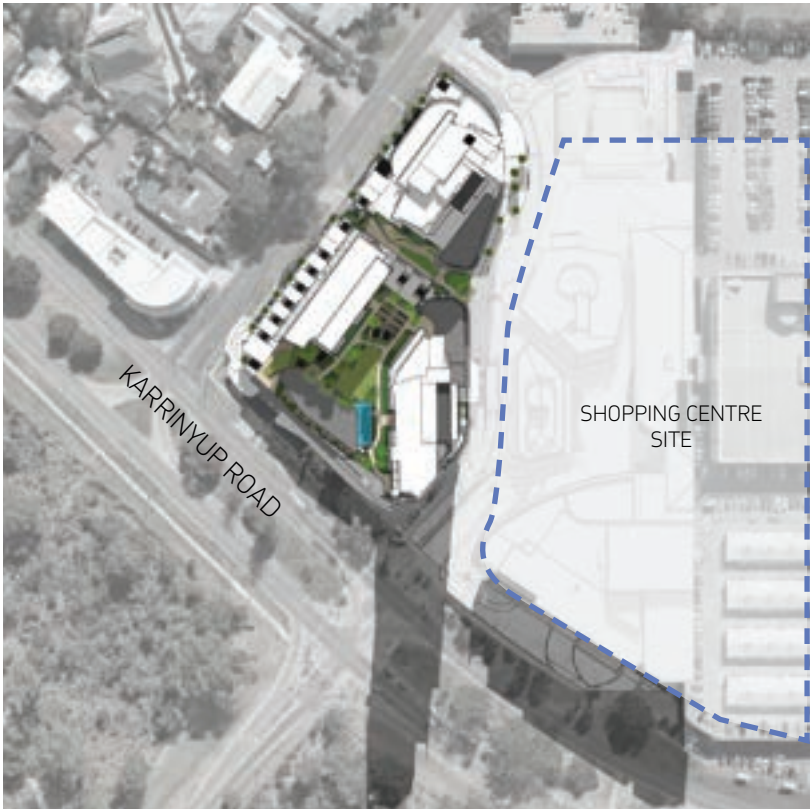


Proposed Scheme



Overshadowing Comparison

Approved Scheme

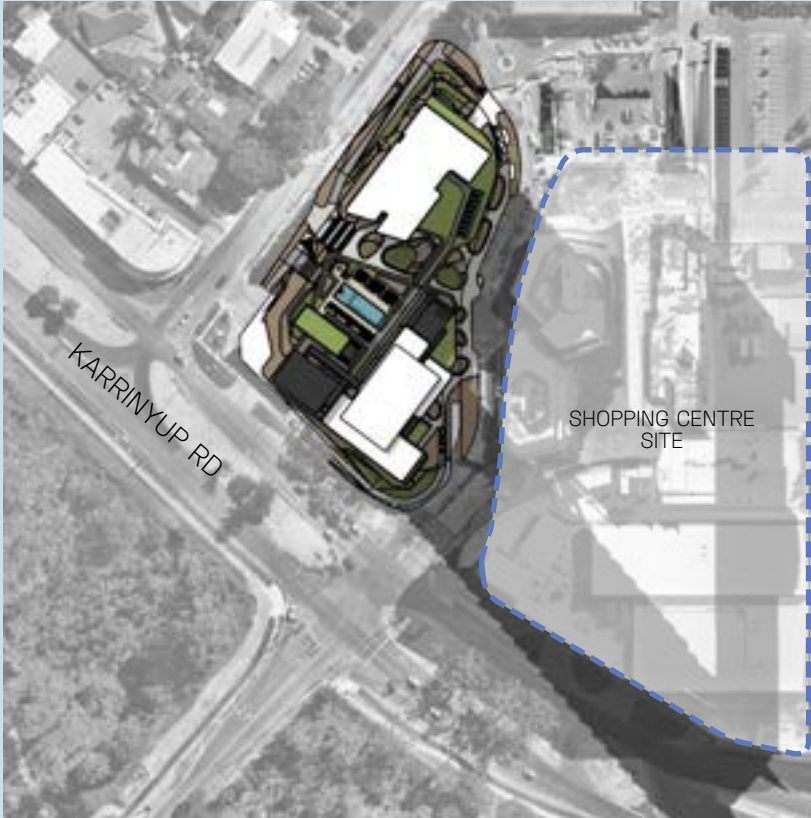
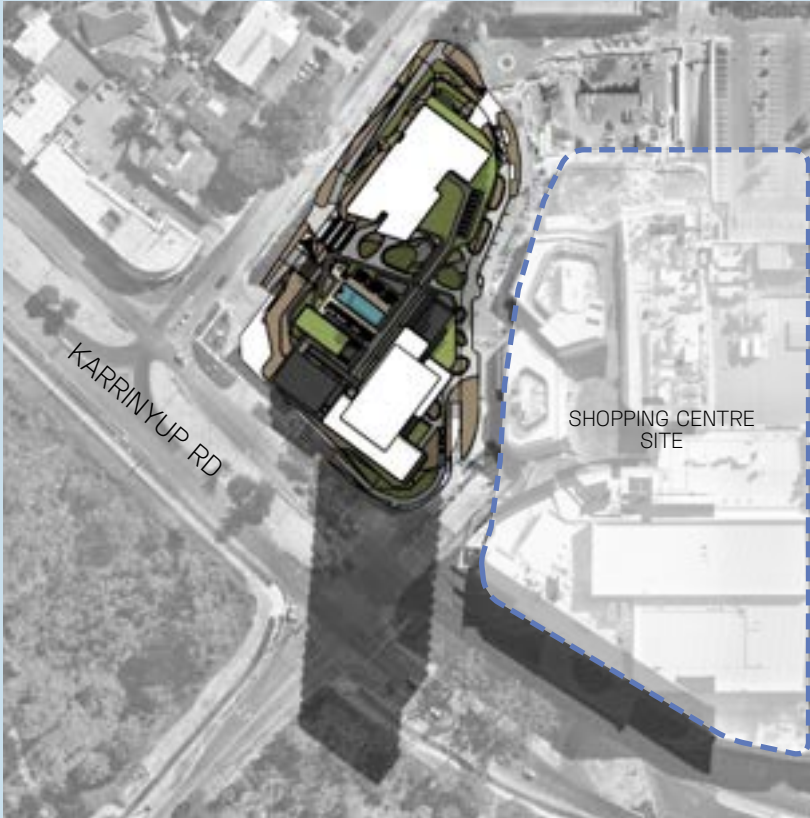
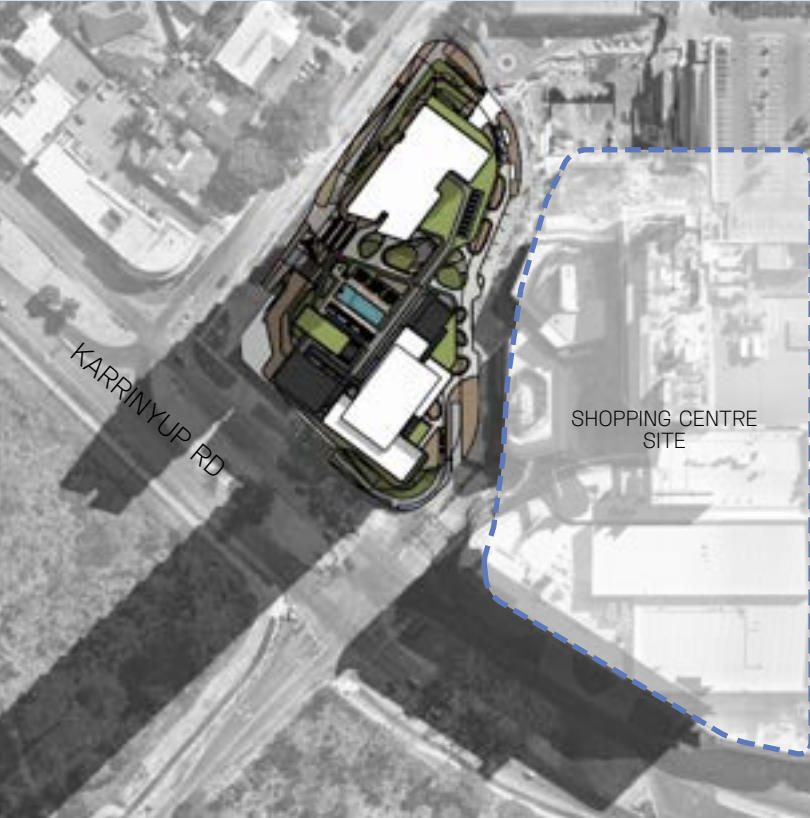


Winter Solstice

9am

12pm

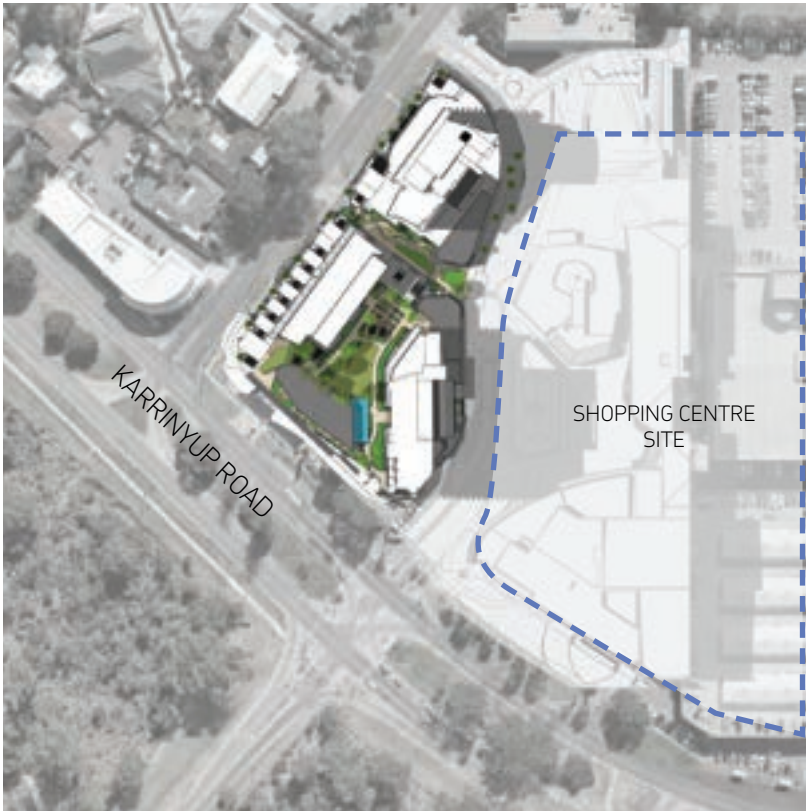
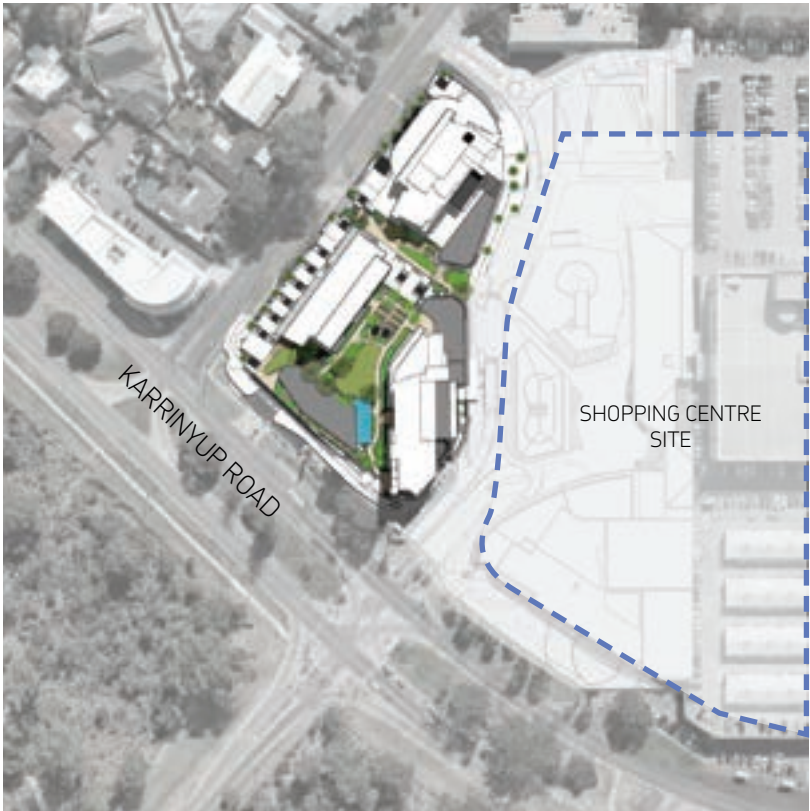
3pm



Proposed Scheme

Overshadowing Comparison

Approved Scheme

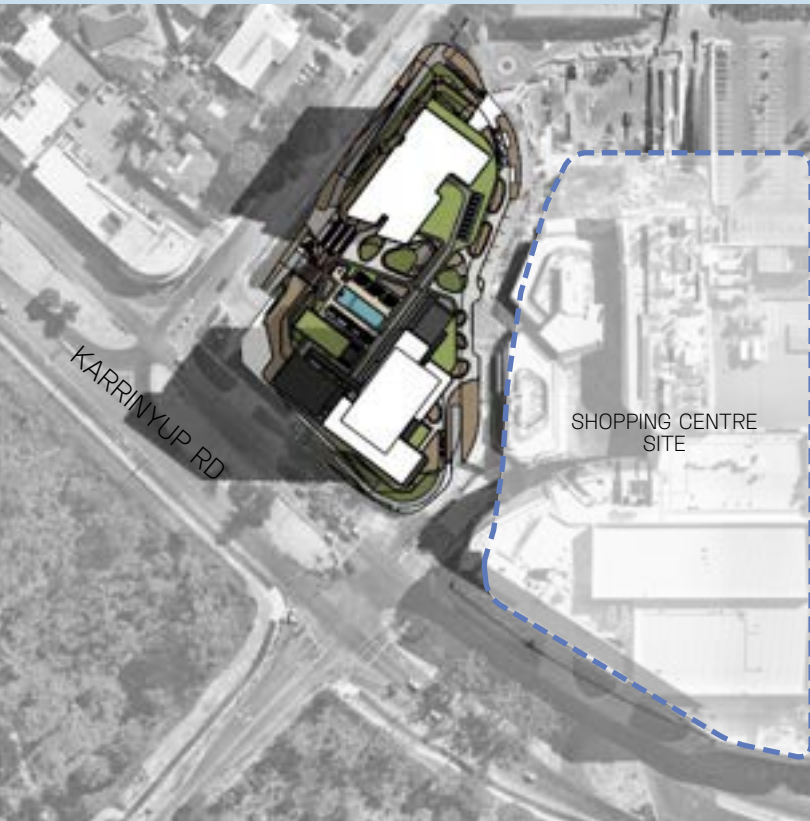


Summer Solstice

9am

12pm

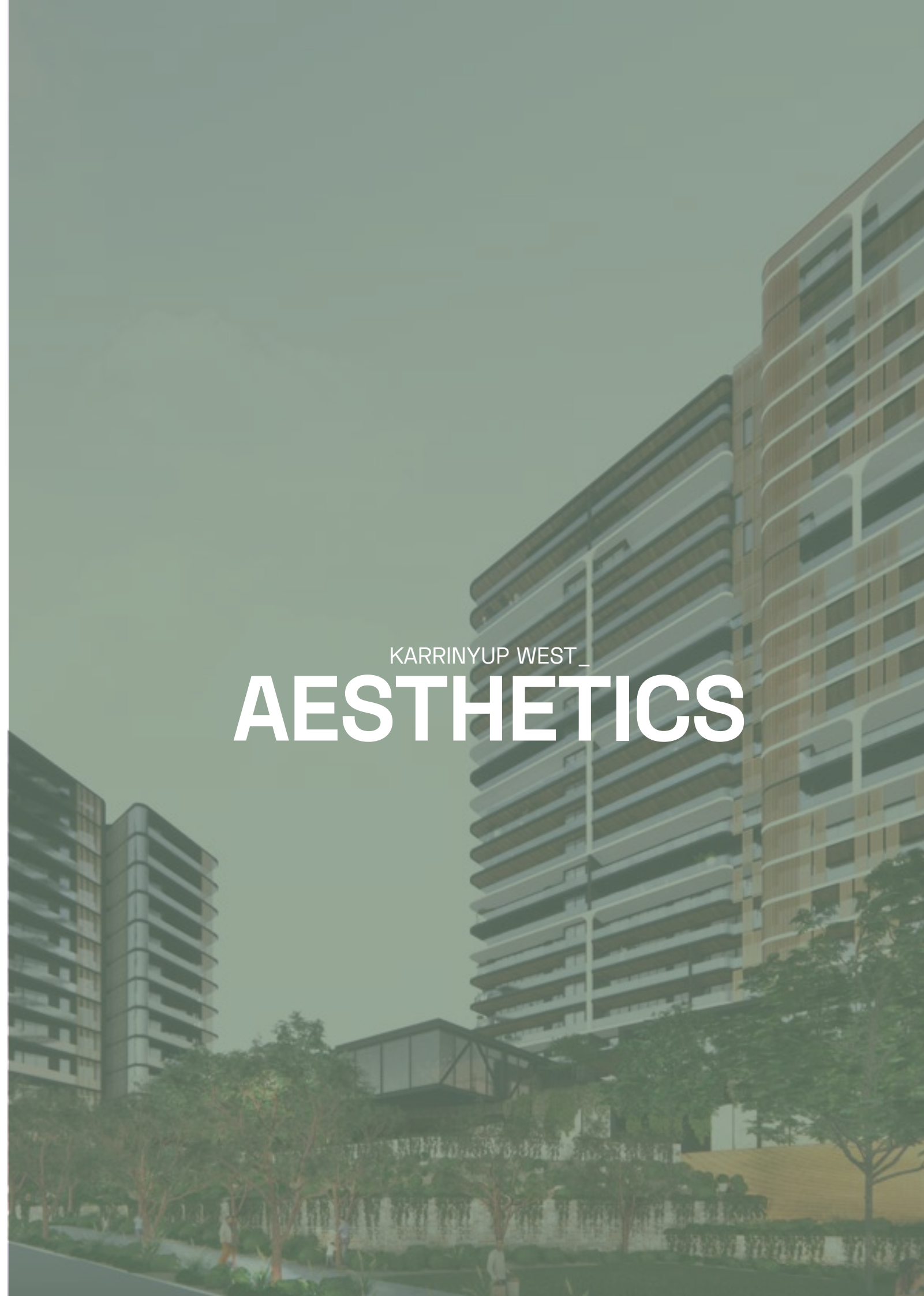
3pm

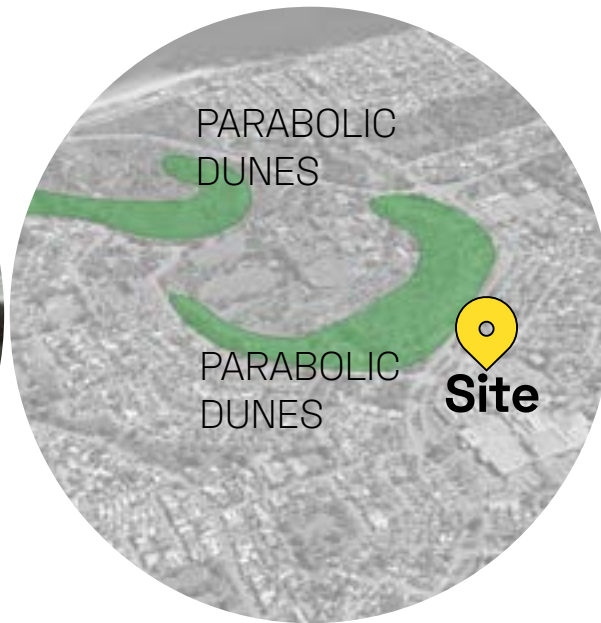


Proposed Scheme



KARRINYUP WEST_
AESTHETICS





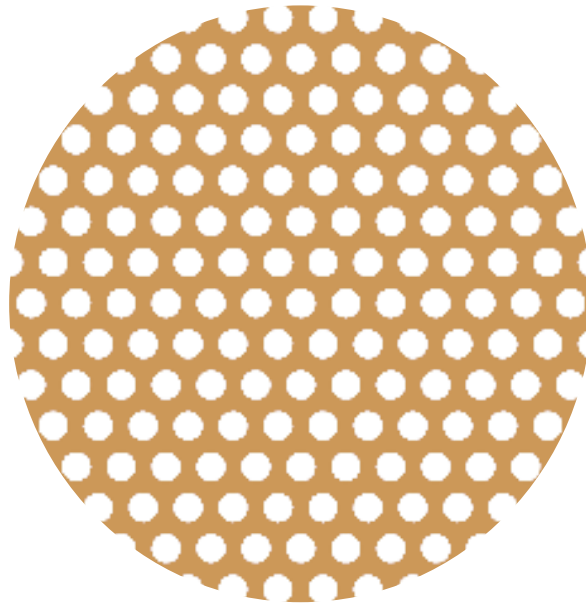
Built Form: Local References

1. The “nested perched” parabolic dunes featured in Trigg Bushland are unique in that they form differently from a standard dune system - blown from the shore to the mainland where they collapse and reform, one inside the other.

The built form utilizes curved corners to pay homage to this distinct landform, and as a strategy to minimize the appearance of building bulk.

2. Horizontal white bands break down vertical mass, informed by the suburban history of the locality. Timber tones create warmth and contrast, referencing the brick hues used in the 1960s-1970s during the initial suburban growth of Karrinyup.

3. Heavily landscaped buffers to the perimeter of the site allow the buildings to sit within a natural setting and bleed into the surrounding parkland context and out to the coastland.



Material Palette

- + Charcoal coloured stone cladding
- + Timber look soffits
- + Bronze colour privacy screens
- + White render
- + Charcoal render
- + Limestone colour paving
- + Bronze Coloured feature screening
- + Stonework to communal areas



Proposed Scheme
Cnr Karrinyup & Burrows



Proposed Scheme
Level 1 Looking South



Proposed Scheme
Burrows Rd South



KARRINYUP WEST_

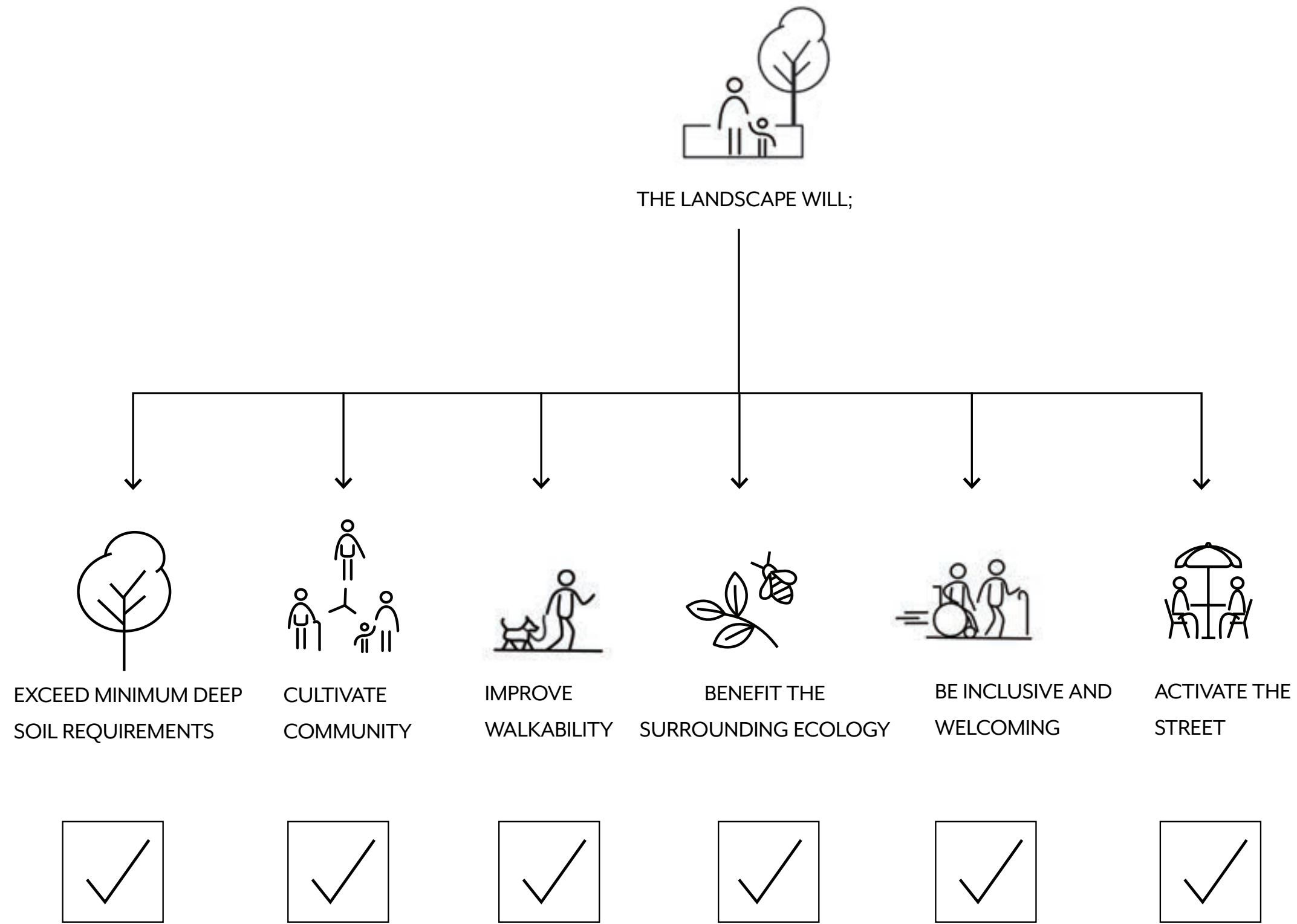
LANDSCAPE CONCEPT

LANDSCAPE SUMMARY

Karrinyup West is a vibrant destination that seamlessly connects with the newly developed Karrinyup Shopping Centre.

It is a place for people to call home and the community to feel welcome. It will be an attractor in Karrinyup with vibrant commercial and retail opportunities with shady places to sit on the ground floor whilst providing a variety of places for the residents to feel at home on the upper residential floors.

Live + Play within Nature are the key design drivers in the landscape proposal to create a place that feels like home whilst providing numerous amenities for people to want to linger. The surrounding character of the beach and bushland wraps its way within the spaces with generous planting swathes and mature trees to provide a natural shady setting.



PREVIOUS SCHEME

8.5% OF THE GROUND FLOOR SITE IS DEEP SOIL AREA. PODIUM DEEP SOIL PLANTING IS AN ADDITION.

TOTAL NUMBER OF TREES: **81**

Number of existing trees retained: 4

Number of large trees: 11

Number of medium trees: 16

Number of small trees: 25

Number of verge trees: 25

CURRENT SCHEME

19% OF THE GROUND FLOOR SITE IS DEEP SOIL AREA. PODIUM DEEP SOIL PLANTING IS AN ADDITION.

TOTAL NUMBER OF TREES: **132**

Number of existing trees retained: 7

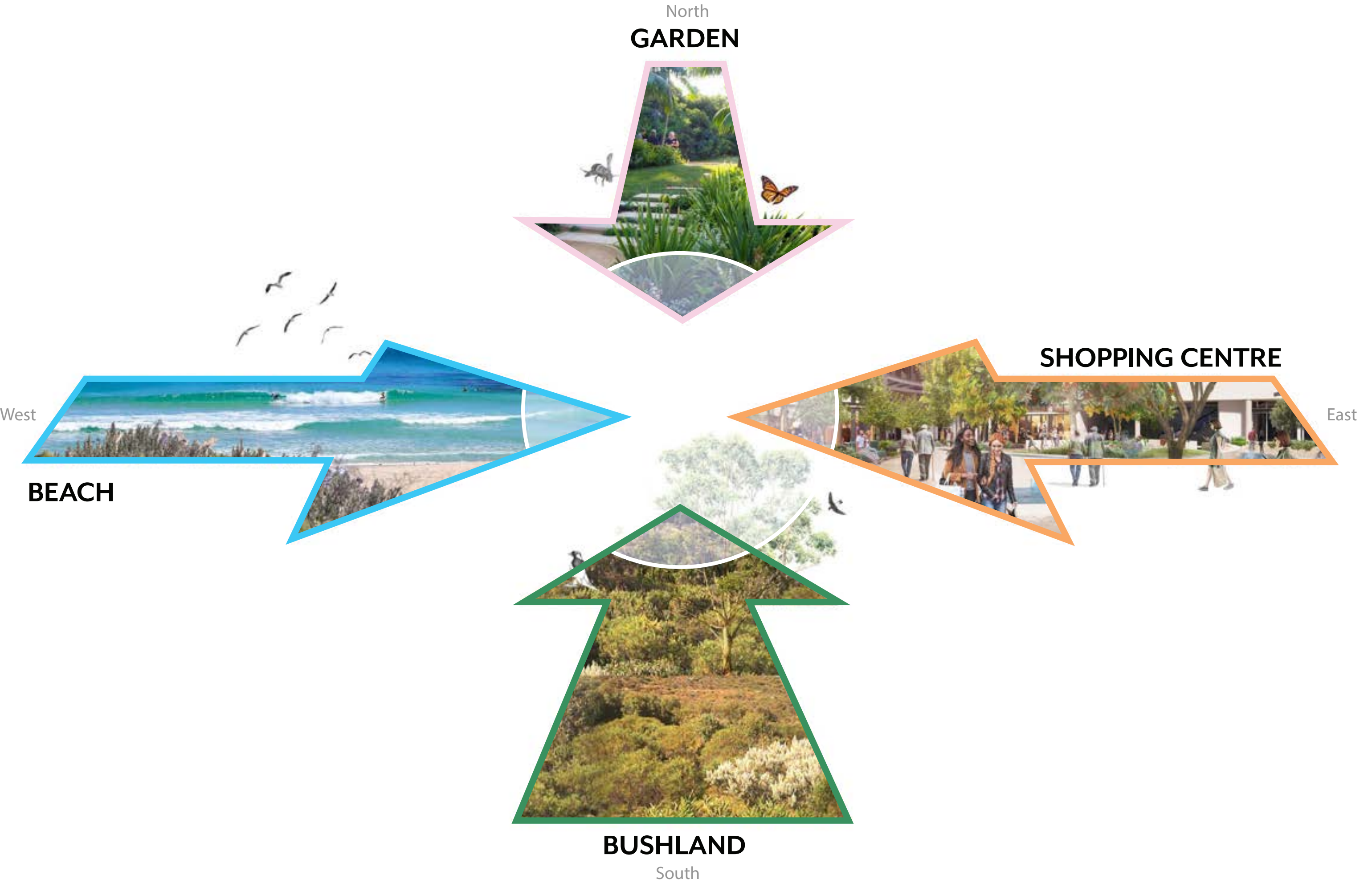
Number of large trees: 10

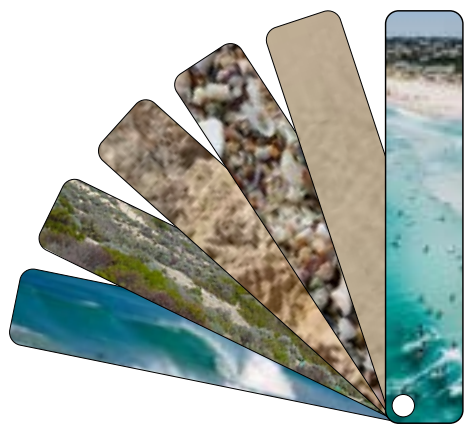
Number of medium trees: 15

Number of small trees: 72

Number of verge trees: 28







BEACH

sandy tones



Limestone clad walls



Boulders



GARDEN

crisp, contemporary



Pot plants



Stone bench



BUSHLAND

warm, dark tones



Spotted gum decking



Black steel planters

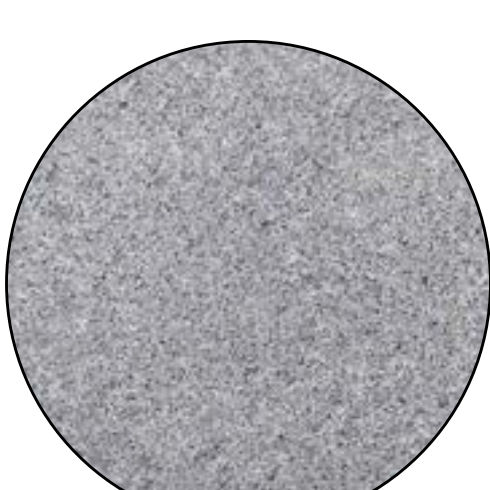


SHOPPING

granite paving



Pelicano granite pavers



Silver granite

02. BEACH PLANTING



GROUNDCOVERS



Carpobrotus virescens



Eremophila Kalbarri Carpet



Myoporum Coastal Carpet

SHRUBS & GRASSES



Leptospermum 'Foreshore'



Leucophyta brownii



Ficinia nodosa



Lepidosperma 'Twilight Green'



TREES



Agonis flexuosa



Eucalyptus platypus

02. BUSHLAND PLANTING



GROUNDCOVERS



Chorizema varium



Adenanthos cuneatus



Banksia blechnifolia

SHRUBS



Boronia crenulata



Anigozanthos flavidus 'Bush



Acacia saligna prostrata



Calothamnus quadrifidus



TREES



Eucalyptus victrix



Banksia menziesii

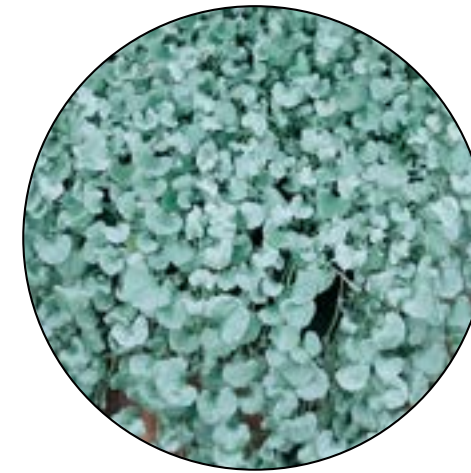
02. GARDEN PLANTING



GROUNDCOVERS



Trachelospermum
jasminoides



Dichondra Silver Falls



Dichondra repens

SHRUBS & GRASSES



Viburnum Emerald Lustre



Philodendron 'Xanadu'



Clivia miniata



Lomandra tanika

TREES



Gleditsia Shademaster



Citrus trees



03. CONCEPT PLAN - GROUND FLOOR



Legend

- | | | | |
|----|---|----|--|
| 01 | Flush turf | 09 | 'Beach' paving gradiating to 'Shopping' paving |
| 02 | Fixed custom furniture | 10 | Short term parking |
| 03 | Raised deck with tree and loose furniture | 11 | Bike parking |
| 04 | Raised stone seat | 12 | Timber seating platform with tree |
| 05 | Raised planter | 13 | Private outdoor balconies |
| 06 | Feature boulders | 14 | Terraced planters |
| 07 | Feature stone paving | 15 | Footpath |
| 08 | Alfresco | 16 | Planting bed with sculpture |



03. CONCEPT PLAN - LEVEL 01



Legend

- 01 Flush turf with integrated seating
- 02 BBQ area
- 03 Communal vegetable planters with dining
- 04 Raised planter bed
- 05 Swimming Pool
- 06 Edge planters
- 07 Fire pit area
- 08 Cabana
- 09 Private terrace
- 10 Roof garden with low feature planting and boulders
- 11 Flush planting with feature boulders
- 12 Stone paving
- 13 Timber deck
- 14 Pizza oven
- 15 Extensive green roof and gravel garden



04. DEEP SOIL - GROUND FLOOR

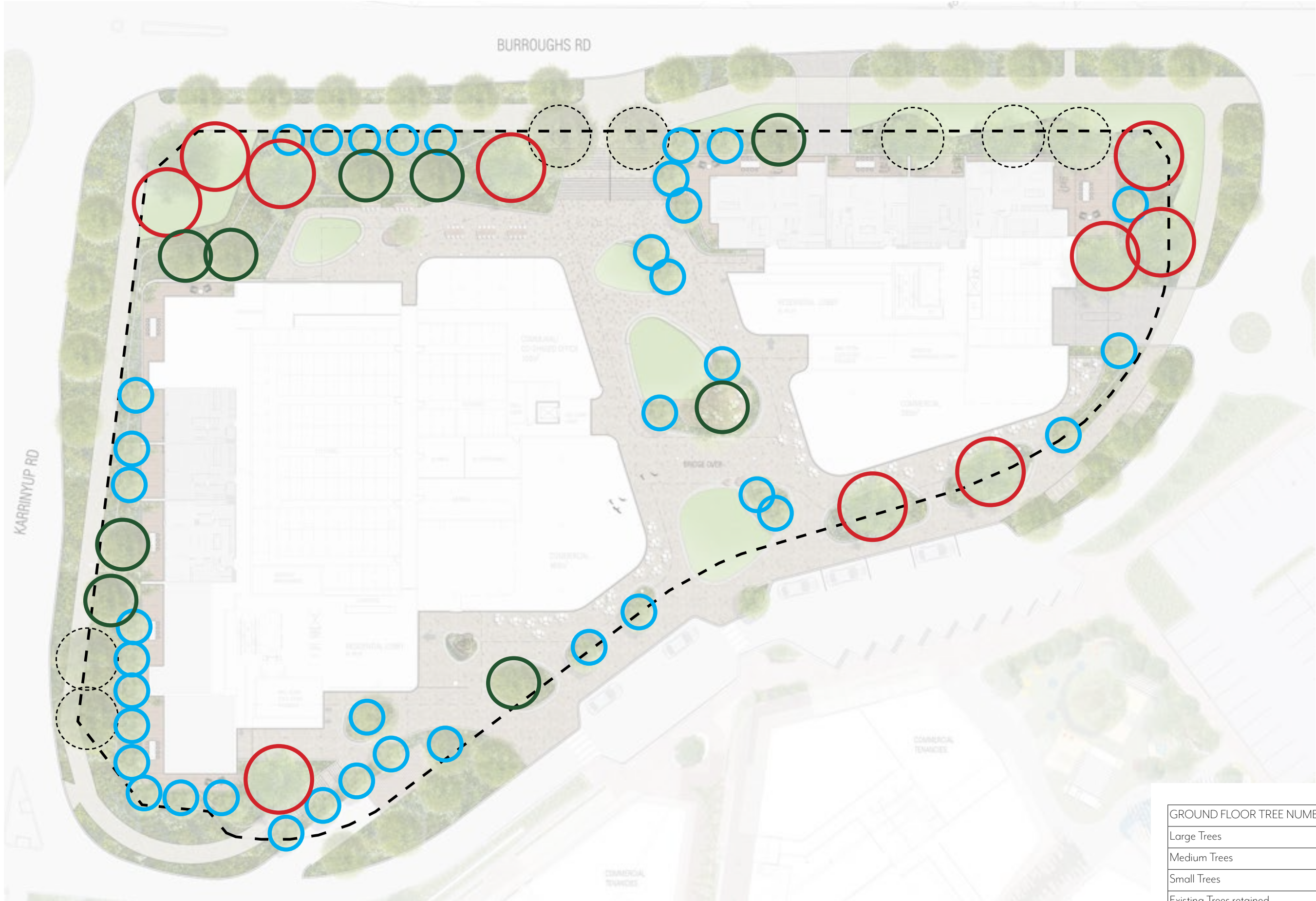


- Deep Soil Zone on grade
1115 sqm
- Planting on Podium (min
1m planting depth)
577 sqm
- - Site boundary
- Basement line

DEEP SOIL REQUIREMENTS	
Site Area	8,893 sqm
Required DSA 7% (retained existing trees)	622 sqm
Total Ground Floor DSA	1692 sqm
Ground Floor DSA shortfall	0 sqm
Total upper level deep soil zones	640 sqm
Total deep soil zones	2332 sqm

TREE REQUIREMENTS	
Site area	8,893 sqm
700 - 1,000 sqm site	2 x medium trees
Additional site area over 1,000 sqm	7,784 sqm
Required additional trees	9 large trees and small trees to suit
Total tree number requirement	9 large + 2 medium trees and small trees to suit
PROPOSED SITE WIDE TOTAL TREE NUMBERS	
Large Trees	10 total
Medium Trees	15 total
Small Trees	72 total

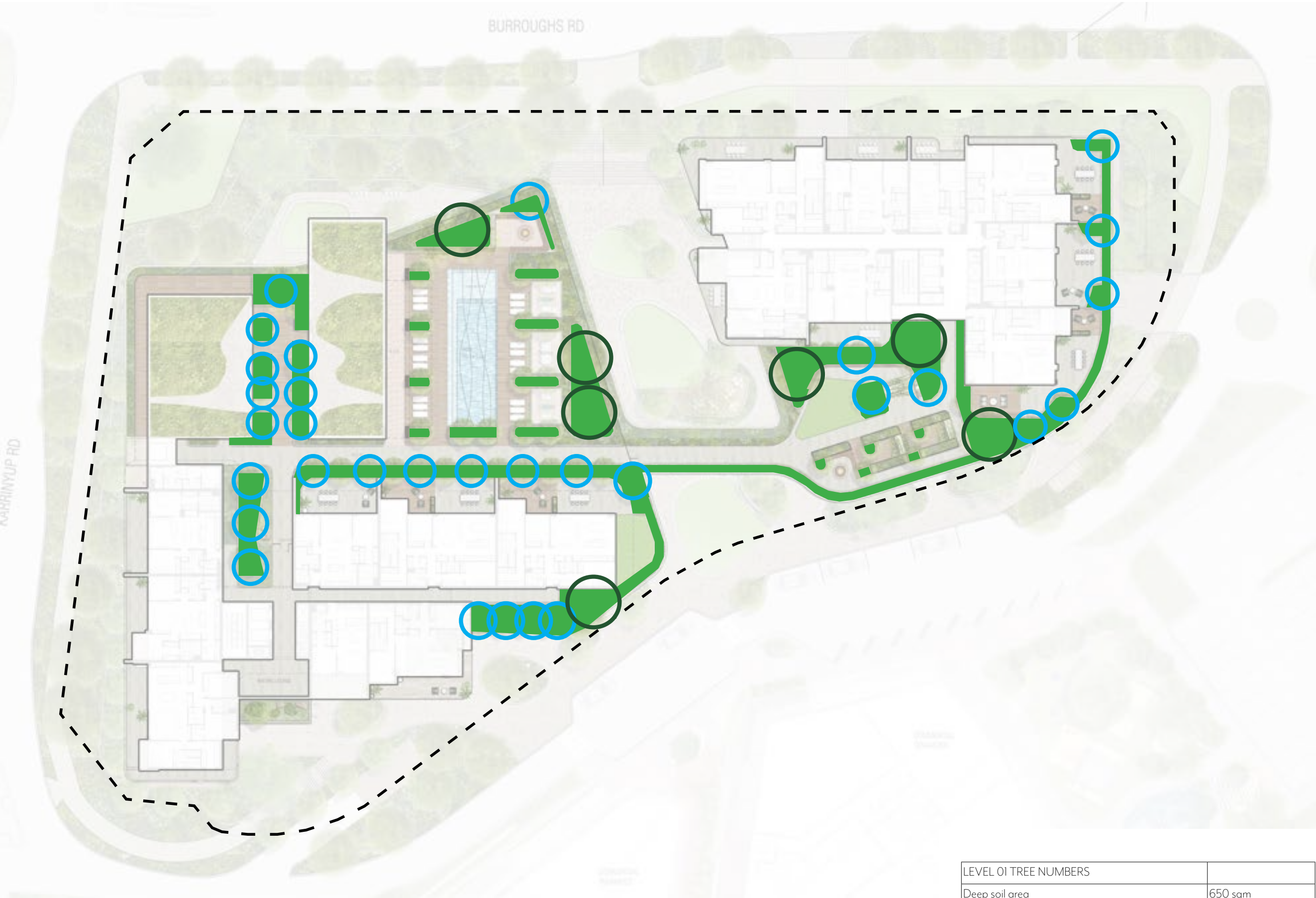
04. DEEP SOIL PLANTING - GROUND FLOOR



- 'Small Tree' location (9m2 DSA per tree)
- 'Medium Tree' location (36m2 DSA per tree)
- 'Large Tree' location (64m2 DSA per tree)
- Existing Tree retained

GROUND FLOOR TREE NUMBERS	
Large Trees	10 total
Medium Trees	9 total
Small Trees	37 total
Existing Trees retained	7 total

04. DEEP SOIL PLANTING - LEVEL 01



-  'Small Tree' location (9m2 DSA per tree)
-  'Medium Tree' location (36m2 DSA per tree)
-  Planting on Podium (min 1m planting depth)

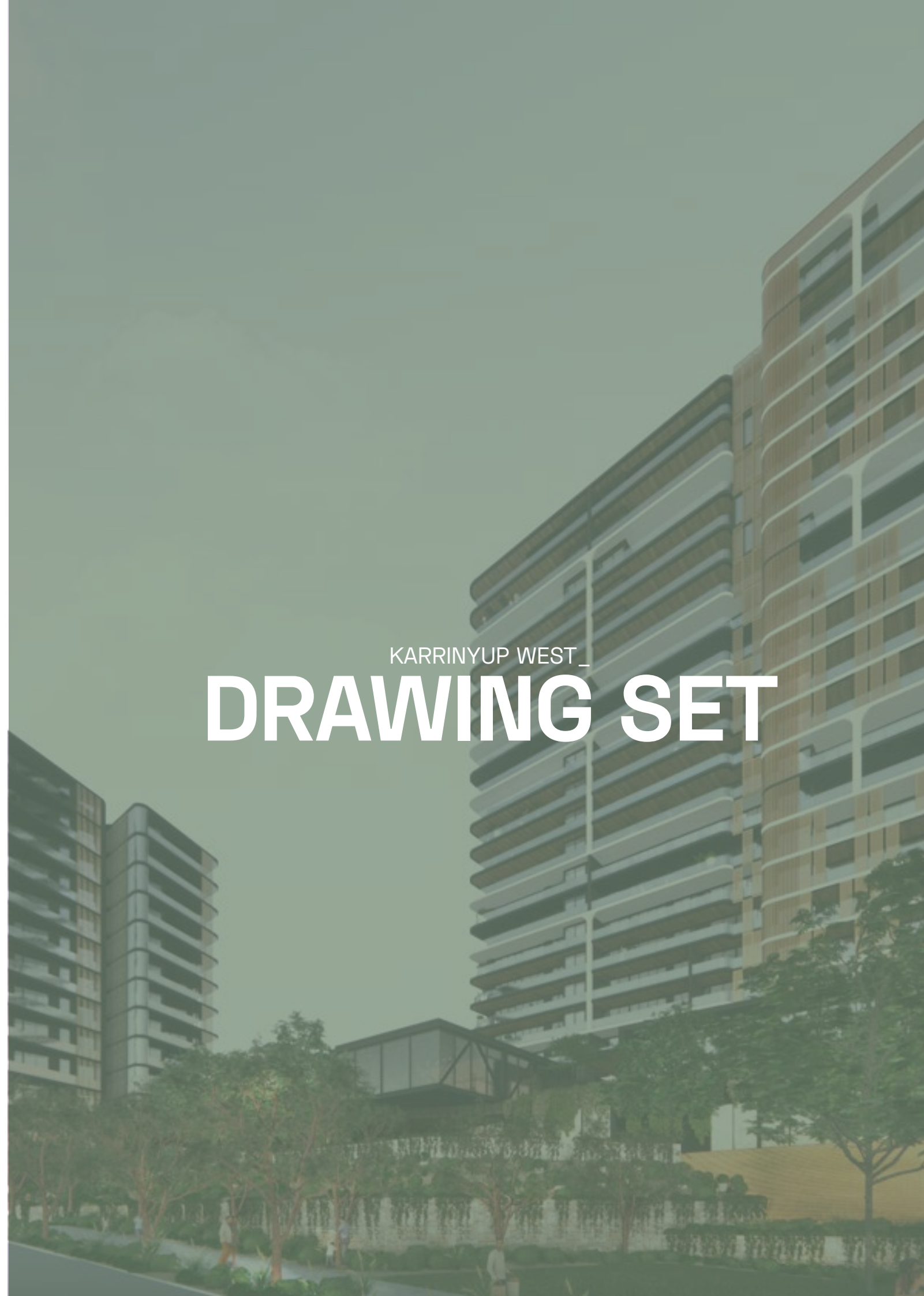
LEVEL 01 TREE NUMBERS	
Deep soil area	650 sqm
Medium Trees	7 total
Small Trees	31 total

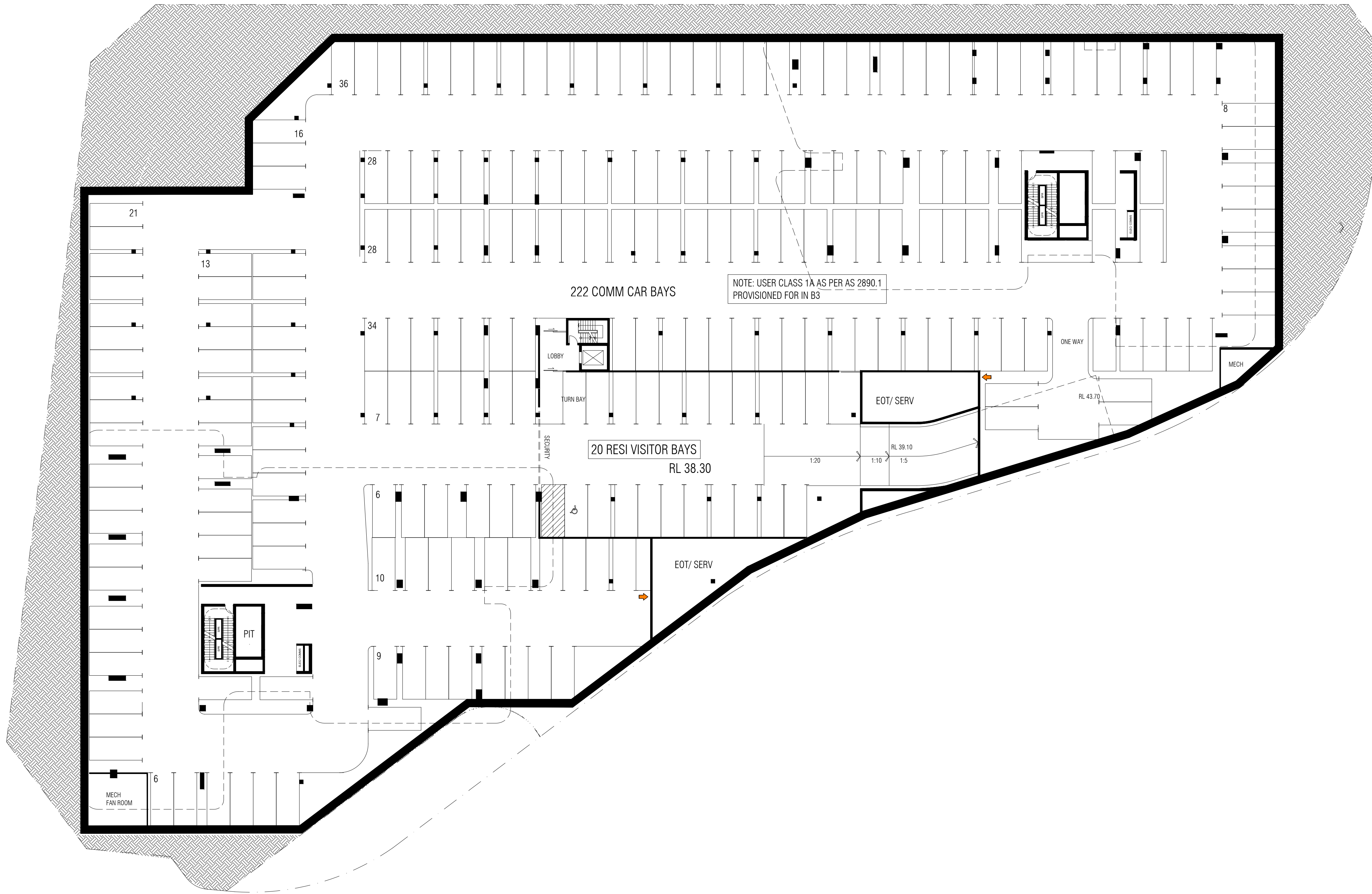
04. TREE RETENTION AND RELOCATION





KARRINYUP WEST_
DRAWING SET





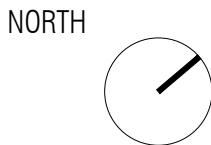
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B	10.08.2021	PRELIMINARY ISSUE
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BCA COMPLIANCE:
STRUCTURAL:
HYDRAULIC:
ELECTRICAL:
MECHANICAL:
ENERGY:
FIRE:

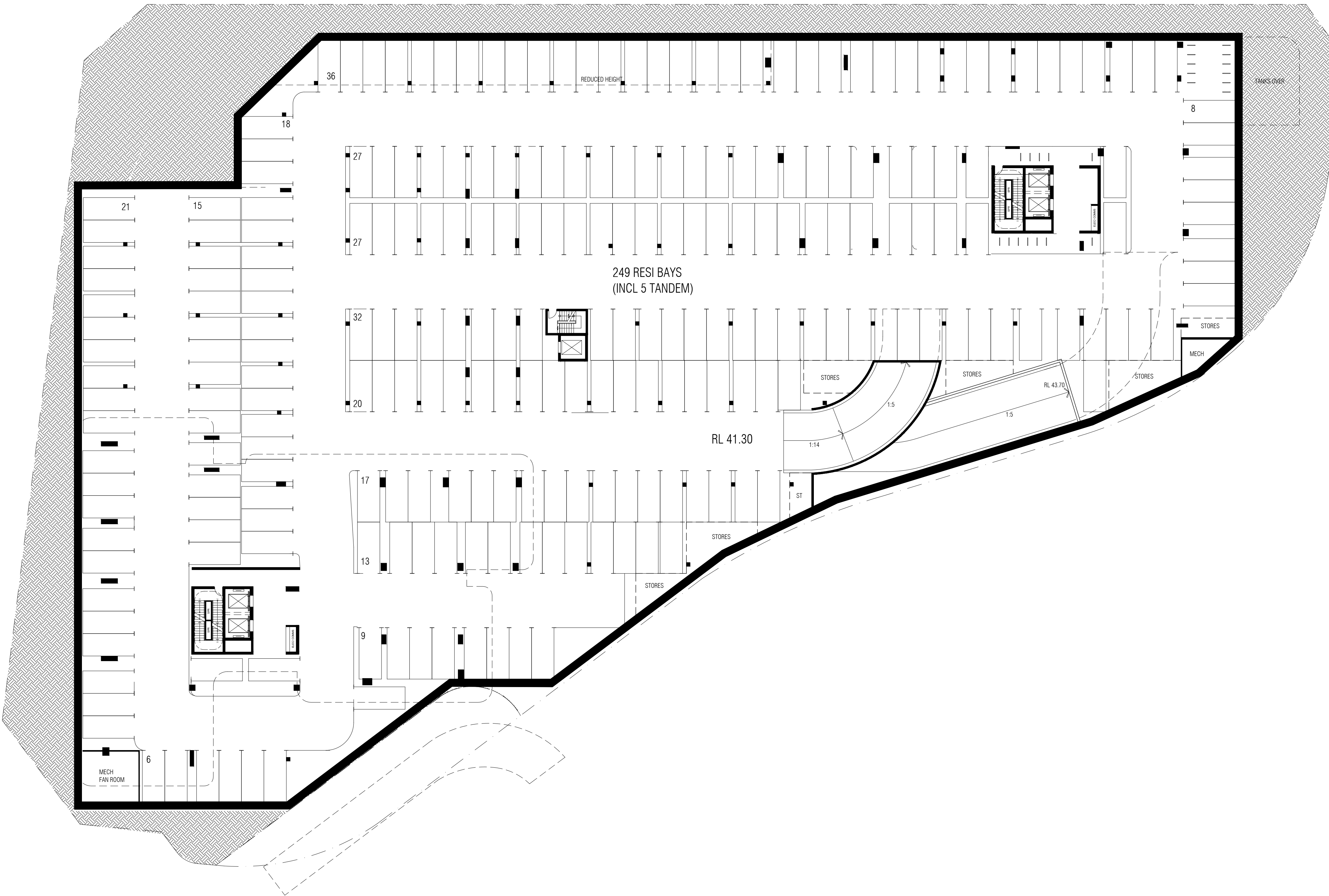
CLIENT
BLACKBURNE
PROJECT
KARRINYUP

PROJECT ADDRESS
KARRINYUP
PROJECT STATUS
FOR REVIEW

PROJECT NUMBER
21007
SCALE
1:250 @ A1



DRAWING
**FLOOR PLANS
BASEMENT 03**
DRAWING NO. DRAFTER CHECKED REV.
DA 1.01 AW WB G



REV.	DATE	AMENDMENT
B	10.08.2021	PRELIMINARY ISSUE
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STRUCTURAL:
HYDRAULIC:
ELECTRICAL:
MECHANICAL:
ENERGY:
FIRE:

CLIENT

BLACKBURNE

PROJECT

KARRINYUP

PROJECT ADDRESS

KARRINYUP

PROJECT STATUS

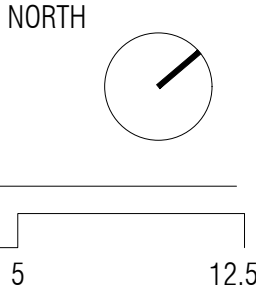
FOR REVIEW

PROJECT NUMBER

21007

SCALE

1:250 @ A1



DRAWING

FLOOR PLANS
BASEMENT 02

DRAWING NO. DRAFTER CHECKED REV.

DA 1.02 AW WB G

KARRINYUP RD

BURROUGHS RD



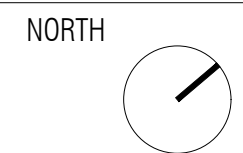
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MECHANICAL:
ENERGY:
FIRE:

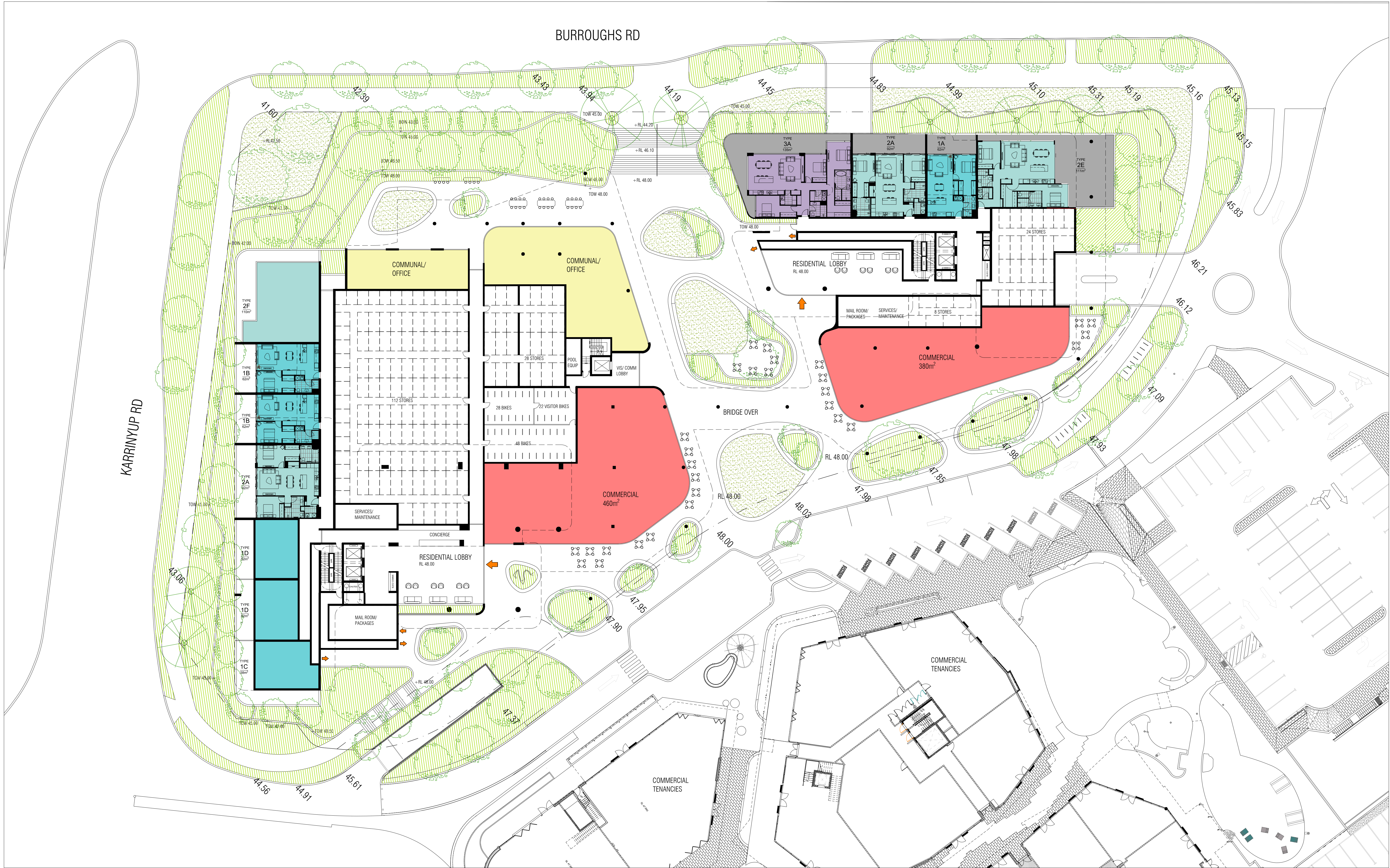
CLIENT
BLACKBURNE
PROJECT
KARRINYUP

PROJECT ADDRESS
KARRINYUP
PROJECT STATUS
FOR REVIEW

PROJECT NUMBER
21007
SCALE
0 2.5 5 12.5
1:250 @ A1



DRAWING
**FLOOR PLANS
BASEMENT 01**
DRAWING NO. DA 1.03
DRAFTER AW
CHECKED WB
REV. G



REV.	DATE	AMENDMENT
B	10.08.2021	PRELIMINARY ISSUE
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BCA COMPLIANCE:
STRUCTURAL:
HYDRAULIC:
ELECTRICAL:
MECHANICAL:
ENERGY:
FIRE:

CLIENT

BLACKBURNE

PROJECT

KARRINYUP

PROJECT ADDRESS

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PROJECT STATUS

FOR REVIEW

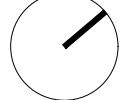
PROJECT NUMBER

21007

SCALE

1:250 @ A1

NORTH



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DRAWING

FLOOR PLANS
GROUND FLOOR

DRAWING NO. DRAFTER CHECKED REV.

DA 1.04 AW WB G



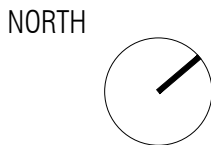
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BCA COMPLIANCE:
STRUCTURAL:
HYDRAULIC:
ELECTRICAL:
MECHANICAL:
ENERGY:
FIRE:

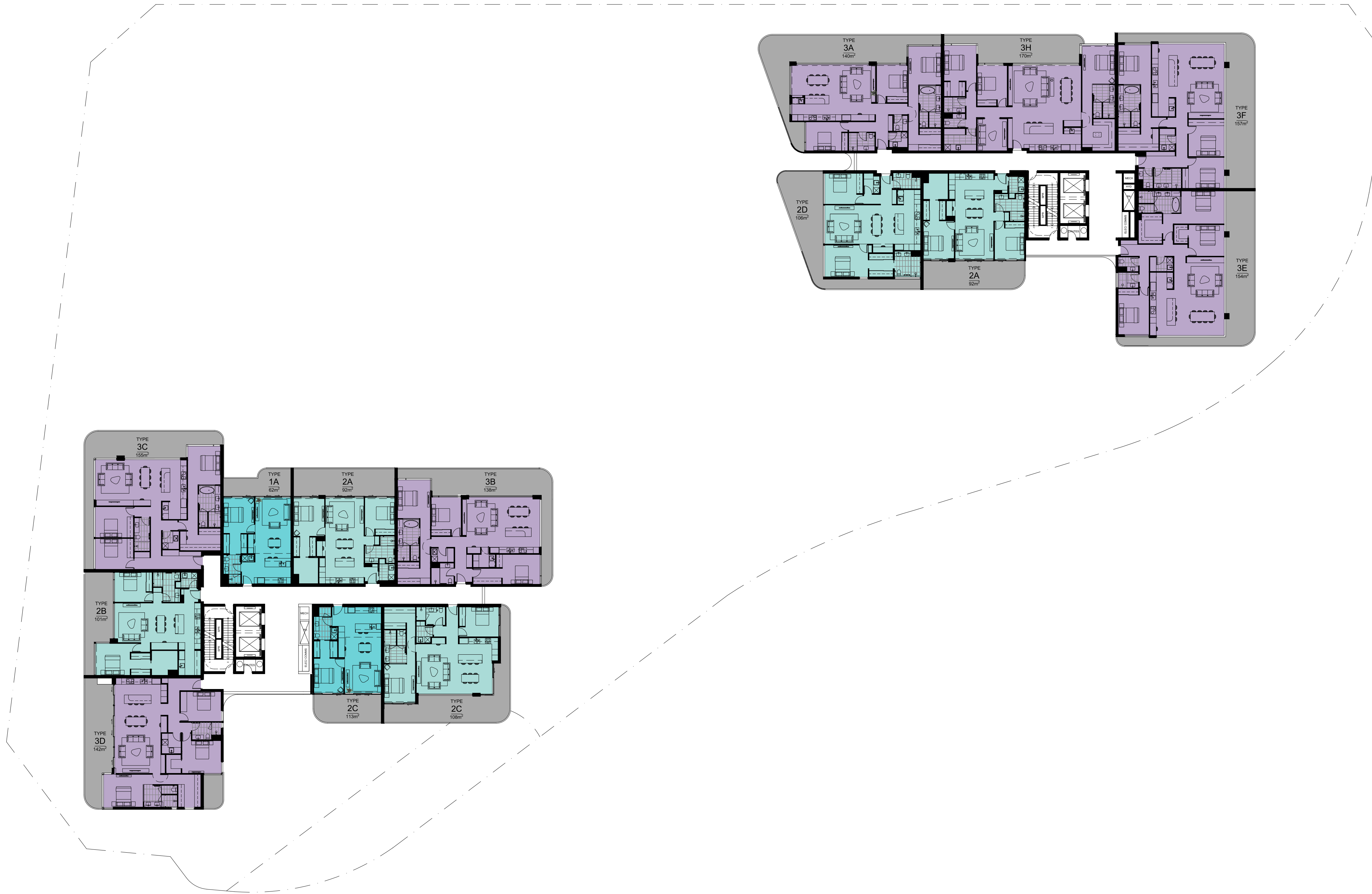
CLIENT
BLACKBURNE
PROJECT
KARRINYUP

PROJECT ADDRESS
KARRINYUP
PROJECT STATUS
FOR REVIEW

PROJECT NUMBER
21007
SCALE
0 2.5 5 12.5
1:250 @ A1



DRAWING
**FLOOR PLANS
LEVEL 02 - LEVEL 06**
DRAWING NO. DRAFTER CHECKED REV.
DA 1.06 AW WB G



REV.	DATE	AMENDMENT
B	10.08.2021	PRELIMINARY ISSUE
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BCA COMPLIANCE:
STRUCTURAL:
HYDRAULIC:
ELECTRICAL:
MECHANICAL:
ENERGY:
FIRE:

CLIENT

BLACKBURNE

PROJECT

KARRINYUP

PROJECT ADDRESS

KARRINYUP

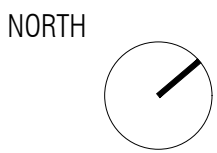
PROJECT STATUS

FOR REVIEW

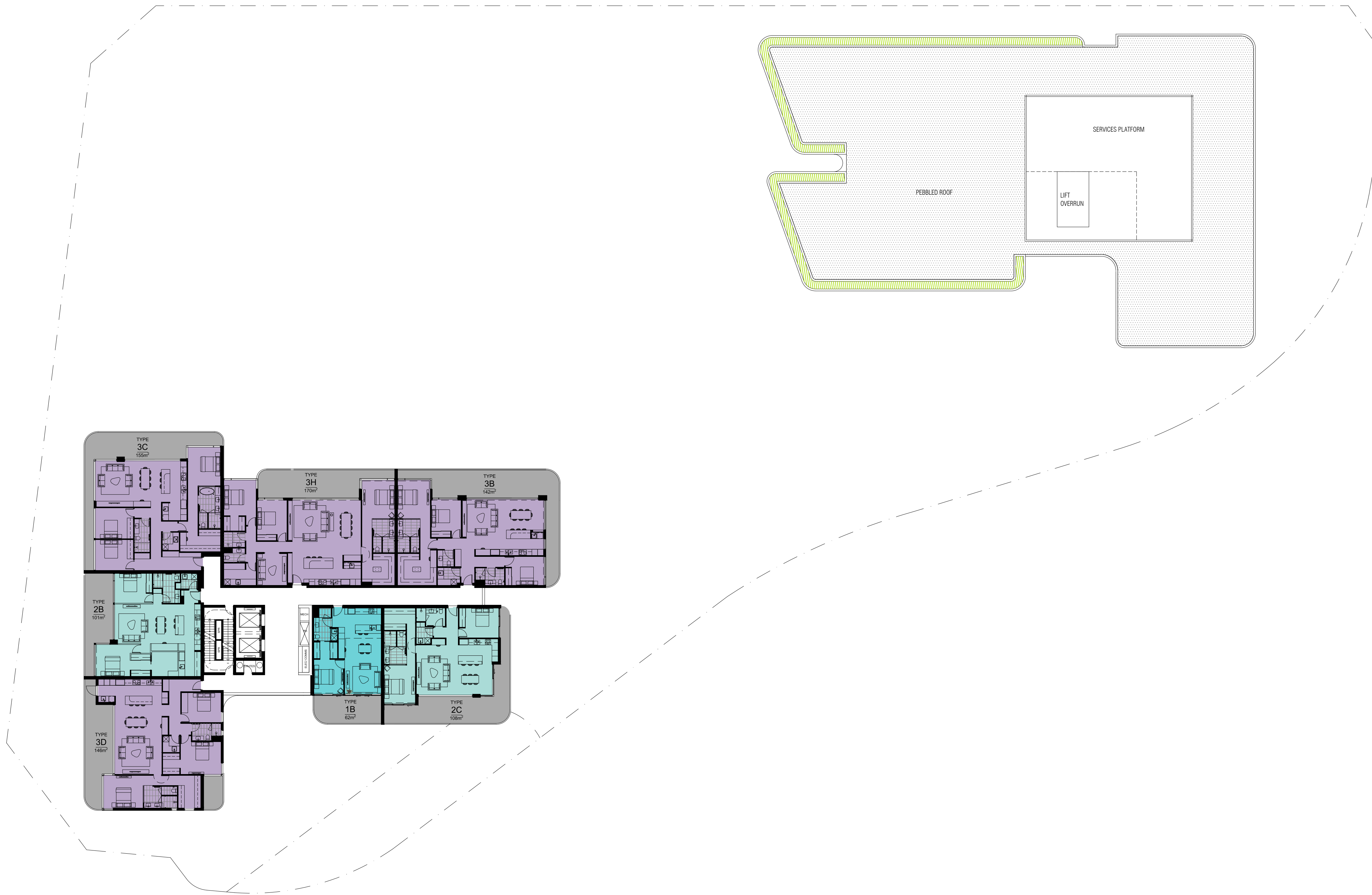
PROJECT NUMBER

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SCALE
0 2.5 5 12.5
1:250 @ A1



DRAWING
FLOOR PLANS
LEVEL 07 - LEVEL 12
DRAWING NO. DRAFTER CHECKED REV.
DA 1.07 AW WB G



REV.	DATE	AMENDMENT
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STRUCTURAL:
HYDRAULIC:
ELECTRICAL:
MECHANICAL:
ENERGY:
FIRE:

CLIENT

BLACKBURNE

PROJECT

KARRINYUP

PROJECT ADDRESS

KARRINYUP

PROJECT STATUS

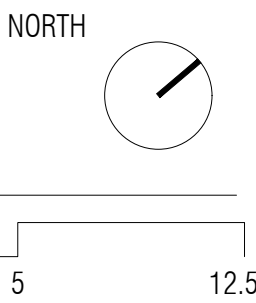
FOR REVIEW

PROJECT NUMBER

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SCALE

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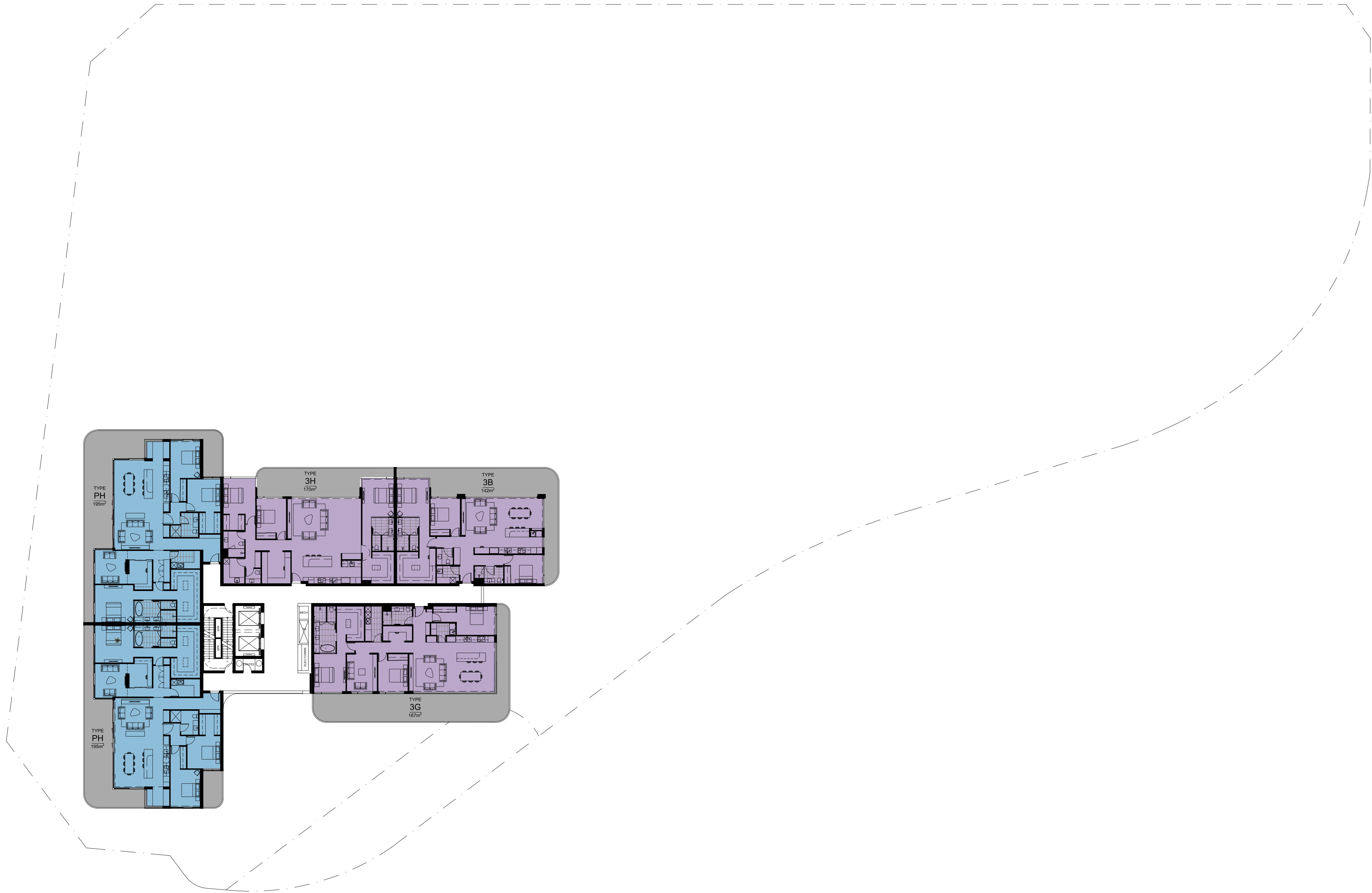


DRAWING

FLOOR PLANS
LEVEL 13 - LEVEL 17

DRAWING NO. DRAFTER CHECKED REV.

DA 1.08 AW WB G



REV.	DATE	AMENDMENT
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STRUCTURAL:
HYDRAULIC:
ELECTRICAL:
MECHANICAL:
ENERGY:
FIRE:

CLIENT

BLACKBURNE

PROJECT

KARRINYUP

PROJECT ADDRESS

KARRINYUP

PROJECT STATUS

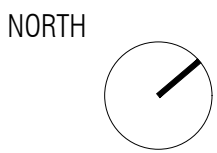
FOR REVIEW

PROJECT NUMBER

21007

SCALE
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1:250 @ A1



DRAWING
FLOOR PLANS
LEVEL 18 - LEVEL 22
DRAWING NO. DRAFTER CHECKED REV.
DA 1.09 AW WB G

251 APTS

	1A	1B	1C	1D	2A	2B	2C	2D	2E	2F	2G	2H				3A	3B	3C	3D	3E	3F	3G	3H		PH				
	1X1	1X1	1X1	1X1	2X2	2X2	2X2	2X2	2X2	2X2						3X2	3X2	3X2	3X2	3X2	3X2	3X2	3X2		3X2		COMMERCIAL	TOTAL	
	62	62	58	52	92	101	108	106	111	110						135	138	149	142	154	157	167	170		195		840		
B2																													
B1																													
L00	1	2	1	2	2				1	1						1													11
L01	1	1			5	1	1	1	2							1	2		1										16
L02	2	1			4	1	1	1	2							1	1	1	1										16
L03	2	1			4	1	1	1	2							1	1	1	1										16
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L12	1	1			2	1	1	1								1	1	1	1	1	1	1							14
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L14		1				1	1										1	1	1				1						7
L15		1				1	1										1	1	1				1						7
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L18																	1					1	1		2				5
L19																	1	1				1	1		2				5
L20																	1					1	1		2				5
L21																	1					1	1		2				

MIX	APTS	MIX %
1x1	40	16%
2x2	99	39%
3x2	102	41%
PH	10	4%
TOTAL	251	100%

CAR PARKING		
BASEMENT 1	RESIDENTIAL	208
BASEMENT 2	RESIDENTIAL	249
BASEMENT 3	COMM & VISITOR	222 COMM + 20 VIS. = 242
TOTAL RESIDENTIAL BAYS		457 (INCL 9 TANDEM)
VISITOR BAYS		20
COMMERCIAL BAYS		222
TOTAL BAYS		699

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STRUCTURAL:
HYDRAULIC:
ELECTRICAL:
MECHANICAL:
ENERGY:
FIRE:

CLIENT

BLACKBURN

PROJECT

KARRINYUP

PROJECT ADDRESS	
KARRINYUP	
PROJECT STATUS	
FOR REVIEW	

PROJECT NUMBER NORTH

21007

SCALE

0 2.5 5 12

1:250 @ A1

DRAWING			
DEVELOPMENT SUMMARY AS SHOWN			
DRAWING NO.	DRAFTER	CHECKED	REV.
DA 1.10	AW	WB	G