

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA23/1109 – 19 Twyford Place, Innaloo - Development Assessment Panel – Form 1 – Seventeen Multiple Dwellings	
Chairperson:	Philip Gresley	Acting Chairperson
Panel members:	Jackson Liew Tony Blackwell Lisa Shine	
Local government officers:	Dean Williams Michael Italiano Kelly Douglas Simone Palmer	Acting Coordinator Planning Acting Senior Planning Officer Client Liaison Officer DRP Support Officer
Observers		
Date:	9 November 2023	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Adrian Dhue Michael Dryka Rod Del Carlo	Lateral Planning (<i>Applicant</i>) Michael Dryka Architects Applicant's Client
	Owners	Conquest Capital Pty Ltd

Observer/s

Briefings		
Development assessment overview	Michael Italiano	Acting Senior Planning Officer
Technical issues	Michael Italiano	Acting Senior Planning Officer
Design Review		
Proposed development	Item 1 – DA23/1109 – 19 Twyford Place, Innaloo - Development Assessment Panel – Form 1 – Seventeen Multiple Dwellings	
Property address	19 Twyford Place, Innaloo	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Michael Dryka	Michael Dryka Architects
Key issues / recommendations	This is the second review of this proposal. There have been some improvements since DRP1 however the Panel is not supportive in its current form. The bulk and scale has been reduced to ameliorate the impact on the western neighbour, but has also increased in height from 4 to 5 storeys.	

	This significant increase above the allowable 3 storeys requires improvements in design quality to obtain Panel support. There are large blank walls, a lack of material diversity, and non-compliant setbacks that contribute to a design that appears over scaled. There have been some positive changes to the functional layouts of the apartments however the opportunity for improvement remains significant. The proposal will benefit from better fitting into its (future and current) context through responding and defining the character of the place. It is recommended that a streetscape character analysis, site sections, and other diagrams are used as design tools to improve the outcome. These should be included in the next Panel presentation. Currently the project also favours non-activated uses in addressing the street which is not supported. Landscaping should be reconsidered to provide higher levels of amenity and opportunity for interaction rather than be left over space. An increase in tree numbers to meet requirements should be implemented. Sustainability has not yet been suitably addressed. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation**Item 1 – DA23/1109 – 19 Twyford Place, Innaloo - Pre Development Application – Multiple Dwelling
DRP Meeting – Thursday 9 November 2023**

	<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 noted that SPP 7.3 has been used in assessing whether or not the current design achieves the definition of “good design” against the 10 principles. 1b. The Panel support the approach to the site as a corner, and suggests giving consideration to each street interface including the POS interface which is currently underutilized. 1c. The Applicant was encouraged to communicate the proposal within the future planning context through diagrams and renders including the transitional impacts on neighbours. 1d. The Panel commented on the importance of the streetscape interface, noting that this has not been sufficiently communicated and discussed by the applicant. The removal of the ground floor apartment is a significant retrograde step. Reintroducing the ground-floor apartment would be beneficial while further development is still required to reduce the impact of the extent of vehicle cross overs. 1e. The panel encourages the Applicant to review and consider the relocation of some of the stores from the ground level and the carpark to a more discrete location to enable space and opportunity for enhanced street activation. 1f. The Panel suggested further connection with the form and materiality in relation to the context and character of the development. 1g. The Panel urged the Applicant to provide site sections for the entire proposal which includes the public open space. 1h. It was suggested by the Panel further street activation could be achieved by removing the parking from the front setback.
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 Applicant was commended on engaging the services of a landscape architect although the Panel encouraged the Applicant to work with them to create opportunity for landscape to be integrated in a meaningful and useable way which is not just left over space. 2b. The Panel commented large trees are important and there is an opportunity to assist with addressing the lack of tree canopy within the City of Stirling through the provision of deep soil areas on the ground. The panel commented that clarity around the deep soil is still required. 2c. The Panel stated that the landscape west of the stairs will be in a full shade all year round and therefore the plant species indicated in this area are required to be reviewed. 2d. The Panel commented that the planning framework requires a provision for twenty large trees on site to be included in the proposal. It was mentioned by the Panel the Applicant must provide these or provide justification around why this is not being achieved. 2e. The Panel noted providing a connection to the adjacent public open space is an important opportunity which should be pursued. 2f. Comment was made by the Panel to consider relocating the communal open space to the ground floor and provide access to the northern aspect.

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 bulk and scale have been reduced to ameliorate the impact on the western neighbour, but has also increased in height from 4 to 5 storeys. This significant increase above the allowable 3 storeys requires improvements in design quality to obtain Panel support. There are large blank walls, a lack of material diversity, and non-compliant setbacks that contribute to a design that appears over scaled including a 5-storey element less than 1m from the western boundary. 3b. The Panel suggested the applicant could use section drawings and diagrams to better design and subsequently communicate the scale proposed in relation to the potential future developments in close proximity to the site. It would be beneficial the Applicant provide renders from the perspective of the neighbouring property to determine what is happening in the neighbour's yard. 3c. The blank wall hiding the carpark from the POS should be reconsidered including the treatment and shape of openings which should complement the overall development. 3d. The overall strength of the curved motif is lost in the current proposal with the blade wall to the entry way reducing the opportunity for it to be read more clearly in the round. The use of different materials and the refinement of articulation and intersection of forms would be highly beneficial and should be carefully reconsidered. 3e. The Panel expressed concern around the nil setbacks and stated more dialogue is required to communicate the reason for this.
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 commented on the benefit that will derive from rationalizing the plan, to improve functionality, reduce costs and improve amenity. Although there have been some improvements, several of the units could be further improved through this process. Further work is required around the apartment planning to ensure furniture and layout is functional and is further demonstrated. 4b. Comment was made by the Panel bedrooms to apartments B, C and E have both privacy issues from internal corridors and borrowed light to bedrooms which are not supported. The opportunity to externalise the corridor to improve cross ventilation with voids to reduce privacy issues should be considered. The width of the corridor also seems to be overly generous even including the provision of any Silver Standard Liveable housing requirements. 4c. It was mentioned by the Panel universal access needs to be appropriately resolved. The widths, levels and access need to be demonstrated to ensure they are functional. 4d. The Panel commented there is opportunity to create a stronger visual connection between the lobby and the carpark. 4e. The ground floor corridor might be further interrogated to provide a narrower corridor whilst providing quality amenity. 4f. Comment was made by the Panel there could be further opportunities to take advantage of northern light for living spaces through replanning of the units. 4g. The Panel commented the letterboxes are inadequate in size and there is no provision for parcel drop off or delivery. 4h. It was mentioned by the Panel the communal open space is positive although the layout and use needs to be demonstrated and tested. It was also suggested a toilet could be added to this area. 4i. Comment was made by the Panel there has been no provision for motorcycle parking included in the development.

Principle 5 Sustainability	<i>Good design optimizes the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Applicant was encouraged by the Panel to explore options and make a greater commitment to sustainability. It was mentioned the sustainability report was disappointing and lacked detail and a commitment to sustainability. 5b. The Panel commented there is still a lot of unshaded windows facing east. The Applicant is to demonstrate a solution and reduce heat loading on these windows by providing awnings or other sun control devices for low angled sun angles on hot summer mornings. 5c. The Applicant was commended on the cross ventilation in the areas that it has been achieved in the proposal. There is more work required on the cross ventilation in the corridor on apartment levels and it was mentioned this should be demonstrated via diagrams and show a good outcome. The Panel recommended introducing additional natural ventilation. 5d. There was concern raised around the lack of shading to windows provided to the access corridors in the upper levels which will create to an uncomfortable corridor space on summer afternoons. 5e. The Panel stated photovoltaic cells are to be demonstrated on the drawings. 5f. Comment was made by the Panel around the offerings included for EV charging. It was requested the Applicant demonstrate infrastructure to enable progression for easy charging for all car bays for the future.
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. It was mentioned by the Panel the living spaces on the first level (in particular Unit D) are directly above the bins stores which could be problematic in relation to odour. 6b. Comment was made by the Panel the communal open space could be improved by providing a northern aspect. 6c. It was stated by the Panel the generous balconies are a positive outcome and provide good amenity for residents. 6d. The high light windows and the use of borrowed light for bedrooms in units B, C and E are not supported. 6e. The Panel commented they support the air conditioning condensers being located on the roof however the low angle of the roof access is not clear. Further understanding of how visual they are going to be from a long view would be beneficial. 6f. It was stated by the Panel there is no design for the communal open space. There are currently only planters included in this space which provides only minimal amenity for the residents. 6g. Additional natural light could be provided to the carpark.
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. There is some clarity provided around the legibility of the proposal although there is no ground level activation. 7b. There was a discussion around the opportunity for double access doors, one being for the postman and one for secure resident access. The Panel requested the entry experience be made more welcoming. 7c. Comment was made the ground floor interface is not fully resolved and the carpark is dominant. Further development should create a clear hierarchy with the pedestrian entry being prioritised. The second vehicle crossover is not supported by the Panel and should be removed.

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 commented on the one entry towards the north from the car park. It was stated it is a convoluted way to access the lift. There is opportunity to provide further penetration along the edge and offer some visual connection and improve the pedestrian access. Visual surveillance was encouraged in this area.
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. Comment was made by the Panel the removal of the ground floor apartment is detrimental to the community connection and streetscape. 9b. The Panel made comment the absence of a high amenity communal open space is considered a significant downfall of the proposal. Creating a strong sense of community within the development should be pursued. 9c. Additionally, the Panel commented there is a need to demonstrate what is being given back to the broader community through the streetscape interface for the additional height discretion.
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. Comment was made by the Panel the colour and material palette consists of mainly of render and paint. Additional materials, including at ground level, need to be added to provide visual interest. This is a key move to enhance the formal qualities of the proposal. 10b. A boldness and strong geometry of design is supported in principle by the Panel, however the overarching design parti in this proposal requires additional consideration to give the design a more cohesive logic and hierarchy of elements. 10c. The Panel stated the Applicant needs to demonstrate how the design responds to the character of place as this is not evident at this point.

Design Review progress Item 1 – DA23/1109 and PDA23/0038 – 19 Twyford Place, Innaloo - Pre Development Application – Multiple Dwelling DRP Meeting – Thursday 9 November and 8 June 2023			
	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 8/6/2023	DR2 9/11/2023	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 1 – DA23/1109 and PDA23/0038 – 19 Twyford Place, Innaloo

DR1 – DRP Recommendations DRP Meeting – 8/6/2023	DR2 – Applicant Response DRP Meeting – 8/6/2023	DR2 DRP Recommendations DRP Meeting – 9/11/2023	DR2 – Applicant Response DRP Meeting – 9/11/2023
1c. Comment was made by the Panel the 4 storeys proposed would be supported by the Panel providing the Local Development Plan objectives are met by the Applicant. The Applicant was encouraged to communicate the proposal within the future planning context through diagrams and renders. 1d. The Panel also recommend an explanation of the proposal in relation to the current context to understand the transitional impacts on neighbours. 1e. It was suggested by the Panel further street activation could be achieved by reducing the parking to remove this from the front setback. 1f. The Panel commented on the importance of the streetscape interface, noting that this has not been sufficiently communicated and discussed by the applicant. Having a ground-floor apartment is a good start and further development is required to reduce the impact of the car parking and extent of vehicle cross overs.		1b. The Panel support the approach to the site as a corner, and suggests giving consideration to each street interface including the POS interface which is currently underutilized. 1c. The Applicant was encouraged to communicate the proposal within the future planning context through diagrams and renders including the transitional impacts on neighbours. 1d. The Panel commented on the importance of the streetscape interface, noting that this has not been sufficiently communicated and discussed by the applicant. The removal of the ground floor apartment is a significant retrograde step. Reintroducing the ground-floor apartment would be beneficial while further development is still required to reduce the impact of the extent of vehicle cross overs. 1e. The panel encourages the Applicant to review and consider the relocation of some of the stores from the ground level and the carpark to a more discrete location to enable space and opportunity for enhanced street activation. 1f. The Panel suggested further connection with the form and materiality in relation to the context and character of the development. 1g. The Panel urged the Applicant to provide site sections for the entire proposal which includes the public open space. 1h. It was suggested by the Panel	

		further street activation could be achieved by removing the parking from the front setback.	
2a. The Applicant was strongly encouraged to engage the services of a landscape architect at an early stage to ensure that landscape is an integrated and meaningful part of the design response. 2b. Comment was made by the Panel it is unlikely the green walls proposed would flourish in many of the locations proposed, noting that some do not receive any natural light. The emphasis for the landscape solution should seek to provide high quality, high amenity landscape spaces for residents. 2c. The Panel commented large trees are important and there is an opportunity to assist with addressing the lack of tree canopy within the City of Stirling through the provision of deep soil areas on the ground. The design currently nominated landscape in the leftover spaces of the design rather than integrated in a meaningful and usable way. 2d. The Panel questioned the planting on structure, particularly on the first floor, and questioned how this will be accessed for enjoyment and maintenance. The Panel is skeptical in regard to this approach and suggest a more robust response to landscape.		2a. The Applicant was commended on engaging the services of a landscape architect although the Panel encouraged the Applicant to work with them to create opportunity for landscape to be integrated in a meaningful and useable way which is not just left over space. 2b. The Panel commented large trees are important and there is an opportunity to assist with addressing the lack of tree canopy within the City of Stirling through the provision of deep soil areas on the ground. The panel commented that clarity around the deep soil is still required. 2c. The Panel stated that the landscape west of the stairs will be in a full shade all year round and therefore the plant species indicated in this area are required to be reviewed. 2d. The Panel commented that the planning framework requires a provision for twenty large trees on site to be included in the proposal. It was mentioned by the Panel the Applicant must provide these or provide justification around why this is not being achieved. 2e. The Panel noted providing a connection to the adjacent public open space is an important opportunity which should be pursued. 2f. Comment was made by the Panel to consider relocating the communal open space to the ground floor and provide access to the northern aspect.	

3a. The Panel suggested the Applicant could use diagrams to communicate the scale proposed in relation to the potential future developments in close proximity to the site. 3b. The Panel commented there is a need to incorporate articulation of the long blank wall which can be viewed when driving down Ellen Stirling Boulevard as this will be visible in the medium term. 3c. The Panel mentioned the potential for a stepping down of heights between higher density to lower density areas as a way to manage scale changes.		3b. The Panel suggested the applicant could use section drawings and diagrams to better design and subsequently communicate the scale proposed in relation to the potential future developments in close proximity to the site. It would be beneficial the Applicant provide renders from the perspective of the neighbouring property to determine what is happening in the neighbour's yard. 3c. The blank wall hiding the carpark from the POS should be reconsidered including the treatment and shape of openings which should complement the overall development. 3d. The overall strength of the curved motif is lost in the current proposal with the blade wall to the entry way reducing the opportunity for it to be read more clearly in the round. The use of different materials and the refinement of articulation and intersection of forms would be highly beneficial and should be carefully reconsidered.	
4a. The Panel commented on the benefit that will derive from rationalizing the plan, to improve functionality, reduce costs and improve amenity. Several of the units could be improved through this process. 4c. It was mentioned the Panel supports the semi-circular form of the building but further work is required to ensure this doesn't negatively affect the functionality, and the efficient allocation of spaces. 4d. It was stated by the Panel the lift lobbies are tight and urged the Applicant to think about how		4a. The Panel commented on the benefit that will derive from rationalizing the plan, to improve functionality, reduce costs and improve amenity. Although there have been some improvements, several of the units could be further improved through this process. Further work is required around the apartment planning to ensure furniture and layout is functional and is further demonstrated. 4b. Comment was made by the Panel bedrooms to apartments B, C and E have both privacy issues from internal corridors and borrowed light to bedrooms which are not	

residents would move furniture into the apartments, noting that there is a mismatch between the generous size of the lift and the narrow walkways. 4g. Comment was made by the Panel there could be opportunities to take advantage of northern orientation through replanning of the units. 4h. The Panel mentioned storage areas would be affected by inward opening doors which would further reduce the storage space being proposed. The size and configuration of these is not supported. Opportunities to integrate storage spaces with the units could be a better outcome.		supported. The opportunity to externalise the corridor to improve cross ventilation with voids to reduce privacy issues should be considered. The width of the corridor also seems to be overly generous even including the provision of any Silver Standard Liveable housing requirements. 4c. It was mentioned by the Panel universal access needs to be appropriately resolved. The widths, levels and access need to be demonstrated to ensure they are functional. 4d. The Panel commented there is opportunity to create a stronger visual connection between the lobby and the carpark. 4e. The ground floor corridor might be further interrogated to provide a narrower corridor whilst providing quality amenity. 4f. Comment was made by the Panel there could be further opportunities to take advantage of northern light for living spaces through replanning of the units. 4h. It was mentioned by the Panel the communal open space is positive although the layout and use needs to be demonstrated and tested. It was also suggested a toilet could be added to this area.	
5a. The Applicant was strongly urged to engage the services of a sustainability expert to assist and demonstrate how the proposal will integrate sustainability into the design. 5b. The Applicant was commended on the cross ventilation in the areas that it has been achieved in the proposal. This should be demonstrated via diagrams to		5a. The Applicant was encouraged by the Panel to explore options and make a greater commitment to sustainability. It was mentioned the sustainability report was disappointing and lacked detail and a commitment to sustainability. 5b. The Panel commented there is still a lot of unshaded windows facing east. The Applicant is to demonstrate a solution and reduce	

demonstrate the extent being achieved.		heat loading on these windows by providing awnings or other sun control devices for low angled sun angles on hot summer mornings. 5c. The Applicant was commended on the cross ventilation in the areas that it has been achieved in the proposal. There is more work required on the cross ventilation in the corridor on apartment levels and it was mentioned this should be demonstrated via diagrams and show a good outcome. The Panel recommended introducing additional natural ventilation. 5e. The Panel stated photovoltaic cells are to be demonstrated on the drawings. 5f. Comment was made by the Panel around the offerings included for EV charging. It was requested the Applicant demonstrate infrastructure to enable progression for easy charging for all car bays for the future.	
6a. The Panel stated three out of the five units have a private entry which is positive and there is opportunity to rethink the entries to the remaining units to achieve the same outcome. 6b. The Panel commented there could be an opportunity to provide private garden spaces. 6c. Concern was expressed by the Panel around the true amenity being offered by several of the balconies, these should be assessed with consideration given to their usability. This could be tested by showing furniture layouts. 6d. The Panel stated the bin amenity outcome is poor. A bin enclosure would be recommended with a		6b. Comment was made by the Panel the communal open space could be improved by providing a northern aspect. 6g. Additional natural light could be provided to the carpark.	

wash area included. The current approach is not supported and not consistent with the market expectations. In addition the waste collection strategy is not stated, if the intention is to have the collection on the street the verge will be dominated by bins and lessen the amenity of the ground floor apartment and the streetscape interface. A waste management plan should be developed to address these issues alongside the suite of other issues related to this.			
7a. The Panel commented that the green arch and framing element require further development to create clarity at the pedestrian entry. The sail shade is not considered necessary. The pedestrian and vehicle entry should be seen as distinct from one another. 7b. Comment was made the ground floor interface is not fully resolved and the carpark is dominant. Further development should create a clear hierarchy with the pedestrian entry being prioritized. The vehicle crossover should be reduced to the minimum dimension for the number of carparks.		7b. There was a discussion around the opportunity for double access doors, one being for the postman and one for secure resident access. The Panel requested the entry experience be made more welcoming. 7c. Comment was made the ground floor interface is not fully resolved and the carpark is dominant. Further development should create a clear hierarchy with the pedestrian entry being prioritised. The second vehicle crossover is not supported by the Panel and should be removed.	
		8a. The Panel commented on the one entry towards the north from the car park. It was stated it is a convoluted way to access the lift. There is opportunity to provide further penetration along the edge and offer some visual connection and improve the pedestrian access. Visual surveillance was encouraged in this area.	

9a. Comment was made by the Panel the absence of a high amenity communal open space is considered a significant downfall of the proposal. Creating a strong sense of community within the development is key. 9b. Additionally, the Panel commented there is a need to demonstrate what is being given back to the broader community through the streetscape interface.		9b. The Panel made comment the absence of a high amenity communal open space is considered a significant downfall of the proposal. Creating a strong sense of community within the development should be pursued. 9c. Additionally, the Panel commented there is a need to demonstrate what is being given back to the broader community through the streetscape interface for the additional height discretion.	
10a. The boldness and strong geometry of the design is supported, in principle, by the Panel, notwithstanding the need to significantly refine the planning and amenity of some of the spaces that result from this. 10b. Comment was made the materials used and articulation are both important to the success of the overall design. The Panel request a comprehensive colour and materials schedule to accompany the next DRP.		10a. Comment was made by the Panel the colour and material palette consists of mainly of render and paint. Additional materials, including at ground level, need to be added to provide visual interest. This is a key move to enhance the formal qualities of the proposal. 10b. A boldness and strong geometry of design is supported in principle by the Panel, however the overarching design parti in this proposal requires additional consideration to give the design a more cohesive logic and hierarchy of elements. 10c. The Panel stated the Applicant needs to demonstrate how the design responds to the character of place as this is not evident at this point.	





Colour and Materials Schedule

Apartments: 19 Twyford Place, Inaloo

	Colour	Material / Profile	Make
Roofing			
Roof Cover	Zincalume	Spandek	Stratco
Fascias / Rafters	Greenland Ice	Zincalume	Various
Gutters	-	Internal Box Gutters	Various
Exterior Walls			
Masonry /Conc Block	-	Maxi Brick/ Conc Block	Various
Render	Greenland Ice	Rendered	-
Columns & Piers	Greenland Ice	Maxi Brick/ Conc Block	Various
Windows Frames			
			Various
Doors Frame			
			Various
Paving / Driveway			
Main area	Deep Grey	Bitumen	Various
Borders	Grey	In-situ Conc Boarder	Various
Front Fence			
Piers	Nil	-	-
Fence Infill	Nil	-	-
Balustrades			
	Silver	S. Steel polished	Various

Principal Consultant: Michael Dryka

Suite 8, 9 Cleaver Street, West Perth, WA 6005. Tel: 0439 882268

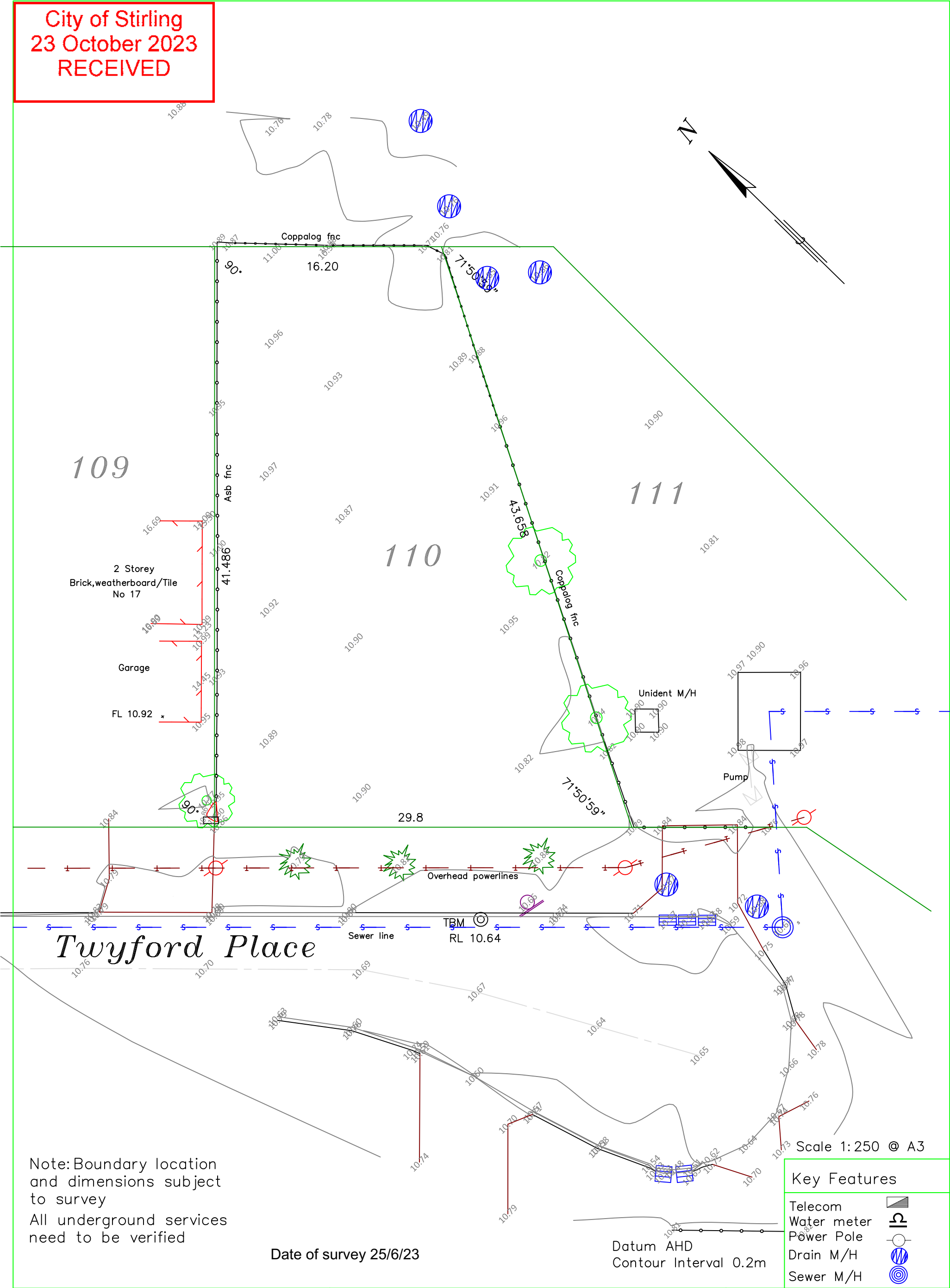


City of Stirling
23 October 2023
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Attachment One

Architectural Drawings

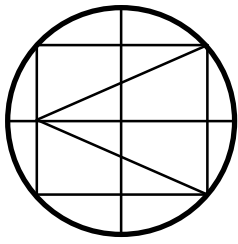
City of Stirling
23 October 2023
RECEIVED



db Surveys
55 Chrysostom Street Trigg Perth 6029
Ph/Fax 61 8 94481033
LICENSED LAND and ENGINEERING SURVEYORS

Feature Survey
Lot 110 on Plan 12478
19 Twyford Place Innaloo

Dwg: FS839-06B
db surveys
LICENSED LAND SURVEYORS



interior designers project managers architects

A1

Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23
Scale	As indicated
Checked by	GD
Drawn by	MD

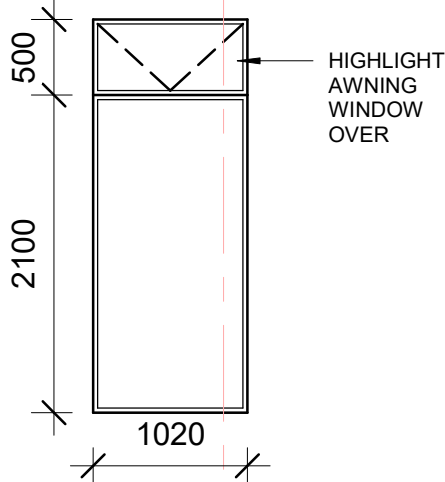
Project number	2022.45
Client	19 TWTFORD PL INNALOO

Address	Conquest Capital PTY LTD
Project	Parkview Apartments, Innaloo

OPENINGS KEY

HL - HIGHLIGHT WINDOW
OG - OBSCURE WINDOW
S/D - SLIDING DOOR

FRONT DOORS TYPICAL



OPENINGS KEY

1 : 50

Michael Dryka Architects

2m x 2m DEEP
SOIL PLANTING

BUILDING OVERHEAD

BIN WASH

FUTURE FOGO BINS

VISITOR BAY

NEW TREE PLANTING

REMOVE TREE

+ NGL 10.670
(ROAD)

BIN HARD STAND

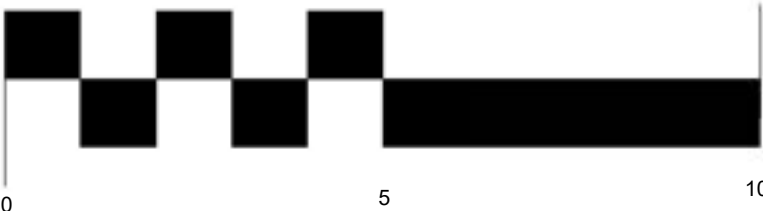
EXISTING PLANTING

N

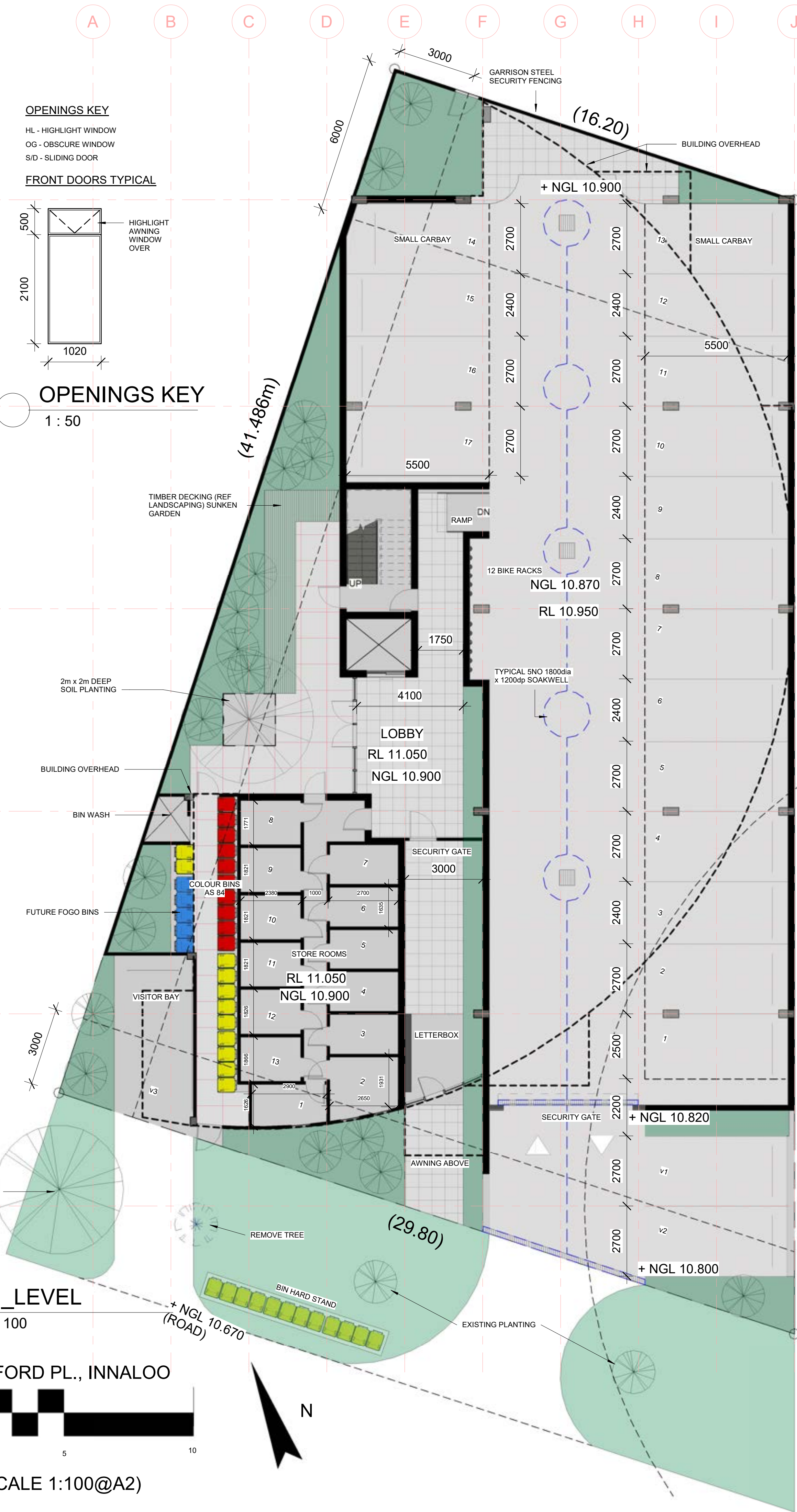
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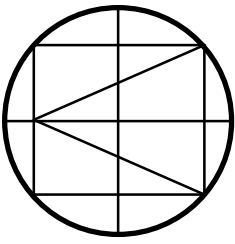
1 : 100

19 TWTFORD PL., INNALOO



(SCALE 1:100@A2)





interior designers project managers architects

A2

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Facsimile (08) 9328 4990

Date	2.10.23
Scale	As indicated
Checked by	Checker
Drawn by	Author

Conquest Capital PTY LTD
Parkview Apartments, Innaloo
19 TWFORD PL INNALOO

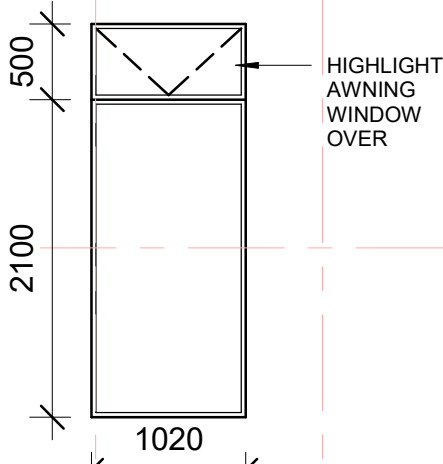
Address
Project
Client

Project number 2022.45

OPENINGS KEY

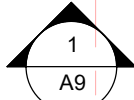
HL - HIGHLIGHT WINDOW
OG - OBSCURE WINDOW
S/D - SLIDING DOOR

FRONT DOORS TYPICAL



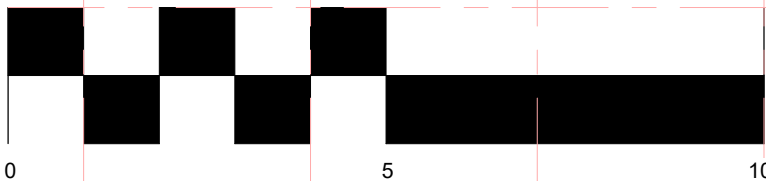
OPENINGS KEY

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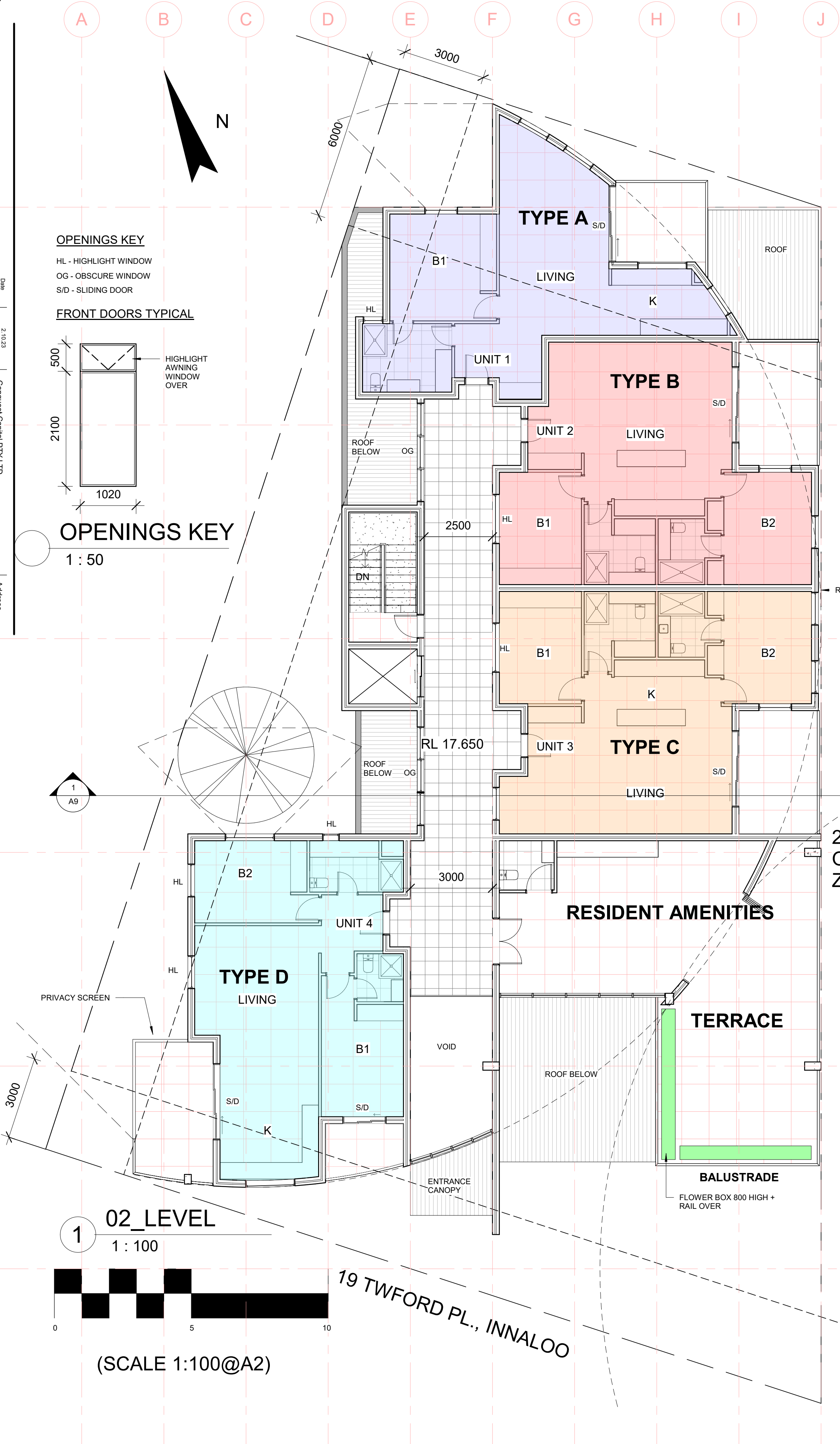
02_LEVEL

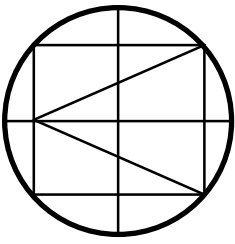
1 : 100



(SCALE 1:100@A2)

19 TWFORD PL., INNALOO





interior designers project managers architects

A3

Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23
Scale	As indicated
Checked by	Checker
Drawn by	Author

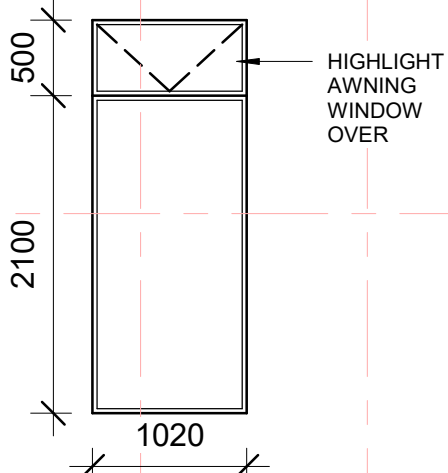
Project number	2022.45
Author	19 TWTFORD PL INNALOO

Address	Client
Project	Project

OPENINGS KEY

HL - HIGHLIGHT WINDOW
OG - OBSCURE WINDOW
S/D - SLIDING DOOR

FRONT DOORS TYPICAL

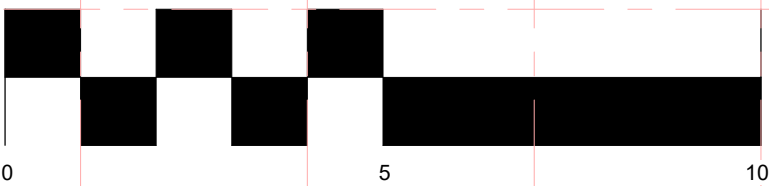


OPENINGS KEY

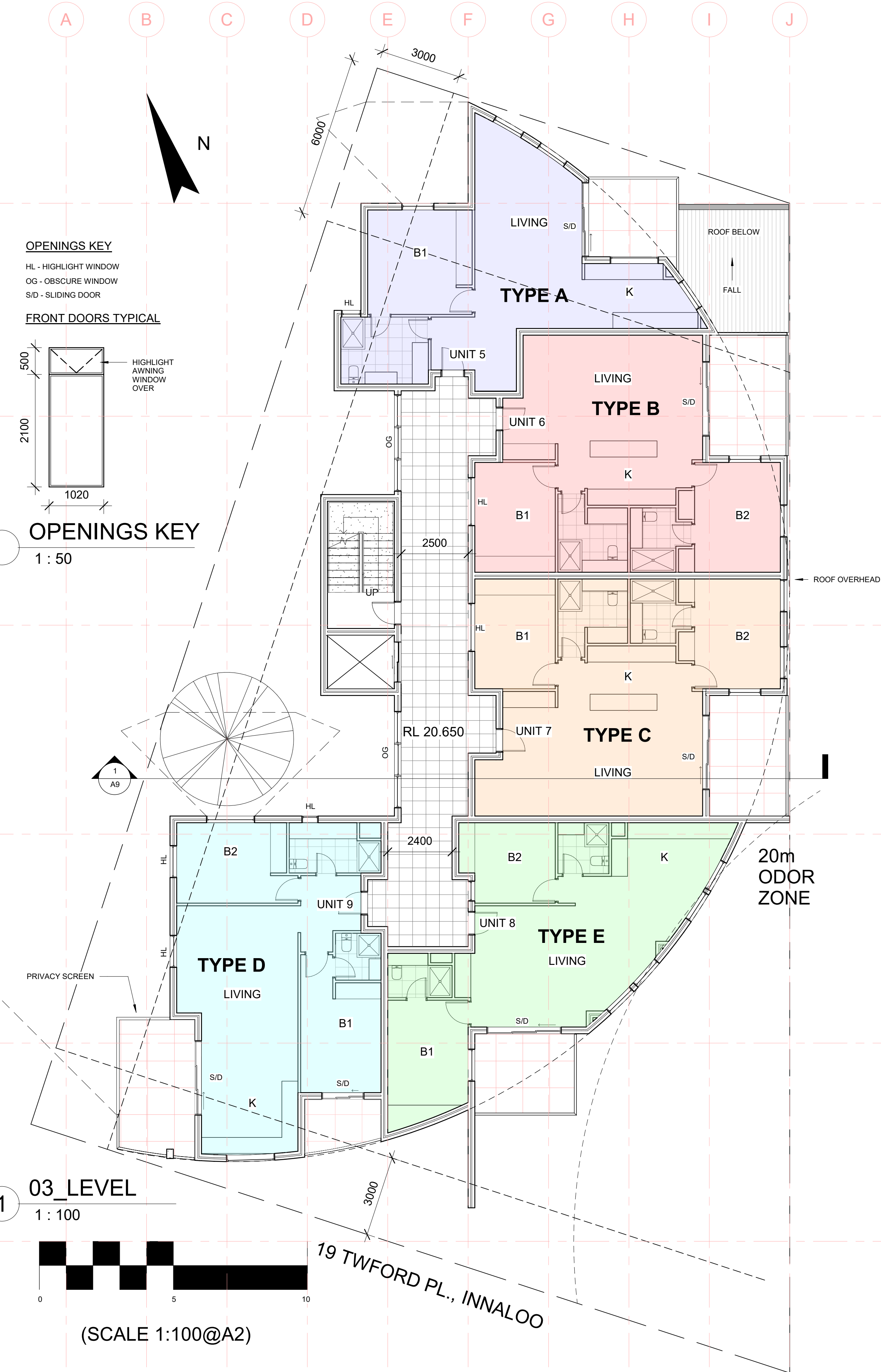
1 : 50

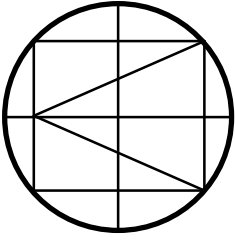
03_LEVEL

1 : 100



(SCALE 1:100@A2)





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A4

Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23
Scale	As indicated
Checked by	Checker
Drawn by	Author

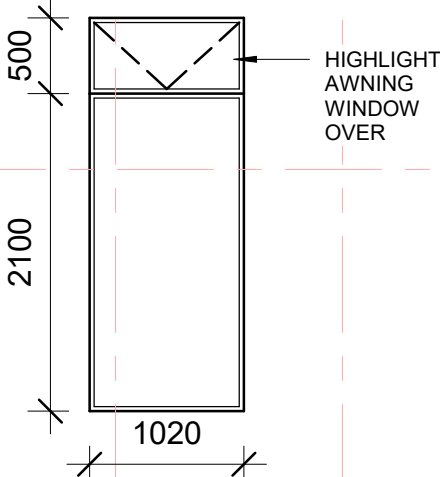
Project number	2022.45
Client	19 TWFORD PL INNALOO

Address	Conquest Capital PTY LTD
Project	Parkview Apartments, Innaloo
Client	

OPENINGS KEY

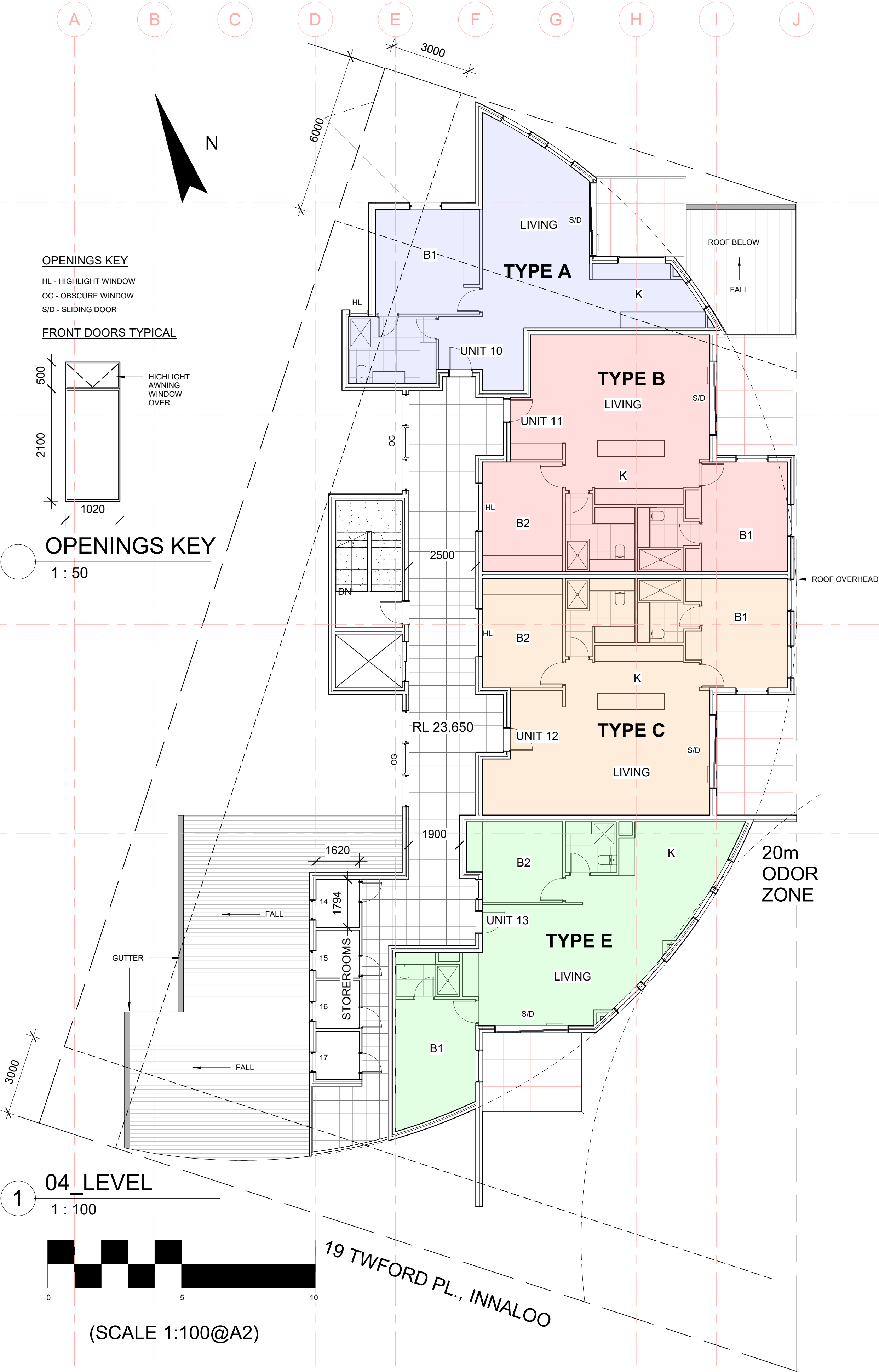
HL - HIGHLIGHT WINDOW
OG - OBSCURE WINDOW
S/D - SLIDING DOOR

FRONT DOORS TYPICAL



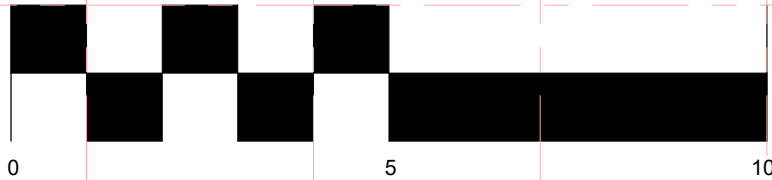
OPENINGS KEY

1 : 50



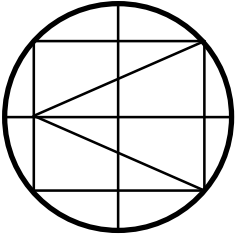
04_Level

1 : 100



(SCALE 1:100@A2)

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A5

Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23
Scale	As indicated
Checked by	Checker
Drawn by	Author

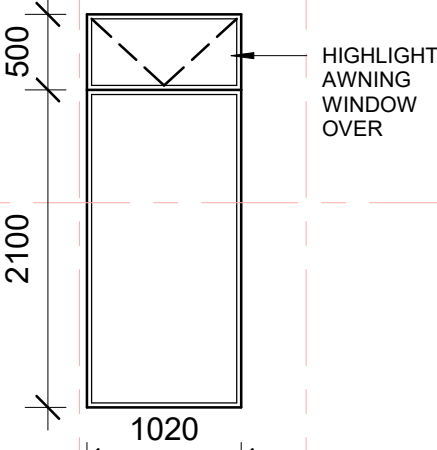
Project number	2022.45
Client	19 TWFORD PL INNALOO

Address	Conquest Capital PTY LTD
Project	Parkview Apartments, Innaloo

OPENINGS KEY

HL - HIGHLIGHT WINDOW
OG - OBSCURE WINDOW
S/D - SLIDING DOOR

FRONT DOORS TYPICAL

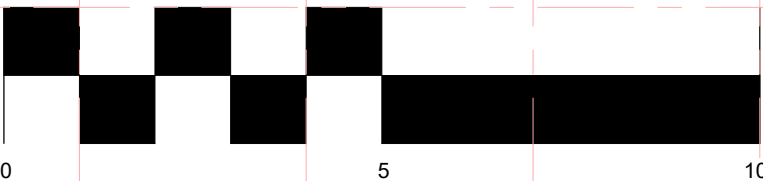


OPENINGS KEY

1 : 50

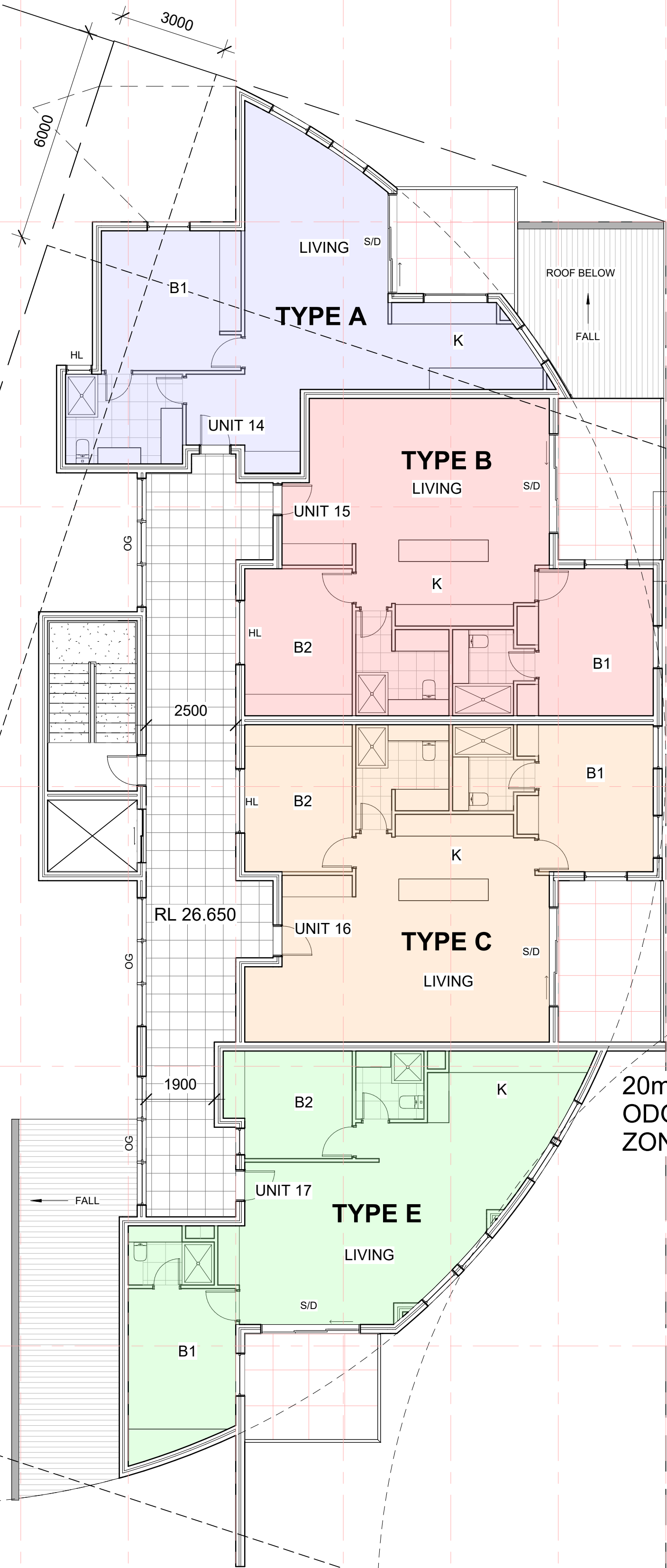
05_LEVEL

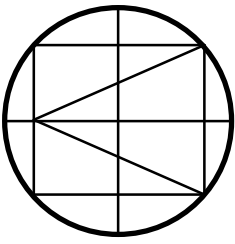
1 : 100



(SCALE 1:100@A2)

19 TWFORD PL., INNALOO





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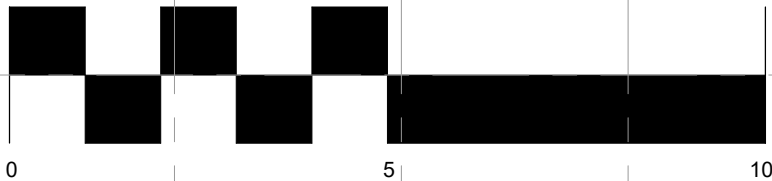
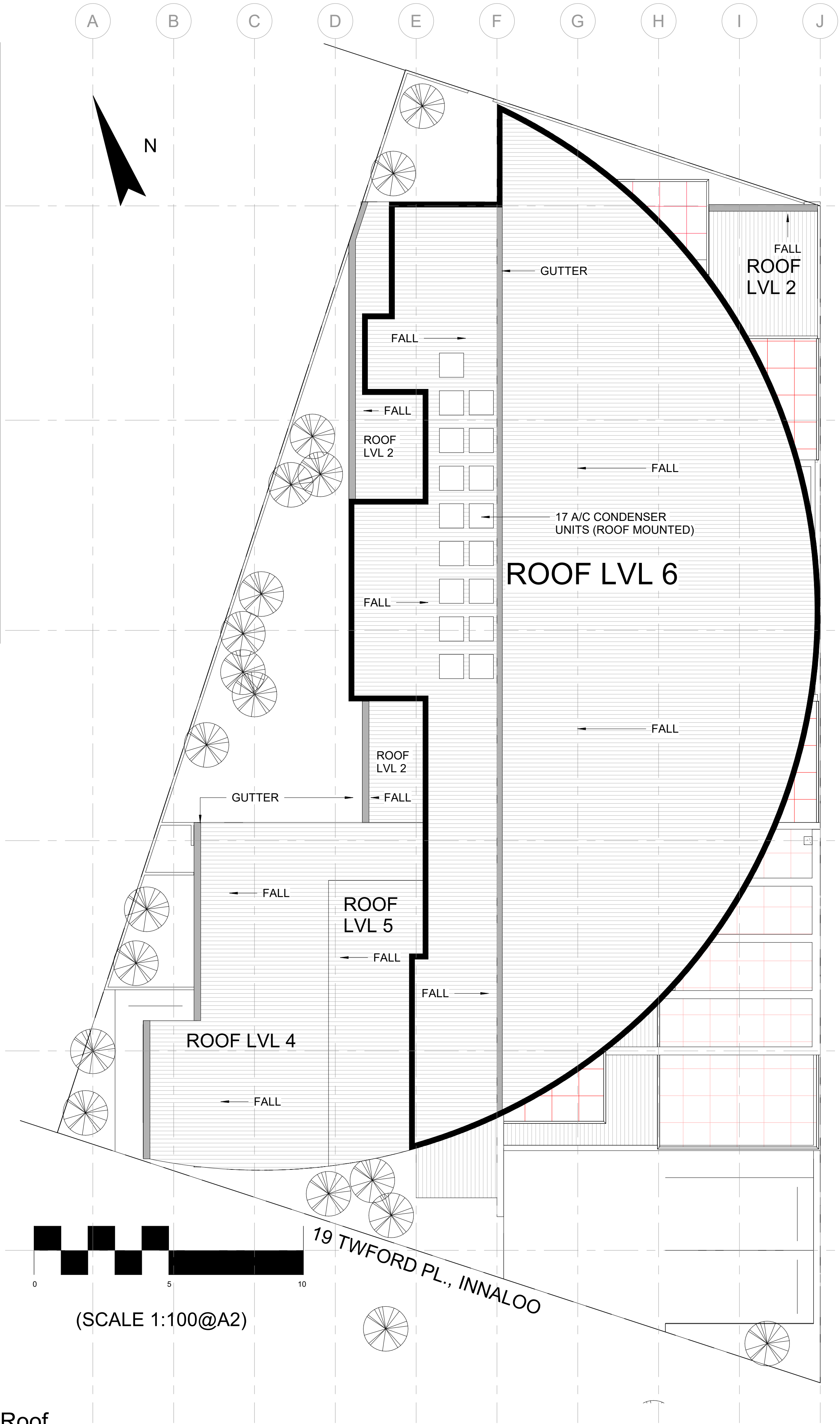
A6

Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23
Scale	1 : 100
Checked by	Checker
Drawn by	Author

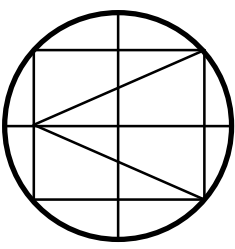
Project number	2022.45
Client	19 TWFORD PL INNALOO

Address	Conquest Capital PTY LTD
Project	Parkview Apartments, Innaloo



(SCALE 1:100@A2)

19 TWFORD PL., INNALOO



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A7

Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23
Scale	1 : 100
Checked by	Checker
Drawn by	Author

Project number	2022.45
Client	19 TWIFORD PL INNALOO

Address	Conquest Capital PTY LTD
Project	Parkview Apartments, Innaloo

Michael Dryka Architects

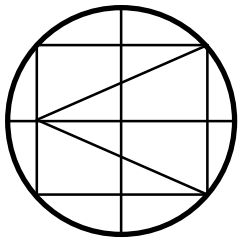


North
1 : 100



East
1 : 100

(SCALE 1:100@A2)



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A8

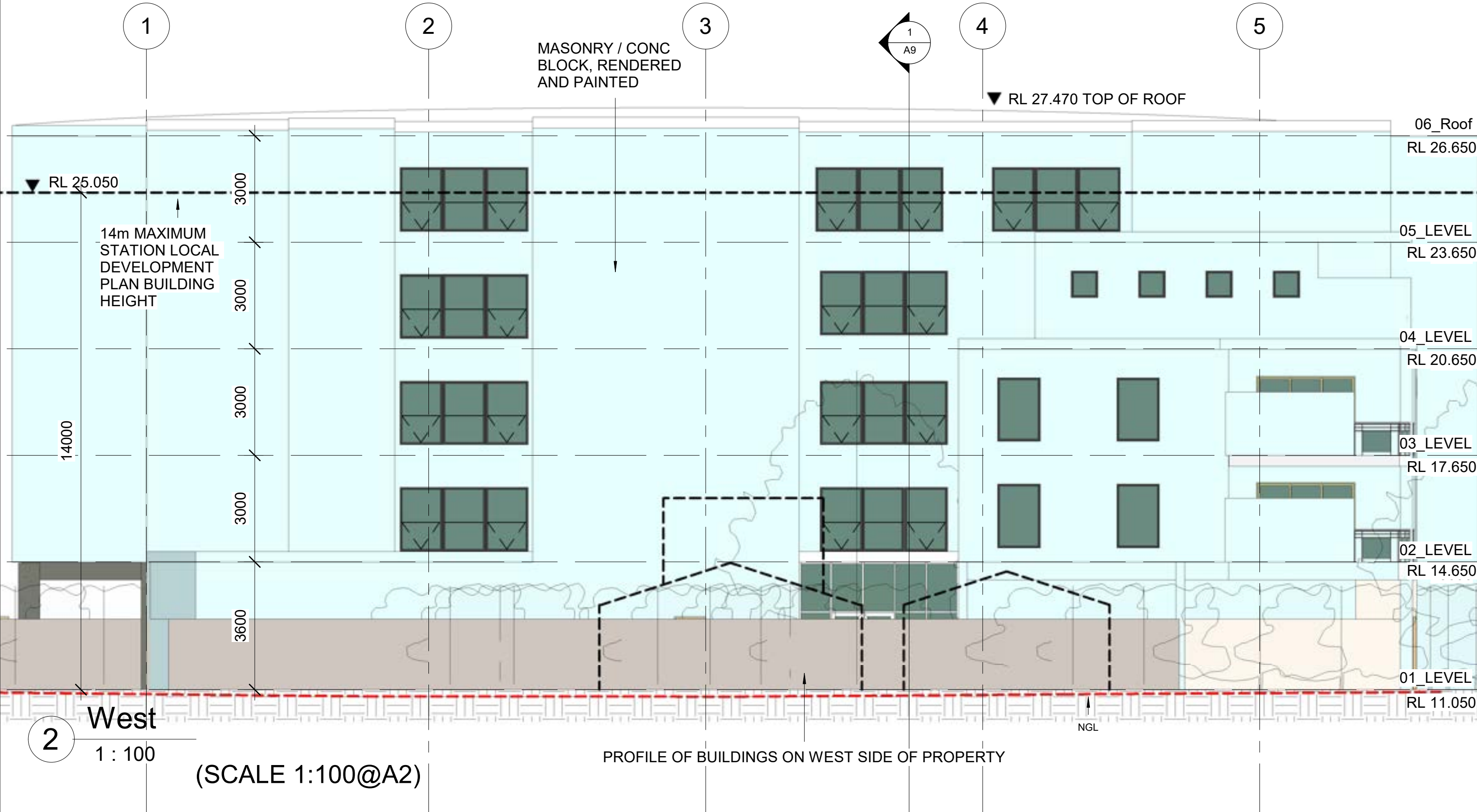
Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

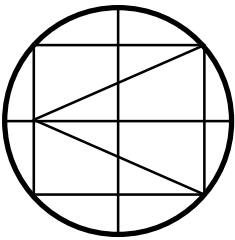
Date	2.10.23
Scale	1 : 100
Checked by	Author
Drawn by	Checker

Project number	2022.45
Client	19 TWFOORD PL INNALOO

Address	Conquest Capital PTY LTD
Project	Parkview Apartments, Innaloo

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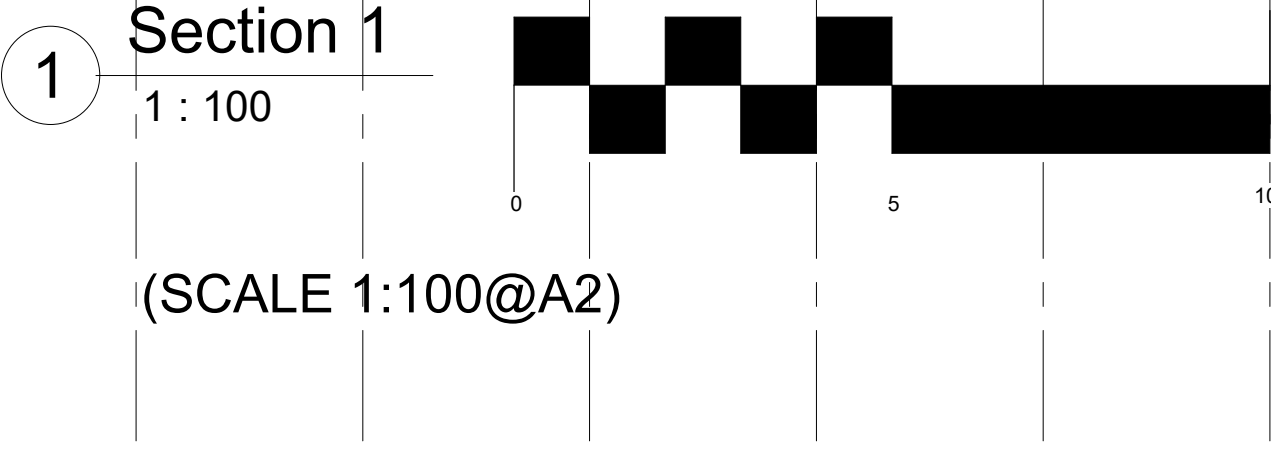
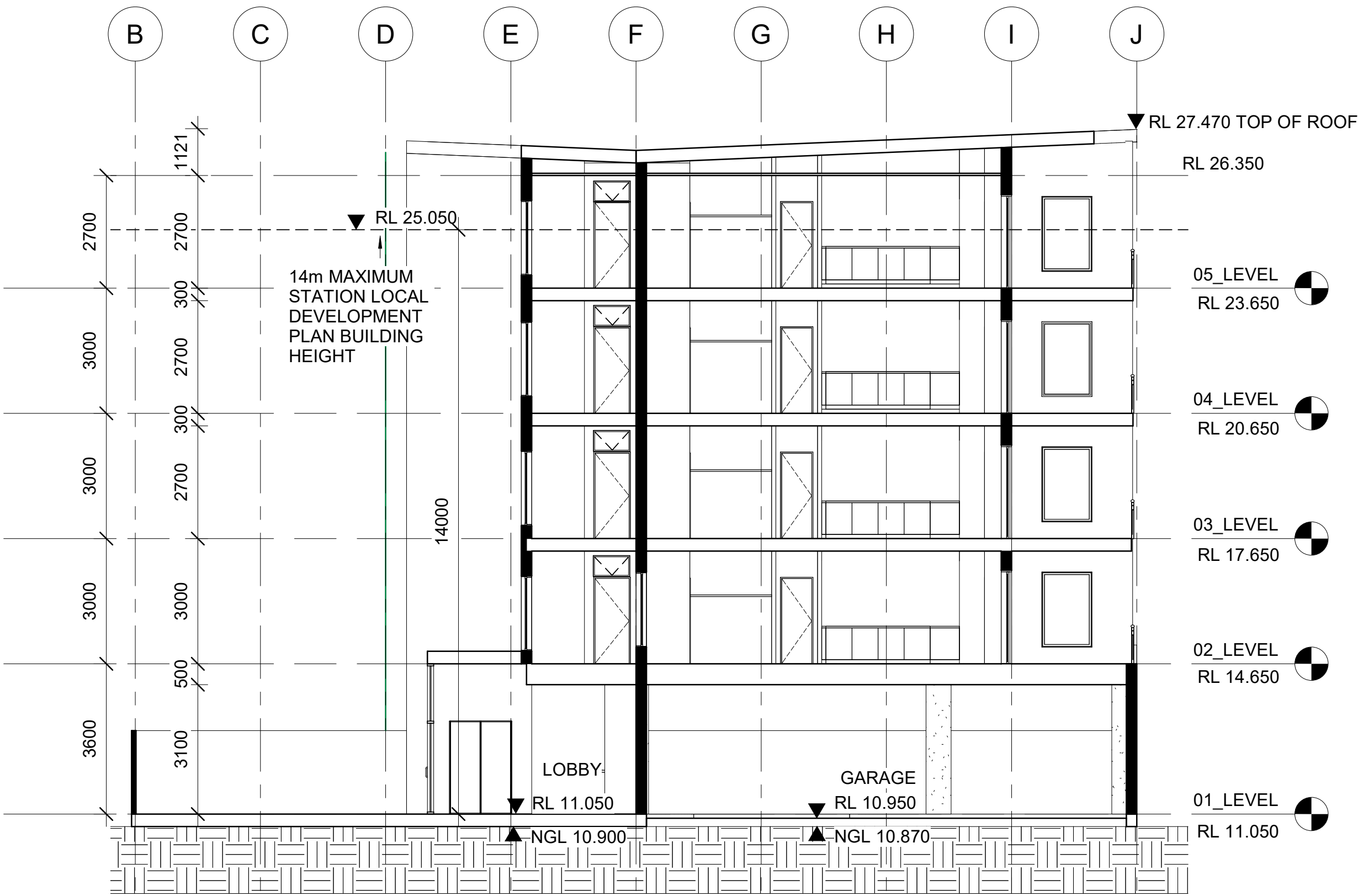


City of Stirling
23 October 2023
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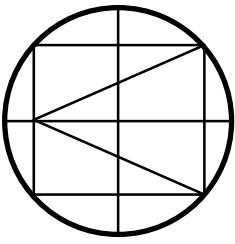
A9

Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4890

Date	2.10.23	Address
Scale	1 : 100	Conquest Capital PTY LTD
Checked by	Checker	Parkview Apartments, Innaloo
Drawn by	Author	
Project number	2022.45	Client



NOTE: CEILING HEIGHTS NOTED
ARE A MINIMUM 2700mm
ASSUMING A STRUCTURAL
FLOOR SLAB OF 300mm



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A10

Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23
Scale	1 : 50
Checked by	Checker
Drawn by	Author

Project number	2022.45
Author	19 TWFOORD PL INNALOO

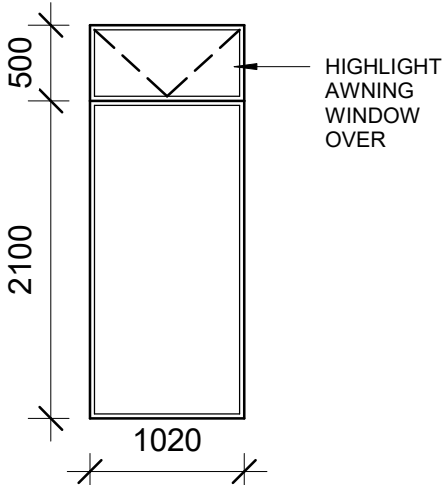
Address	Conquest Capital PTY LTD
Project	Parkview Apartments, Innaloo

Client	
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OPENINGS KEY

HL - HIGHLIGHT WINDOW
OG - OBSCURE WINDOW
S/D - SLIDING DOOR

FRONT DOORS TYPICAL



OPENINGS KEY

1 : 50

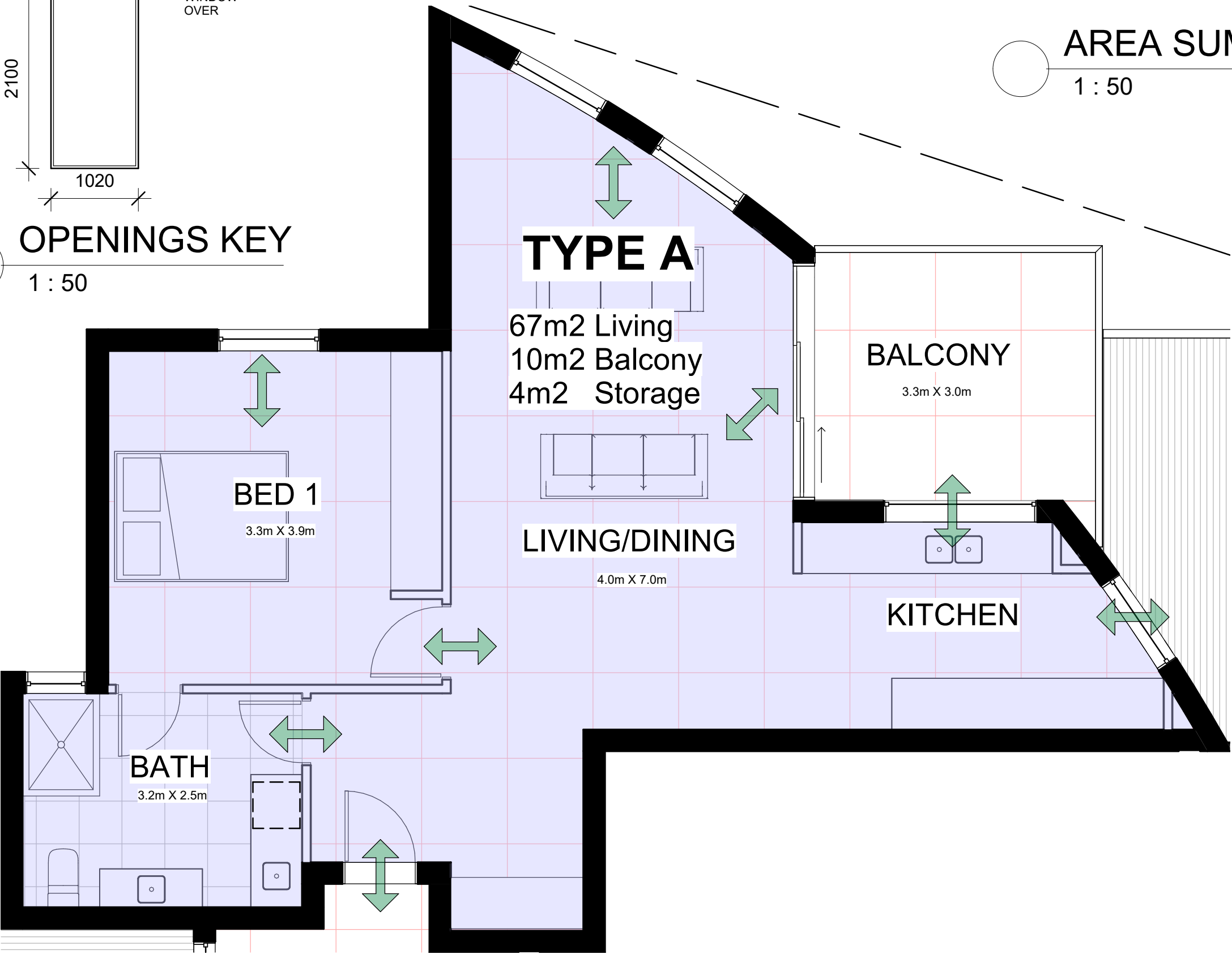
APARTMENT AREA SUMMARY

	LIVING AREA	BALCONY	STORE	TOTAL
TYPE A	67m2	10m2	4m2	4
TYPE B	78m2	13m2	4m2	4
TYPE C	78m2	13m2	4m2	4
TYPE D	77m2	18m2	4m2	2
TYPE E	73m2	11m2	4m2	3
RESIDENTIAL AMENITIES	48m2	50m2		17

AREA SUMMARY

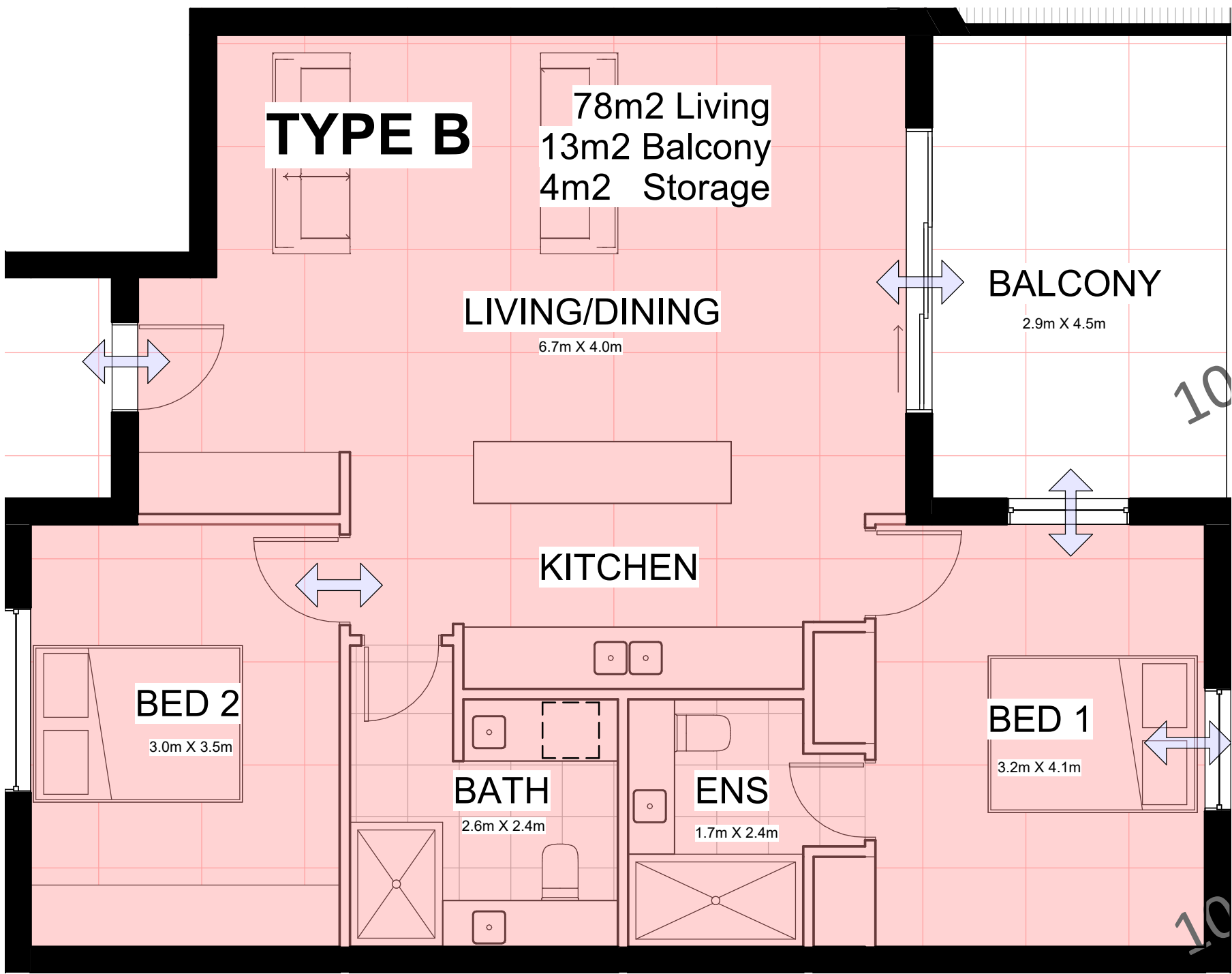
1 : 50

City of Stirling
23 October 2023
RECEIVED



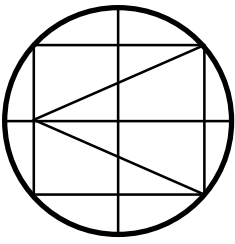
02_LEVEL - TYPE A

1 : 50



02_LEVEL - TYPE B

1 : 50



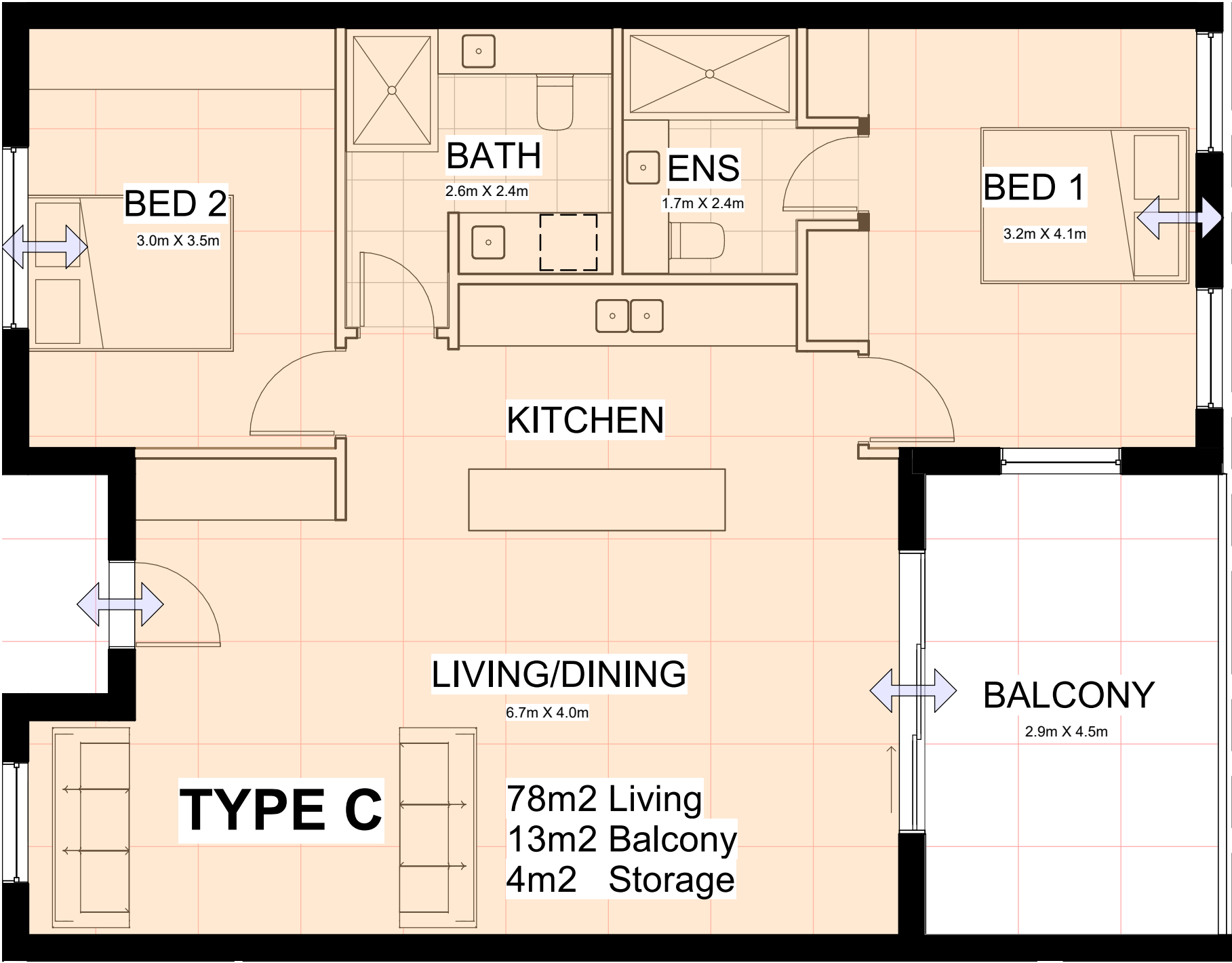
interior designers project managers architects

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A11

Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4890

Date	2.10.23	Address
Scale	1 : 50	
Checked by	Checker	Project
Drawn by	Author	
Project number	2022.45	Client
Conquest Capital PTY LTD		
Parkview Apartments, Innaloo		
19 TWFOORD PL INNALOO		



02_LEVEL - TYPE C

1 : 50

APARTMENT AREA SUMMARY

	LIVING AREA	BALCONY	STORE	TOTAL
TYPE A	67m2	10m2	4m2	4
TYPE B	78m2	13m2	4m2	4
TYPE C	78m2	13m2	4m2	4
TYPE D	77m2	18m2	4m2	2
TYPE E	73m2	11m2	4m2	3
				17
RESIDENTIAL AMENITIES	48m2	50m2		

AREA SUMMARY

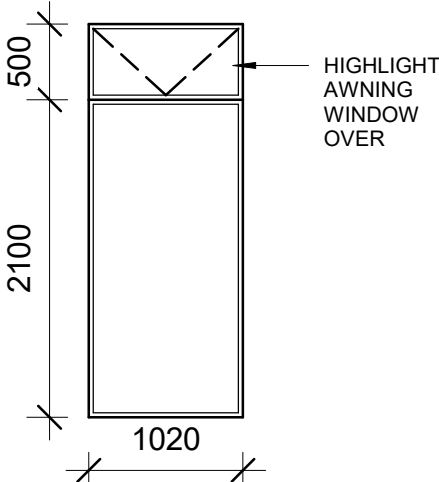
1 : 50

City of Stirling
23 October 2023
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OPENINGS KEY

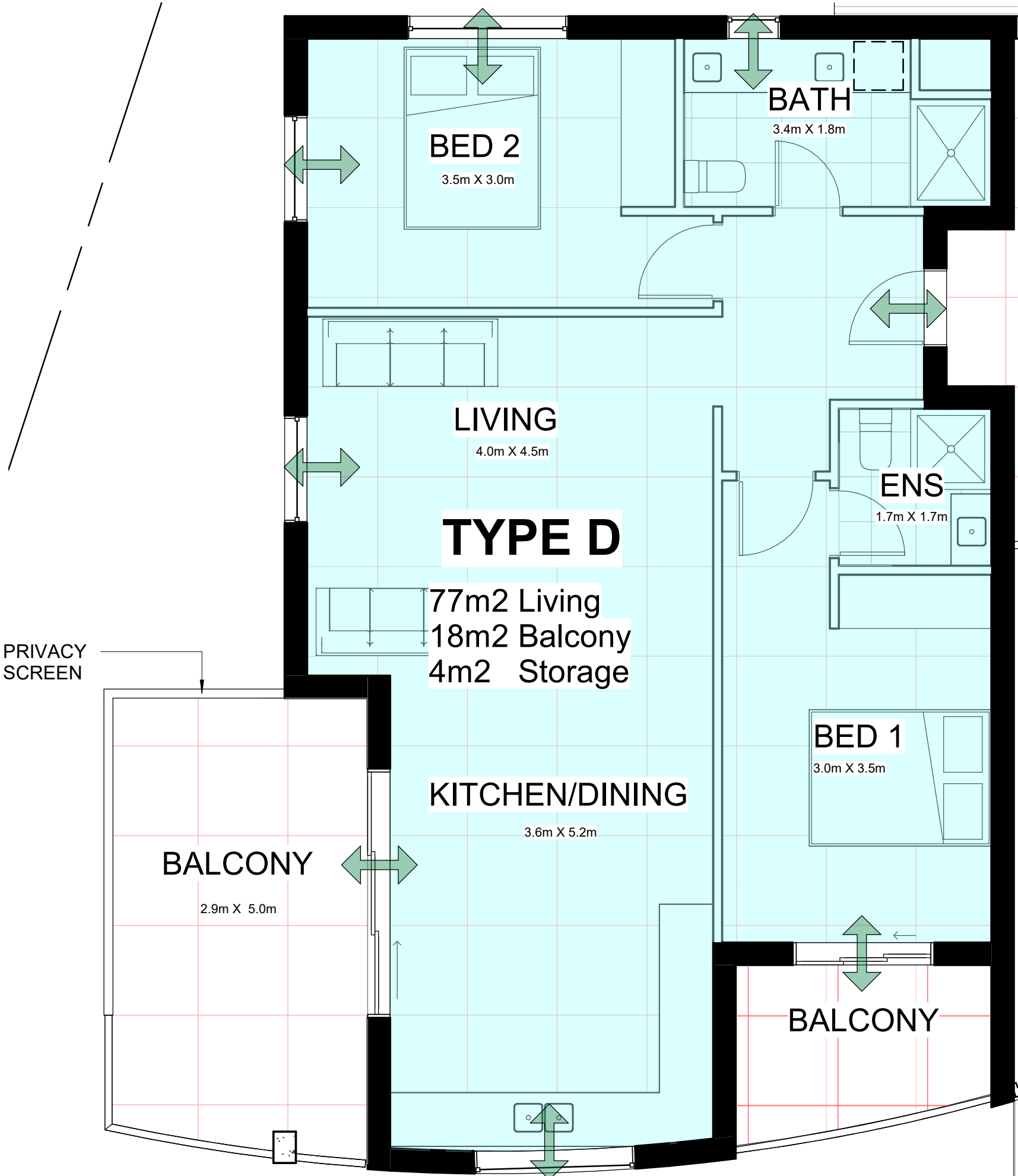
HL - HIGHLIGHT WINDOW
OG - OBSCURE WINDOW
S/D - SLIDING DOOR

FRONT DOORS TYPICAL



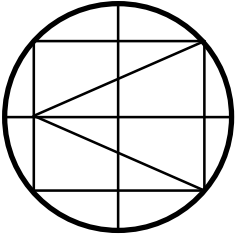
OPENINGS KEY

1 : 50



02_LEVEL - TYPE D

1 : 50



City of Stirling
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A12

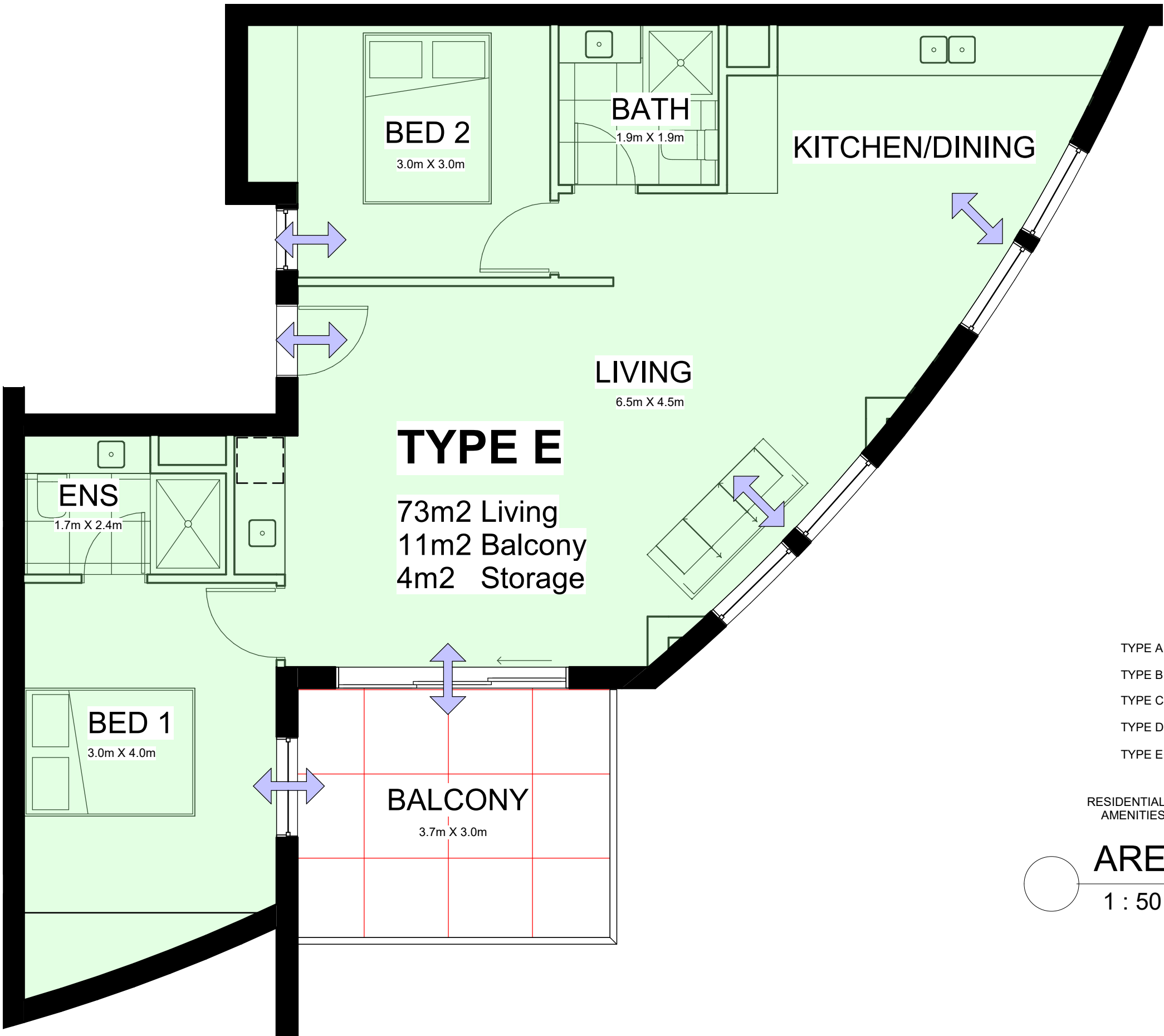
Suite 8 / 9 Cleaver Street
West Perth W.A 6005
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23
Scale	1 : 50
Checked by	Checker
Drawn by	Author

Project number	2022.45
Conquest Capital PTY LTD	
Parkview Apartments, Innaloo	
19 TWFOORD PL INNALOO	

Address	Project	Client
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APARTMENT AREA SUMMARY

	LIVING AREA	BALCONY	STORE	TOTAL
TYPE A	67m2	10m2	4m2	4
TYPE B	78m2	13m2	4m2	4
TYPE C	78m2	13m2	4m2	4
TYPE D	77m2	18m2	4m2	2
TYPE E	73m2	11m2	4m2	3
				17
RESIDENTIAL AMENITIES	48m2	50m2		

AREA SUMMARY

1 : 50

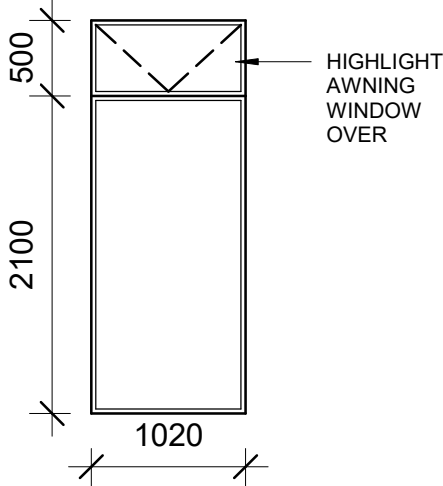
03_LEVEL - TYPE E

1 : 50

OPENINGS KEY

HL - HIGHLIGHT WINDOW
OG - OBSCURE WINDOW
S/D - SLIDING DOOR

FRONT DOORS TYPICAL



OPENINGS KEY

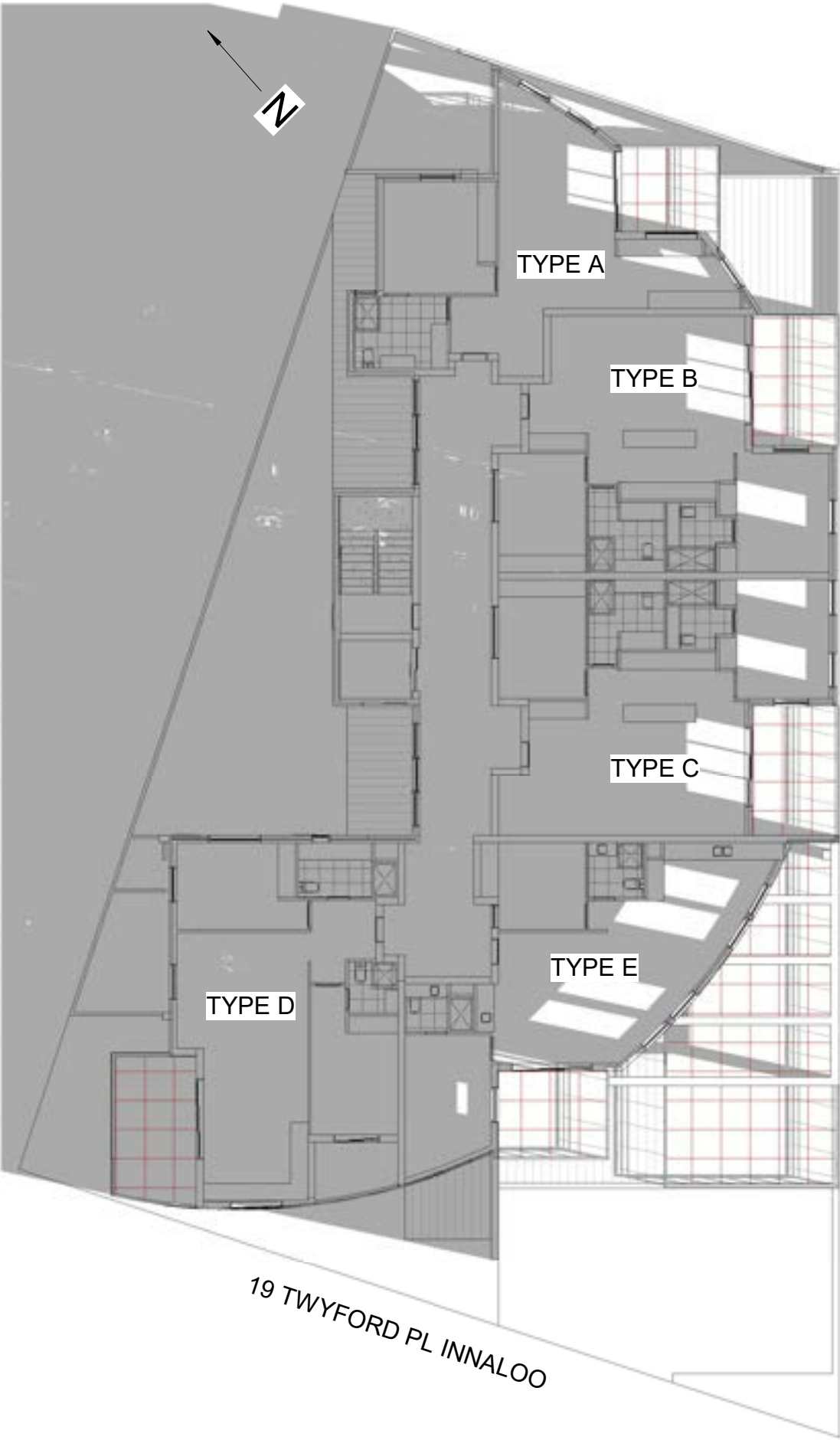
1 : 50



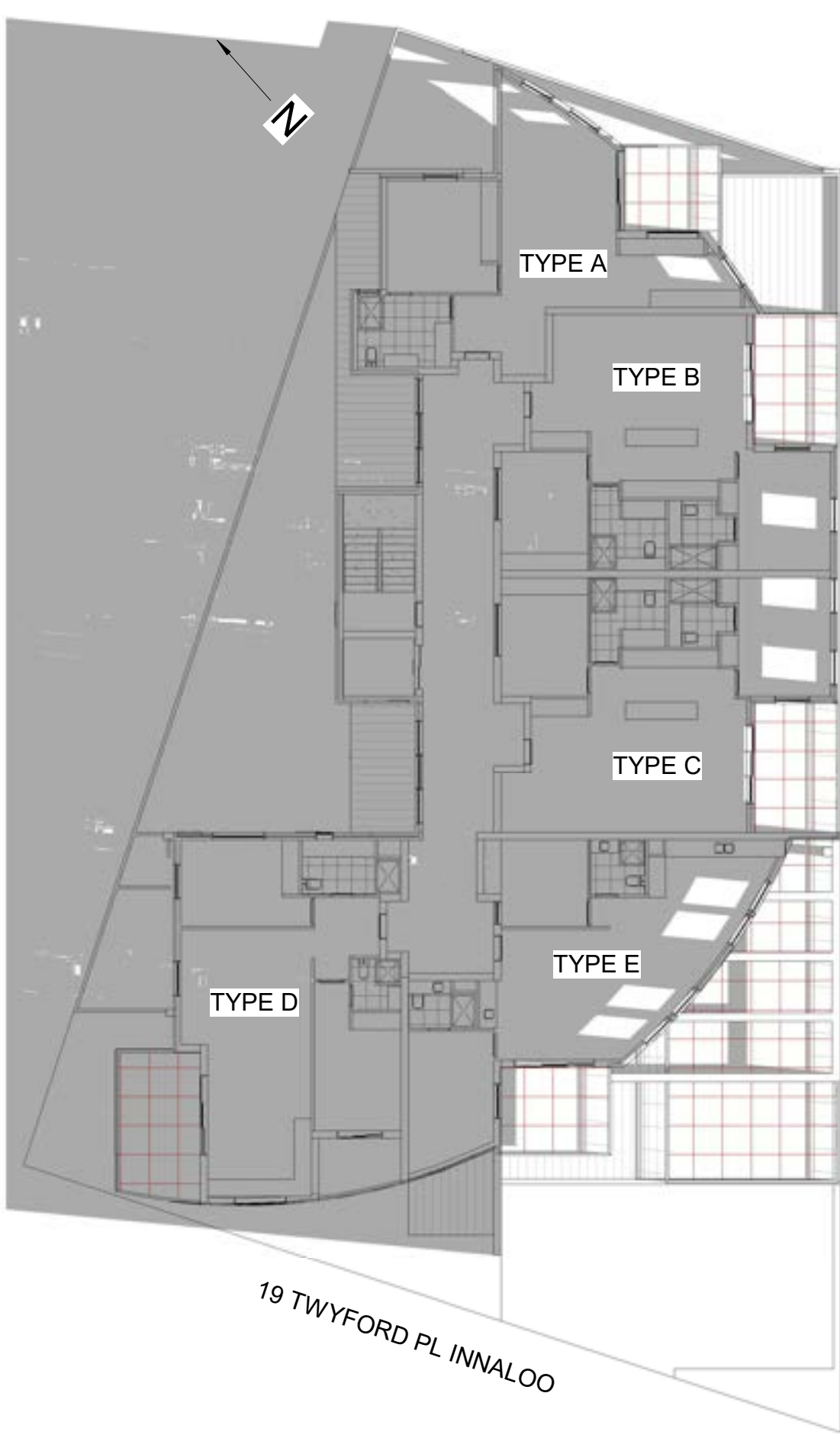
1 SUM SOLSTICE 527



2 SUM SOLSTICE 627



3 SUM SOLSTICE 727



4 SUM SOLSTICE 827

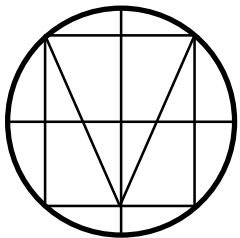
UNIT A APPROX 530 TO 1130 6 HOURS SUNLIGHT
UNIT B APPROX 530 TO 1130 6 HOURS SUNLIGHT
UNIT C APPROX 530 TO 1130 6 HOURS SUNLIGHT
UNIT D APPROX 1330 TO 1930 6 HOURS SUNLIGHT
UNIT E APPROX 530 TO 1130 6 HOURS SUNLIGHT

GREY SHADING:
AREA OF SHADOW, WHEN THE LIGHT
RAYS OF THE SUN HITS AN OBJECT
AND IS BLOCKED FROM REACHING THE
GROUND IT CREATES A GREYED IMAGE
OF THE OBJECT BLOCKING IT

GREEN SHADING:
VEGETATION AREAS
NO SHADING INTERNALLY:
WHEN THERE IS NO SHADE ON THE
INTERNALS OF THE UNITS IT MEANS
THE SUN IS REACHING INSIDE

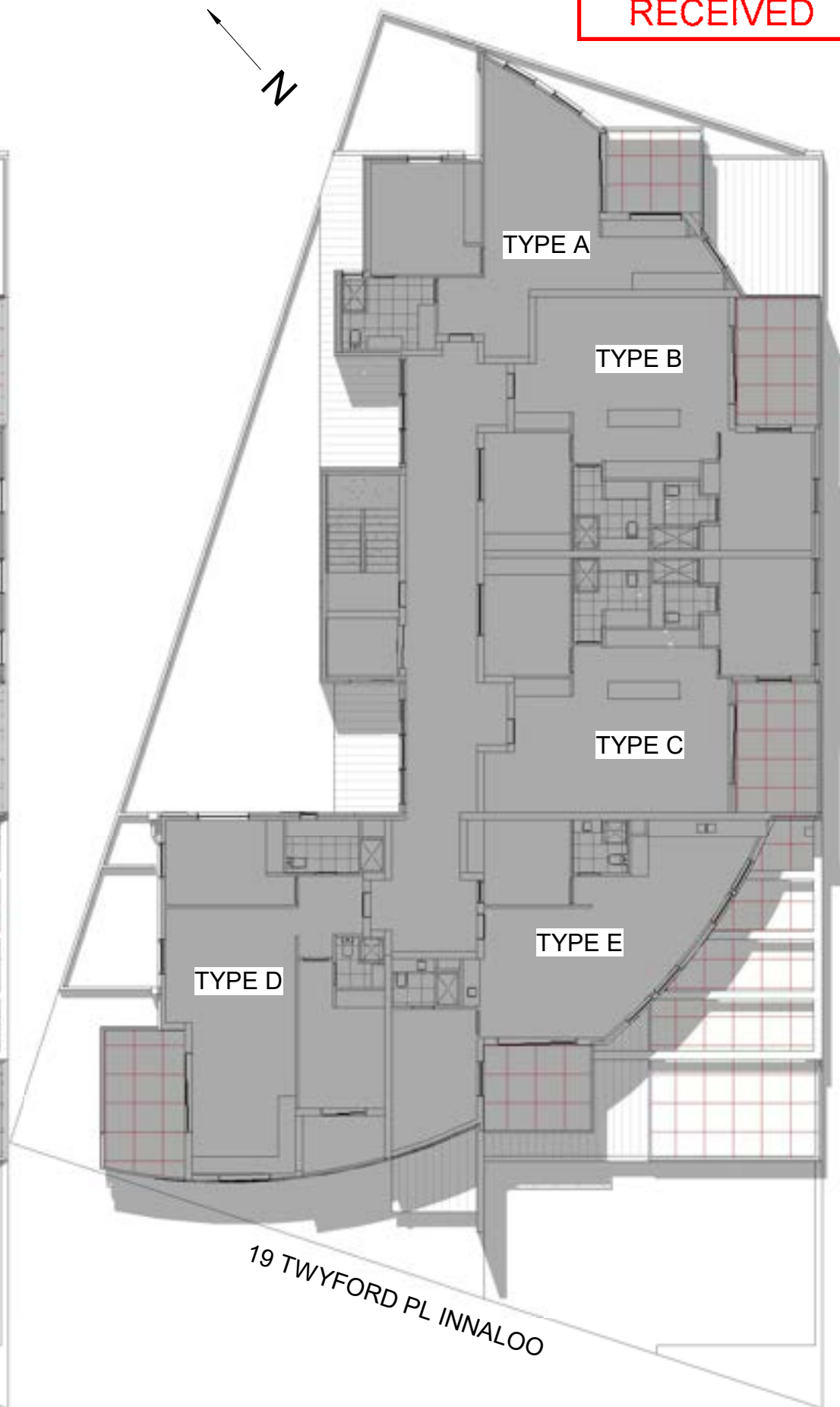
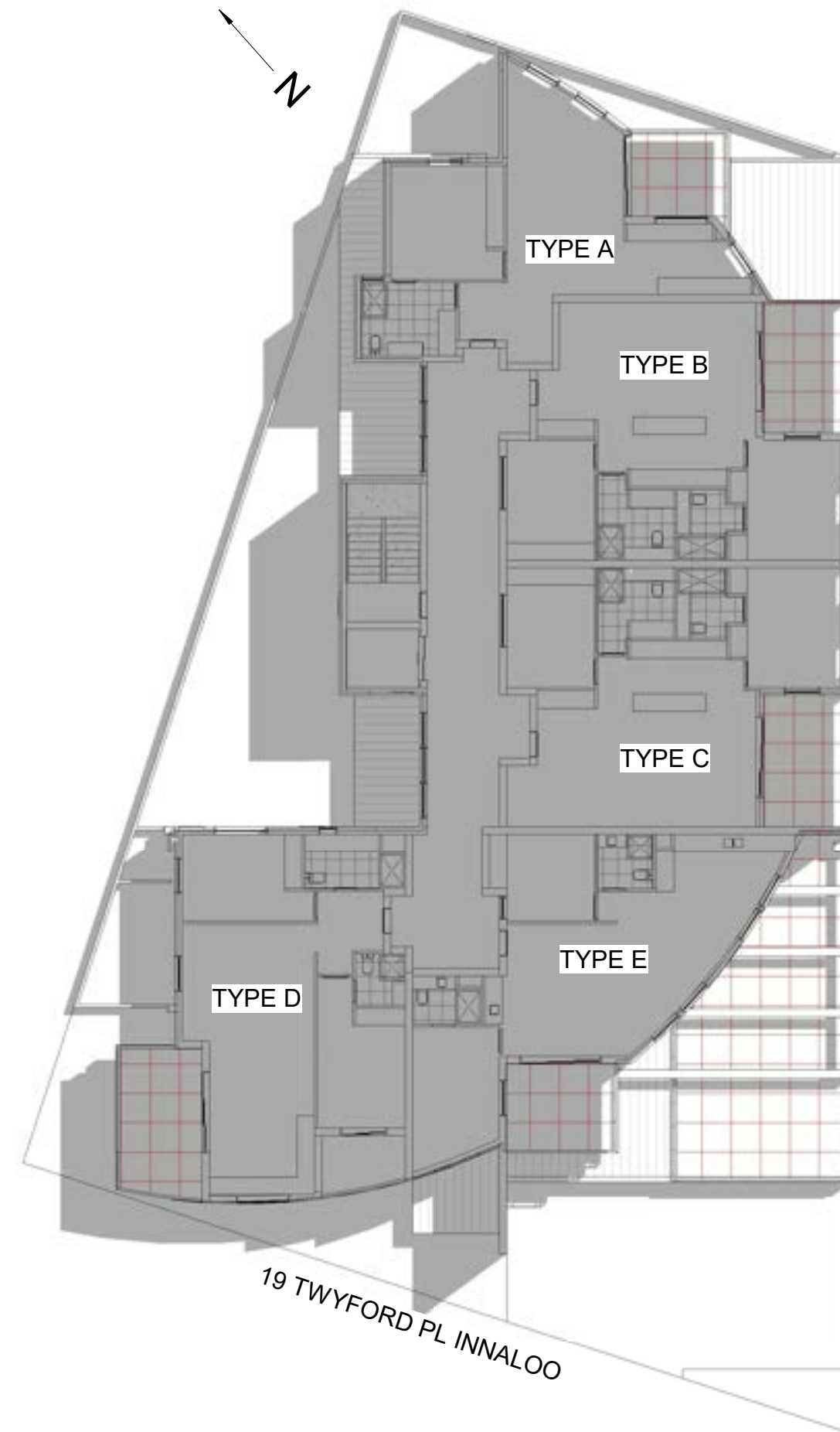
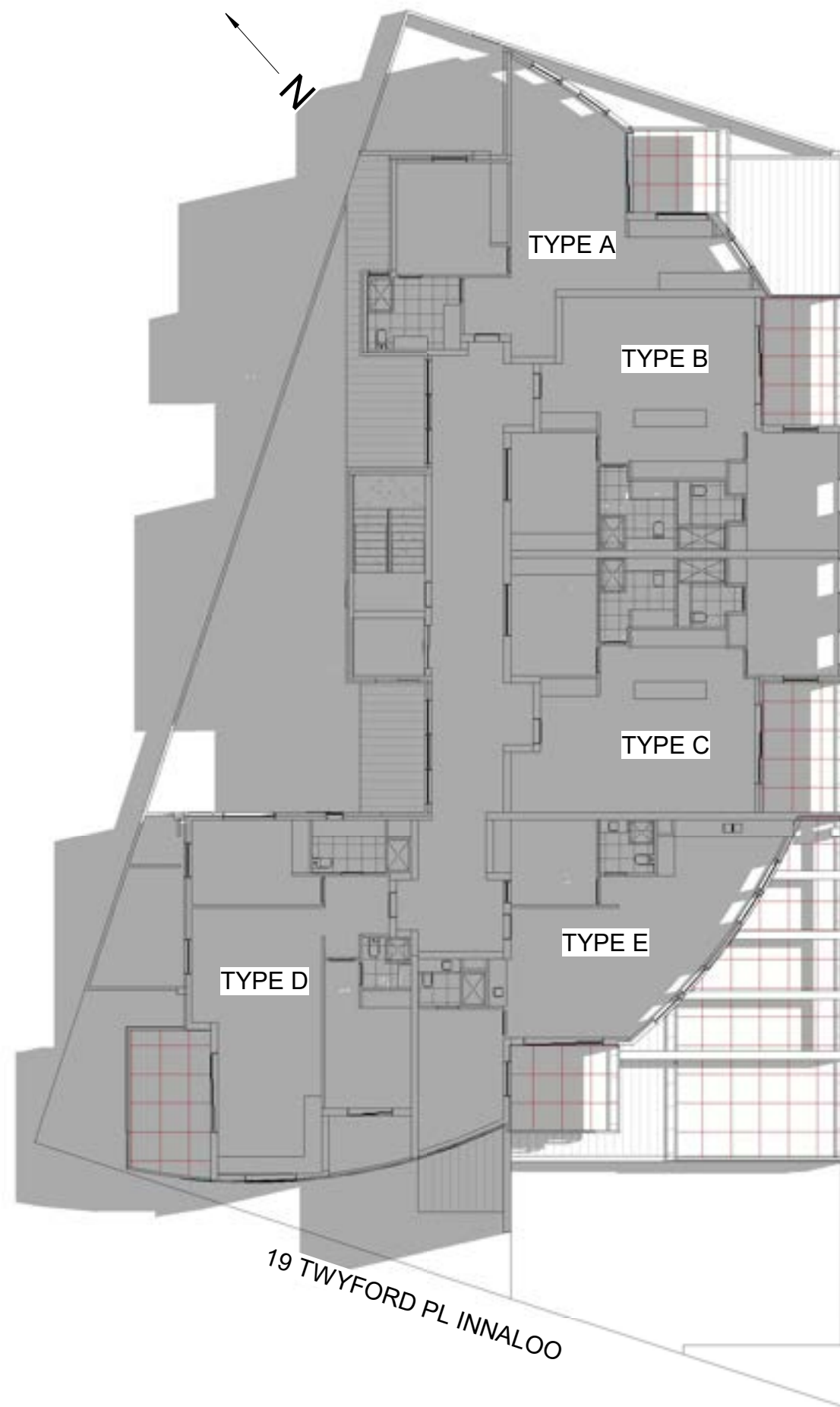
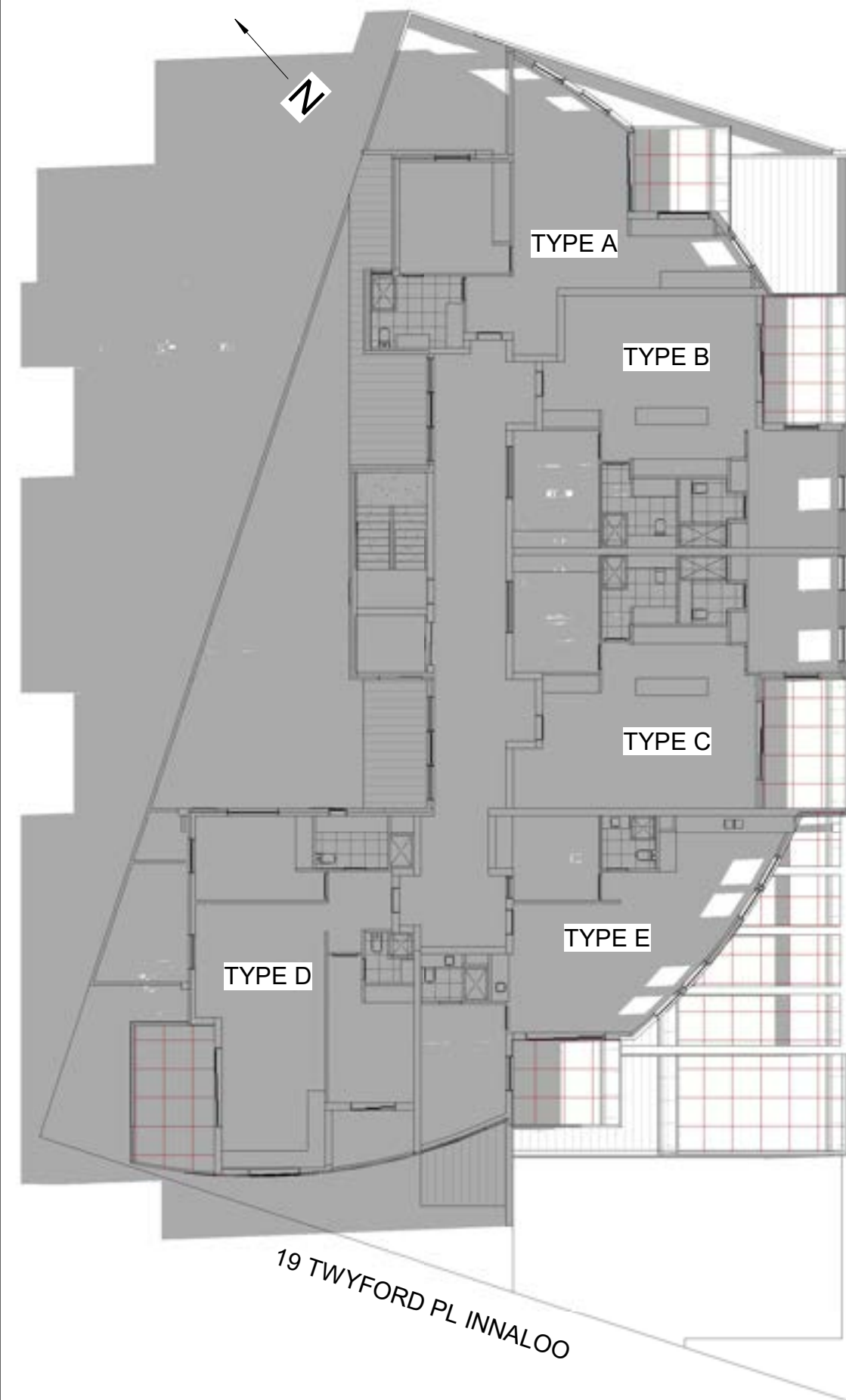
SUMMER UNIT SUN
1 : 100

NOTE
1 : 100



D1	Date	2.10.23	Conquest Capital PTY LTD	Address
	Scale	1 : 100		
	Checked by	Checker	Parkview Apartments, Innaloo	Project
	Drawn by	Author		
	Project number	2022.45	19 TWYFORD PL INNALOO	Client

SUMMER SOLSTICE UNIT SUNLIGHT STUDY



1 SUM SOLSTICE 927

2 SUM SOLSTICE 1027

3 SUM SOLSTICE 1127

4 SUM SOLSTICE 1227

UNIT A APPROX 530 TO 1130 6 HOURS SUNLIGHT
UNIT B APPROX 530 TO 1130 6 HOURS SUNLIGHT
UNIT C APPROX 530 TO 1130 6 HOURS SUNLIGHT
UNIT D APPROX 1330 TO 1930 6 HOURS SUNLIGHT
UNIT E APPROX 530 TO 1130 6 HOURS SUNLIGHT

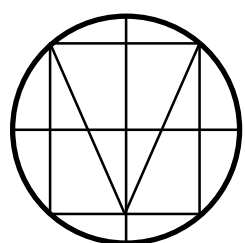
○ SUMMER UNIT SUN
1 : 100

GREY SHADING:
AREA OF SHADOW, WHEN THE LIGHT
RAYS OF THE SUN HITS AN OBJECT
AND IS BLOCKED FROM REACHING THE
GROUND IT CREATES A GREYED IMAGE
OF THE OBJECT BLOCKING IT

GREEN SHADING:
VEGETATION AREAS

NO SHADING INTERNALLY:
WHEN THERE IS NO SHADE ON THE
INTERNALS OF THE UNITS IT MEANS
THE SUN IS REACHING INSIDE

○ NOTE
1 : 100

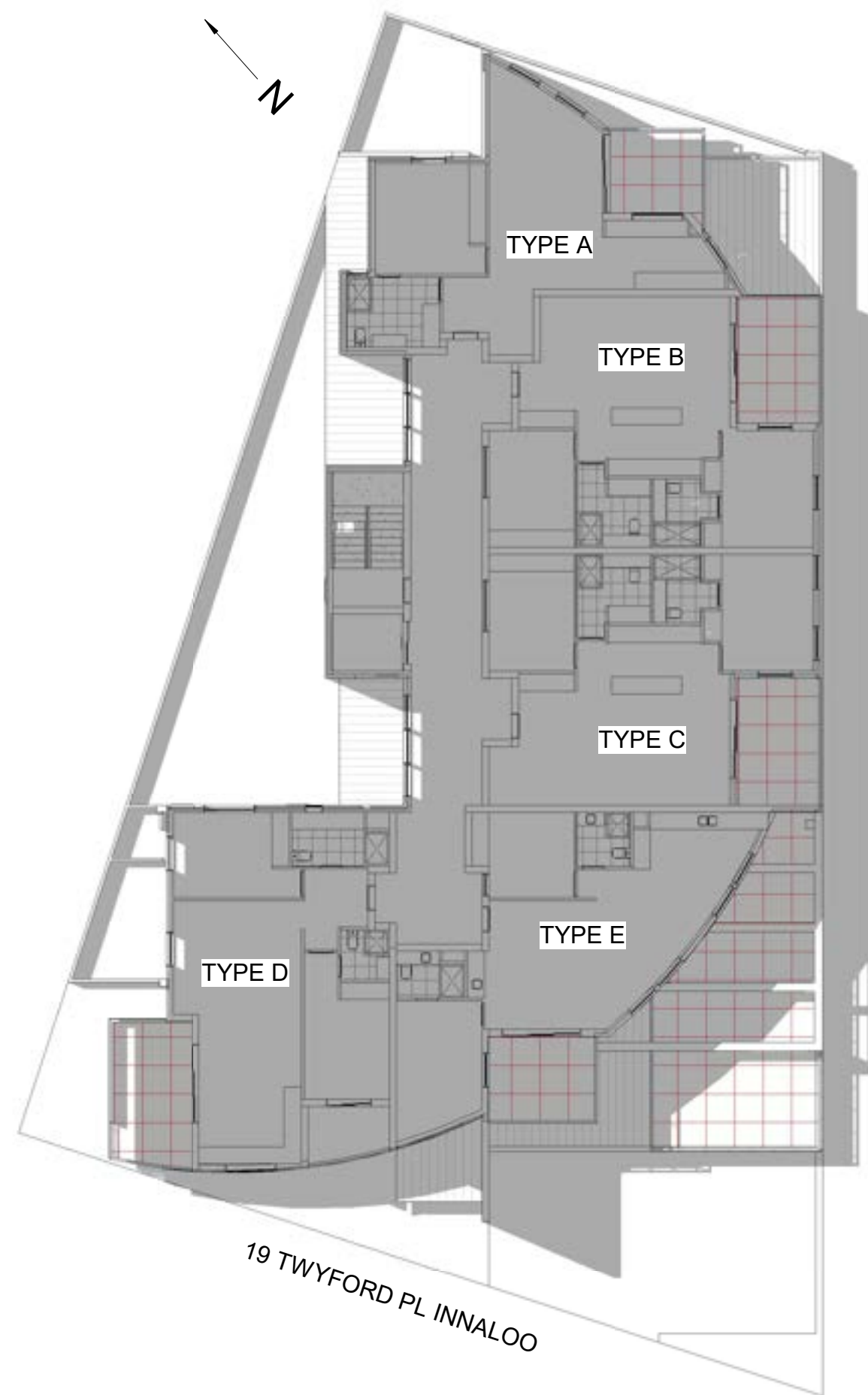


D2

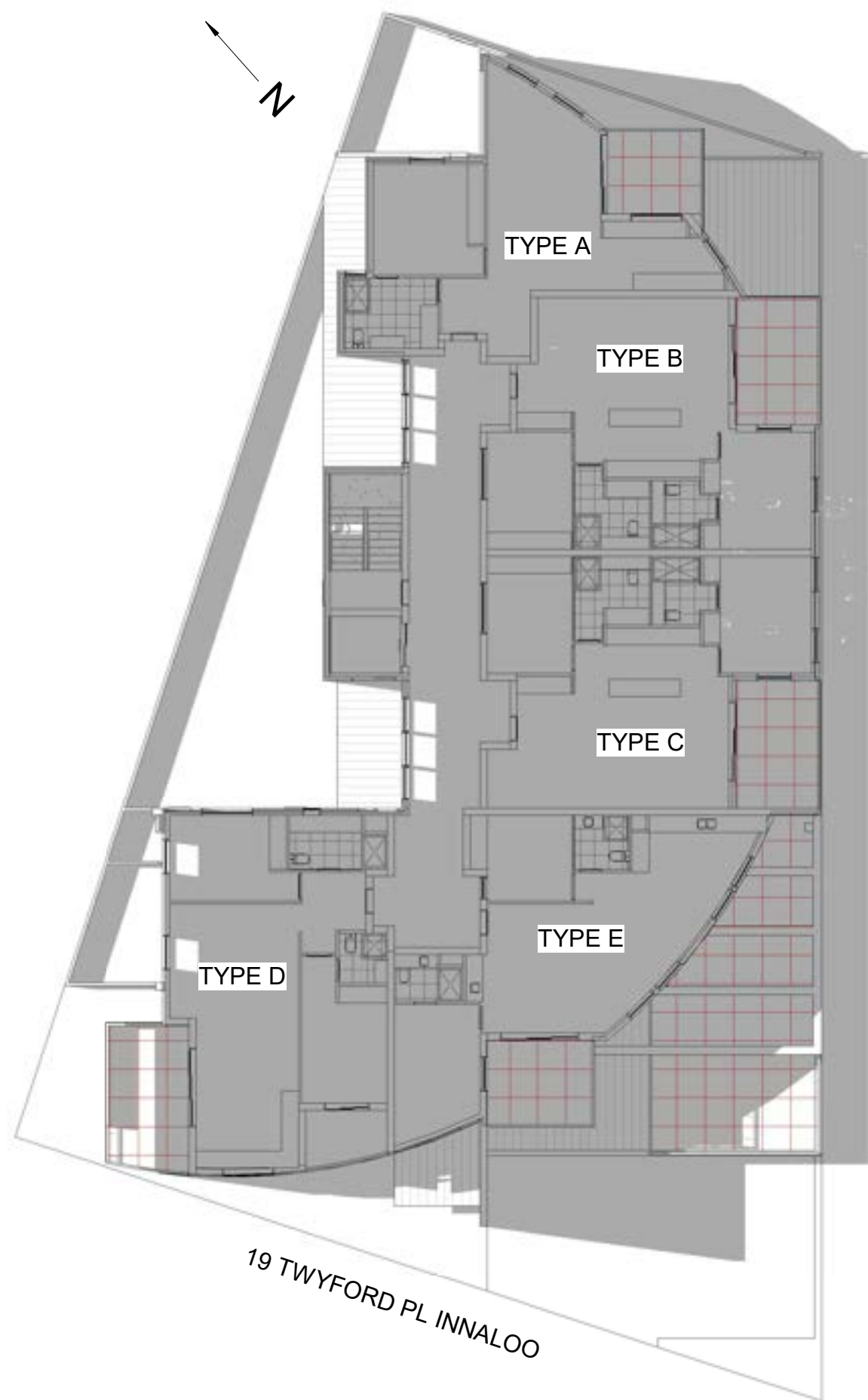
Suite 8 / 9 Cleaver Street
West Perth W.A 6065
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23	Conquest Capital PTY LTD	Address
Scale	1 : 100		
Checked by	Checker	Parkview Apartments, Innaloo	Project
Drawn by	Author		
Project number	2022.45	19 TWYFORD PL INNALOO	Client

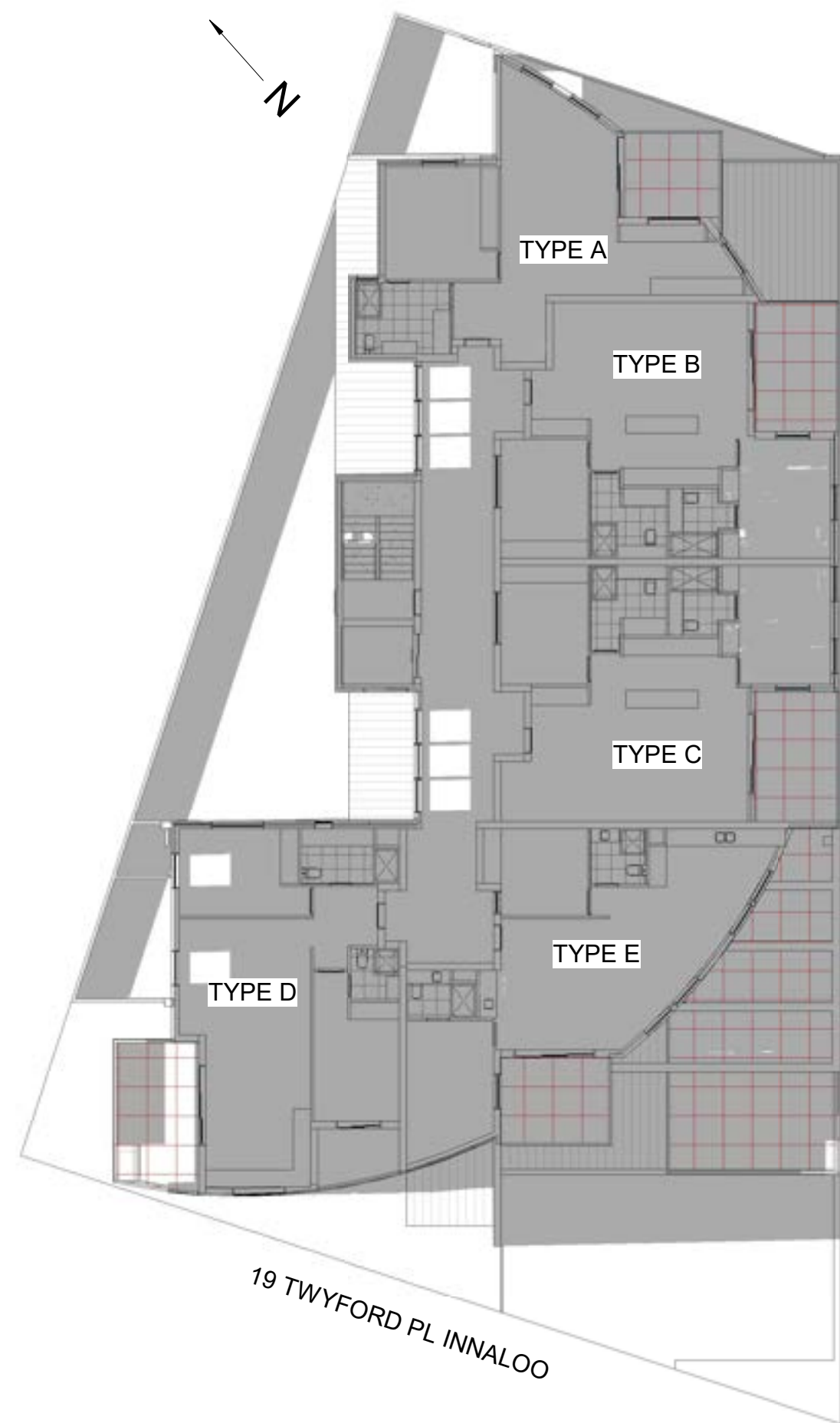
SUMMER SOLSTICE UNIT SUNLIGHT STUDY



1 SUM SOLSTICE 1327



2 SUM SOLSTICE 1427



3 SUM SOLSTICE 1527

UNIT A	APPROX 530 TO 1130	6 HOURS SUNLIGHT
UNIT B	APPROX 530 TO 1130	6 HOURS SUNLIGHT
UNIT C	APPROX 530 TO 1130	6 HOURS SUNLIGHT
UNIT D	APPROX 1330 TO 1930	6 HOURS SUNLIGHT
UNIT E	APPROX 530 TO 1130	6 HOURS SUNLIGHT

GREY SHADING:
AREA OF SHADOW, WHEN THE LIGHT
RAYS OF THE SUN HITS AN OBJECT
AND IS BLOCKED FROM REACHING THE
GROUND IT CREATES A GREYED IMAGE
OF THE OBJECT BLOCKING IT

GREEN SHADING:
VEGETATION AREAS

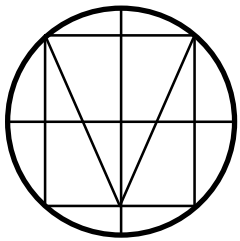
NO SHADING INTERNALLY:
WHEN THERE IS NO SHADE ON THE
INTERNALS OF THE UNITS IT MEANS
THE SUN IS REACHING INSIDE

SUMMER UNIT SUN

1 : 100

NOTE

1 : 100



D3

Suite 8 / 9 Cleaver Street
West Perth W.A 6065
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

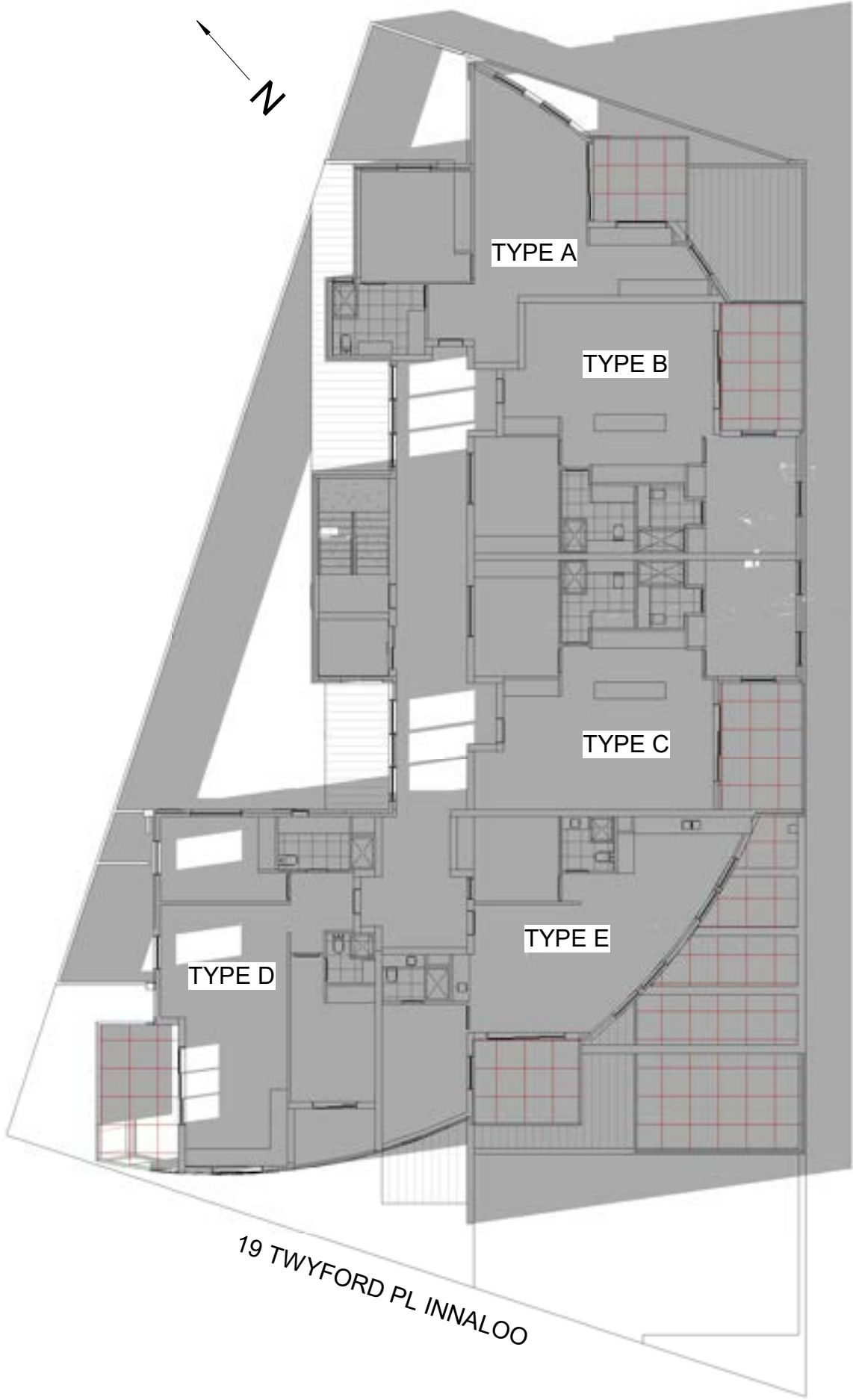
Date	2.10.23	Conquest Capital PTY LTD	Address
Scale	1 : 100		
Checked by	Checker	Parkview Apartments, Innaloo	Project
Drawn by	Author		
Project number	2022.45	19 TWYFORD PL INNALOO	Client

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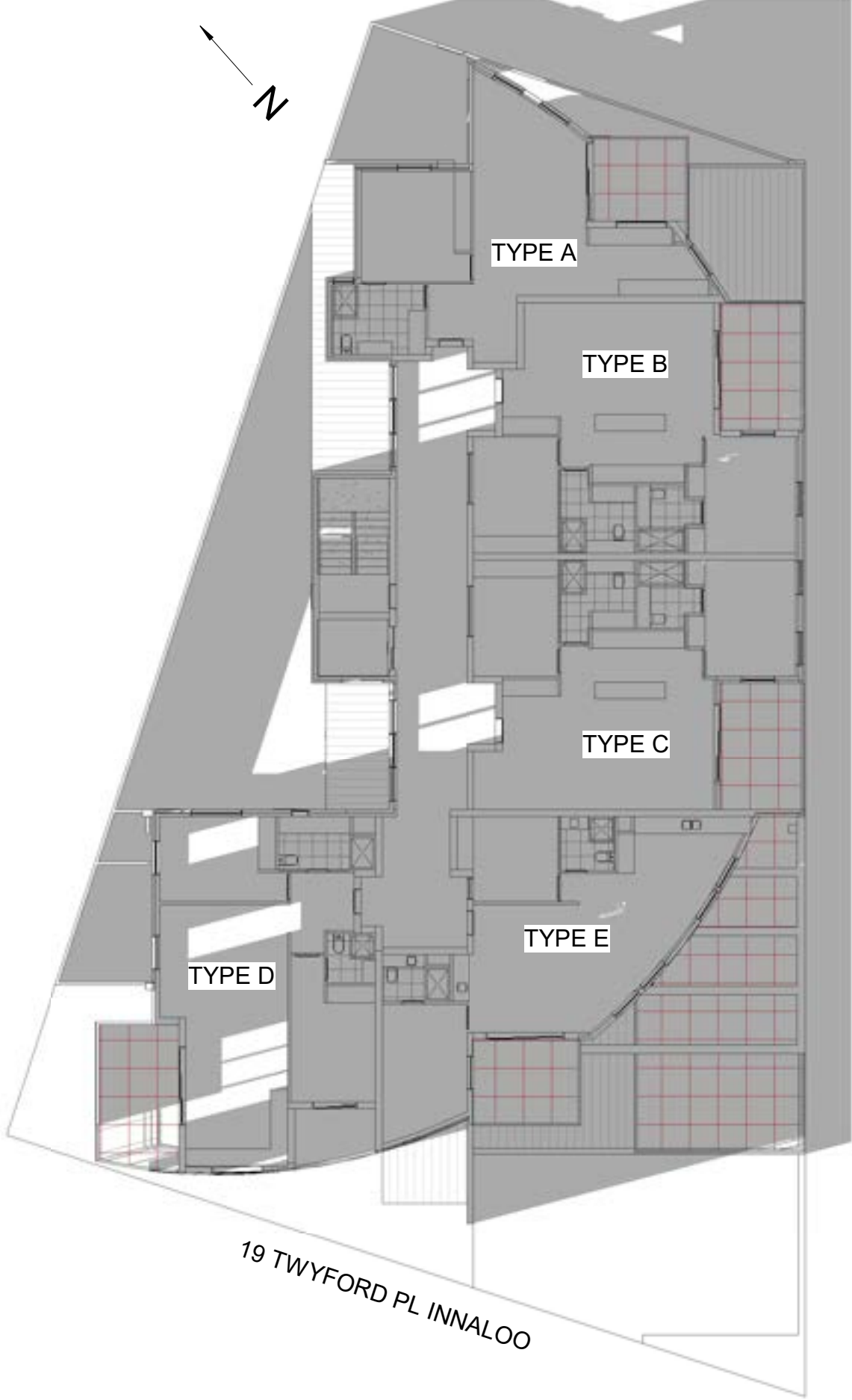
Michael Dryka Architects

SUMMER SOLSTICE UNIT SUNLIGHT STUDY

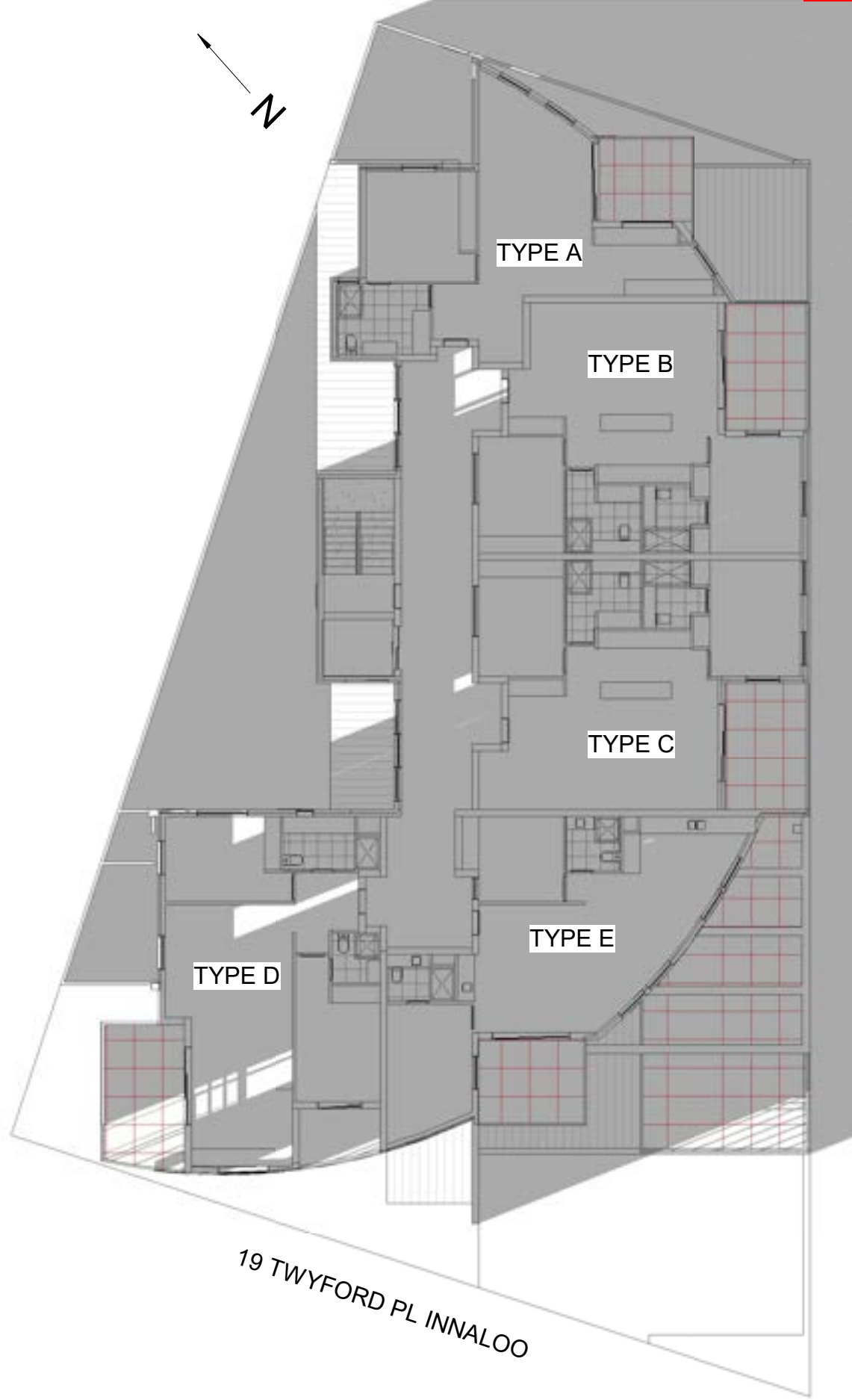
City of Stirling
23 October 2023
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1 SUM SOLSTICE 1627



2 SUM SOLSTICE 1727



3 SUM SOLSTICE 1827

UNIT A	APPROX 530 TO 1130	6 HOURS SUNLIGHT
UNIT B	APPROX 530 TO 1130	6 HOURS SUNLIGHT
UNIT C	APPROX 530 TO 1130	6 HOURS SUNLIGHT
UNIT D	APPROX 1330 TO 1930	6 HOURS SUNLIGHT
UNIT E	APPROX 530 TO 1130	6 HOURS SUNLIGHT

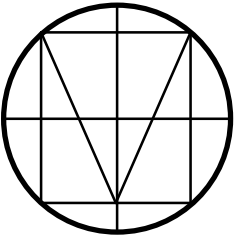
GREY SHADING:
AREA OF SHADOW, WHEN THE LIGHT
RAYS OF THE SUN HITS AN OBJECT
AND IS BLOCKED FROM REACHING THE
GROUND IT CREATES A GREYED IMAGE
OF THE OBJECT BLOCKING IT

GREEN SHADING:
VEGETATION AREAS

NO SHADING INTERNALLY:
WHEN THERE IS NO SHADE ON THE
INTERNALS OF THE UNITS IT MEANS
THE SUN IS REACHING INSIDE

SUMMER UNIT SUN
1 : 100

NOTE
1 : 100



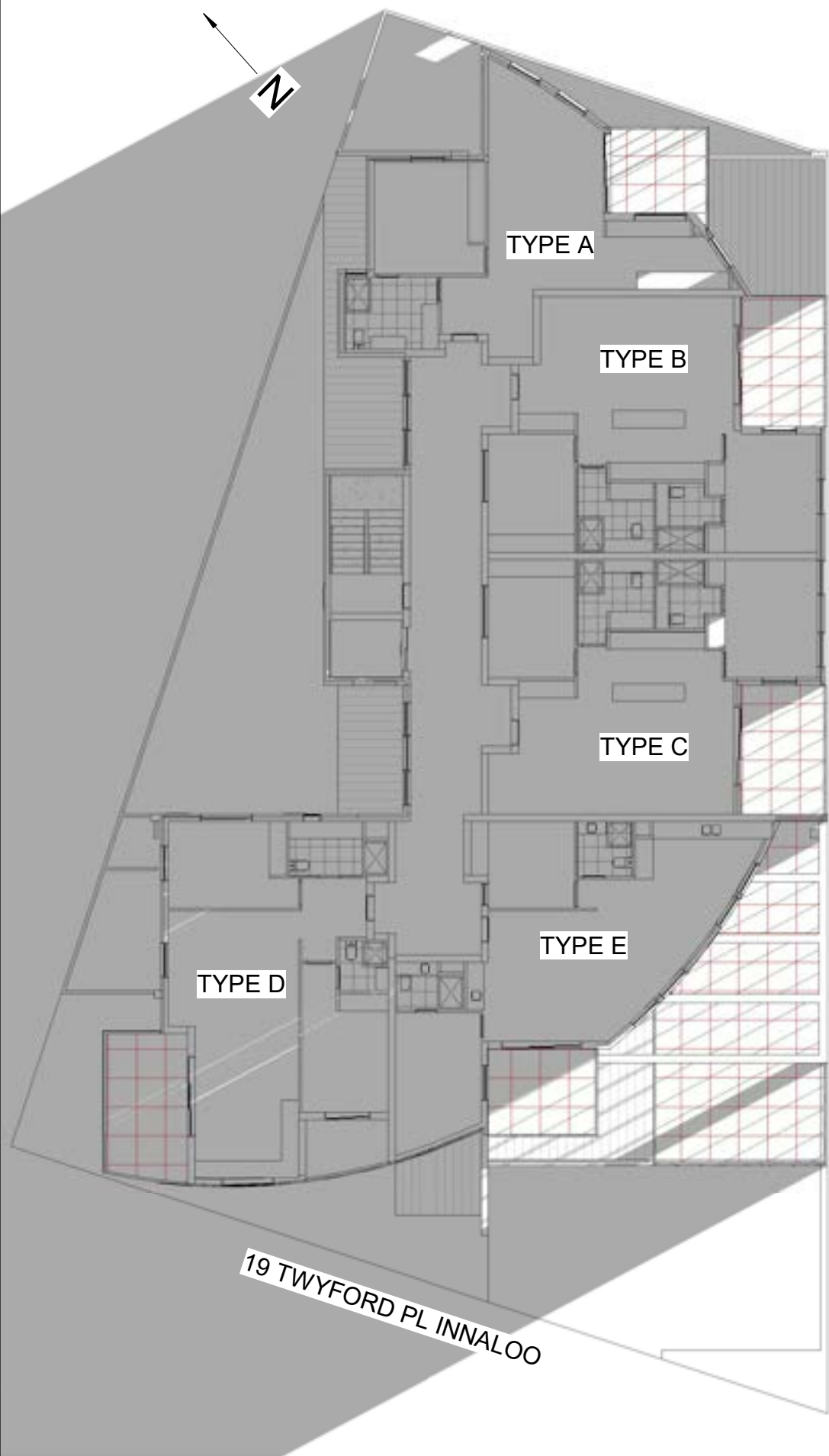
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	Drawn by	Author		
Project number		2022.45	19 TWYFORD PL INNALOO	Client

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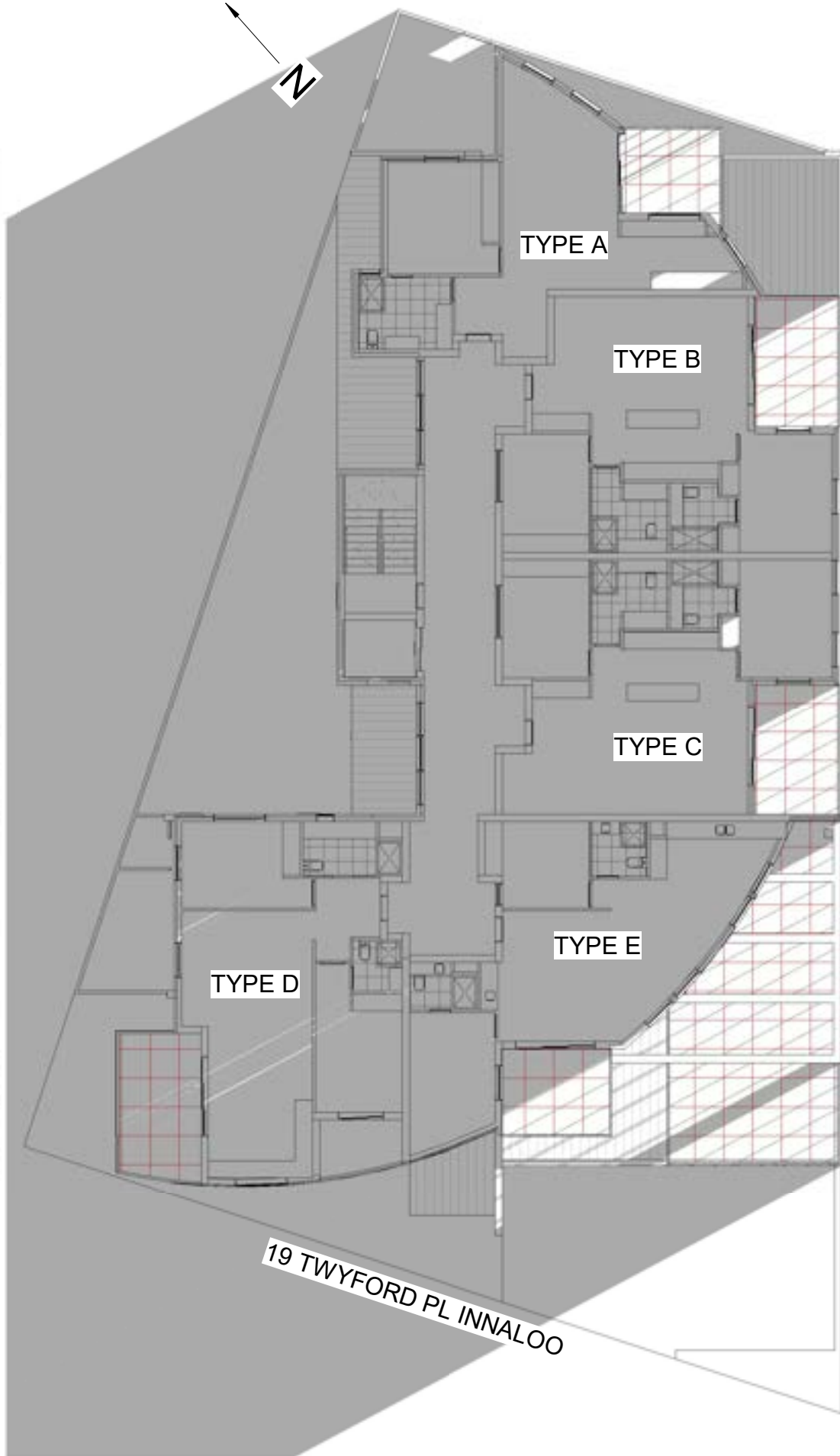
Michael Dryka Architects

WINTER SOLSTICE UNIT SUNLIGHT STUDY

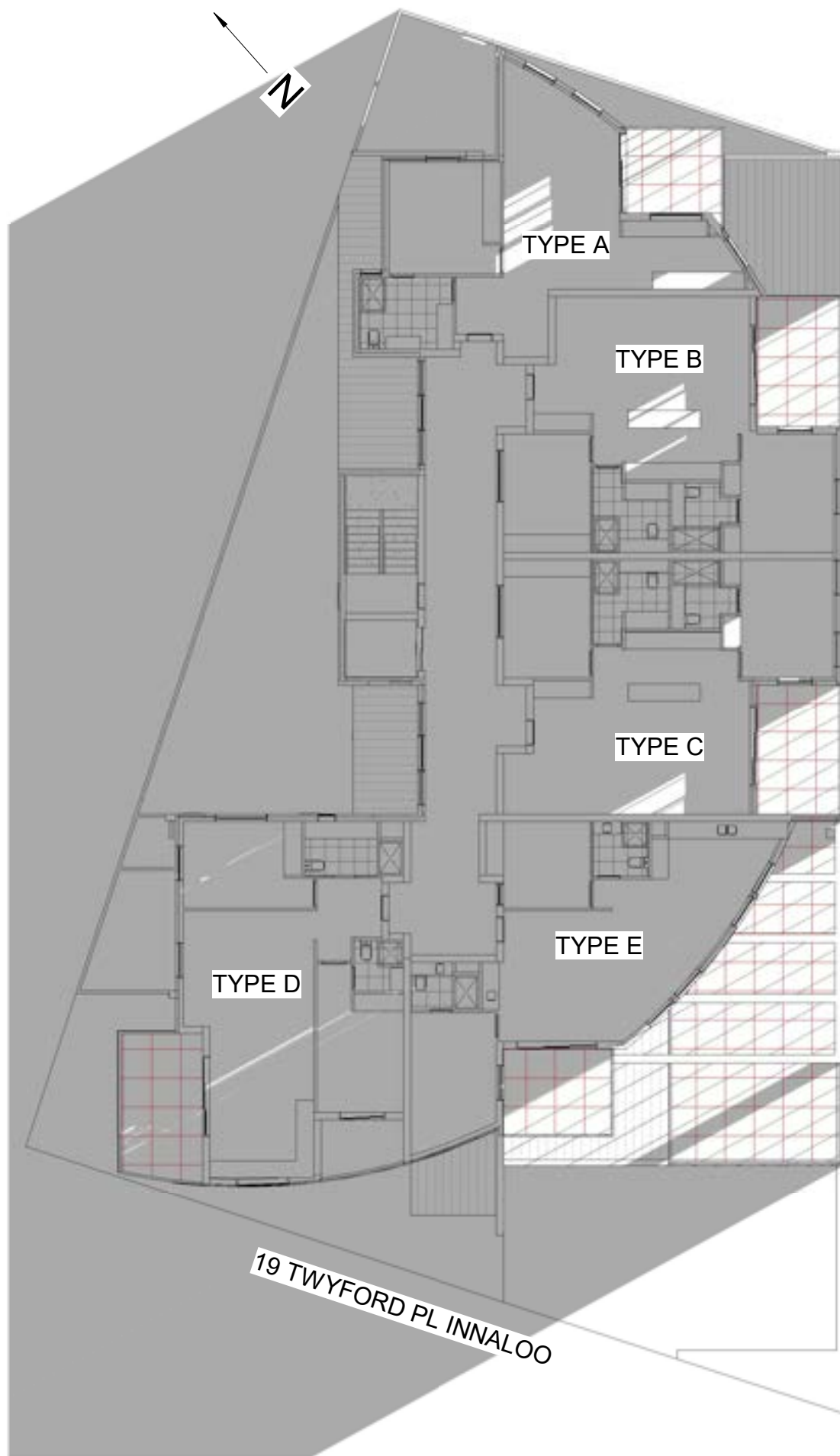
City of Stirling
23 October 2023
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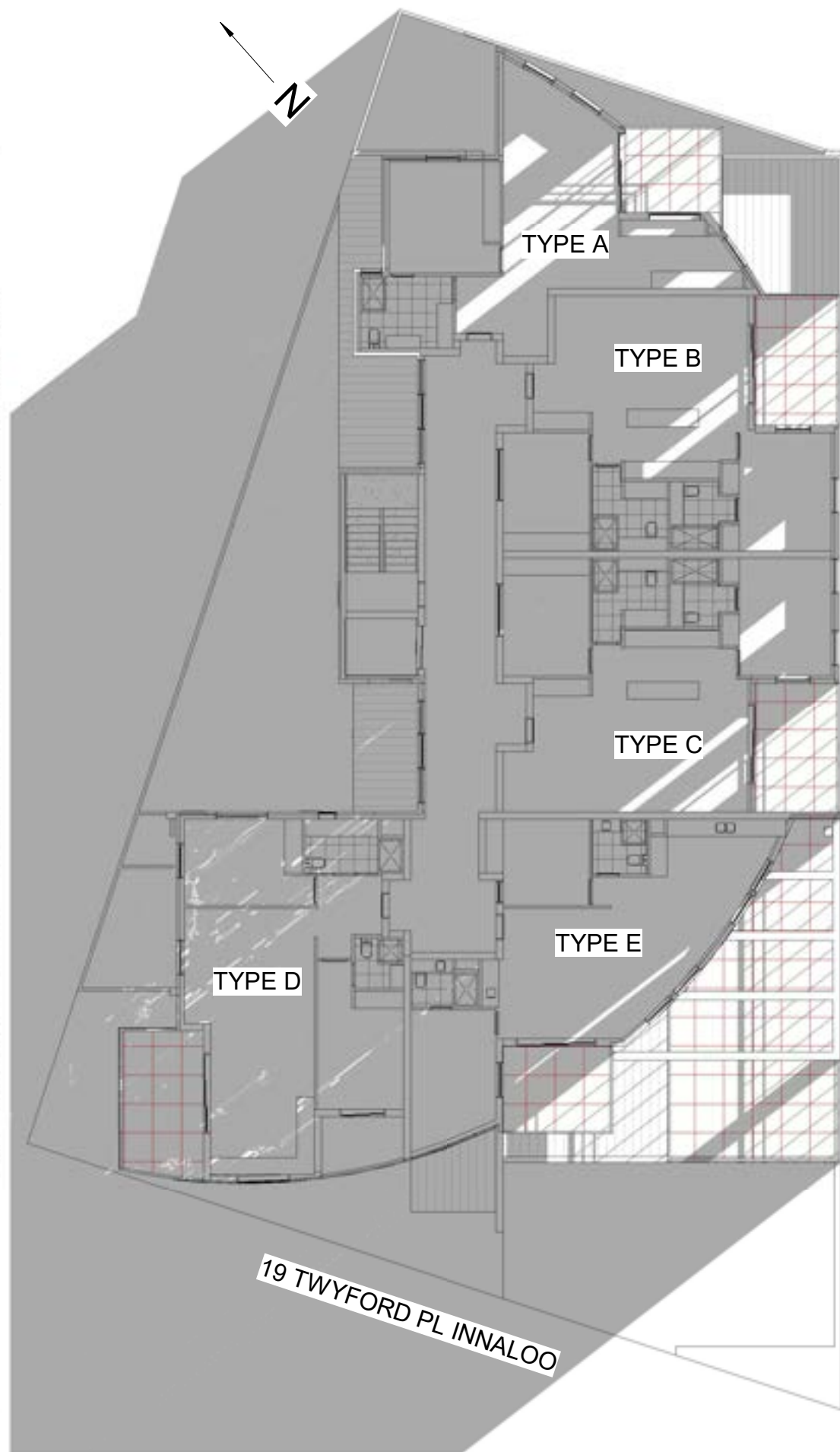
1 WIN SOLSTICE 527



2 WIN SOLSTICE 627



3 WIN SOLSTICE 727



4 WIN SOLSTICE 827

UNIT A	APPROX 530 TO 1830	14 HOURS SUNLIGHT
UNIT B	APPROX 530 TO 1130	7 HOURS SUNLIGHT
UNIT C	APPROX 530 TO 1130	7 HOURS SUNLIGHT
UNIT D	APPROX 1130 TO 1930	8 HOURS SUNLIGHT
UNIT E	APPROX 530 TO 930	5 HOURS SUNLIGHT

GREY SHADING:
AREA OF SHADOW, WHEN THE LIGHT
RAYS OF THE SUN HITS AN OBJECT
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GROUND IT CREATES A GREYED IMAGE
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GREEN SHADING:
VEGETATION AREAS

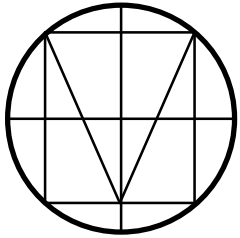
NO SHADING INTERNALLY:
WHEN THERE IS NO SHADE ON THE
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WINTER UNIT SUN

1 : 100

NOTE

1 : 100



D5

Suite 8 / 9 Cleaver Street
West Perth W.A 6065
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

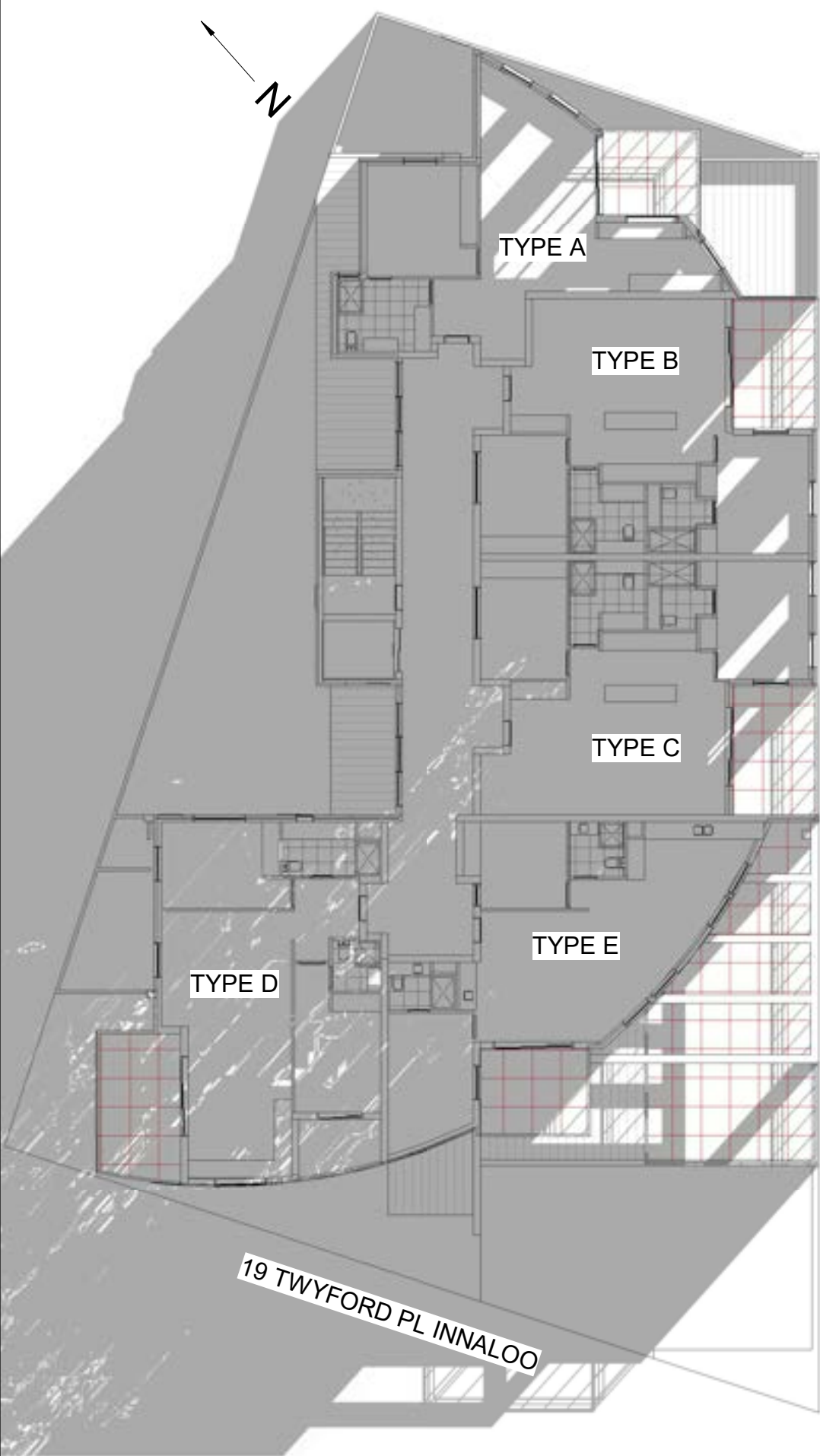
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Drawn by	Author		
Project number	2022.45	19 TWYFORD PL INNALOO	Client

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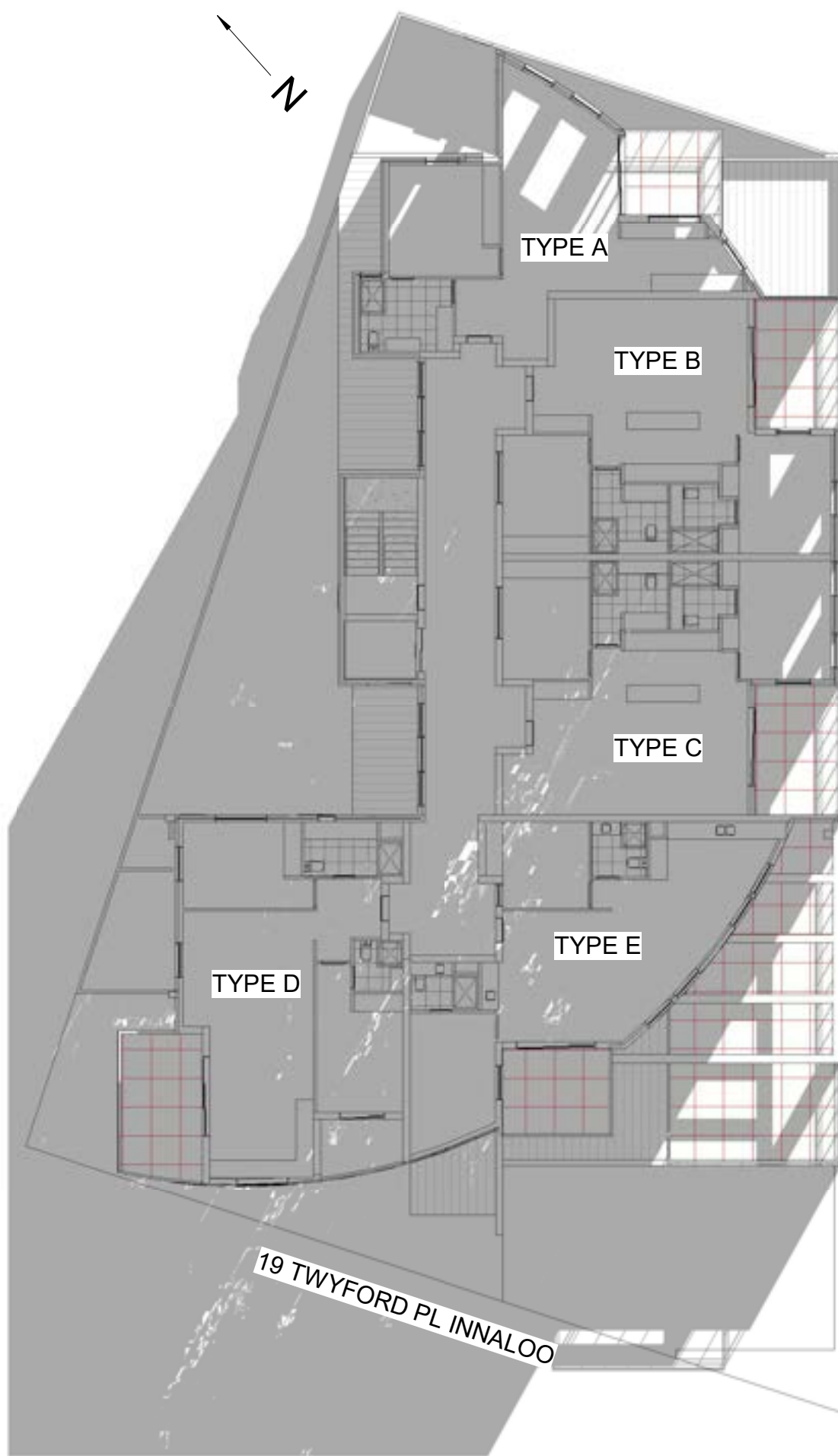
Michael Dryka Architects

WINTER SOLSTICE UNIT SUNLIGHT STUDY

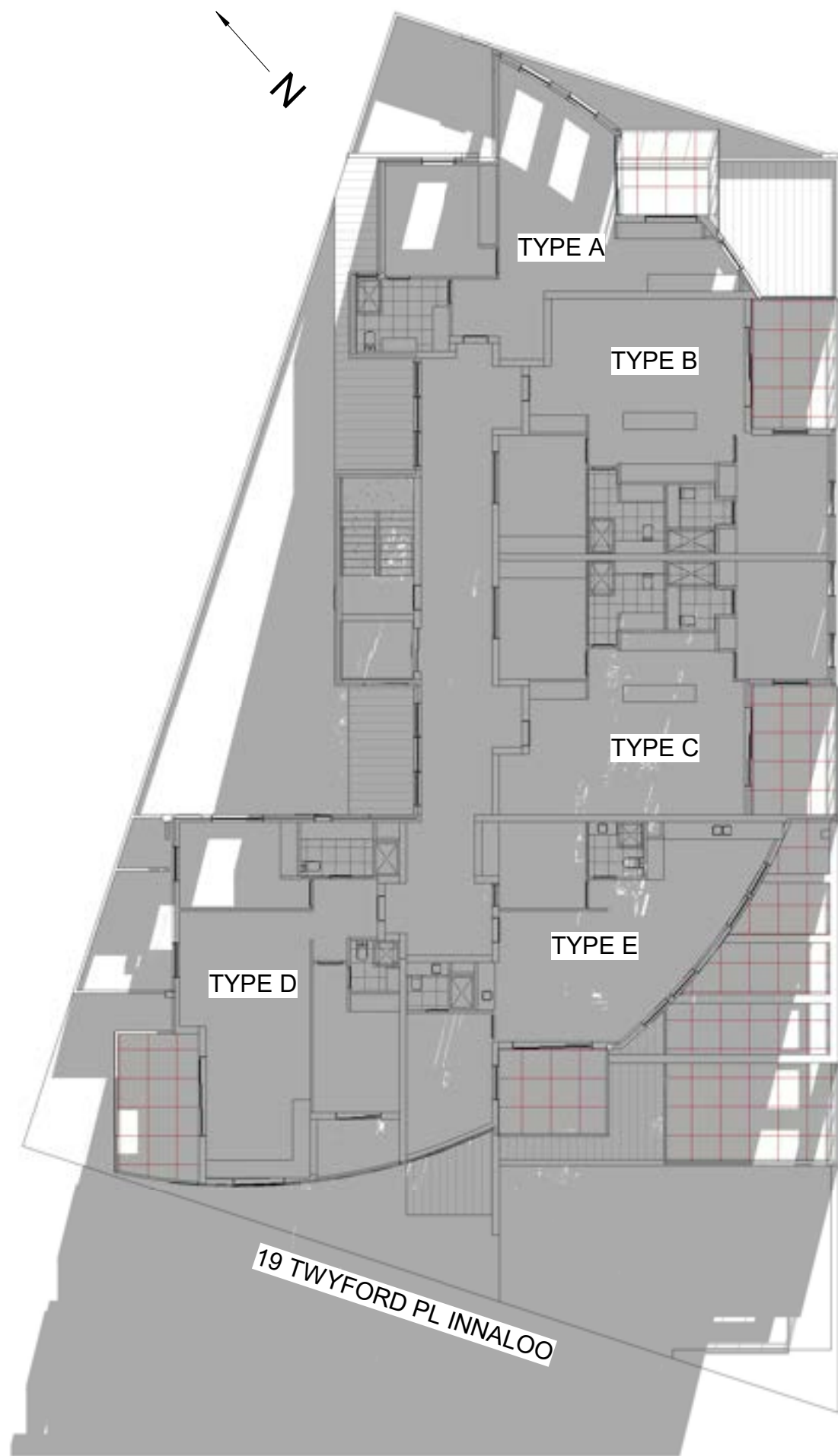
City of Stirling
23 October 2023
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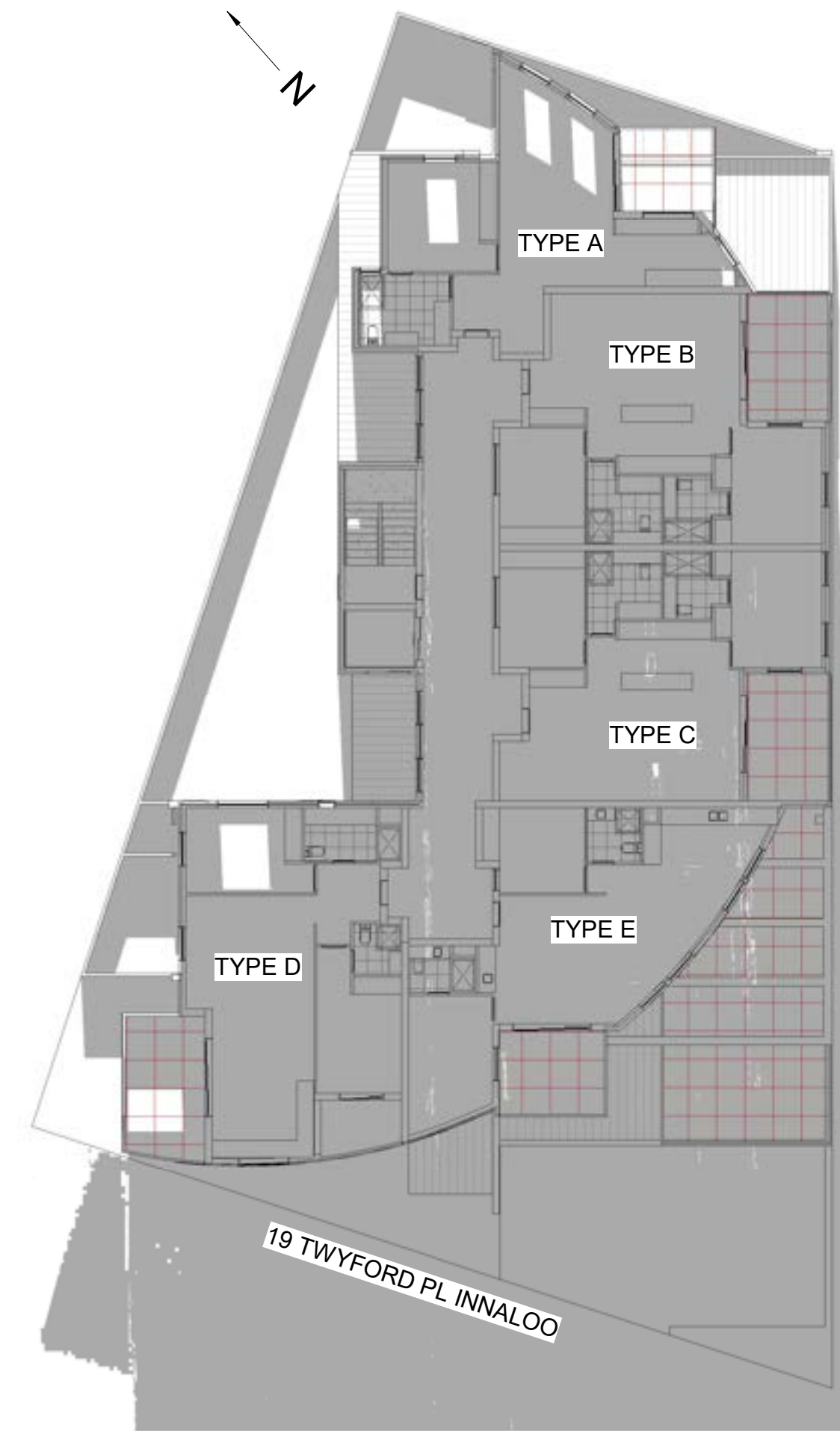
1 WIN SOLSTICE 927



2 WIN SOLSTICE 1027



3 WIN SOLSTICE 1127



4 WIN SOLSTICE 1227

UNIT A	APPROX 530 TO 1830	14 HOURS SUNLIGHT
UNIT B	APPROX 530 TO 1130	7 HOURS SUNLIGHT
UNIT C	APPROX 530 TO 1130	7 HOURS SUNLIGHT
UNIT D	APPROX 1130 TO 1930	8 HOURS SUNLIGHT
UNIT E	APPROX 530 TO 930	5 HOURS SUNLIGHT

WINTER UNIT SUN

1 : 100

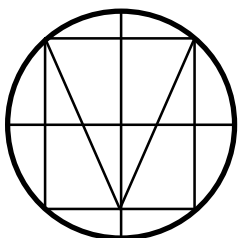
GREY SHADING:
AREA OF SHADOW, WHEN THE LIGHT
RAYS OF THE SUN HITS AN OBJECT
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GROUND IT CREATES A GREYED IMAGE
OF THE OBJECT BLOCKING IT

GREEN SHADING:
VEGETATION AREAS

NO SHADING INTERNALLY:
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THE SUN IS REACHING INSIDE

NOTE

1 : 100



D6

Suite 8 / 9 Cleaver Street
West Perth W.A 6065
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

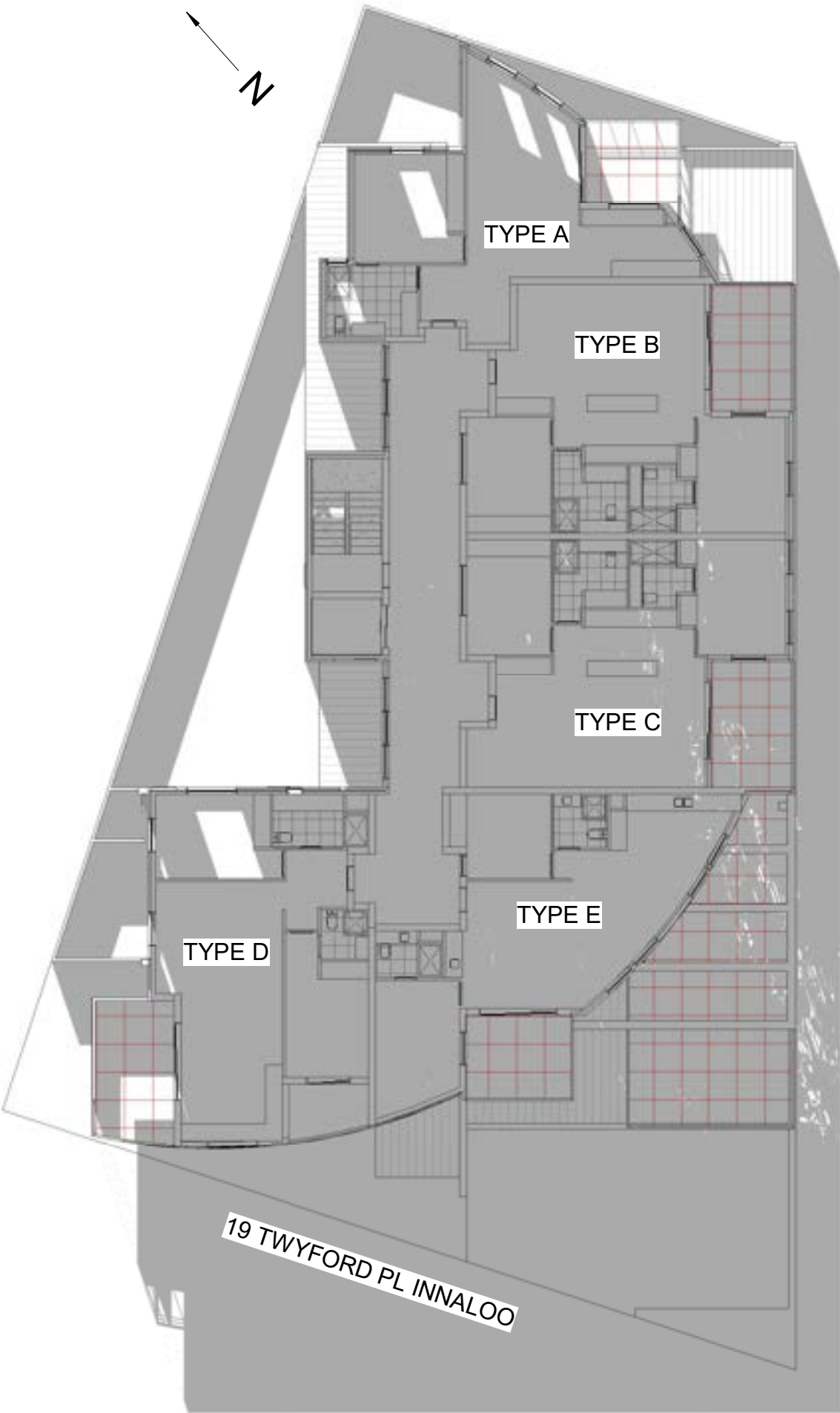
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Drawn by	Author		
Project number	2022.45	19 TWYFORD PL INNALOO	Client

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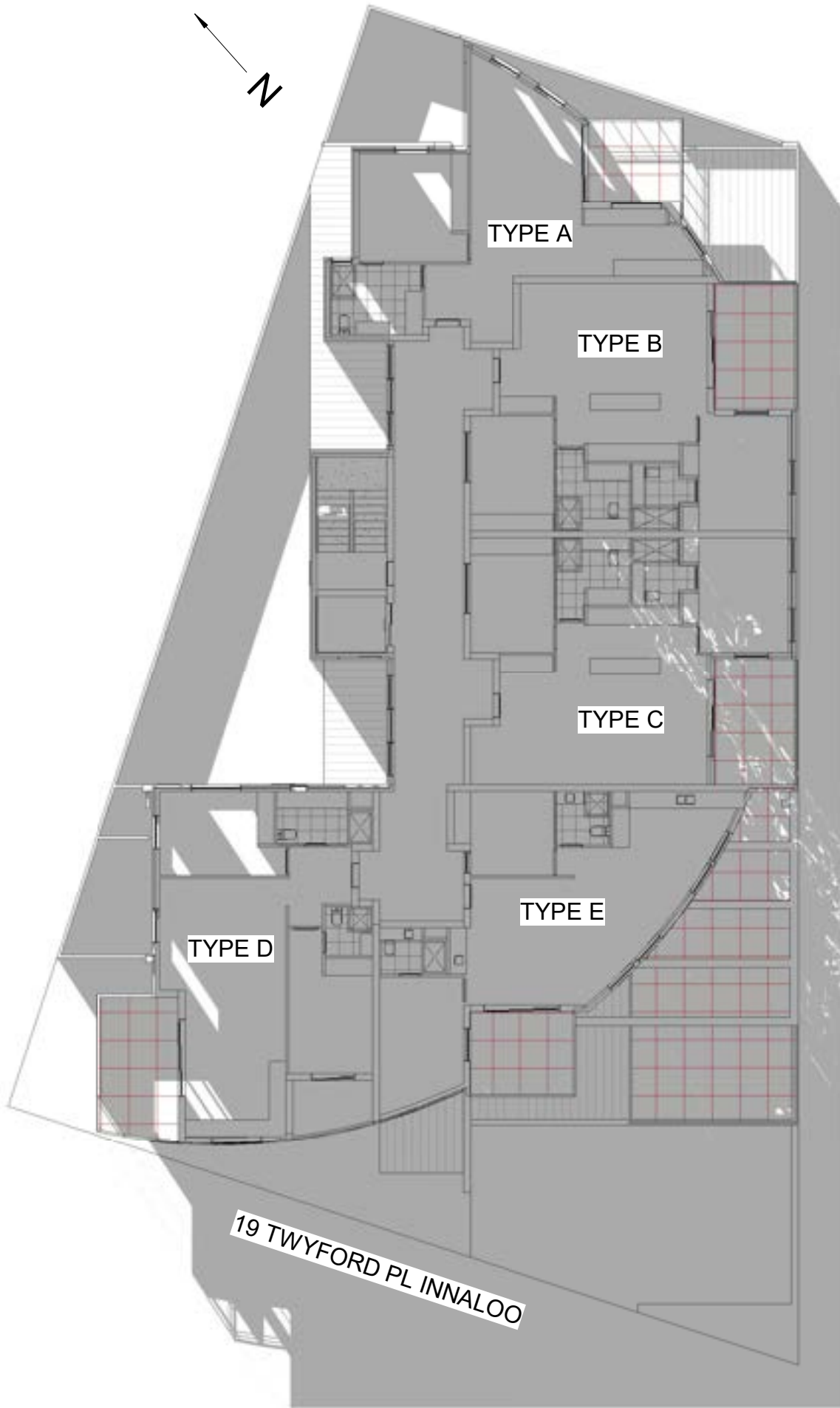
Michael Dryka Architects

WINTER SOLSTICE UNIT SUNLIGHT STUDY

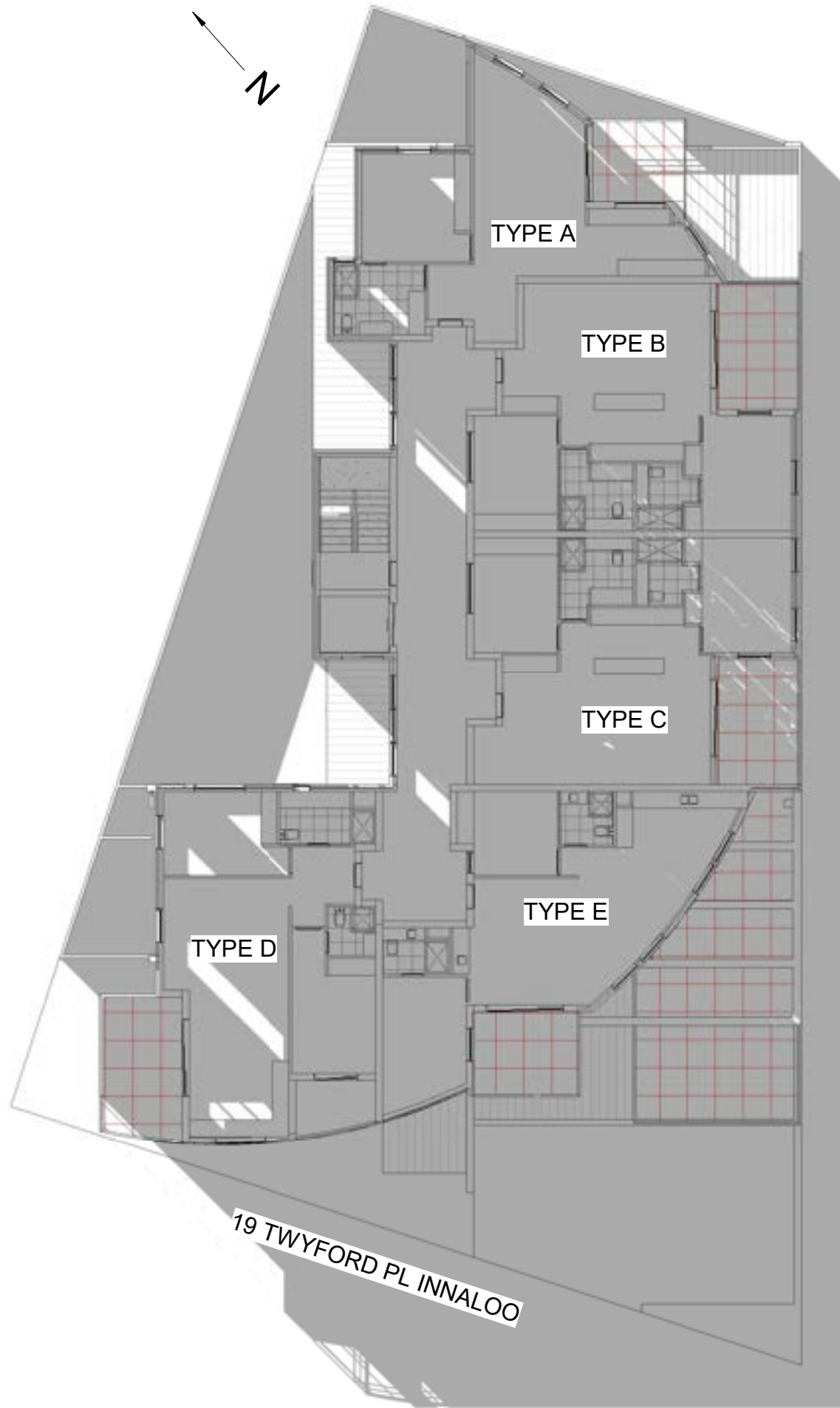
City of Stirling
23 October 2023
RECEIVED



1 WIN SOLSTICE 1327



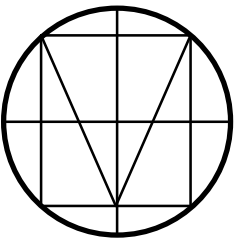
2 WIN SOLSTICE 1427



3 WIN SOLSTICE 1527

GREY SHADING:
AREA OF SHADOW, WHEN THE LIGHT
RAYS OF THE SUN HITS AN OBJECT
AND IS BLOCKED FROM REACHING THE
GROUND IT CREATES A GREYED IMAGE
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GREEN SHADING:
VEGETATION AREAS
NO SHADING INTERNALLY:
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NOTE
1 : 100



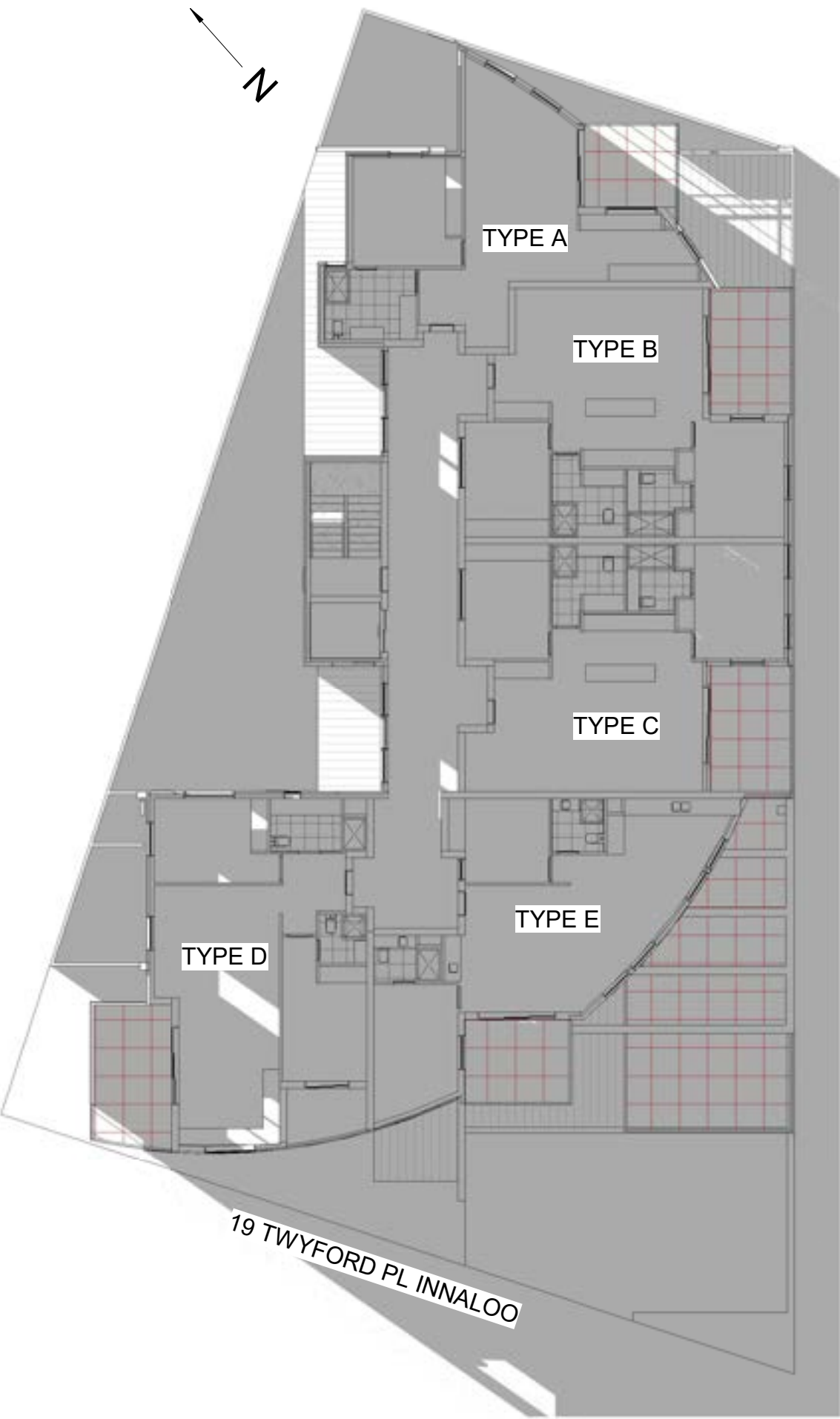
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		Drawn by	Author				
		Project number	2022.45			19 TWFORD PL INNALOO	Client

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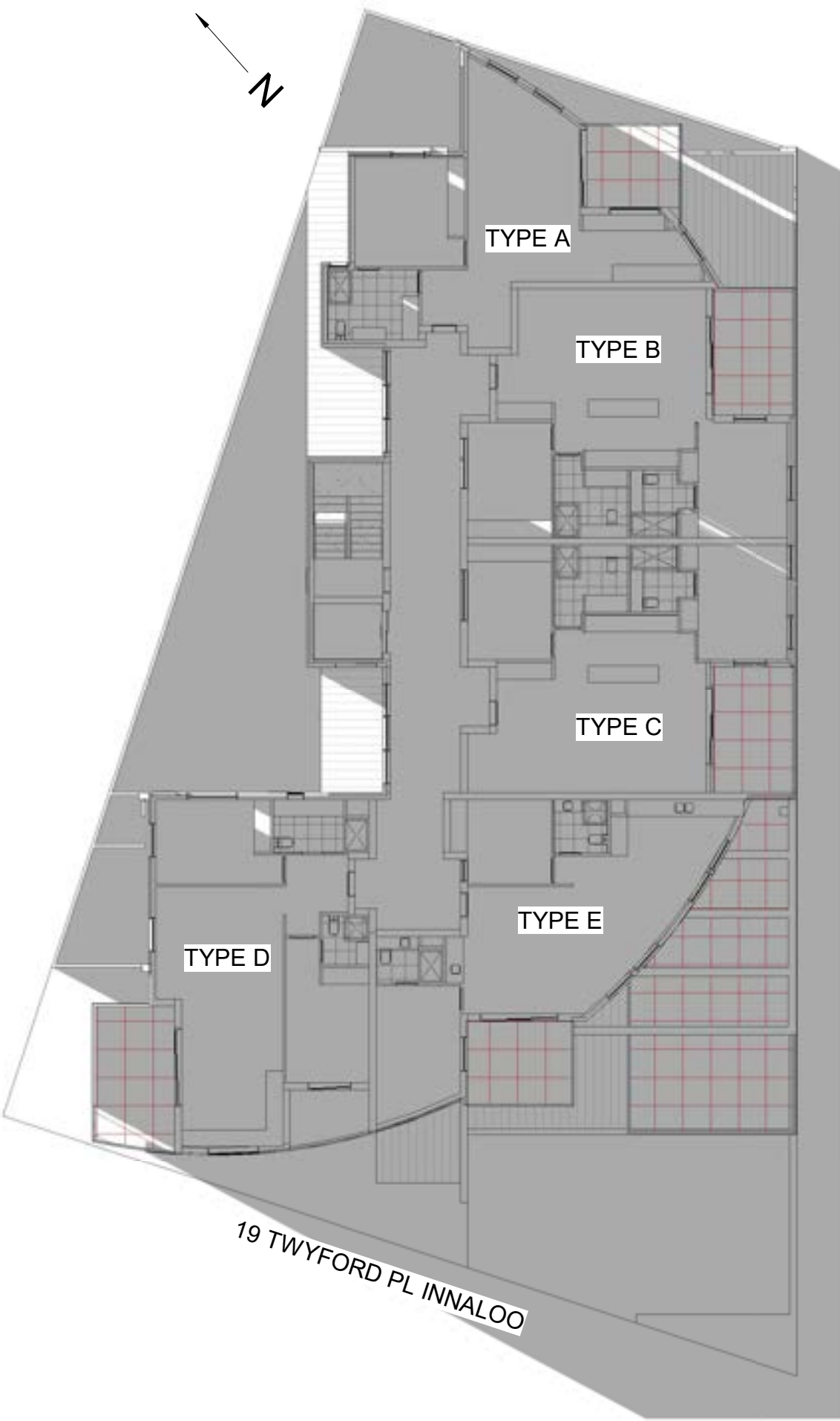
Michael Dryka Architects

WINTER SOLSTICE UNIT SUNLIGHT STUDY

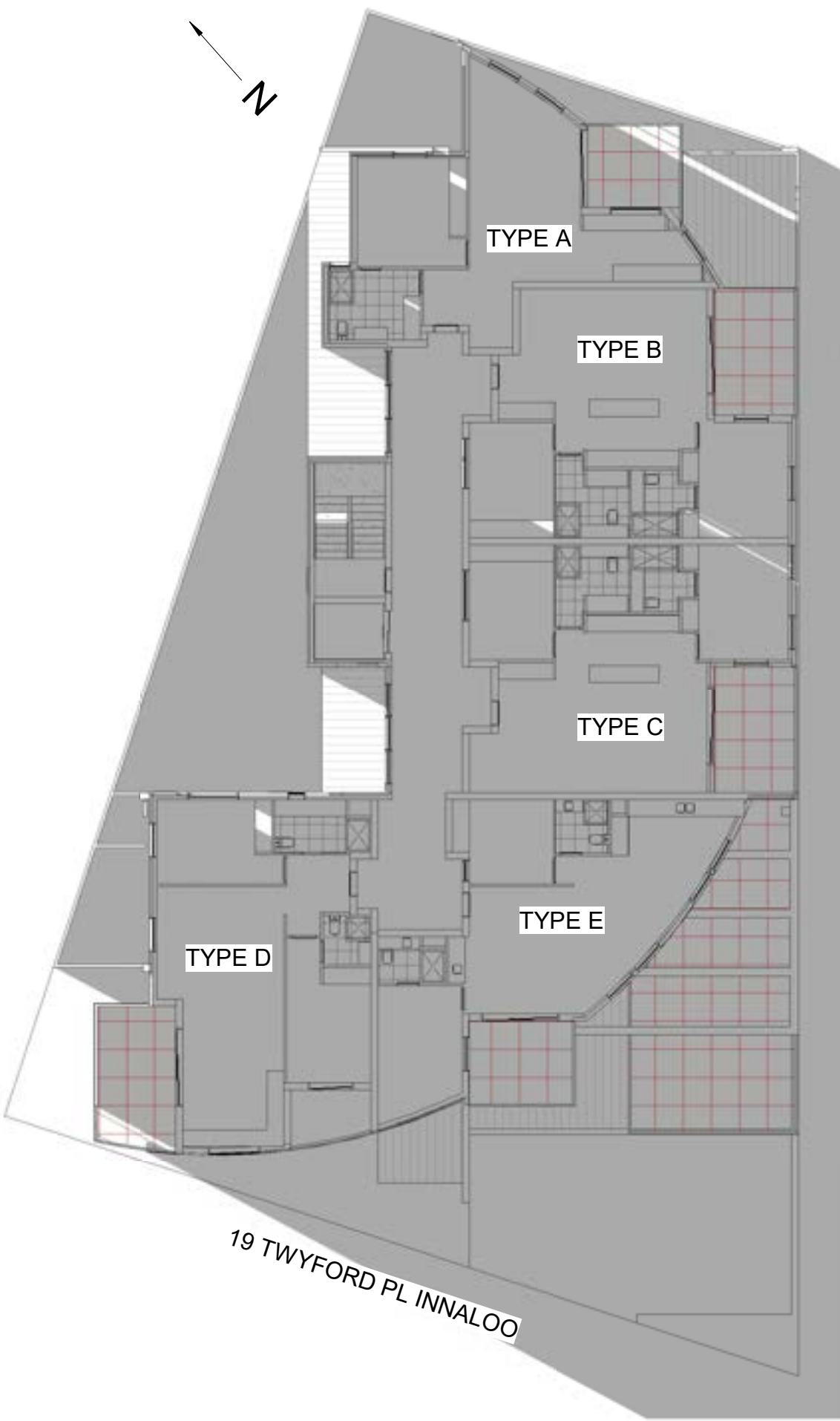
City of Stirling
23 October 2023
RECEIVED



1 WIN SOLSTICE 1627



2 WIN SOLSTICE 1727



3 WIN SOLSTICE 1827

UNIT A	APPROX 530 TO 1830	14 HOURS SUNLIGHT
UNIT B	APPROX 530 TO 1130	7 HOURS SUNLIGHT
UNIT C	APPROX 530 TO 1130	7 HOURS SUNLIGHT
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GREEN SHADING:
VEGETATION AREAS

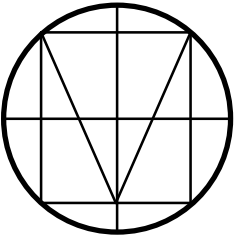
NO SHADING INTERNALLY:
WHEN THERE IS NO SHADE ON THE
INTERNALS OF THE UNITS IT MEANS
THE SUN IS REACHING INSIDE

WINTER UNIT SUN

1 : 100

NOTE

1 : 100



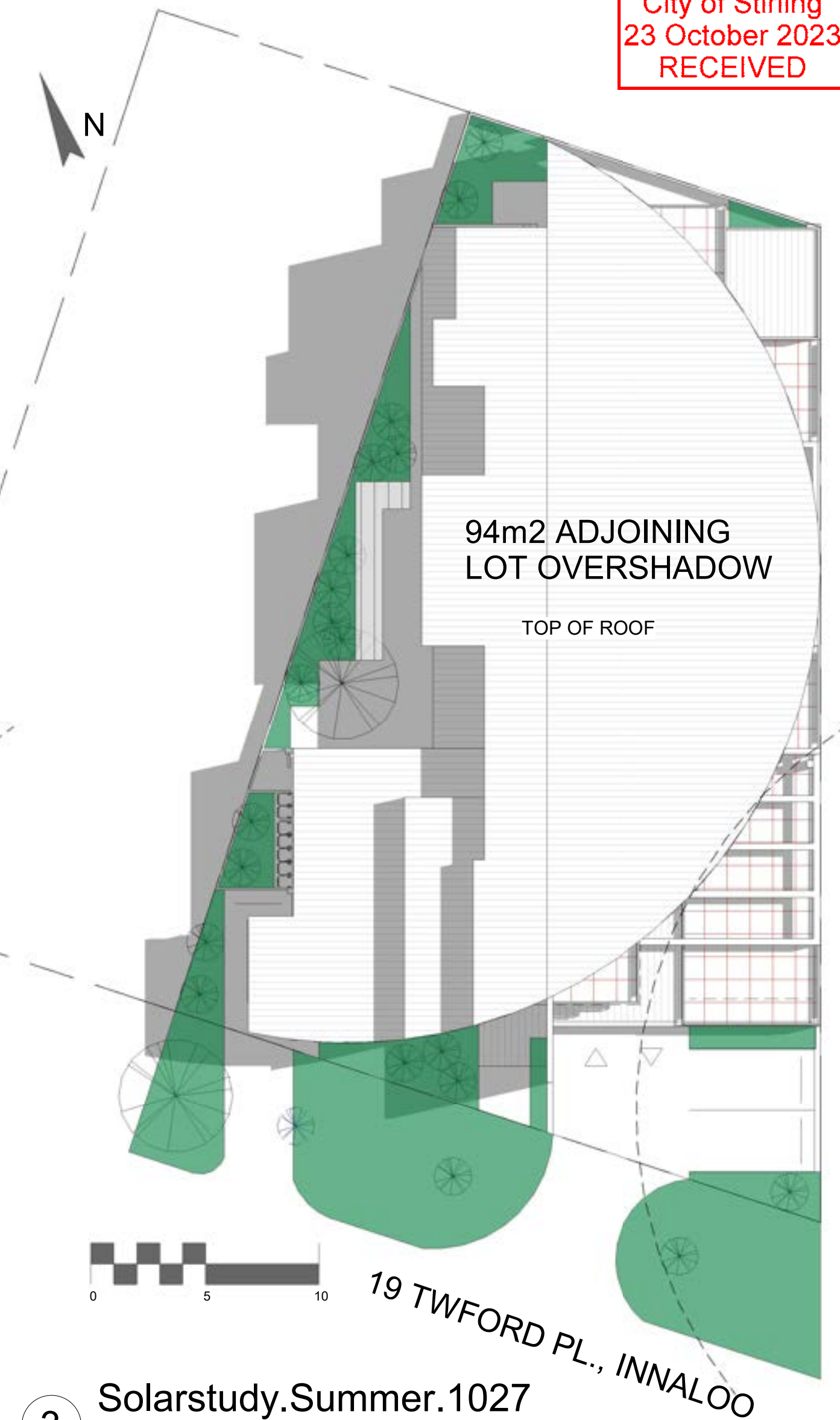
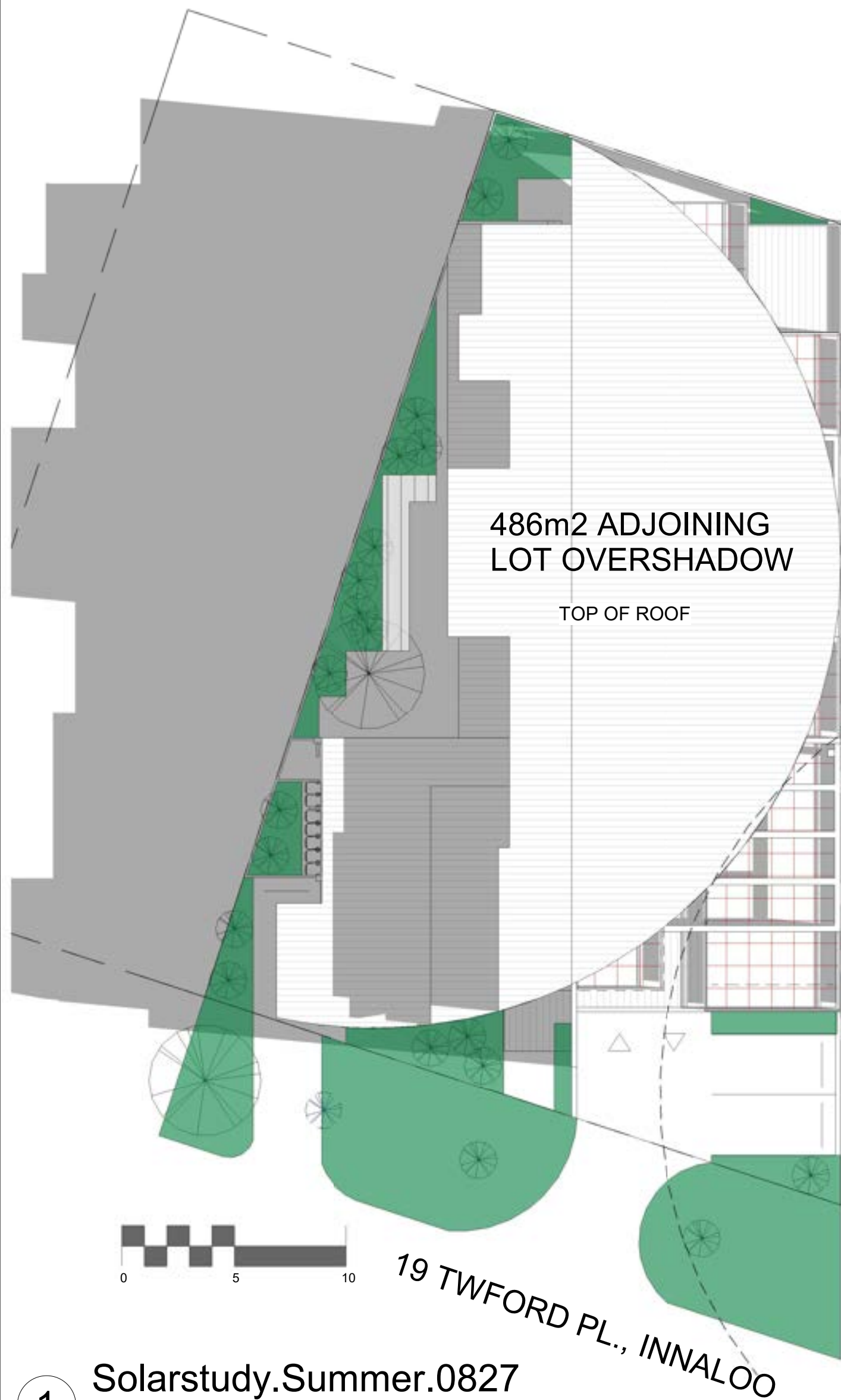
D8	Suite 8 / 9 Cleaver Street West Perth W.A 6065 Telephone (08) 9328 6197 Facsimile (08) 9328 4990	Date	2.10.23	Conquest Capital PTY LTD	Address		
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		Checked by	Checker			Parkview Apartments, Innaloo	Project
		Drawn by	Author				
		Project number	2022.45				

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SUMMER SOLSTICE SHADE STUDY

City of Stirling
23 October 2023
RECEIVED



1 Solarstudy.Summer.0827
1 : 200

2 Solarstudy.Summer.0927
1 : 200

3 Solarstudy.Summer.1027
1 : 200

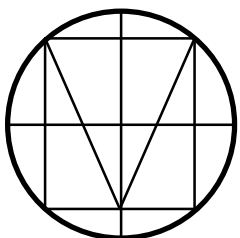
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NOTE

1 : 100



C1

Suite 8 / 9 Cleaver Street
West Perth W.A 6065
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

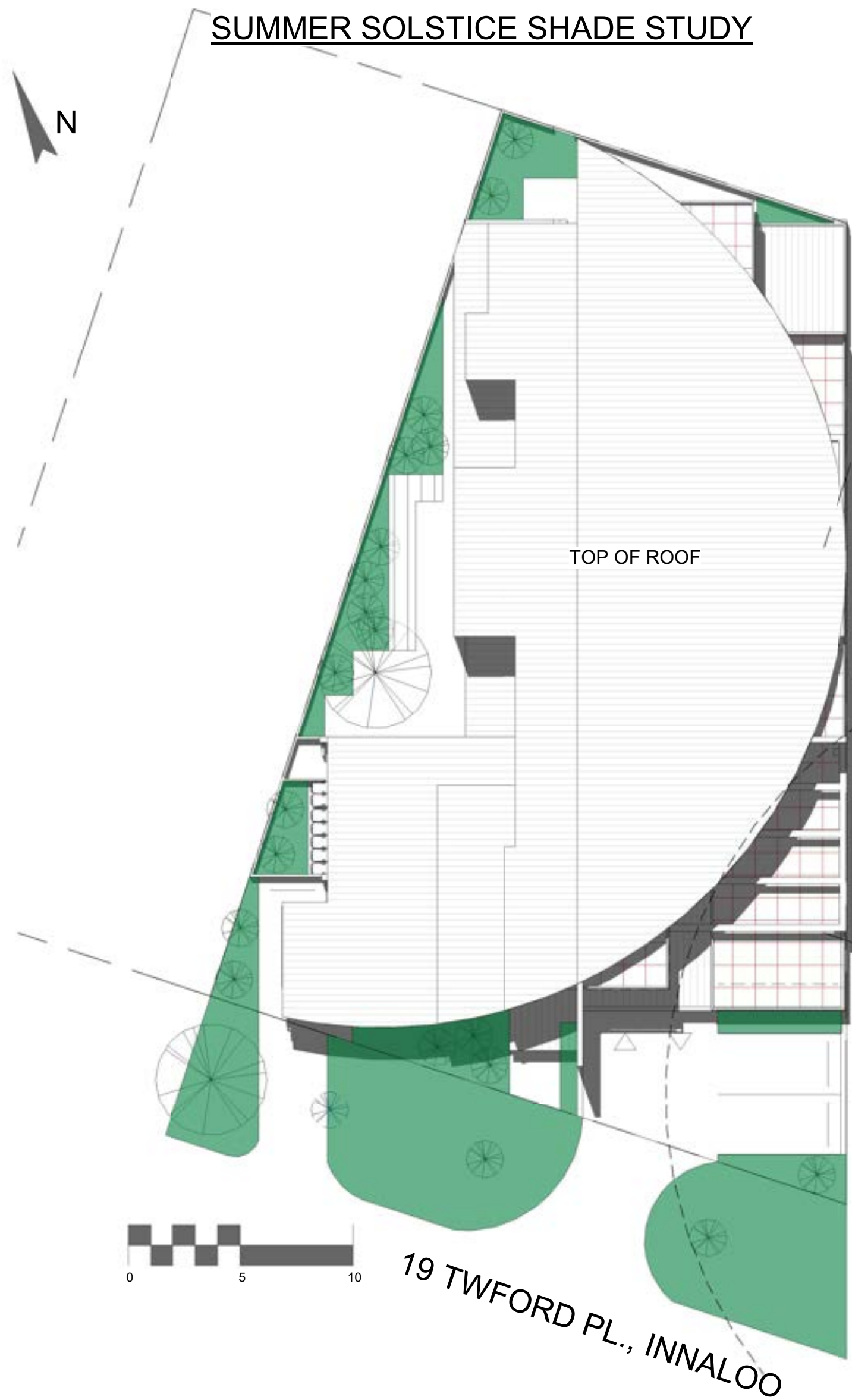
Date	2.10.23	Conquest Capital PTY LTD	Address
Scale	As indicated		
Checked by	Checker	Parkview Apartments, Innaloo	Project
Drawn by	Author		
Project number	2022.45	19 TWTFORD PL INNALOO	Client

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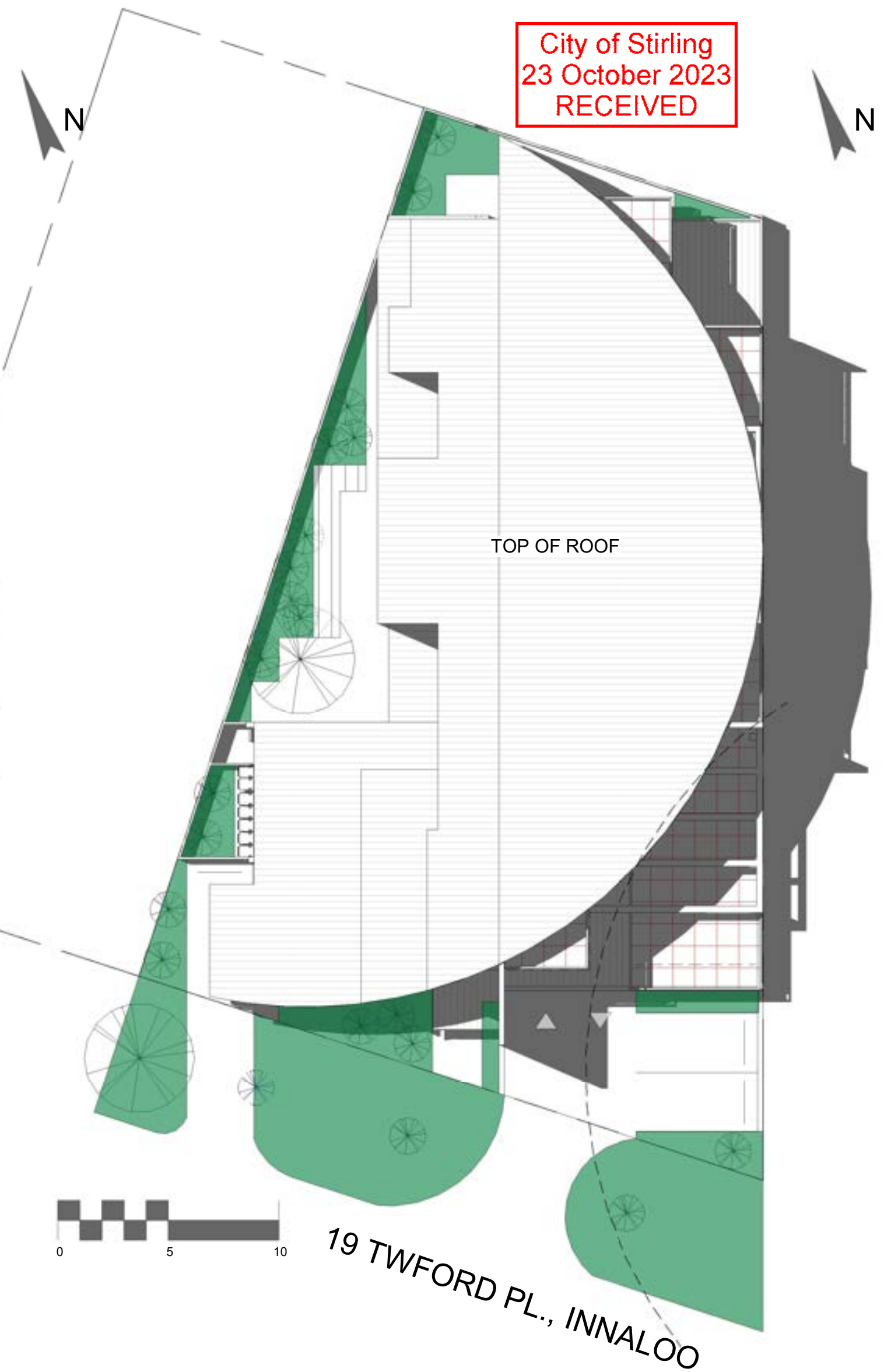
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1 Solarstudy.Summer.1127
1 : 200



2 Solarstudy.Summer.1227
1 : 200



3 Solarstudy.Summer.1327
1 : 200

City of Stirling
23 October 2023
RECEIVED

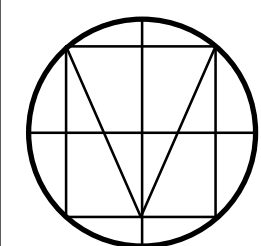
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NOTE

1 : 100

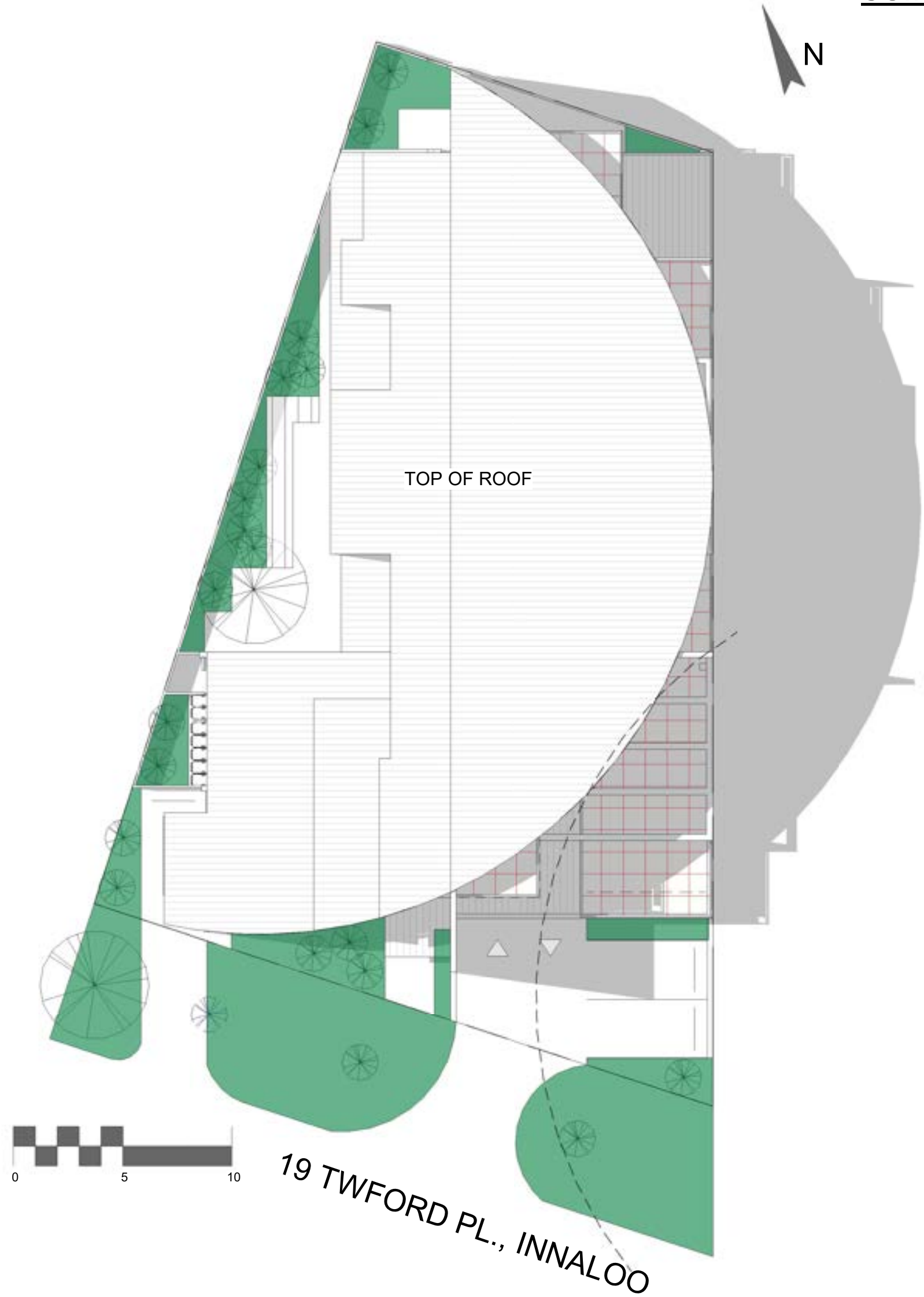


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	Checked by	Checker		
	Drawn by	Author		
	Project number	2022.45	19 TWTFORD PL INNALOO	Client

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SUMMER SOLSTICE SHADE STUDY



1 Solarstudy.Summer.1427
1 : 200



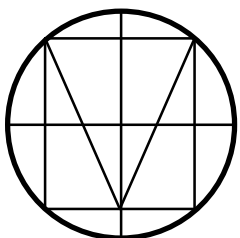
2 Solarstudy.Summer.1527
1 : 200

GREY SHADING:
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GREEN SHADING:
VEGETATION AREAS

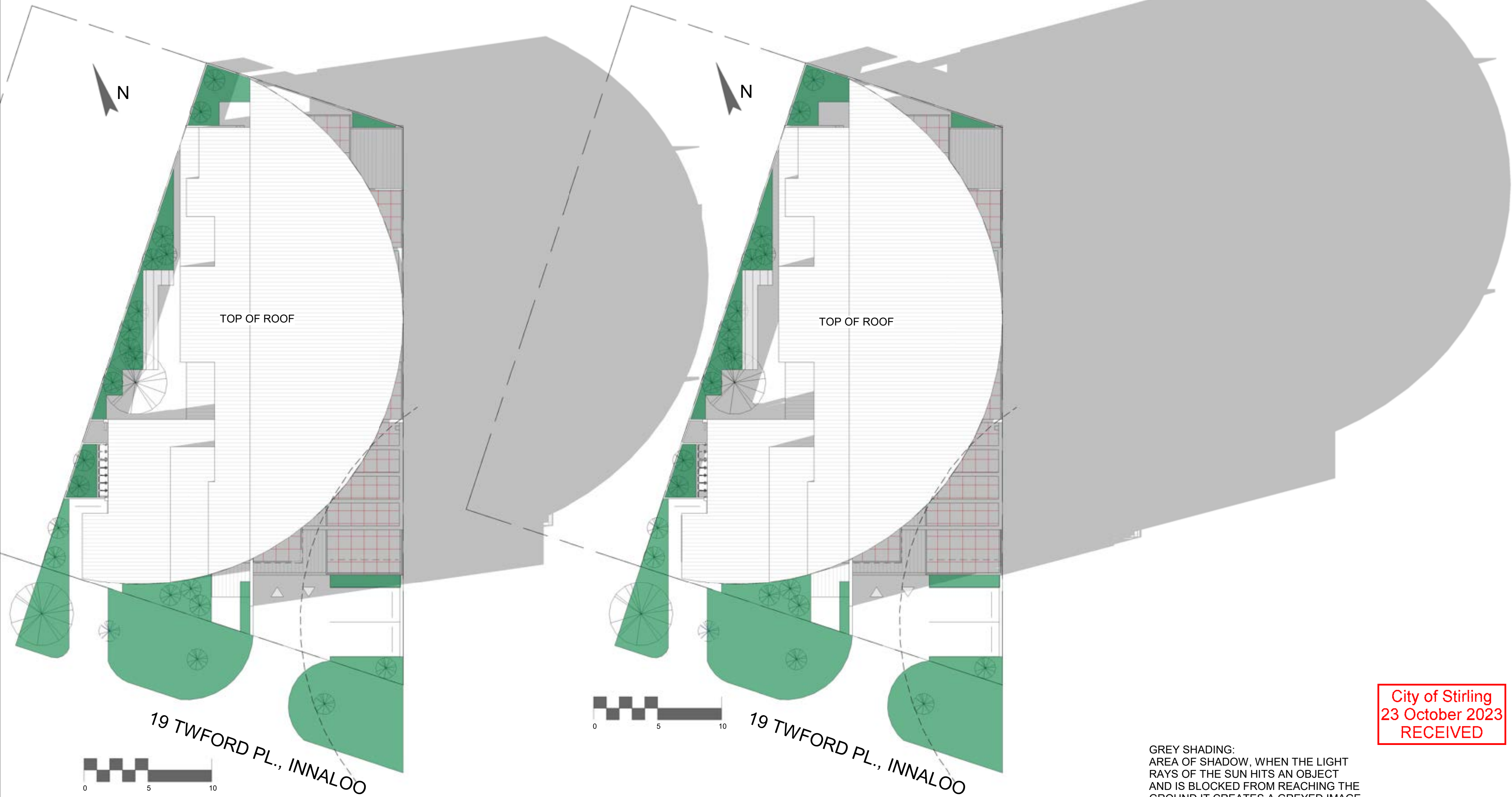
NO SHADING INTERNALLY:
WHEN THERE IS NO SHADE ON THE
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NOTE
1 : 100



C3	Suite 8 / 9 Cleaver Street West Perth W.A 6065 Telephone (08) 9328 6197 Facsimile (08) 9328 4990			Date 2.10.23 Scale As indicated	Conquest Capital PTY LTD	Address
	Checked by	Checker	Parkview Apartments, Innaloo	Project		
	Drawn by	Author				
	Project number	2022.45	19 TWTFORD PL INNALOO	Client		

SUMMER SOLSTICE SHADE STUDY



1 Solarstudy.Summer.1627
1 : 200

2 Solarstudy.Summer.1727
1 : 200

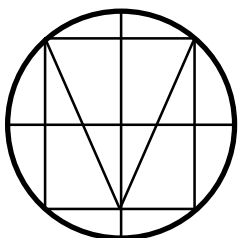
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GREY SHADING:
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1 : 100



C4	Date	2.10.23	Conquest Capital PTY LTD	Address
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	Checked by	Checker		
	Drawn by	Author		
Project number		2022.45	19 TWFORD PL INNALOO	Client

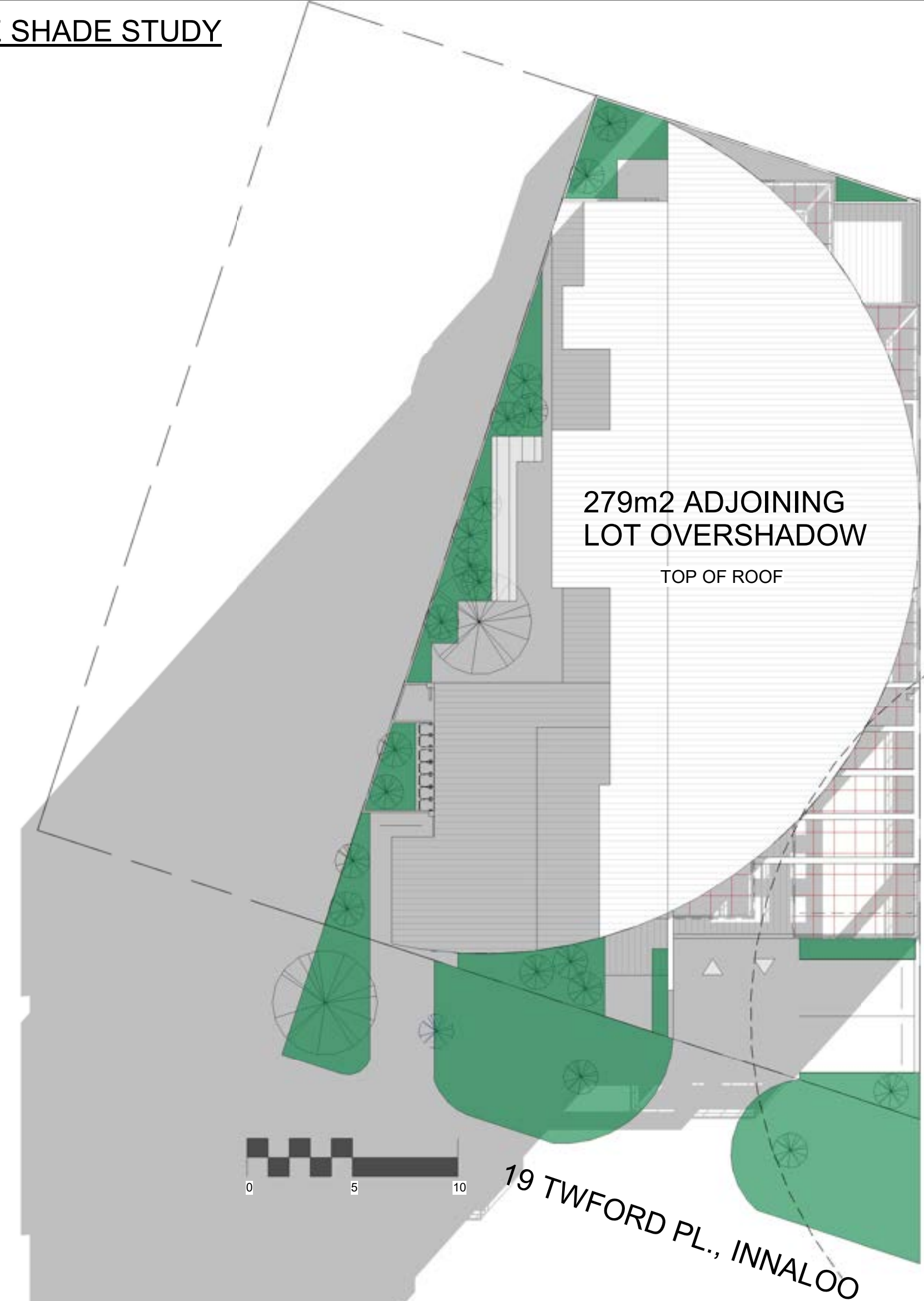
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WINTER SOLSTICE SHADE STUDY



1 Solarstudy.Winter.0827
1 : 200



2 Solarstudy.Winter.0927
1 : 200

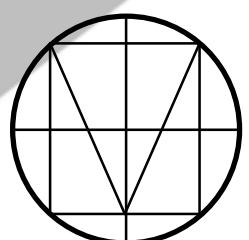
City of Stirling
23 October 2023
RECEIVED

GREY SHADING:
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NOTE
1 : 100



C5	Date	2.10.23	Conquest Capital PTY LTD	Address
	Scale	As indicated		
	Checked by	Checker		
	Drawn by	Author		
Project number		2022.45	19 TWFOORD PL INNALOO	Client

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WINTER SOLSTICE SHADE STUDY

City of Stirling
23 October 2023
RECEIVED

94m2 ADJOINING
LOT OVERSHADOW

TOP OF ROOF

19 TWTFORD PL., INNALOO

Solarstudy.Winter.1027

1 : 200

0m2 ADJOINING
LOT OVERSHADOW

TOP OF ROOF

19 TWTFORD PL., INNALOO

Solarstudy.Winter.1127

1 : 200

0m2 ADJOINING
LOT OVERSHADOW

TOP OF ROOF

19 TWTFORD PL., INNALOO

Solarstudy.Winter.1227

1 : 200

GREY SHADING:
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NOTE

1 : 100

C6

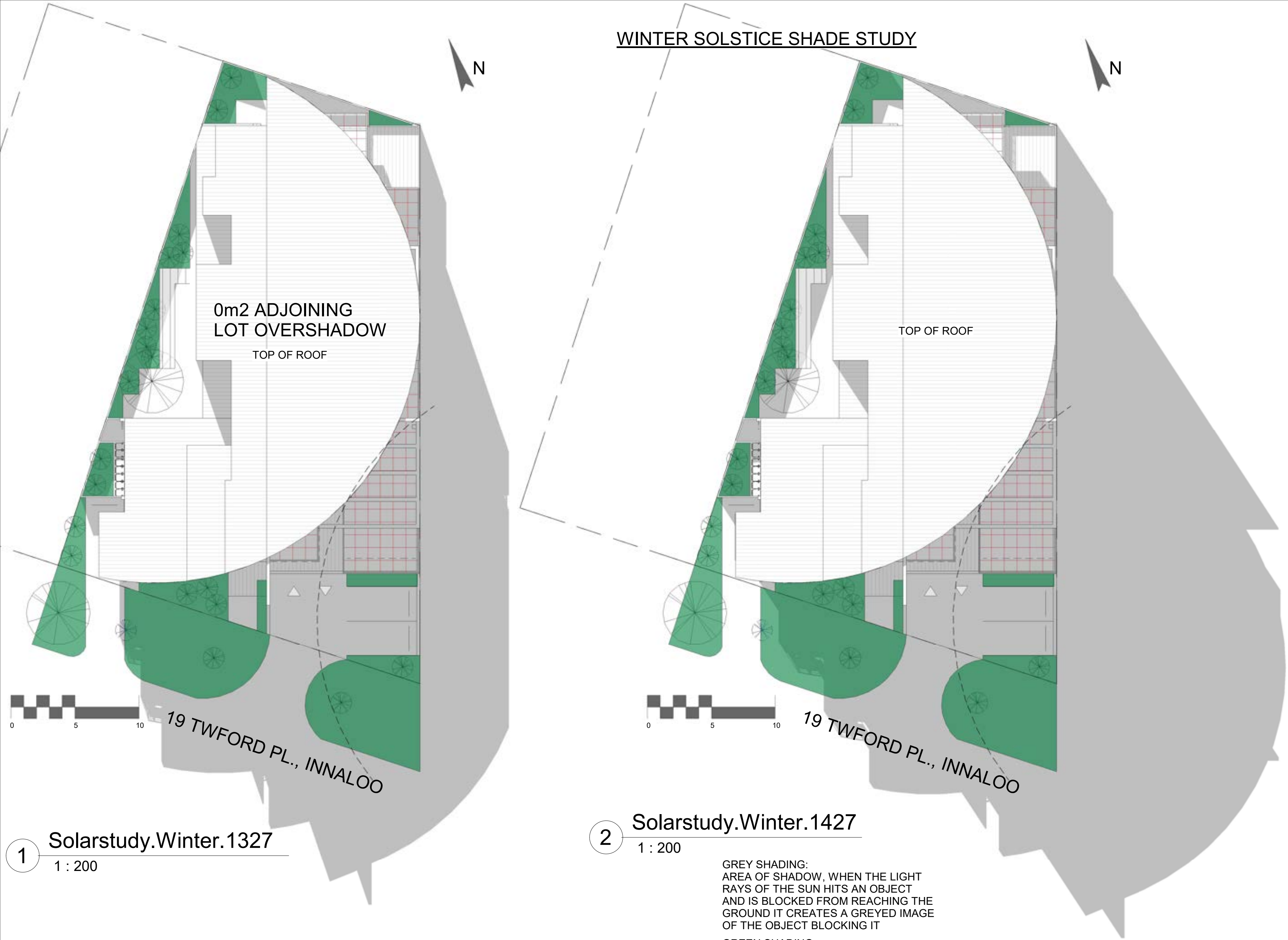
Suite 8 / 9 Cleaver Street
West Perth W.A 6065
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date	2.10.23	Conquest Capital PTY LTD	Address
Scale	As indicated		
Checked by	Checker	Parkview Apartments, Innaloo	Project
Drawn by	Author		
Project number	2022.45	19 TWTFORD PL INNALOO	Client

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WINTER SOLSTICE SHADE STUDY



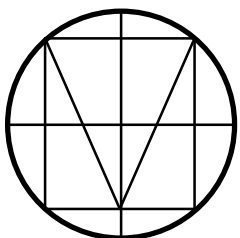
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C7

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Date

2.10.23

Conquest Capital PTY LTD

Address

Scale

As indicated

Checked by

Checker

Parkview Apartments, Innaloo

Project

Drawn by

Author

Project number

2022.45

19 TWFORD PL INNALOO

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WINTER SOLSTICE SHADE STUDY

GREY SHADING:
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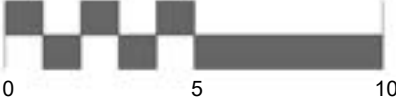
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VEGETATION AREAS

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THE SUN IS REACHING INSIDE

NOTE

1 : 100

TOP OF ROOF



19 TWFORD PL., INNALOO

Solarstudy.Winter.1527

1 : 200

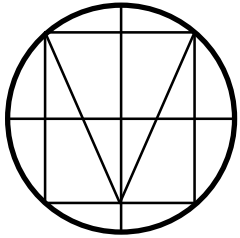
TOP OF ROOF



19 TWFORD PL., INNALOO

Solarstudy.Winter.1627

1 : 200



C8

Suite 8 / 9 Cleaver Street
West Perth W.A 6065
Telephone (08) 9328 6197
Facsimile (08) 9328 4990

Date

2.10.23

Scale

As indicated

Checked by

MD

Drawn by

GD

Project number

2022.45

Conquest Capital PTY LTD

Parkview Apartments, Innaloo

19 TWFORD PL INNALOO

Address

Project

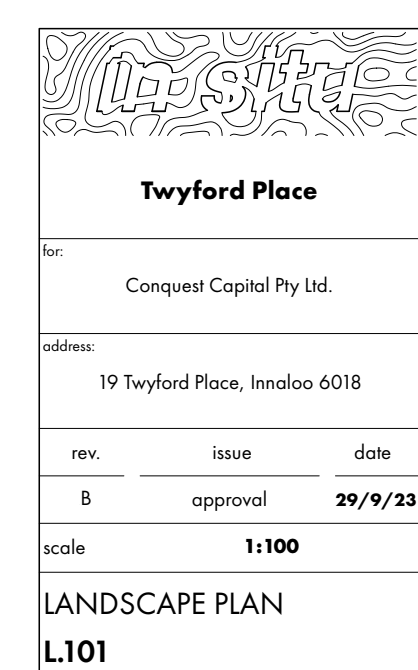
Client

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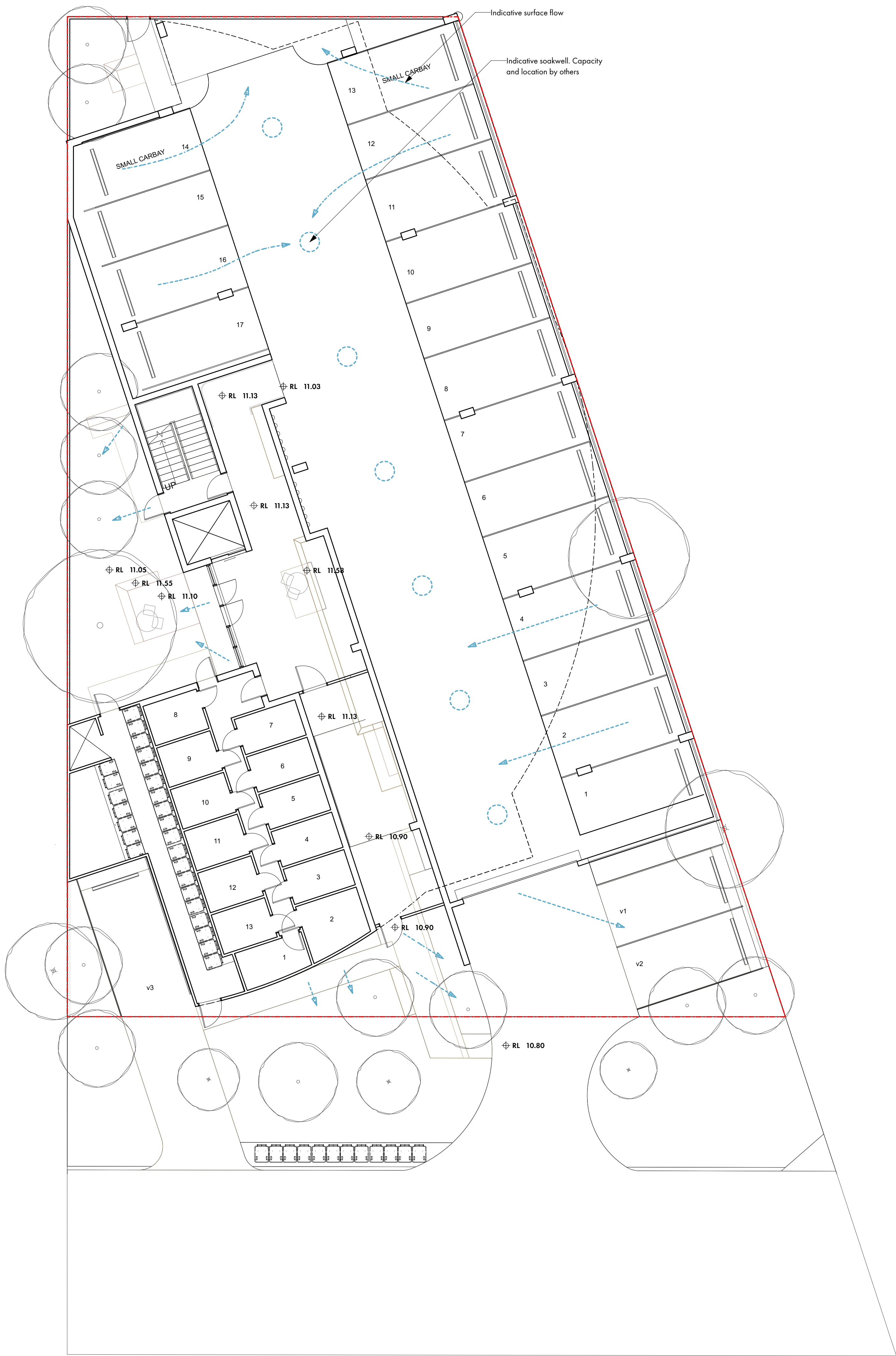
Attachment Four

Landscape Plan



Indicative Plant Schedule					
Area Name	Plant ID	Botanical Name	Common Name	Size	Qty
Communal Space 1	LeBr	Leucophyta brownii	Silver cushion bush	Tube	18
	KuRe	Kunzea recurva	Purple kunzea	120mm	18
	LoLo	Lomandra longifolia	Mat rush	120mm	18
	PaOc	Patersania occidentalis	Purple flag	Tube	18
	MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	Tube	18
	HePu	Hemiandra pungens	Snake Bush	120mm	18
	BaNi	Banksia nivea	Honeypot dryandra	120mm	18
	AnHu	Anigazanthos humilis	Cats paw	120mm	18
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	18
	HaPr	Hakea prostrata	Harsh hakea	120mm	18
	ErGl	Eremophila glabra	Kalbarri Carpet	120mm	18
	VeDi	Verticardia densiflora	Compacted featherflower	120mm	18
					0
	MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	Tube	12
	VeDi	Verticardia densiflora	Compacted featherflower	120mm	12
	LoLo	Lomandra longifolia	Mat rush	120mm	12
	AnHu	Anigazanthos humilis	Cats paw	120mm	12
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	12
Communal Space 2					0
	MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	Tube	18
	VeDi	Verticardia densiflora	Compacted featherflower	120mm	18
	LoLo	Lomandra longifolia	Mat rush	120mm	18
	AnHu	Anigazanthos humilis	Cats paw	120mm	18
Communal Space 3					0
	MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	Tube	18
	VeDi	Verticardia densiflora	Compacted featherflower	120mm	18
	LoLo	Lomandra longifolia	Mat rush	120mm	18
	AnHu	Anigazanthos humilis	Cats paw	120mm	18
Entry 1					0
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	18
	LoLo	Lomandra longifolia	Mat rush	120mm	18
	AnHu	Anigazanthos humilis	Cats paw	120mm	18
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	18
Entry 2					0
	LeBr	Leucophyta brownii	Silver cushion bush	Tube	4
	PaOc	Patersania occidentalis	Purple flag	Tube	4
	KuRe	Kunzea recurva	Purple kunzea	120mm	4
	BaNi	Banksia nivea	Honeypot dryandra	120mm	4
	HaPr	Hakea prostrata	Harsh hakea	120mm	4
	LoLo	Lomandra longifolia	Mat rush	120mm	4
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	4
	ErGl	Eremophila glabra	Kalbarri Carpet	120mm	4
	HePu	Hemiandra pungens	Snake Bush	120mm	4
Entry 3					0
	HePu	Hemiandra pungens	Snake Bush	120mm	1
					0
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	4
	ErGl	Eremophila glabra	Kalbarri Carpet	120mm	4
	LoLo	Lomandra longifolia	Mat rush	120mm	4
	HePu	Hemiandra pungens	Snake Bush	120mm	4
	KuRe	Kunzea recurva	Purple kunzea	120mm	4
	PaOc	Patersania occidentalis	Purple flag	Tube	4
	LeBr	Leucophyta brownii	Silver cushion bush	Tube	4
Lobby					0
	BaNi	Banksia nivea	Honeypot dryandra	120mm	4
	HaPr	Hakea prostrata	Harsh hakea	120mm	4
					0
	AdFr	Adiantum fragrans	Maidenhair fern	140mm	6
	DrFrBu	Dracaena fragrans 'Burley'	Happy plant	120mm	6
	ScAr	Schefflera arboricola	Dwarf umbrella tree	120mm	6
	ChEl	Chamaedorea elegans	Parlour palm	120mm	6
	AsEl-1	Aspidistra elatior	Cast iron plant	140mm	6
	BeMa	Begonia maculata	Polka dot begonia	120mm	6
Parking 1					0
	LeBr	Leucophyta brownii	Silver cushion bush	Tube	5
	PaOc	Patersania occidentalis	Purple flag	Tube	5
	LoLo	Lomandra longifolia	Mat rush	120mm	5
	BaNi	Banksia nivea	Honeypot dryandra	120mm	5
	HePu	Hemiandra pungens	Snake Bush	120mm	5
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	5
	ErGl	Eremophila glabra	Kalbarri Carpet	120mm	5
	HaPr	Hakea prostrata	Harsh hakea	120mm	5
	KuRe	Kunzea recurva	Purple kunzea	120mm	5
Parking 2					0
	HePu	Hemiandra pungens	Snake Bush	120mm	9
	LoLo	Lomandra longifolia	Mat rush	120mm	9
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	9
	ErGl	Eremophila glabra	Kalbarri Carpet	120mm	9
	KuRe	Kunzea recurva	Purple kunzea	120mm	9
	LeBr	Leucophyta brownii	Silver cushion bush	Tube	9
	PaOc	Patersania occidentalis	Purple flag	Tube	9
	BaNi	Banksia nivea	Honeypot dryandra	120mm	9
	HaPr	Hakea prostrata	Harsh hakea	120mm	9
Verge 1					0
	KuRe	Kunzea recurva	Purple kunzea	120mm	11
	LeBr	Leucophyta brownii	Silver cushion bush	Tube	11
	BaNi	Banksia nivea	Honeypot dryandra	120mm	11
	HaPr	Hakea prostrata	Harsh hakea	120mm	11
	PaOc	Patersania occidentalis	Purple flag	Tube	11
	LoLo	Lomandra longifolia	Mat rush	120mm	11
	HePu	Hemiandra pungens	Snake Bush	120mm	11
	ErGl	Eremophila glabra	Kalbarri Carpet	120mm	11
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	11
Verge 2					0
	ErGl	Eremophila glabra	Kalbarri Carpet	120mm	29
	HePu	Hemiandra pungens	Snake Bush	120mm	29
	PaOc	Patersania occidentalis	Purple flag	Tube	29
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	29
	LoLo	Lomandra longifolia	Mat rush	120mm	29
	KuRe	Kunzea recurva	Purple kunzea	120mm	29
	LeBr	Leucophyta brownii	Silver cushion bush	Tube	29
	BaNi	Banksia nivea	Honeypot dryandra	120mm	29
	HaPr	Hakea prostrata	Harsh hakea	120mm	29
Verge 3					0
	HePu	Hemiandra pungens	Snake Bush	120mm	1
					0
	KuRe	Kunzea recurva	Purple kunzea	120mm	29
	HaPr	Hakea prostrata	Harsh hakea	120mm	29
	PaOc	Patersania occidentalis	Purple flag	Tube	29
	LeBr	Leucophyta brownii	Silver cushion bush	Tube	29
	BaNi	Banksia nivea	Honeypot dryandra	120mm	29
	ErGl	Eremophila glabra	Kalbarri Carpet	120mm	29
	CoCa	Conostylis candicans	Grey Cottonheads	120mm	29
Verge 4					0
	LoLo	Lomandra longifolia	Mat rush	120mm	29
	HePu	Hemiandra pungens	Snake Bush	120mm	29
					0
	KuRe	Kunzea recurva	Purple kunzea	120mm	29
	HaPr	Hakea prostrata	Harsh hakea	120mm	29
	PaOc	Patersania occidentalis	Purple flag	Tube	29
	LeBr	Leucophyta brownii	Silver cushion bush	Tube	29
	BaNi	Banksia nivea	Honeypot dryandra	120mm	29
	ErGl	Eremophila glabra	Kalbarri Carpet	120mm	29







Deep Soil Area			
Location	Planted area (m2)	Perm. paving contribution (m2)	DSA (m2)
North bdy	1.65	0	1.65
NW cnr	11.54	0.82	12.36
Courtyard	42.88	8.57	51.45
SW cnr	5.28	1.05	6.33
Verge (on-lot)	4.99	0.99	5.98
Entry	5.24	0	5.24
SE cnr	14.97	2.99	17.96
Total	86.55	14.42	100.97
Site area (m2)	954		
DSA (% of site)	10.58%		

Twyford Place

for: Conquest Capital Pty Ltd.

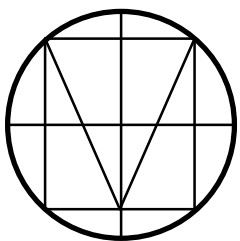
address: 19 Twyford Place, Innaloo 6018

rev.	issue	date
A	approval	29/9/23

scale: 1:100

DSA DIAGRAM

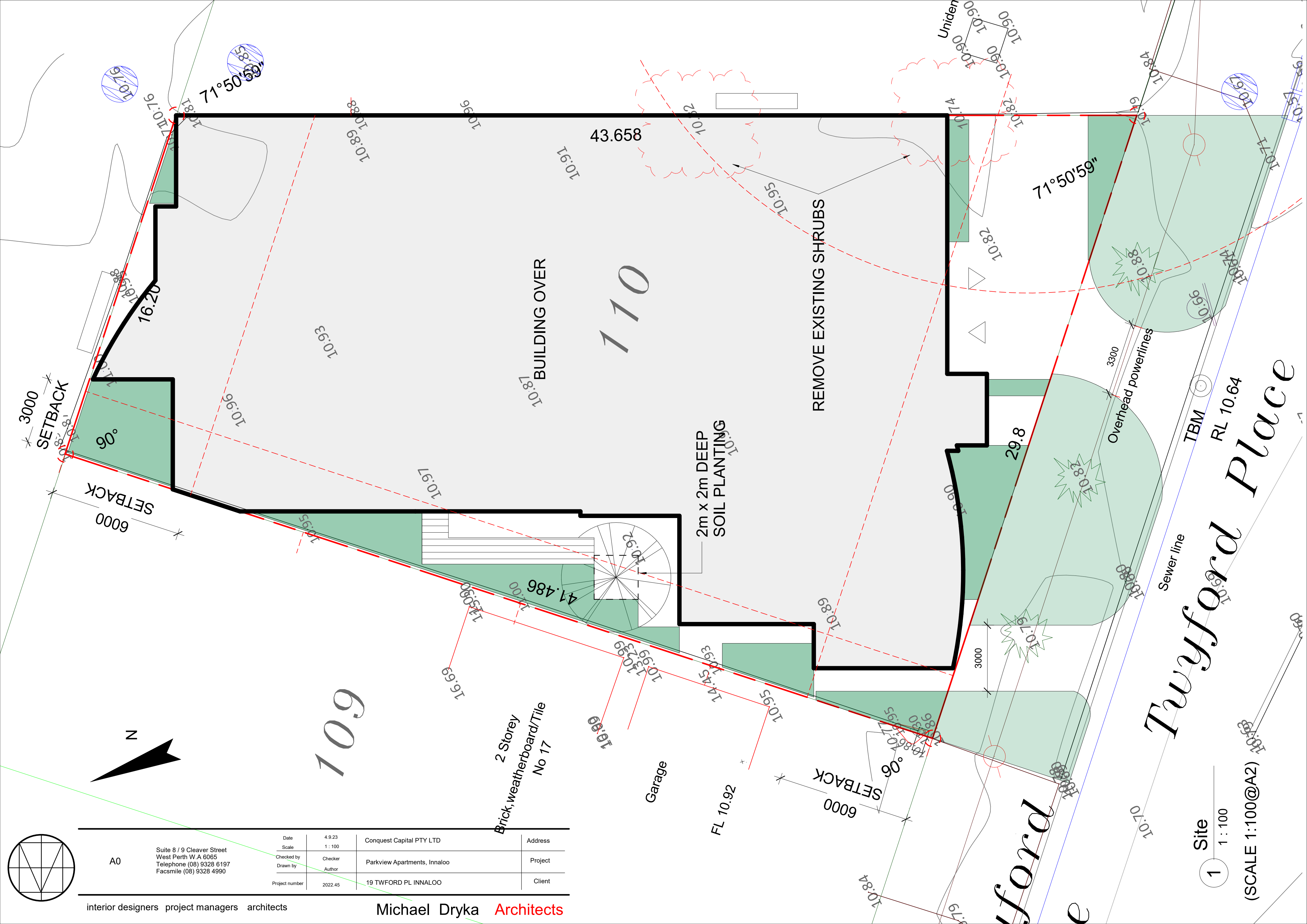
L104



A0	Suite 8 / 9 Cleaver Street West Perth W.A 6065 Telephone (08) 9328 6197 Facsimile (08) 9328 4990	Date	4.9.23	Conquest Capital PTY LTD	Address
		Scale	1 : 100		
		Checked by	Checker	Parkview Apartments, Innaloo	Project
		Drawn by	Author		
		Project number	2022.45	19 TWFORD PL INNALOO	Client

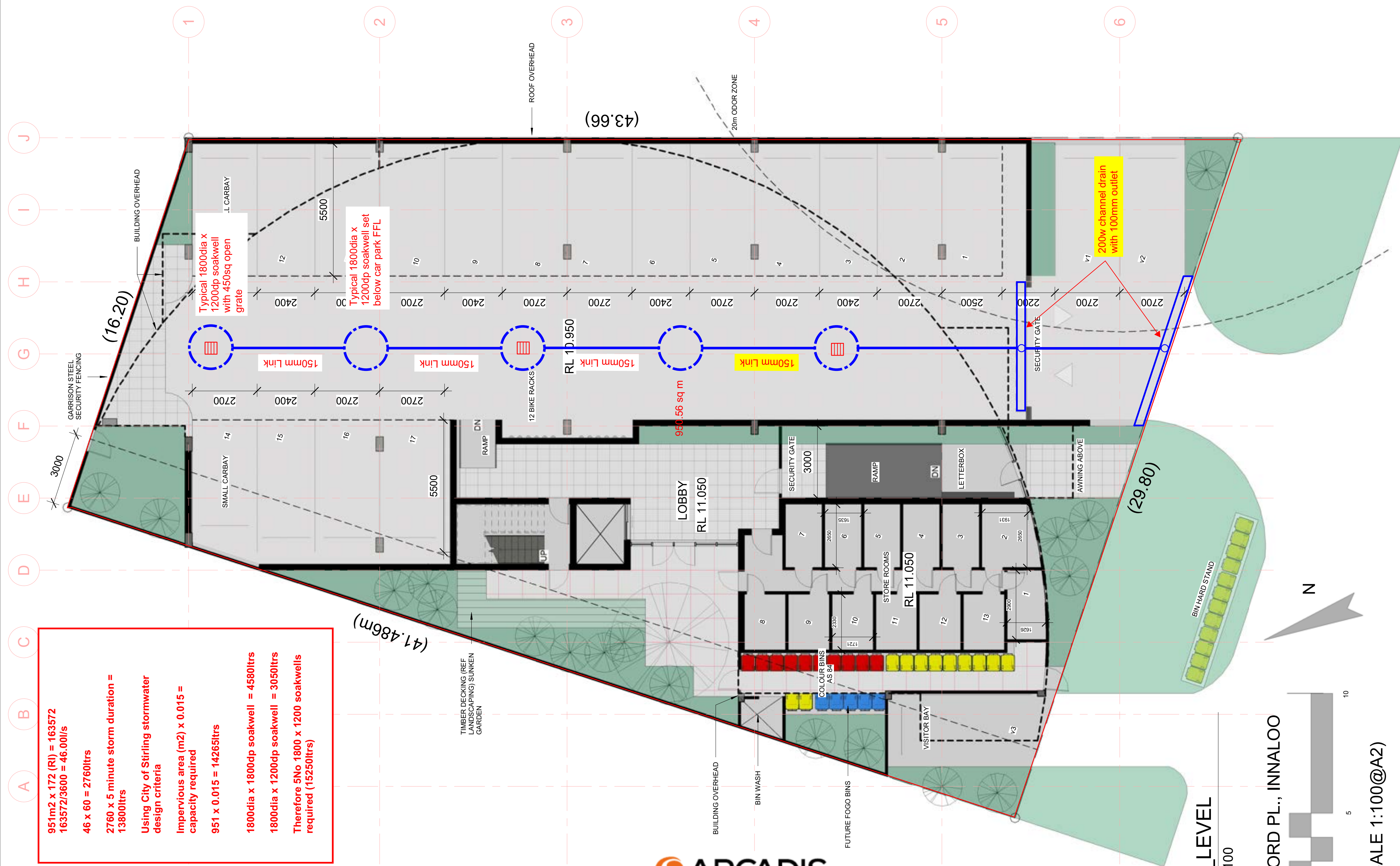
interior designers project managers architects

Michael Dryka Architects



Site
1 1 : 100

(SCALE 1:100@A2)



A1	Suite 8 / 9 Cleaver Street West Perth W.A 6065 Telephone (08) 9328 6197 Facsimile (08) 9328 4990	Date	4.9.23	Conquest Capital PTY LTD	Address
		Scale	1 : 100		
		Checked by	GD	Parkview Apartments, Innaloo	Project
		Drawn by	MD		
		Project number	2022.45	19 TWTFORD PL INNALOO	Client

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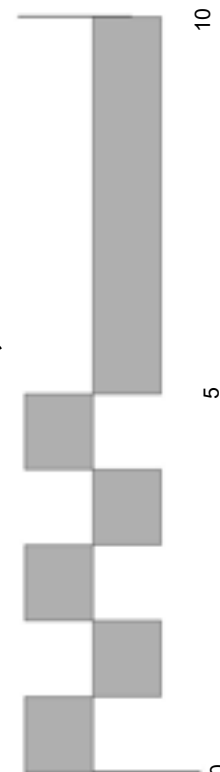
11/10/2023

1:100

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1

19 TWTFORD PL., INNALOO



(SCALE 1:100@A2)