



A HILLAM
ARCHITECTS

**DEVELOPMENT
APPLICATION**
PROPOSED
RESIDENTIAL DEVELOPMENT
**LOT 508
3 SHENTON ROAD
CLAREMONT**

APRIL 2026

 METRICS

NORUP

 HILLAM
ARCHITECT

Acknowledgement of Country

Hillam Architects and Norup acknowledges the Traditional Owners of Country throughout Australia and acknowledges their Continuing connection to land, waters and community. We pay our respects to the people, the cultures and the Elders past and present.

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REVISION	DESCRIPTION	DATE
A	DRAFT ISSUE TO PLANNER	06.11.2025
B	PRE-LODGEMENT MEETING WITH TOWN OF CLAREMONT	10.11.2025
C	REVIEW WITH DEV WA & ESTATE ARCHITECT	28.11.2025
D	SUBMISSION TO DEV WA & ESTATE ARCHITECT	05.12.2025
E	ESTATE ARCHITECT REVIEW	20.03.2025
F	SUBMISSION TO DEVELOPMENT APPLICATION	30.04.2025

INTRODUCTION

EXECUTIVE SUMMARY

Claremont Terraces Stage 2 has been designed by Hillam Architects for Norup as the final and most prominent development parcel framing the Claremont Football Oval.

This submission presents a refined and coordinated architectural response informed by the City’s planning framework, precinct design guidelines, and the design direction provided by the Estate Architect and Development WA. As the last remaining site within the precinct, Stage 2 carries significant urban importance. Key initiatives in the design focus on strengthening the overall viability and cohesion of the Terraces development and completing the built form around the oval.

The proposal delivers a high-quality residential interface that reinforces the broader masterplan intent, incorporating **61 large family sized residential apartments** carefully oriented to capture both oval views and wider vistas toward the Swan River and the city. Strategic screening, articulation, and material placement establish a strong architectural identity and contribute to a clear and enduring facade expression.

The proposal enhances pedestrian amenity along Tiger Way, improves ground-level planting, and continues the landscape language established in Stage 1 to ensure a cohesive precinct outcome.

Deep soil opportunities and expanded planting integration further support the project’s environmental and sustainability objectives. Overall, Stage 2 delivers a coordinated, commercially viable, and contextually responsive design outcome that completes the Claremont Terraces precinct with clarity, continuity, and architectural integrity.

Address	Lot 508, 3 Shenton Road, Claremont WA 6010
Developer	Norup
Architect	Hillam Architects
Local Council	Town of Claremont
Site Area	2000 sqm
Precinct	Claremont North East Precinct (NEP)
Zoning	Residential Development
R-coding	R-ACO





DEVELOPMENT TEAM

NORUP:

With 35 years in engineering, construction, and development, John Norup understands how Perth has been built - and how it should evolve. Norup was founded to take a more focused and sustainable approach to residential development. Smaller in scale. Sharper in design. Built for long-term liveability. From natural light and energy performance to enduring materials, nothing is left to chance. Because great design doesn't stop at the walls, it shapes how a building lives over time. At Norup, we focus on what today's buyers value most: layouts that live well, materials that hold up, and residences that stand the test of time - architecturally and environmentally.

HILLAM ARCHITECTS:

Having built an enviable portfolio over the past 30 years, Hillam Architects sees opportunity for extraordinary design at every scale, from multi-residential, mixed-use and commercial developments through to bespoke, high-end single residential dwellings. We aim to produce spaces that inspire, elevate and exceed the lifestyle expectations of the people who interact with them. Directly responsive to the needs of the client, the parameters of the site and climate, our projects reinforce the role of architecture in creating a sustainable future. Our continued practice in this area, coupled with our excellent relationships with local authorities, consultants and contractors, allows us to exceed design expectations whilst ensuring that projects are delivered and ensure projects are delivered on-time and on budget, without compromising on quality or aesthetics.



GRANDTON - APPLECROSS



BEACH SHACK - SCARBOROUGH



LUCENT - CLAREMONT





PROJECT TEAM



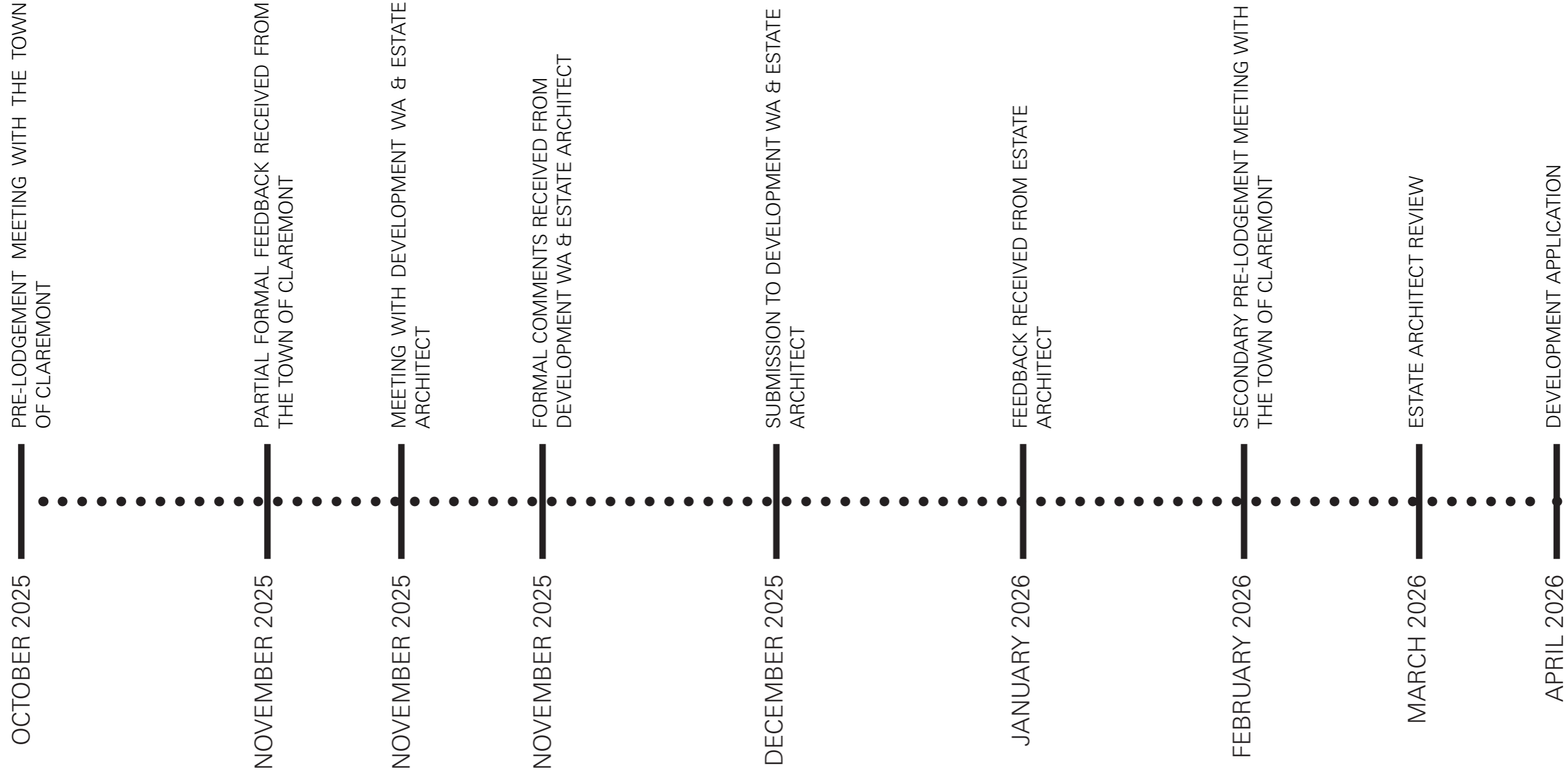
RICK VERMEY, ARTIST



IV

PROJECT HISTORY

Preceding this development application, Hillam Architects presented the concept to the Town of Claremont, Development WA, and the Estate Architect for consideration, culminating in this proposal for a high-quality residential apartment development.



V

ARCHITECTURAL STATEMENT

Claremont Terraces Stage 2 presents a refined architectural and landscape response that aligns with the City of Claremont's planning framework, the precinct design guidelines, and the established design character of the precinct. The proposal has been carefully developed to ensure a cohesive relationship between the existing Stage 1 development to the west, with particular emphasis on strengthening the visual continuity along Shenton Road, Tiger Way, and the oval frontage.

The architectural expression builds upon a clear and elegant design language, incorporating increased facade depth, interplay of shadows, and a well-defined massing hierarchy. Balcony treatments, screening elements, and material placement have been composed to deliver a legible and sophisticated streetscape presence, creating a strong identity for the building within the broader precinct.

Landscape design plays a central role in shaping the character of the proposal, contributing meaningfully to the public realm and enhancing pedestrian amenity. The proposal reinforces the established Stage 1 palette while introducing additional ground-level planting, improved deep-soil opportunities, podium landscaping, and integrated balcony planting to create a lush, biophilic environment throughout the rooftop amenities level.

Internally, the residential planning has been further refined. The development now includes generous, family-sized apartments and an upgraded penthouse level featuring six premium residences, three of which include private rooftop amenity. Each layout has been carefully designed to optimise functionality, circulation, structural efficiency, solar access, and natural ventilation, ensuring high-quality living outcomes throughout the building.

The facade strategy focuses on controlled, well-proportioned architectural elements such as Juliet-style balustrades, operable windows, and enhanced reveal depths.

Overall, Stage 2 has been conceived as a coherent and well-resolved addition to the Claremont North East precinct. The proposal demonstrates a commitment to design excellence, environmental performance, and high-quality urban outcomes, delivering a development that complements Stage 1 while establishing its own strong architectural presence.



VI

DESIGN WA - 10 DESIGN PRINCIPLES



*Refer to Planning Report.

1. Context and Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.



The proposed development responds to the established context of Claremont Oval with a well designed, carefully crafted building that sits politely but confidently at the junction between Shenton Rd and Tiger Way.



2. Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.



The broader precinct of Claremont Oval has extensive, high quality landscaped public realm. This proposal has been designed to sit well within this setting, with perimeter planting at strategic locations at the ground floor interface. This is supplemented with extensive on-deck landscaping at level 1 and rooftop amenity.



3. Built form and Scale

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.



The built form has been carefully crafted in response to the existing and emerging scale of the precinct. In particular, the proposed development of stage 2 responds to the height of the approved stage 1 development immediately to the west.



4. Functionality and Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.



All apartments have been carefully planned to deliver a high-quality living environment, featuring efficient and functional layouts, generous balconies, a well-considered communal open space, and a diverse range of rooftop amenities.



5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.



Sustainability starts with well-designed apartments, most of which benefit from natural cross ventilation. Extensive roof top solar panels help offset the energy requirements of the common areas and help to reduce the running costs for residents. EV charging ready infrastructure will help future proof the development.



6. Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.



Generous levels of amenity are afforded to future residents of the development, which starts with a flexible use space at ground level. Extensive outdoor amenities at level 1 and rooftop level are complemented by generous private apartment balconies and terraces throughout.



7. Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.



A highly legible ground floor entry to the development reinforces the development's main address on Shenton Rd and provides a welcoming arrival experience for residents and visitors alike. The overall articulation and formal expression of the building is kept deliberately simple. Expressed balcony edges with subtle curves reference those of the oval.



8. Safety

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



Extensive active edges and "eyes on the street" are the basics of good design and promote the wellbeing of residents and the broader community.



9. Community

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



The local community of the oval will benefit from another high-quality development within the precinct, which will complete the oval edge built form composition. The residents of the proposed Stage 2 development will not only benefit from the extensive amenities within the building but those of the broader context.



10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.



The building has been carefully crafted to complement the existing built form of Claremont Oval. A simple, restrained palette of high quality materials are part of a refined composition. The horizontal banding is accentuated by a darker facade material, whilst "special moments" like the double height curved entry make a statement at street level.

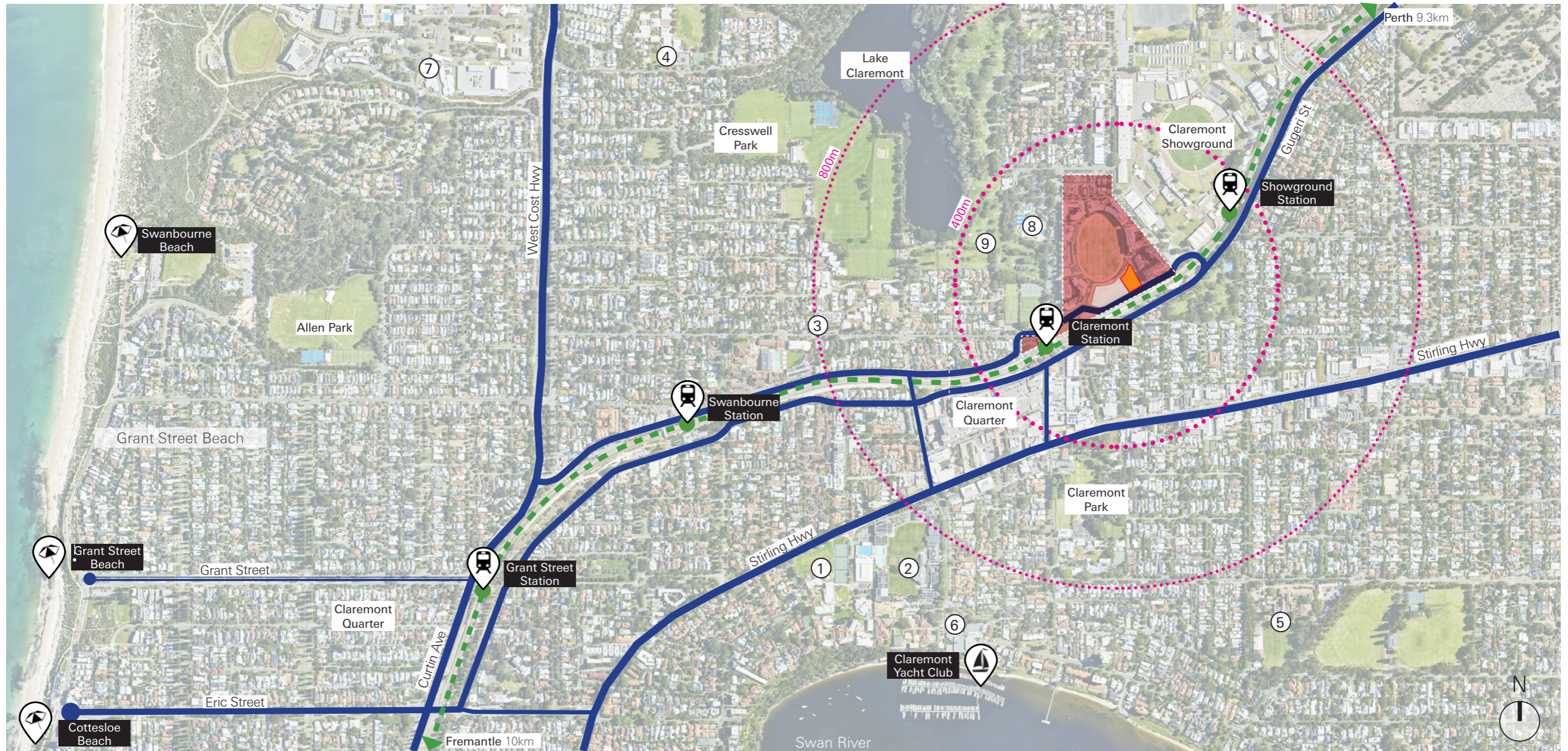


1

CONTEXT & CHARACTER

1.1

LOCATION CONTEXT CONTEXT & CHARACTER



Keys:

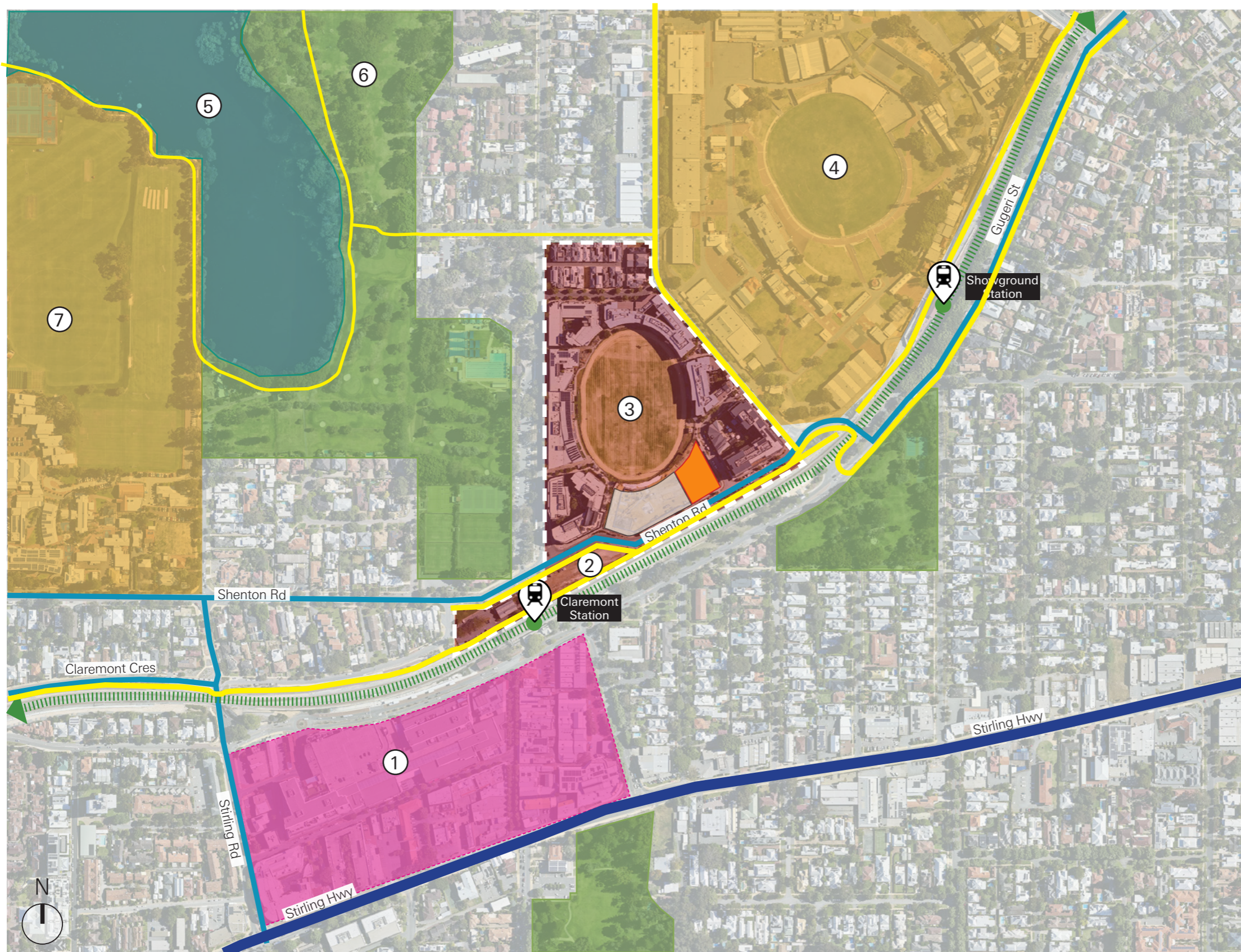
- Claremont North-East Precinct Boundary
- Project Site
- Primary Traffic Artery
- Railway
- Proximity

Amenities:

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. Methodist Ladies' College Claremont 2. Christ Church Grammar School 3. Scotch College 4. Swanbourne Primary School 5. UWA Claremont Campus 6. Bathesda Health Care | <ul style="list-style-type: none"> 7. Campbell Barracks Health Centre 8. Claremont Aquatic Centre 9. Claremont Golf Course |
|--|---|

1.2 SITE CONTEXT

CONTEXT & CHARACTER



Immediate Amenities:

- Claremont Football Oval
- Claremont Train Station
- Parks and Recreation
- Claremont Quarter Shopping Centre
- Health and Fitness Facilities

Suburb Amenities:

- Public Transport
- Shopping Centre
- Health and Fitness
- Sporting Facilities
- Cafes and Restaurants
- Recreational facilities
- Education Facilities
- Library

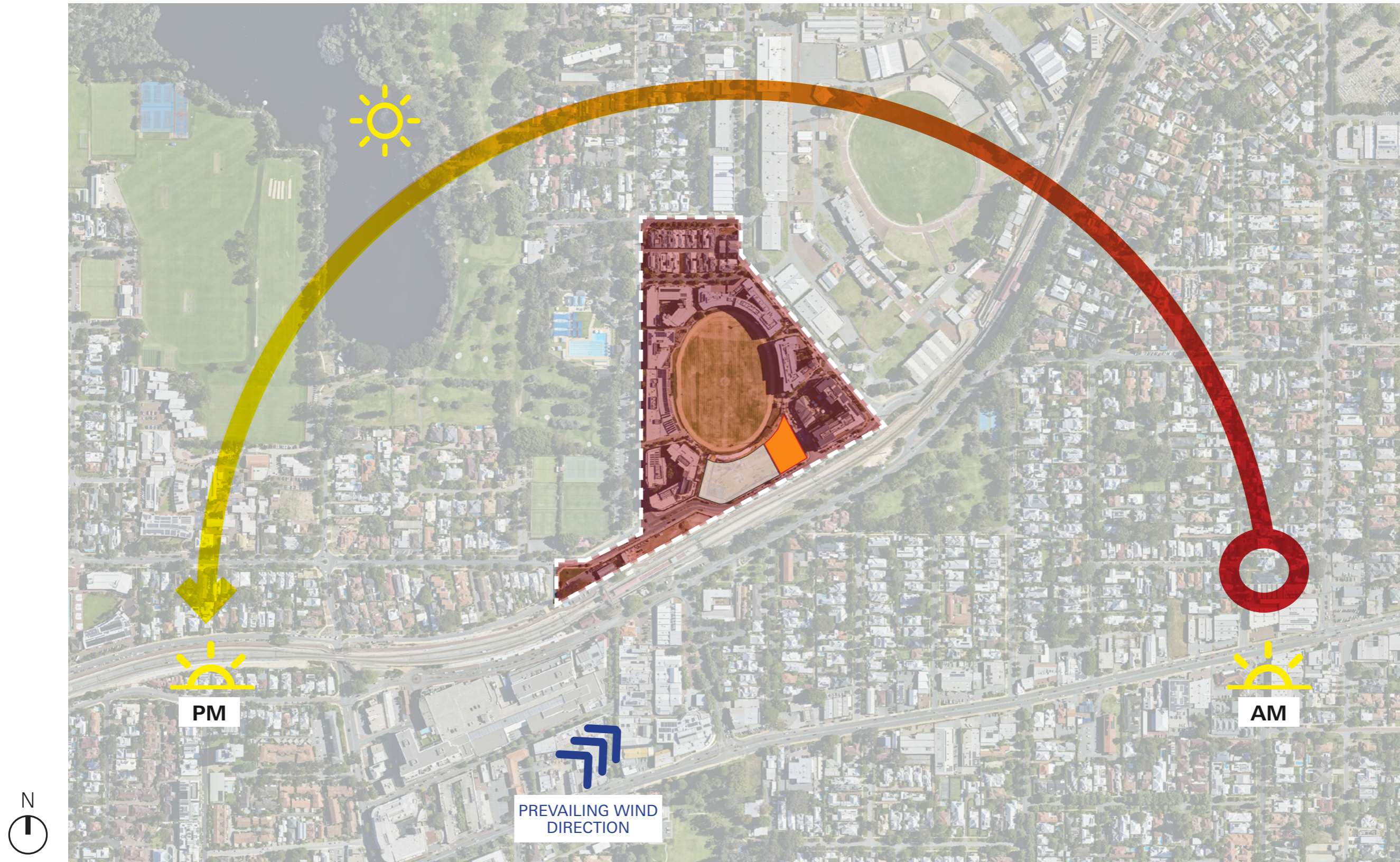
1. Claremont Town Centre
2. Claremont Specialist Medical Centre
3. Claremont Football Oval
4. Claremont Showgrounds
5. Lake Claremont
6. Lake Claremont Golf Course
7. Scotch College

- Site
- Ecological
- Parks & Recreation
- Civic
- Commercial

- NEP Boundary
- Train Station
- Primary Traffic Artery
- Secondary Traffic Artery
- Railway
- Bike Path

1.3

CLIMATE ANALYSIS CONTEXT & CHARACTER



1.4 LOCATION AMENITIES CONTEXT & CHARACTER



- | | | | | | |
|------|--|---|----------------------------|-------------------------------|-------------------------------|
| KEY: | ■ Project Site | ■ Civic | 1. Claremont Quarter | 6. Lake Claremont | 11. Claremont Jetty |
| | ■ Commercial & Hospitality | → Primary Views | 2. Claremont Train Station | 7. Lake Claremont Golf Course | 12. Swan River |
| | ■ Public Transport | - - → Secondary Views | 3. Claremont Football Oval | 8. Claremont Aquatic Centre | 13. Showgrounds Train Station |
| | ■ Recreational | | 4. Claremont Showgrounds | 9. Claremont Tennis Club | 14. Claremont Park |
| | ■ Ecological | | 5. Revo Gym | 10. Scotch College | 15. Claremont Library |

1.5

PRECINCT AMENITIES CONTEXT & CHARACTER



The Terraces Stage 2 is located along the South-Eastern edge of the Claremont North-East Precinct, a sought after location due to its close proximity to a wide range of established local amenities and public transport infrastructure. Positioned directly adjacent to the Claremont Football Oval, the site benefits from immediate access to a high quality open green space and sporting facilities.

Additionally, recent developments on the Claremont North-East Precinct provide additional amenities and everyday convenience such as the Foodies Market IGA, Cafes, and health and fitness facilities.

Other assets of the precinct, resulting from recent and ongoing refurbishments include the network of landscaped public open spaces, including a spacious walkways around the oval with seating, shades structures, BBQ facilities, a play area for children.

The great mix of amenities located within the Claremont North East Precinct contribute to a vibrant, active, and quality lifestyle of future residents.



1.6 SURROUNDING CONTEXT

CONTEXT & CHARACTER



Located along the South-Eastern edge of the Claremont North East Precinct, The Terraces is a very short walk away from the Claremont Train Station, which provides frequent services to the Perth CBD, Fremantle, and Perth Airport, making it suitable for a transit oriented development.

The broader precinct includes a diverse mix of land uses that contribute to the vibrant, livable, and active urban environment. Key nearby amenities that is also within the five minute walking radius include the FORM Gallery, Claremont Showgrounds, Claremont Town Centre, and Claremont Quarter Shopping Centre. These amenities contribute to the vibrant, well connected and livable neighborhood.

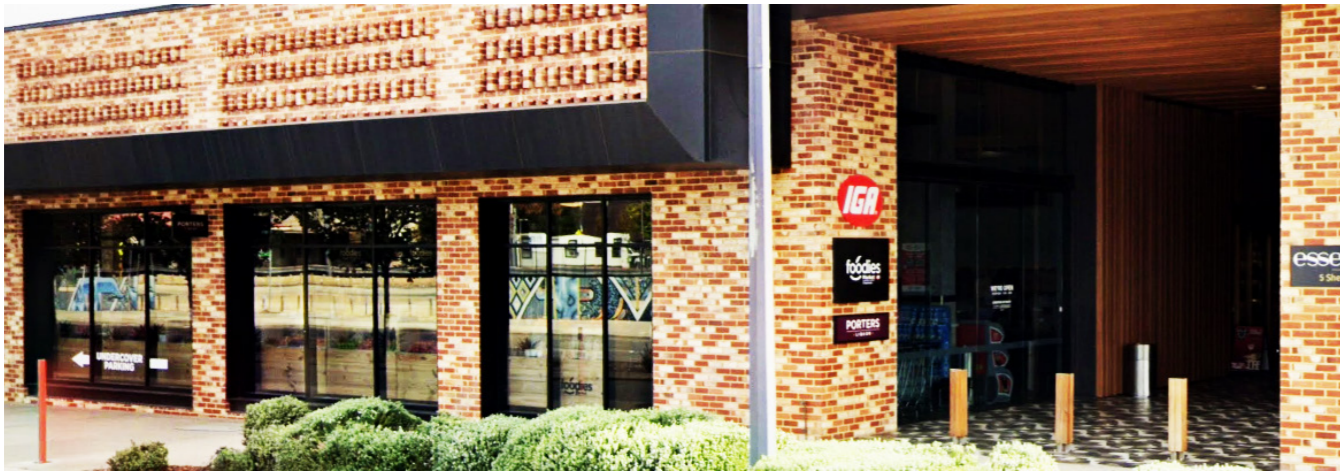
Furthermore, the site's proximity to the Lake Claremont Golf Course, Lake Claremont, and Claremont Lawn Tennis Club, further supports an active and healthy lifestyle of future residents providing opportunities for walking, cycling, and being immersed in nature. Thus, providing balance between living and working, and nature and urban.

Overall, The Terraces' prime location, compatibility with its surroundings, proximity to key amenities, and potential mixed use integration provide opportunities to make a strong contribution to the ongoing transformation of the precinct, supporting the Claremont North East Precinct Structure Plan's vision for a sustainable, connected, and livable urban precinct.



1.7 SURROUNDING CONTEXT CHARACTER

CONTEXT & CHARACTER



The Terraces Stage 2, located in Claremont, is subject to restrictions on materials and colors. The building materials must reflect a contemporary and high-quality urban aesthetic by incorporating a variety of materials and textures across the facade. Material and color selection should consider the urban context, durability, structural robustness, and the ability to maintain integrity as the development matures.

At the ground level, facades are required to feature fine-grained materials. Additionally, the choice of materials and colors should demonstrate careful consideration of thermal performance and overall environmental sustainability.



2

LANDSCAPE QUALITY

2.1 LANDSCAPE CHARACTER LANDSCAPE QUALITY

Claremont Terraces Stage 2 is located within the City of Claremont, in the suburb of Claremont.

The site sits within a rapidly developing residential area surrounding the Claremont Football Oval, situated north of the train line and near Claremont Train Station. Existing residential developments have already been constructed around the oval, with Claremont Terraces Stage 1 currently under construction immediately to the west of Stage 2.

A range of key public amenities are within walking distance, including Lake Claremont, Claremont Quarter, Claremont Train Station, and the Claremont Showgrounds. Both the Claremont Football Oval and Showgrounds host occasional events throughout the year.

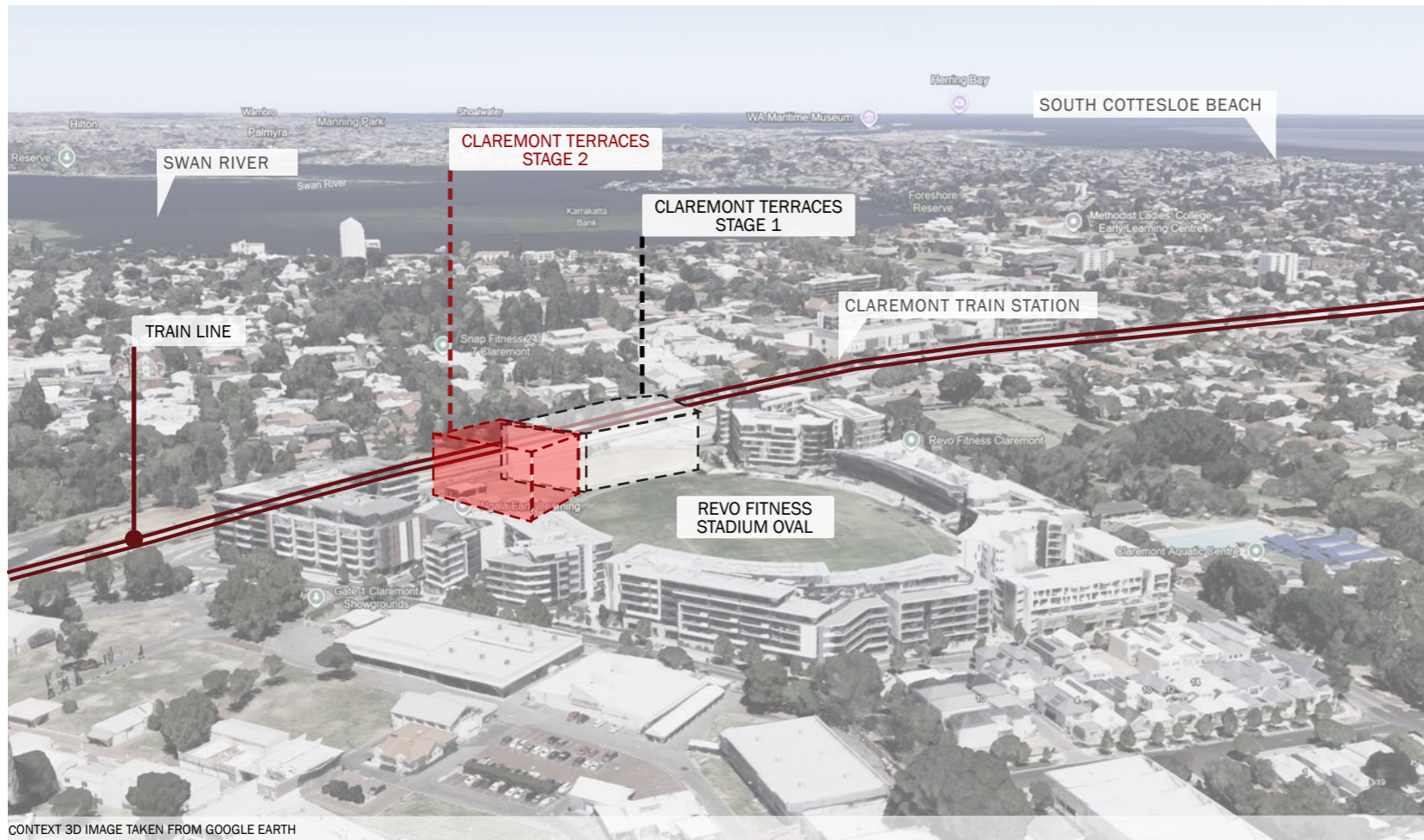
In addition to residential apartments, the area around the oval features the Revo Fitness Gym, IGA supermarket, cafés, and several other local organisations and businesses. Across Davies Road, opposite the oval, lies the Claremont Aquatic Centre, which includes the Claremont Pool.

The site is conveniently located within easily accessible commuting distance to the coast, Swan River, and CBD.



*For more information please see Plan E Landscape Design Report.

2.1 LANDSCAPE CHARACTER LANDSCAPE QUALITY



CONTEXT 3D IMAGE TAKEN FROM GOOGLE EARTH



PHOTO TAKEN FROM OVAL TOWARDS CLAREMONT TERRACES STAGE 1 AND 2 (SOUTH-EAST DIRECTION)



PHOTO TAKEN AT PATH ACCESS INTO OVAL, WEST OF CLAREMONT TERRACES STAGE 1

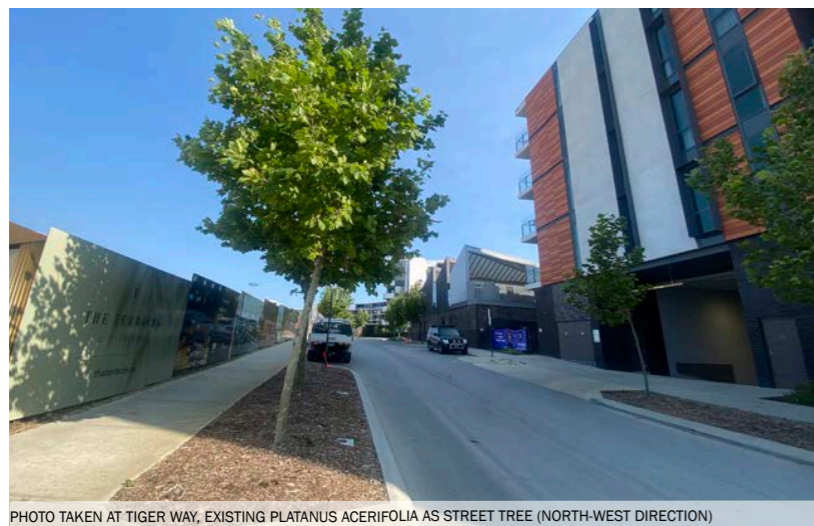


PHOTO TAKEN AT TIGER WAY, EXISTING PLATANUS ACERIFOLIA AS STREET TREE (NORTH-WEST DIRECTION)



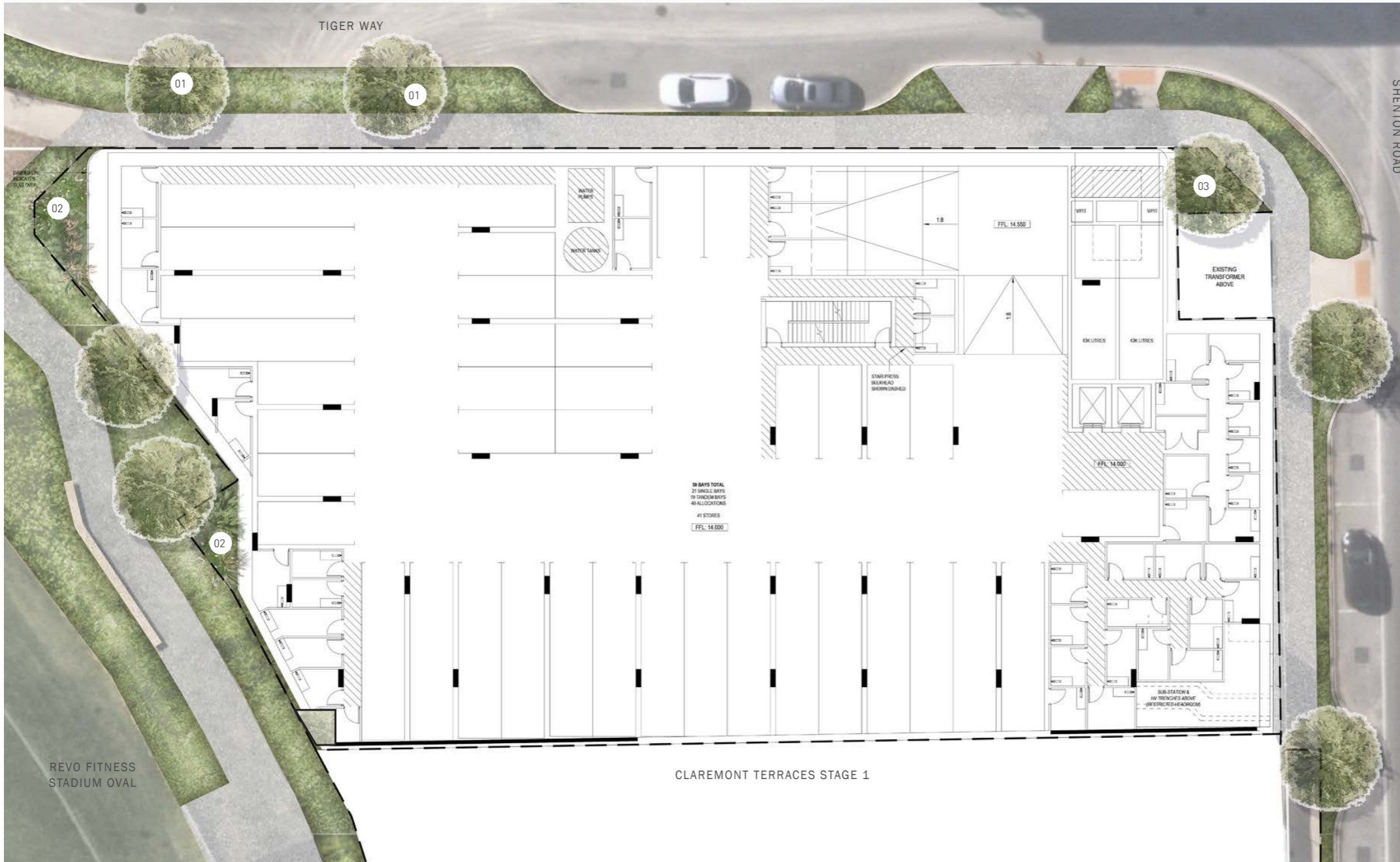
PHOTO TAKEN AT SHENTON ROAD (NORTH-EAST DIRECTION)



PHOTO TAKEN AT SHENTON ROAD, WITH IGA IN FRONT (NORTH-EAST DIRECTION)

*For more information please see Plan E Landscape Design Report.

2.2 LANDSCAPE PLAN (GROUND FLOOR) LANDSCAPE QUALITY



LEGEND:

1. Proposed relocation of existing trees.
2. Dynamic feature planting to building that ties in with surrounding planting.
3. Dynamic feature planting and tree to screen existing transformer from the corner of the building.

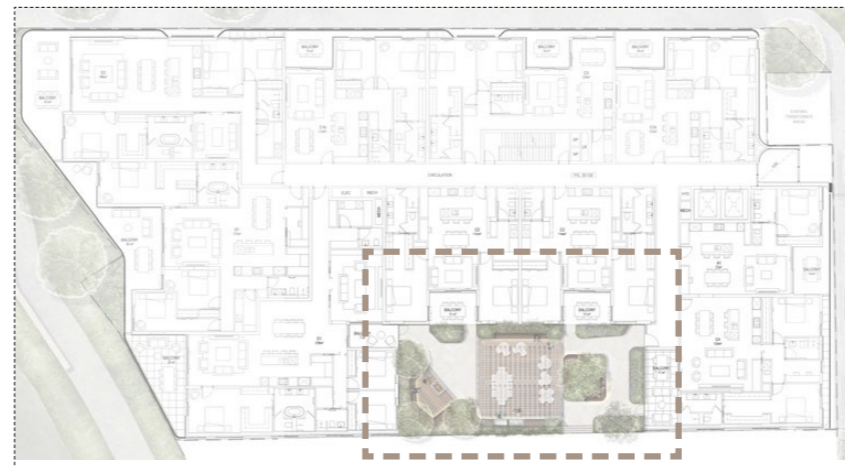
*For more information please see Plan E Landscape Design Report.

2.2 LANDSCAPE PLAN (LEVEL 1) LANDSCAPE QUALITY



LEGEND:

1. Stairs to provide connection & access to Stage 1 building Level 1 courtyard.
2. Feature pavement banding strip.
3. Proposed feature unit paving.
4. Proposed timber look tile to focal seating zone & dining area.
5. Fire pit surrounded by proposed built-in timber bench seat nestled into garden bed.
6. Built-in timber bench seats nestled into herbal garden bed with fruit tree.
7. Herbal garden bed planters.
8. Raised steel planters with shade tolerant plant species suited to low light conditions.
9. Communal dining area with flexible seating, built in timber seats into garden beds, BBQ and vergola
10. Climbers to provide shade protection and screening.



*For more information please see Plan E Landscape Design Report.

2.2 LANDSCAPE PLAN (LEVEL 2) LANDSCAPE QUALITY



LEGEND:

1. Proposed feature planting with creepers hanging from Level 2 Terrace.



Detail 1: Creepers hanging down over lobby entrance from Level 2.

*For more information please see Plan E Landscape Design Report.

2.2 LANDSCAPE PLAN (ROOFTOP AMENITY PLAN) LANDSCAPE QUALITY

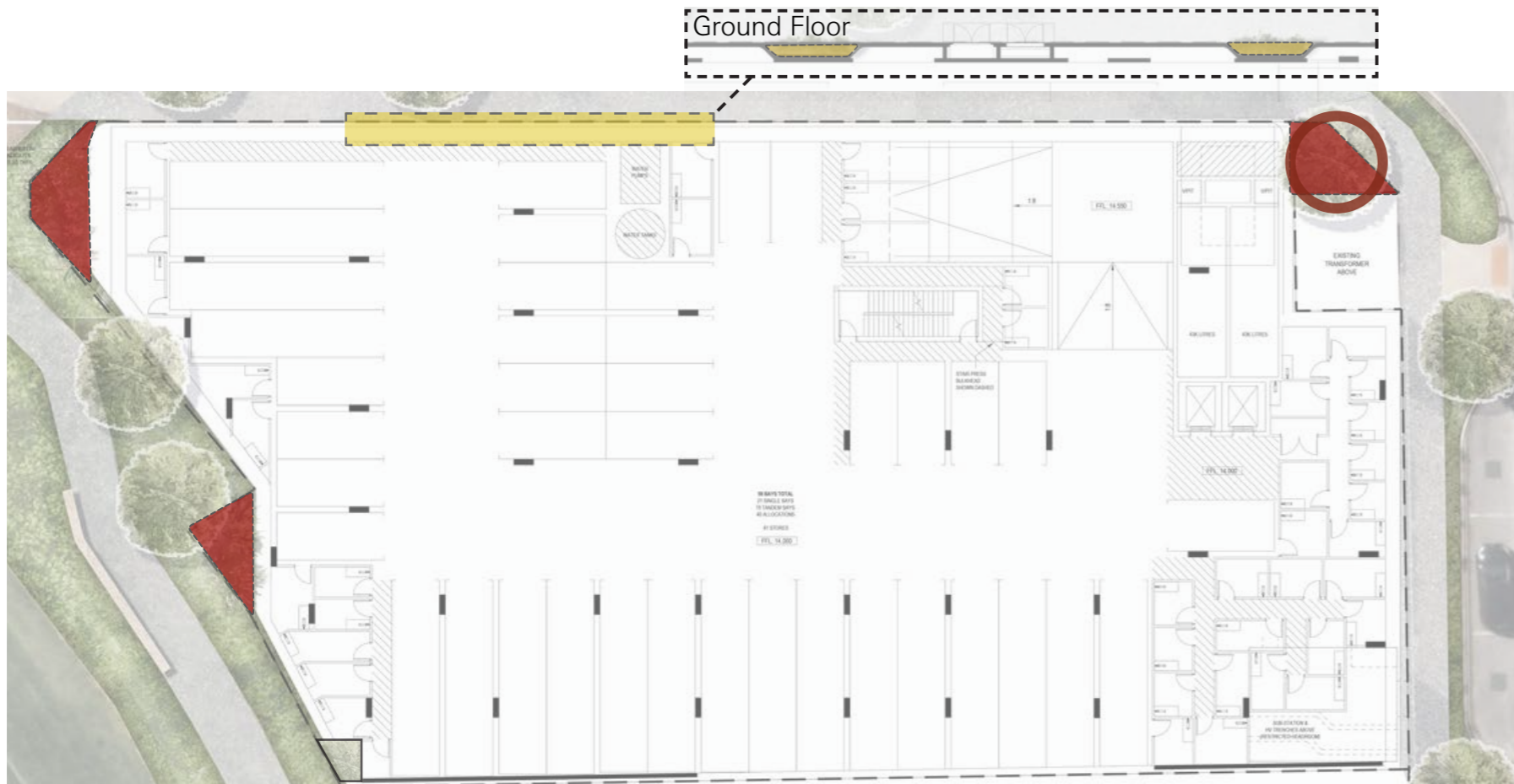


LEGEND:

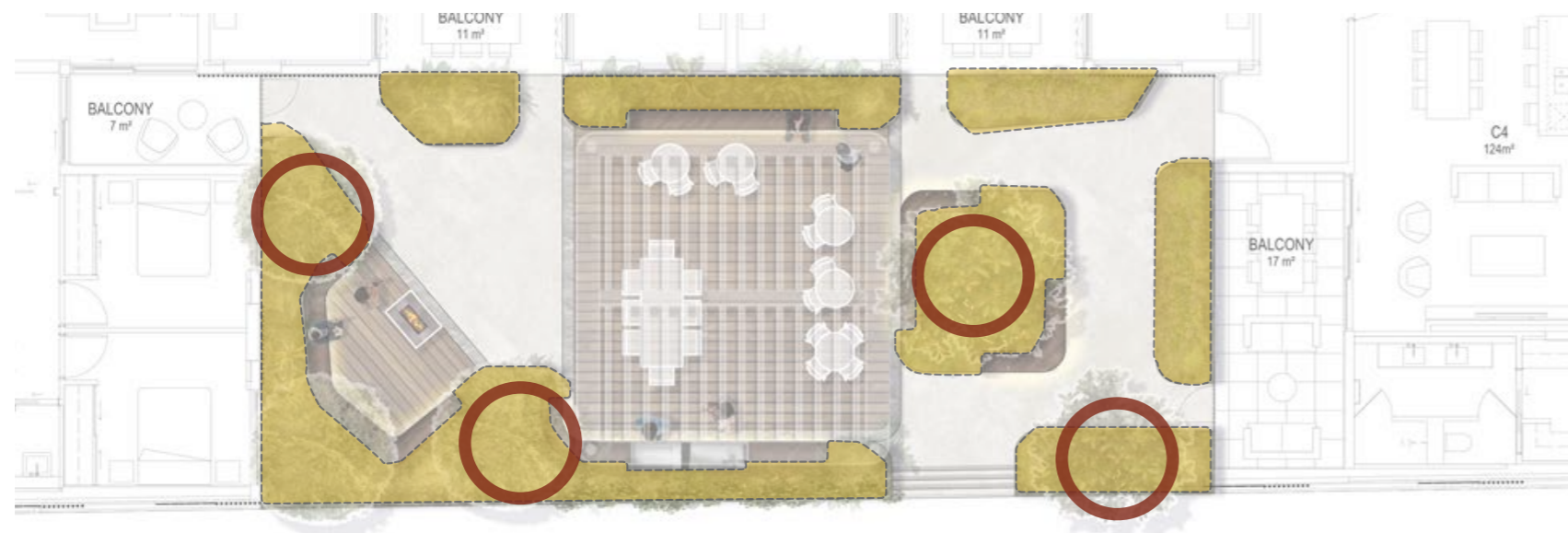
1. Feature pavement banding strip.
2. Proposed feature unit paving.
3. Proposed timber look tile to define dining/bar & lounge areas - as well as yoga deck & entry hallway.
4. Bar table with bar stools looking out to the Revo Fitness Oval.
5. Bar table with bar stools overlooking the city & Swan River.
6. Fire pit surrounded by flexible lounge furniture or built-in timber seats into garden bed.
7. Proposed built-in timber bench seats nestled into garden bed.
8. Communal dining area with flexible seatings, built-in timber seats into garden bed, BBQ, shelves/drop-off shelf & vergola over head.
9. Herbal garden bed planter.
10. Pots to soften & define edges.
11. Private top top area with BBQ, roof pavilion, shelves,/ drop-off shelf & flexible seating options
12. Yoga deck & pavilion
13. Climbers growing up along the facade.

*For more information please see Plan E Landscape Design Report.

2.3 DEEP SOIL & PLANTING ON STRUCTURE (GROUND FLOOR & LEVEL 1) LANDSCAPE QUALITY




Figures showing deep soil requirements for trees (as per spp 7.3 design guidelines).




*For more information please see Plan E Landscape Design Report.


LEGEND:

BASEMENT FLOOR


 Deep soil in ground - **39m² provided.**


 Small tree - **1 provided.**

GROUND FLOOR

 Planting on structure - **3.9m² provided.**

LEVEL 1

 Planting on structure - **60m² provided.**

 Small tree - **4 provided.**

2.3 DEEP SOIL & PLANTING ON STRUCTURE (LEVEL 2 & ROOFTOP) LANDSCAPE QUALITY



LEGEND:

LEVEL 2

- Planting on structure - **11m² provided.**
- Small tree - **1 provided.**



ROOFTOP LEVEL

- Planting on structure - **158.6m² provided.**
- Small tree - **13 provided.**

*For more information please see Plan E Landscape Design Report.

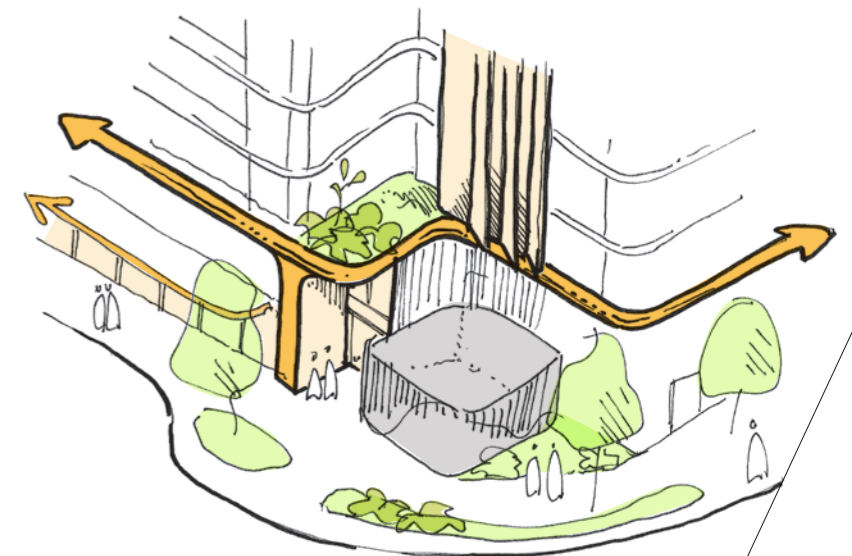
2.4 PUBLIC REALM INTERFACE LANDSCAPE QUALITY



*Illustration shown is artist's impression.

SPECIAL CORNER ELEMENT & PUBLIC ART

The corner of Tiger Way and Shenton Road is envisioned as a Special Corner Element, defined by distinctive architectural features and materials designed to serve as canvases for public art. These surfaces will provide opportunities for the artist to showcase their work, enriching the streetscape with diverse creative expressions. Integrating public art at this prominent location will enhance the vibrancy of the public realm and contribute to a strong sense of character and identity within the Claremont North East Precinct.



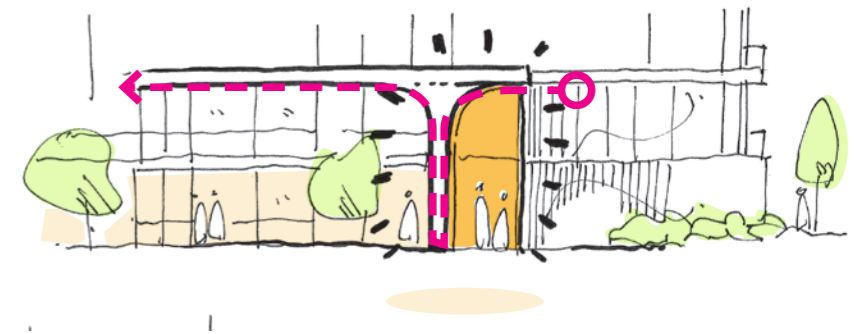
2.4 PUBLIC REALM INTERFACE LANDSCAPE QUALITY



STATEMENT RESIDENT ENTRY

The Shenton Road interface of The Claremont Terraces (Stage 2) is envisioned as a vibrant and active frontage, featuring the primary residential entry beneath a distinctive canopy.

The permeable ground floor achieved through the glass facade establishes a connection to the residential amenities further enhancing the sense of vibrancy of the public realm.



*Illustration shown is artist's impression.

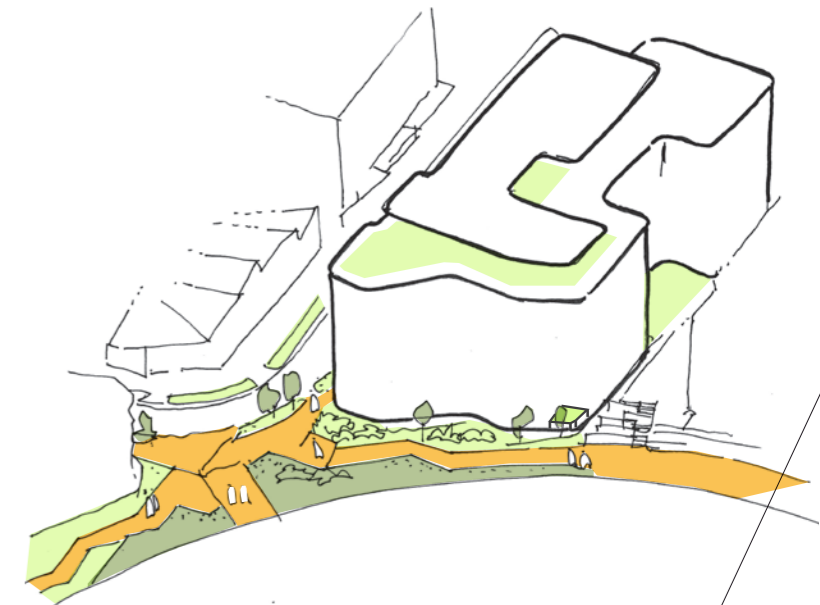
2.4 PUBLIC REALM INTERFACE LANDSCAPE QUALITY



*Illustration shown is artist's impression.

CLAREMONT OVAL INTERFACE:

The Terraces Stage 2 has direct access to the Claremont Oval via the ground floor, allowing residents to enjoy the beautifully landscaped pathways around the oval right at their door step. The north-western facade also benefits from an abundant amount natural lighting and uninterrupted views of the Claremont Oval.



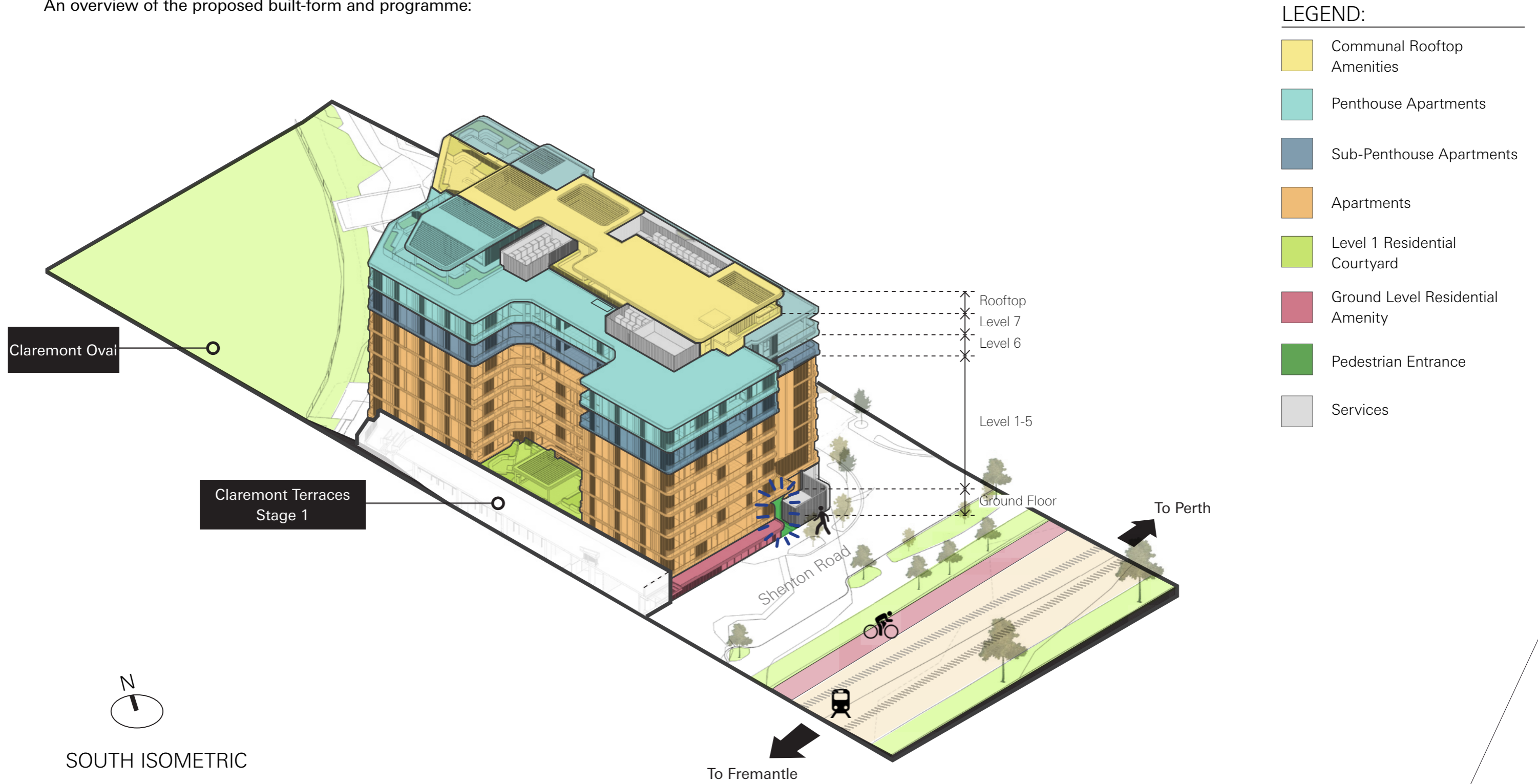
3

BUILT FORM & SCALE

3.1

PROGRAMME BUILT FORM & SCALE

An overview of the proposed built-form and programme:



N
SOUTH ISOMETRIC

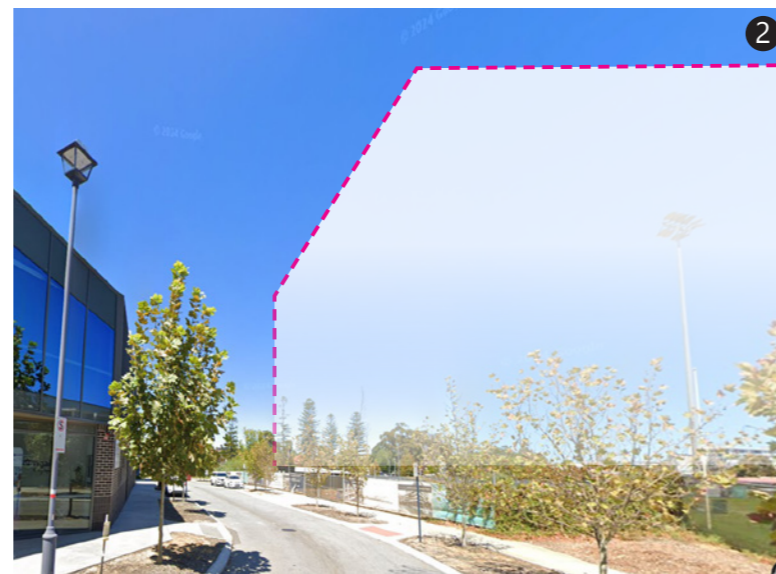
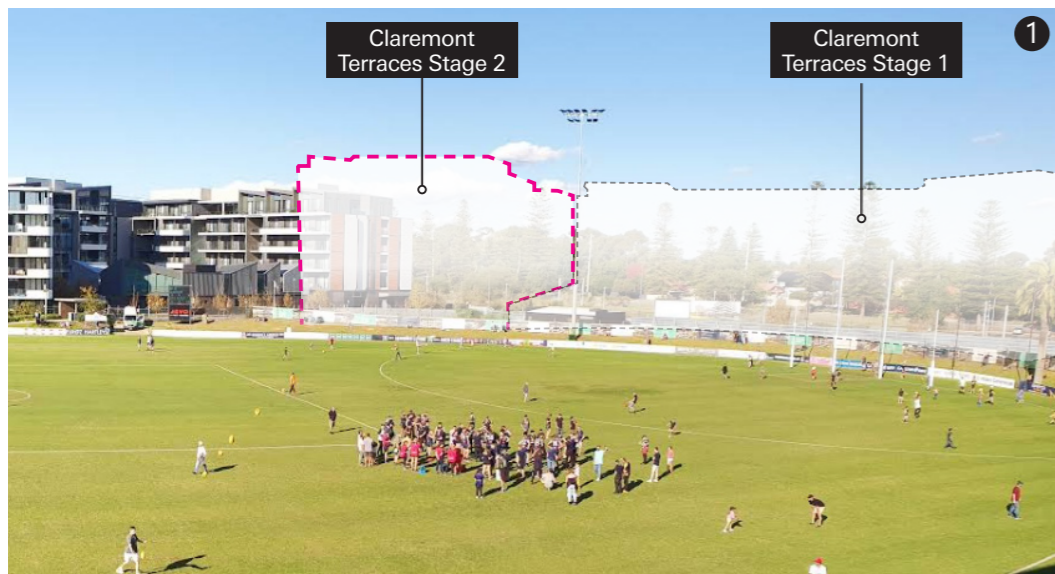
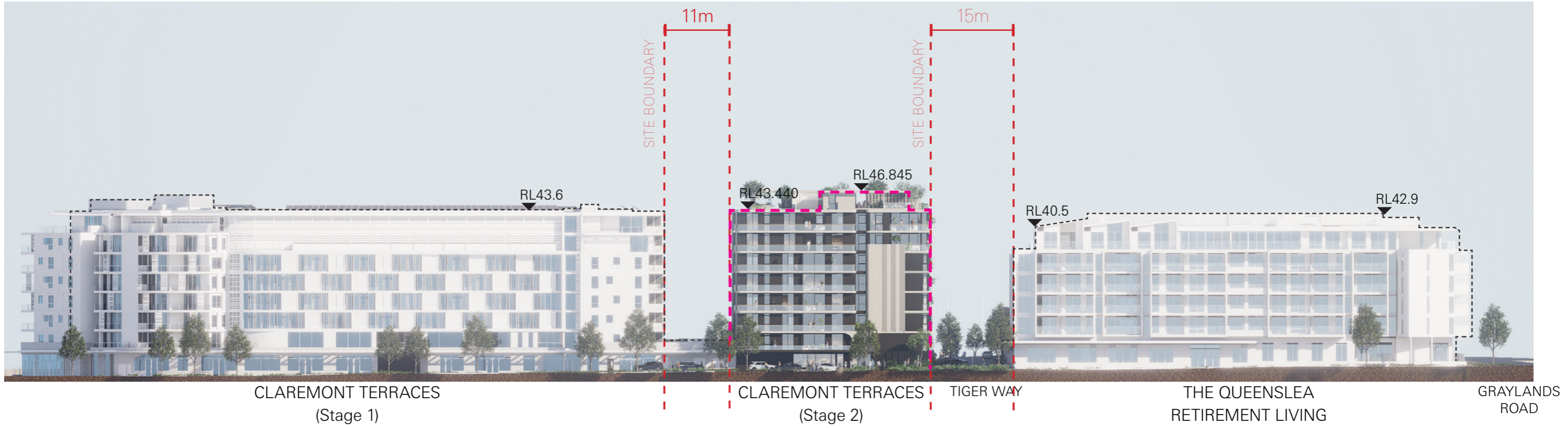
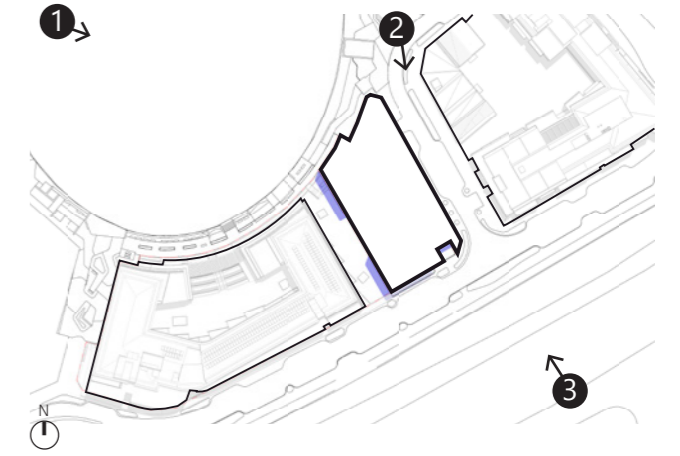
3.1

ISOMETRIC VIEWS BUILT FORM & SCALE



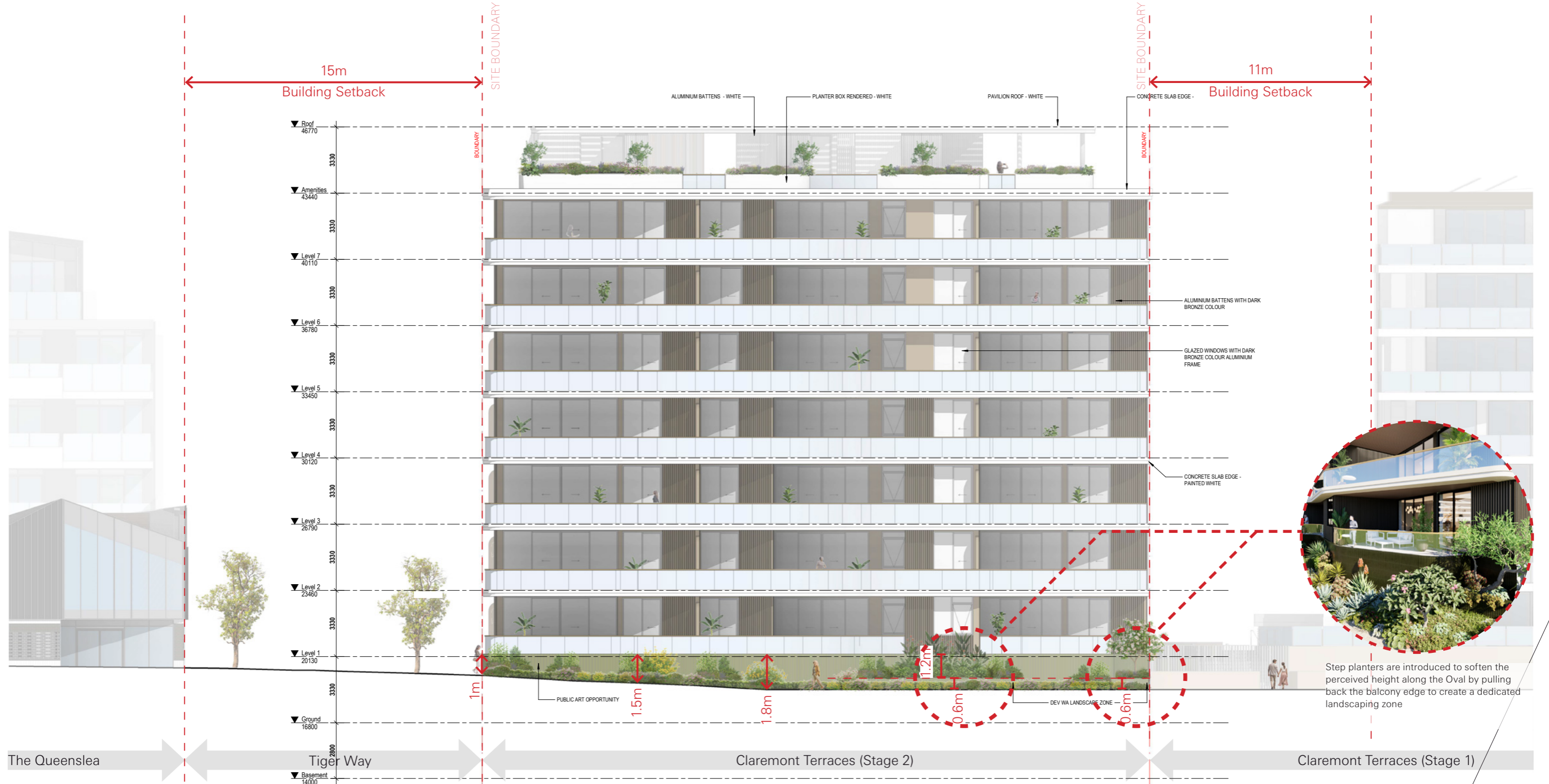
3.1

CONTEXT ELEVATION (SOUTH) BUILT FORM & SCALE



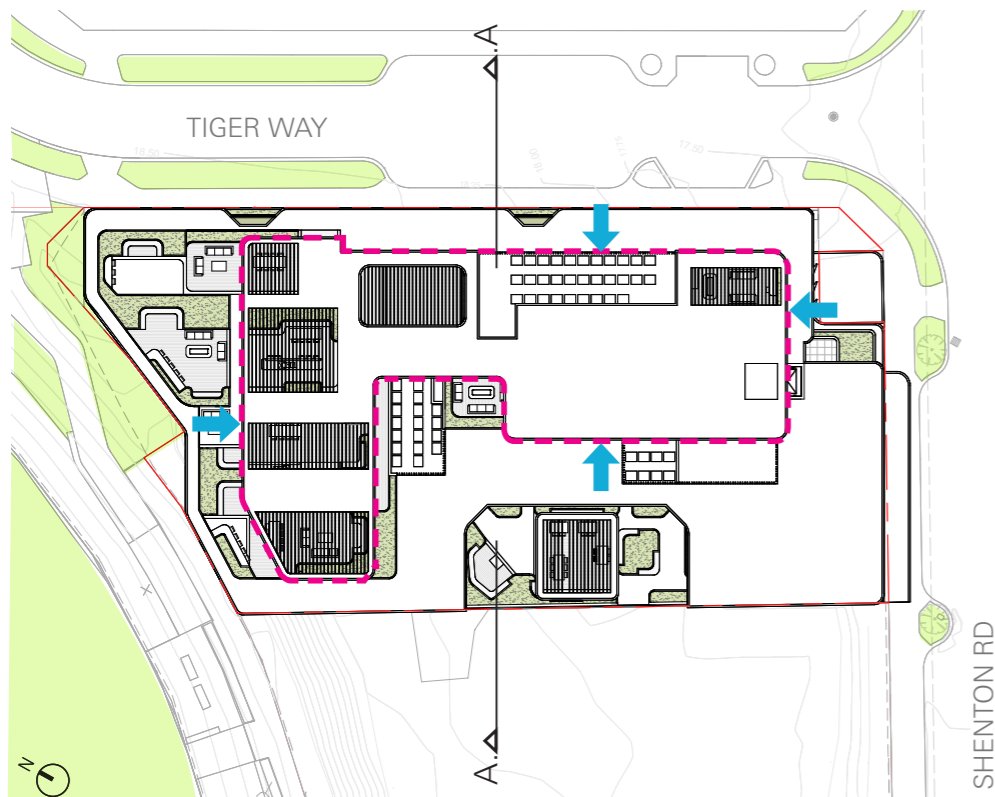
3.1 CLAREMONT OVAL BUILDING EDGE HEIGHTS BUILT FORM & SCALE

NORTH ELEVATION:

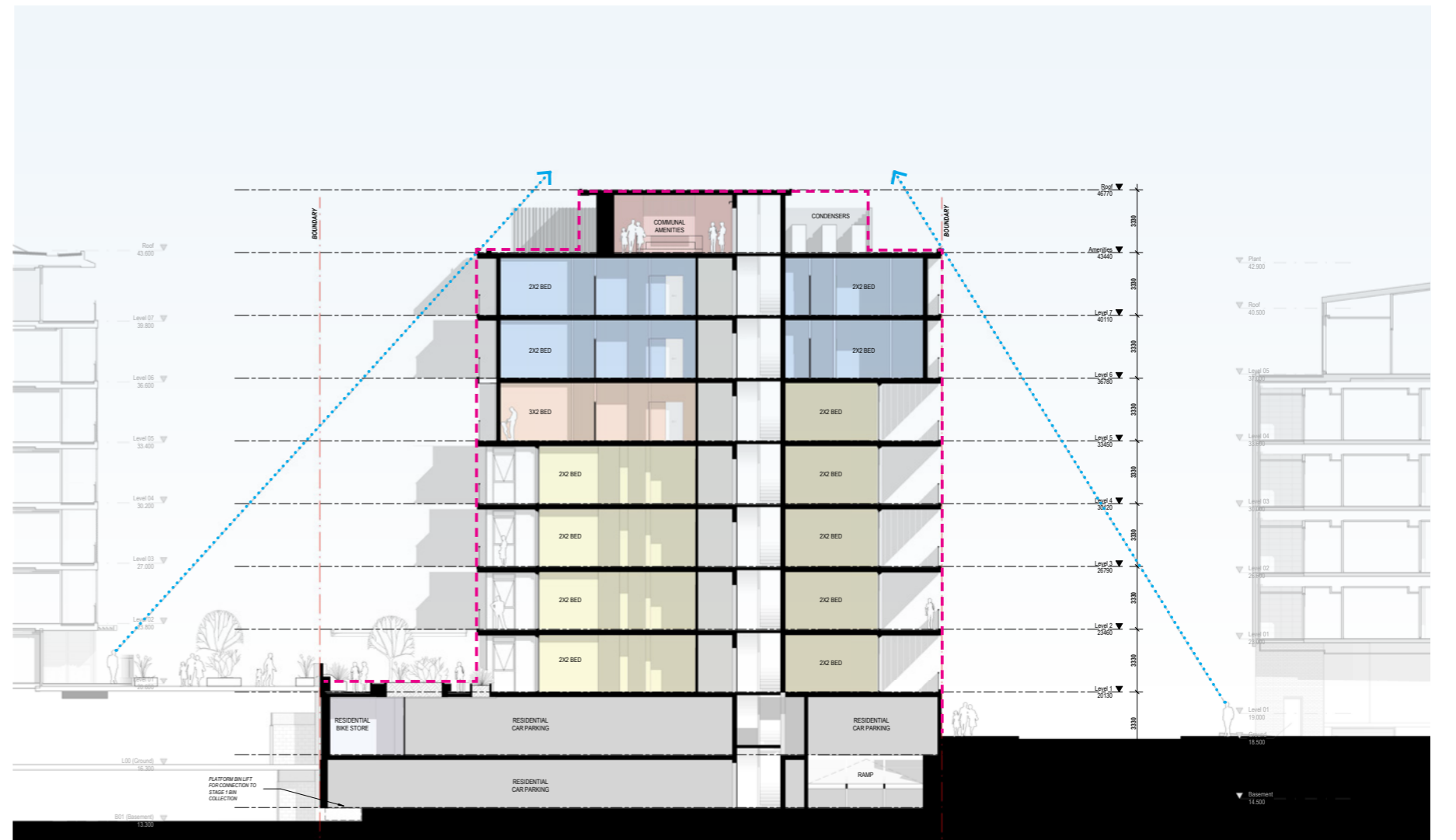


Step planters are introduced to soften the perceived height along the Oval by pulling back the balcony edge to create a dedicated landscaping zone

3.2 VISUAL IMPACT ASSESSMENT BUILT FORM & SCALE



ROOF PLAN



SECTION A

The site's setbacks reduce the visibility of the residential rooftop amenities from street level and from the Level 1 corridor between Claremont Terraces Stage 1 and Stage 2, while ensuring optimal views from the rooftop amenities.

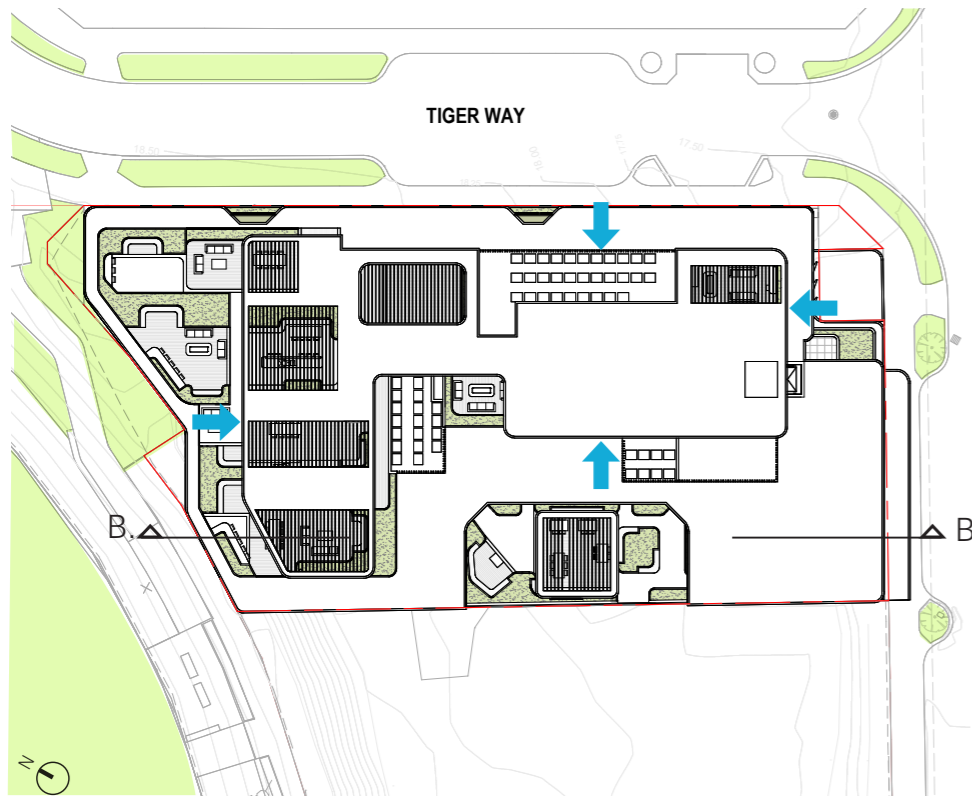


METRICS

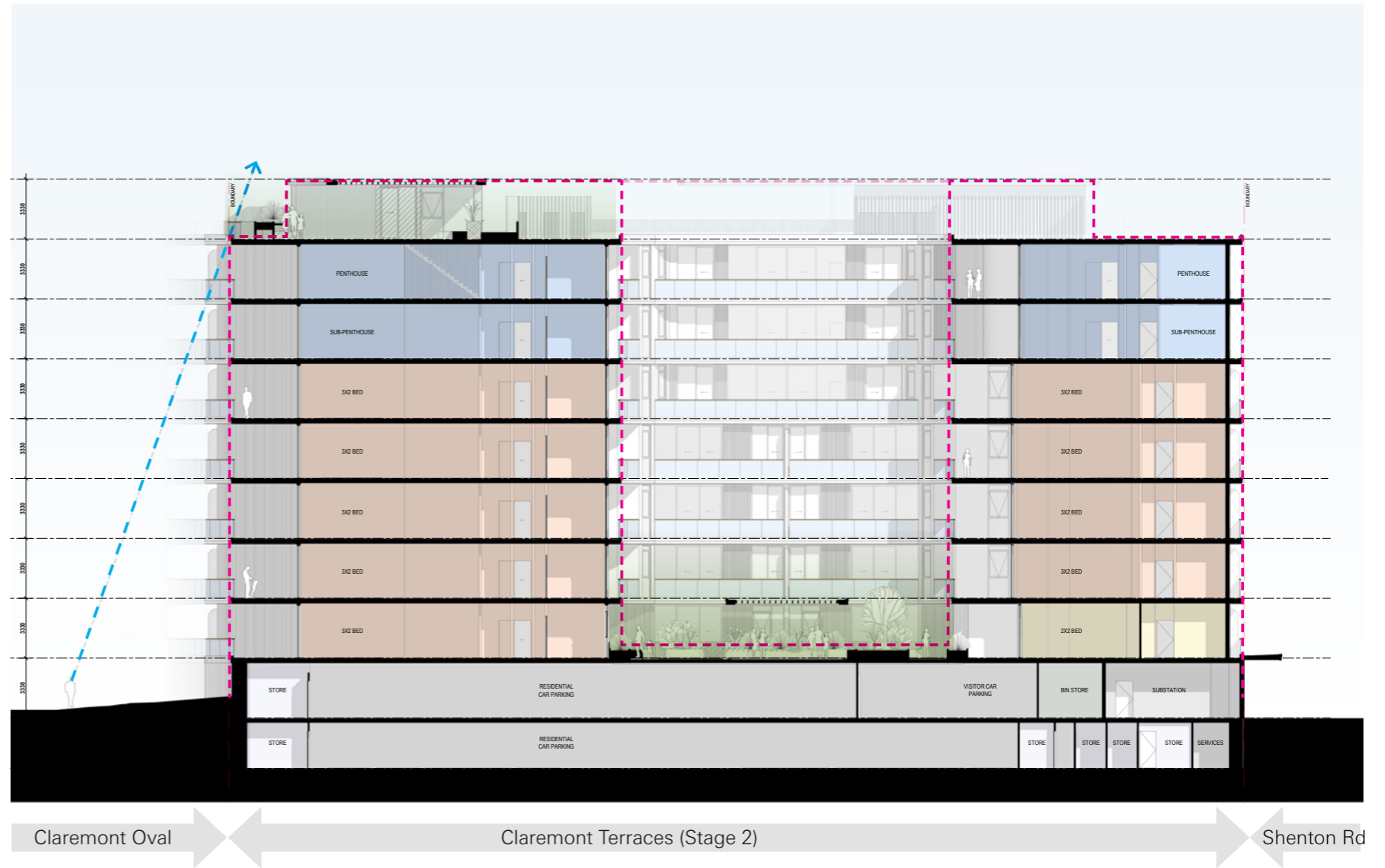
NORUP



3.2 VISUAL IMPACT ASSESSMENT BUILT FORM & SCALE



ROOF PLAN



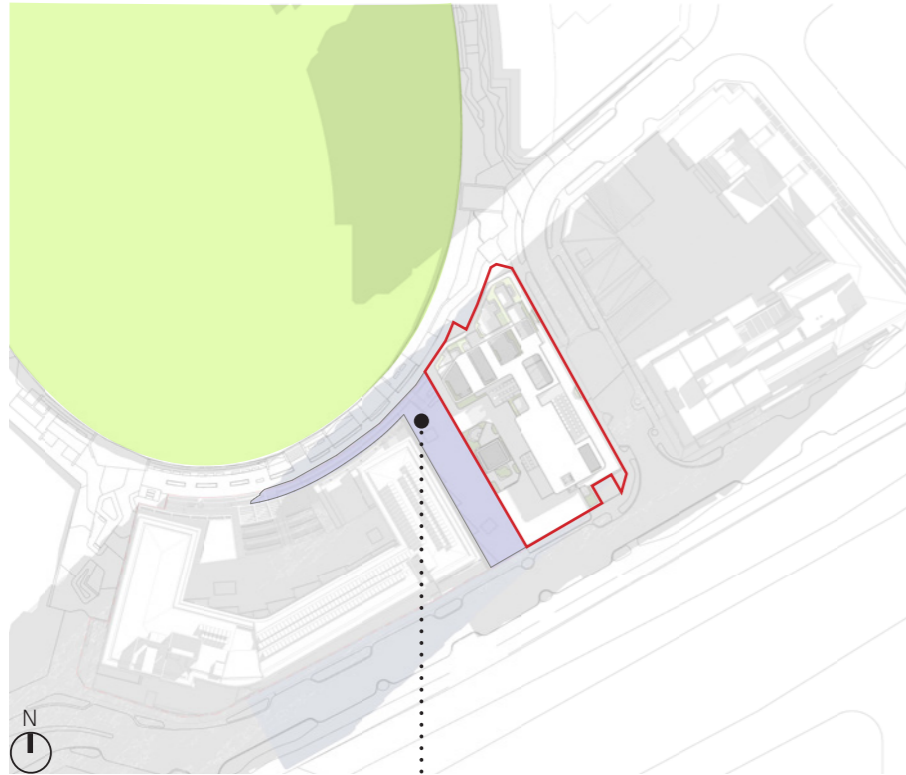
SECTION B

The site's setbacks reduce the visibility of the residential rooftop amenities from landscape path along the Claremont Football Oval, while ensuring optimal views from the rooftop amenities.

3.3 OVERSHADOWING DIAGRAM (WINTER SOLSTICE)

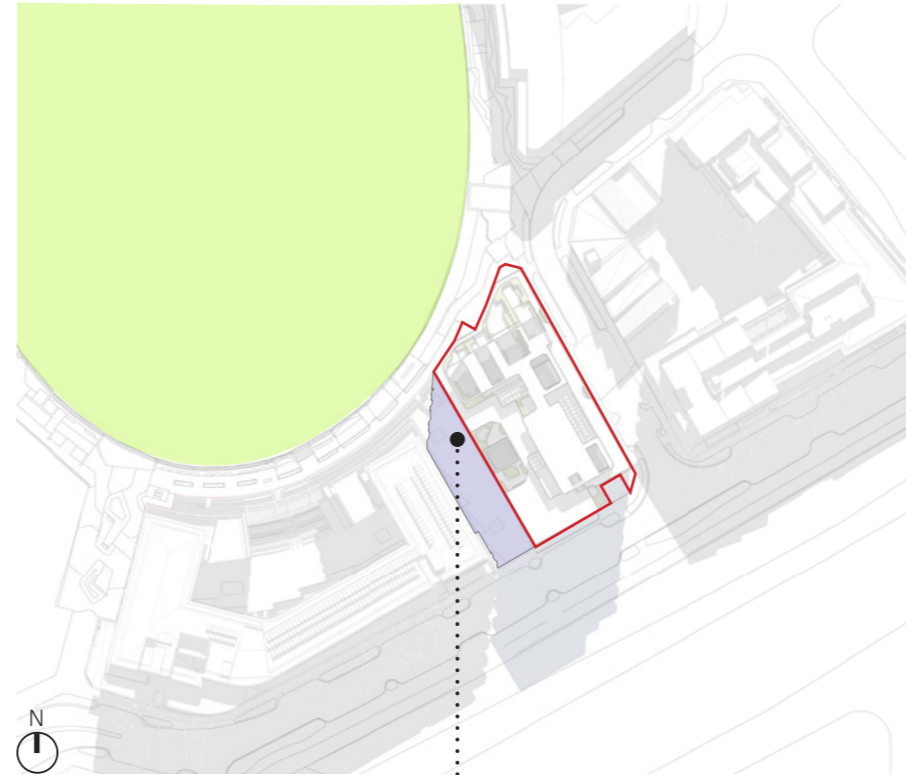
BUILT FORM & SCALE

9AM



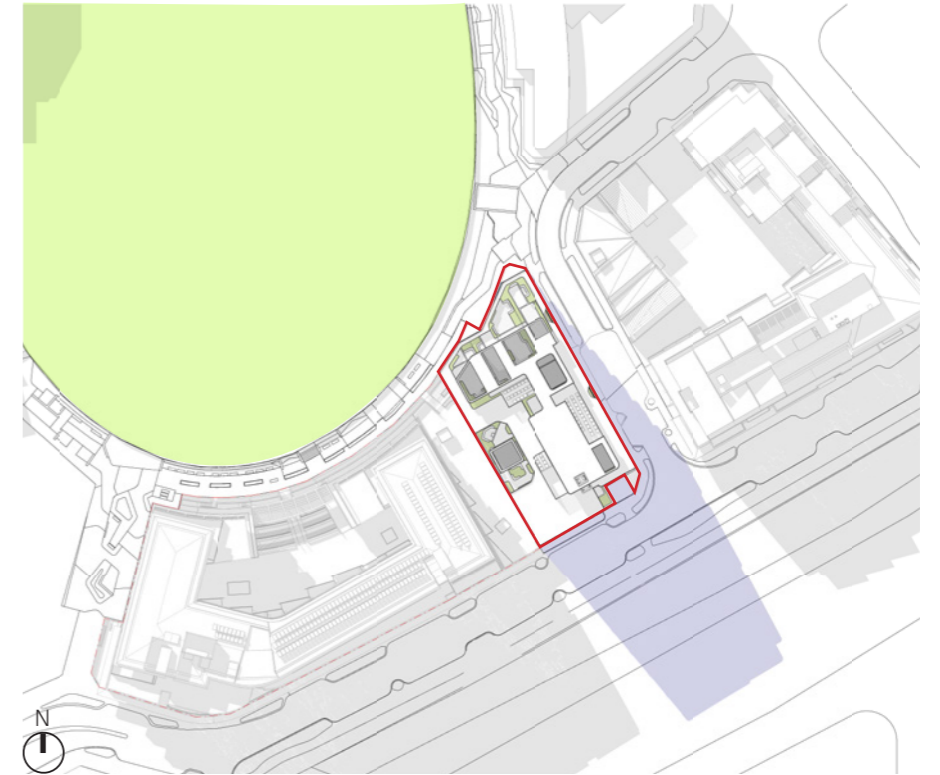
692.9m²

12PM



519.14m²

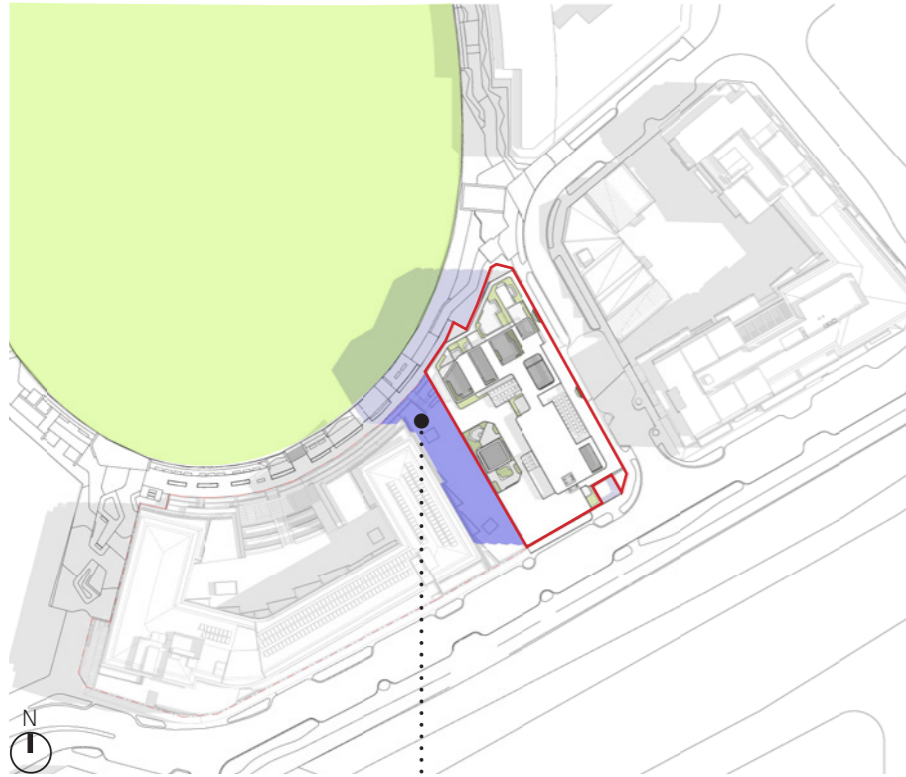
3PM



3.3 OVERSHADOWING DIAGRAM (SUMMER SOLSTICE)

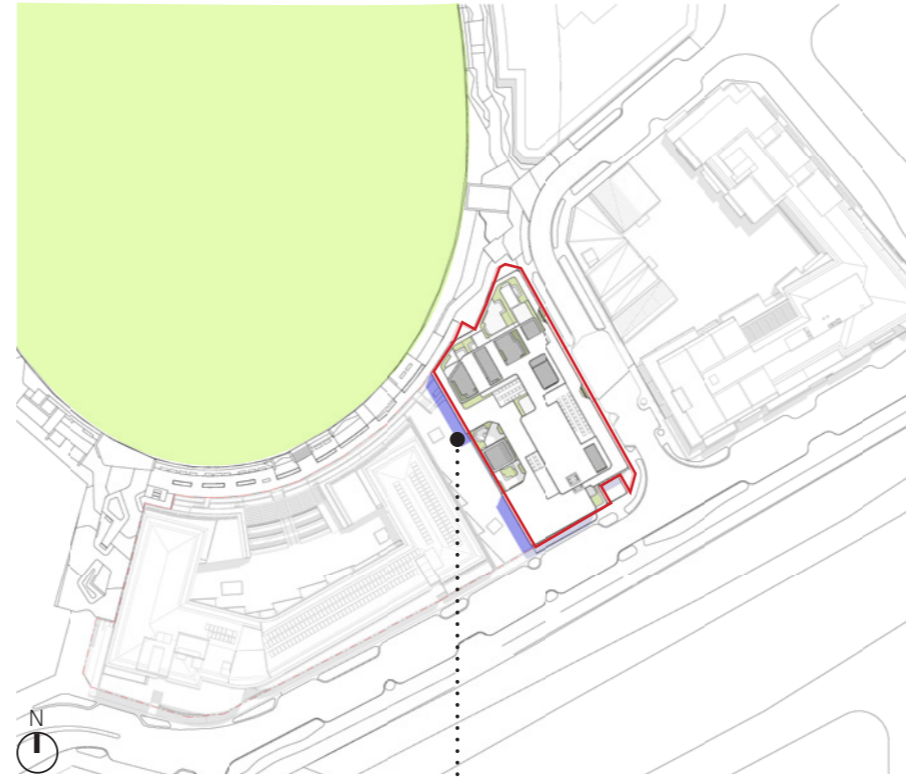
BUILT FORM & SCALE

9AM



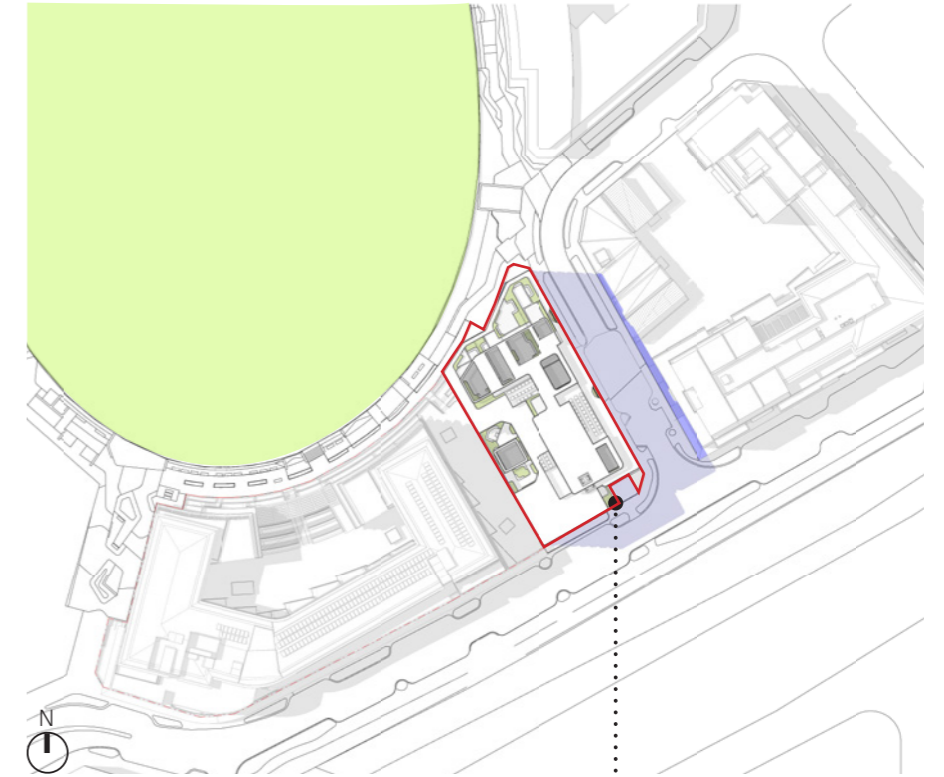
544.12m²

12PM



109.13m²

3PM



109.45m²

4

FUNCTIONALITY & BUILD QUALITY

4.1 TRAFFIC IMPACT ASSESSMENT FUNCTIONALITY & BUILD QUALITY

VEHICLE TRIP GENERATION:

The proposed Stage 2 development is expected to generate approximately 50 two-way vehicular trips during the AM peak hour and 50 two-way vehicular trips during the PM peak hour (arrivals plus departures).

According to WAPC Transport Impact Assessment Guidelines, developments generating between 10 and 100 vehicular trips during the peak hour is considered to have a moderate impact on the surrounding road network.

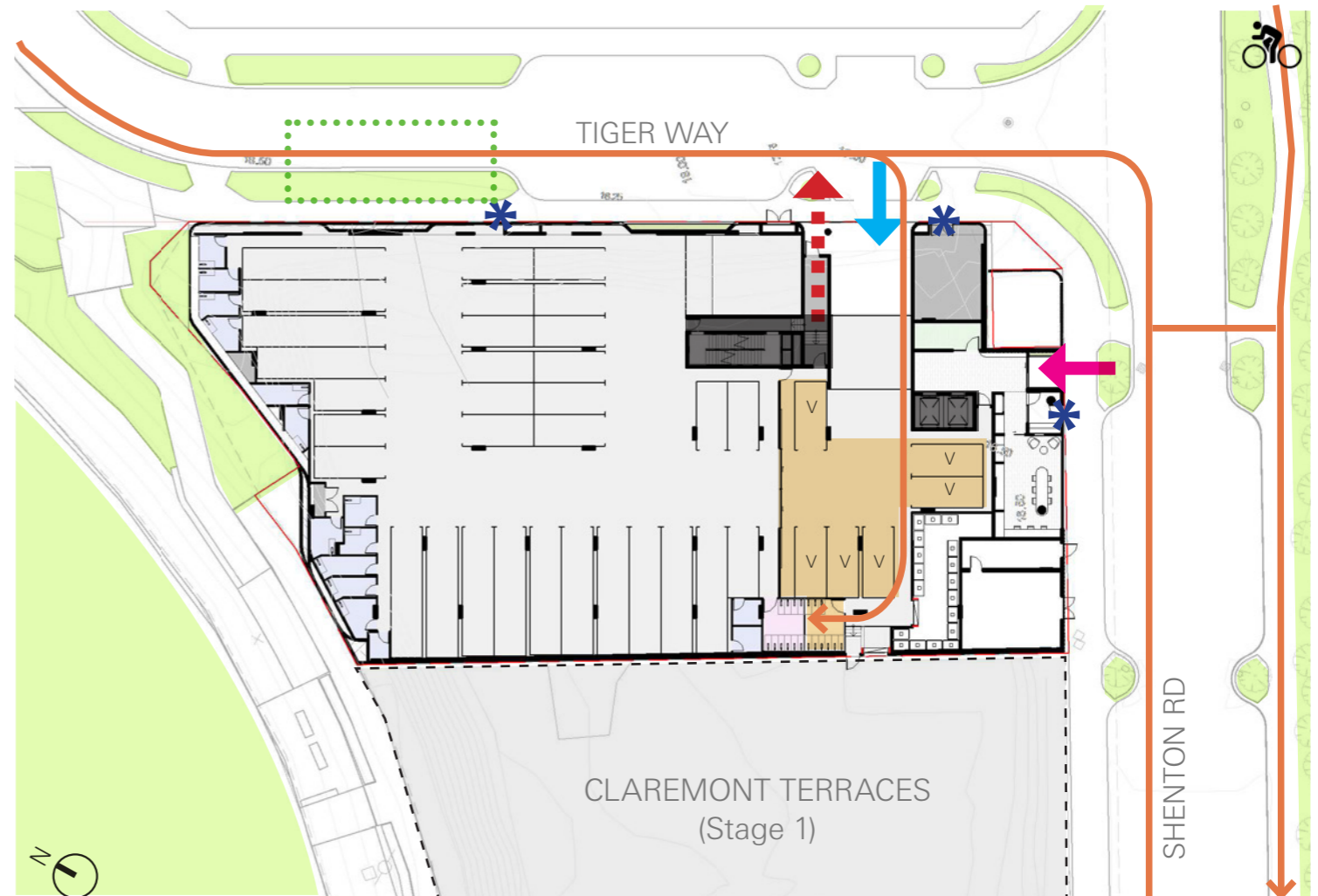
Walking and cycling facilities within the surrounding area are considered to be excellent, with many high-quality paths available providing good connectivity with the surrounding amenities, which are expected to favour the lifestyle aspirations of the target demographic and mitigate the reliance on motor vehicles. Additionally, the public transport amenity within the vicinity of the site is also considered to be excellent with a high frequency of bus and trains services within walking distance from the site.

PARKING:

A feature of the proposal is the concealment of 111 residential and 6 visitor parking bays within two levels of parking. There are also 9 on-street visitor bays located in the immediate vicinity of the site.

The proposal provides one bicycle rack within each residential store, and also includes a secure ground-floor bicycle storage area with 9 residential and 9 visitor racks.

GROUND FLOOR PLAN:



LEGEND

- ← Resident Vehicle Access
- - - Resident Egress Path
- ← Cycle Paths
- ← Pedestrian Access
- Visitor Parking
- * On-site Services
- Fire Hardstand

A full summary of the existing and anticipated traffic conditions and methodologies can be found in the Transport Impact Statement Report.



4.2 WASTE MANAGEMENT PLAN FUNCTIONALITY & BUILD QUALITY

BIN STORAGE AREA:

A bin enclosure area is proposed within the building at ground level for the storage of general waste and recycle bins. The bin enclosure is located adjacent to the platform lift for connection to Stage 1 bin collection area. This space has been sized for the estimated waste generation and the use of:

- Ten 660L refuse bins, collected twice each week.
- Eight 660L recycling bins, collected once each week.

WASTE COLLECTION:

It is anticipated that the proposed Development will use the waste collection services provided by the Town of Claremont. Waste collection is proposed to take place from the loading area in the Stage 1 development during off-peak hours or outside normal business hours.

On the designated collection day, the general and recycling waste bins will be transported by a nominated staff/caretaker from the Stage 2 bin enclosure to the proposed platform lift which connects to the Stage 1 loading area where the waste truck will be parked. The general and recycling waste will then be emptied into the waste truck and on completion of the service the empty Mobile Garbage Bins (MGBs) will be returned to the respective bin enclosures by the nominated staff member.

GENERAL WASTE & RECYCLING:

Waste and recyclables will be sorted on-site and as close to source as possible. Sorting will rely on appropriate education of staff in addition to adequate signage for bins located in the bin enclosure.

Waste and recycling will be based on the following streams:

- General Waste.
- Co-mingled Recycling, which includes clean aluminium foil and trays, glass bottles and jars, long-life milk and juice cartons, cardboard, plastic containers, tins, and cans.

OTHER WASTE STREAMS:

Storage, handling and collection of bulk wastes, such as mattresses and other hard rubbish and electronic waste such as old batteries, are not covered in this WMP. It should be noted that the Town provides biannual green and bulk waste collections throughout the year for residential and multi-residential properties. It is recommended that the Facility Manager/caretaker of this development manage and coordinate the bulk waste collections for this development.

WASTE REDUCTION & MANAGEMENT STRATEGY:

Waste reduction is accomplished through proper education of all stakeholders and the implementation of various sustainability strategies. It also involves constant monitoring and review of waste operations.

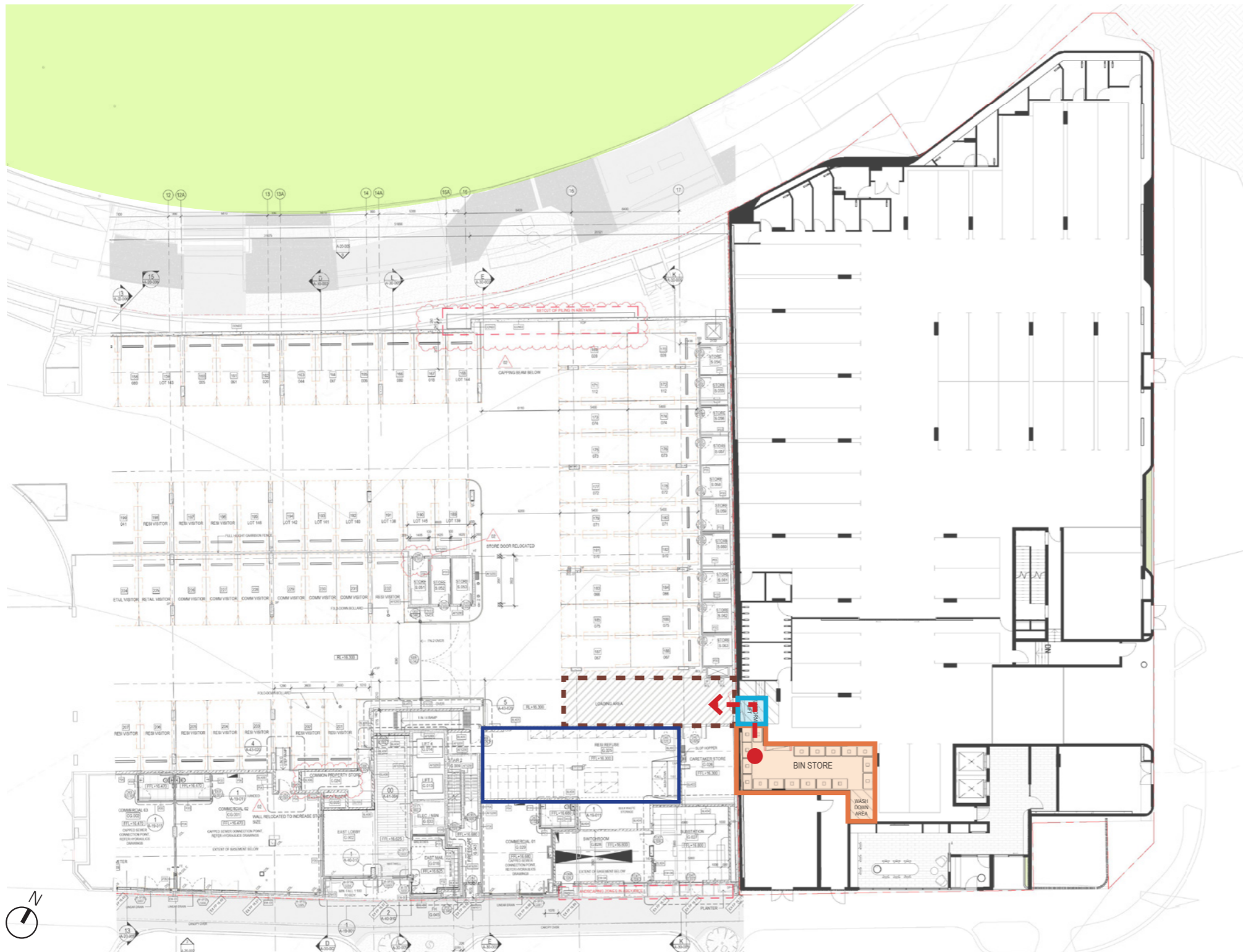
MANAGEMENT OF ALL WASTE:

As noted variously above, a nominated staff member will monitor and oversee all relevant aspects of waste management.

A full summary and further details relating to the above can be found in the Waste Management Plan.

4.3 WASTE DISPOSAL STRATEGY FUNCTIONALITY & BUILD QUALITY

GROUND FLOOR PLAN:



An option that is being considered is for a nominated staff member to transfer the bins from the Stage 2 residential bin enclosures via a proposed platform lift to the Stage 1 residential bin enclosure. The bins would potentially be ferried from the Stage 2 residential bin enclosures to the waste truck that is parked in the Loading Area on the waste collection days.

LEGEND:

- Stage 2 Waste Storage Area
- -> Waste Disposal Strategy
- Platform Lift
- - - Stage 1 Bin Loading Zone
- Stage 1 Bin Enclosure.

4.4

DWELLING MIX FUNCTIONALITY & BUILD QUALITY

SK01 - CLAREMONT STAGE 2																30.04.2026	
SK-01	Car bays required for units	Car allocations provided	Single	Tandem	Pit Stackers	Car bays provided	On-Street Parking	Stores	Carpark - Plot ratio area	Commercial - Plot ratio area	Residential - Plot ratio area	Studio	1x1 bed	2x2 bed	3x2 bed	4x3 bed	Total
Basement 01		40	13	19	8	67		42	1434								
Ground Floor		38	24	14		52	9	15	1405								
Level 1	10										1358		1	6	3		10
Level 2 (Lower Typical)	10										1387		1	5	4		10
Level 3	10										1387		1	5	4		10
Level 4	10										1387		1	5	4		10
Level 5	9										1377		1	3	5		9
Level 6 (Sub-Penthouse)	6							2			1357				5	1	6
Level 7 (Penthouse)	6							2			1353				5	1	6
Level 8 (PH Upper)	0										36						
TOTAL OVERALL		78	37	33	8	119	9	61	2839	0	9642	0	5	24	30	2	61
TOTAL PERCENTAGE												0%	8%	39%	49%	3%	
Visitor Parking Req.	10																
Deep Soil	43.00	2.2%															
Plot Ratio Area		12481															
PLOT RATIO		6.24															
SITE AREA		2000															

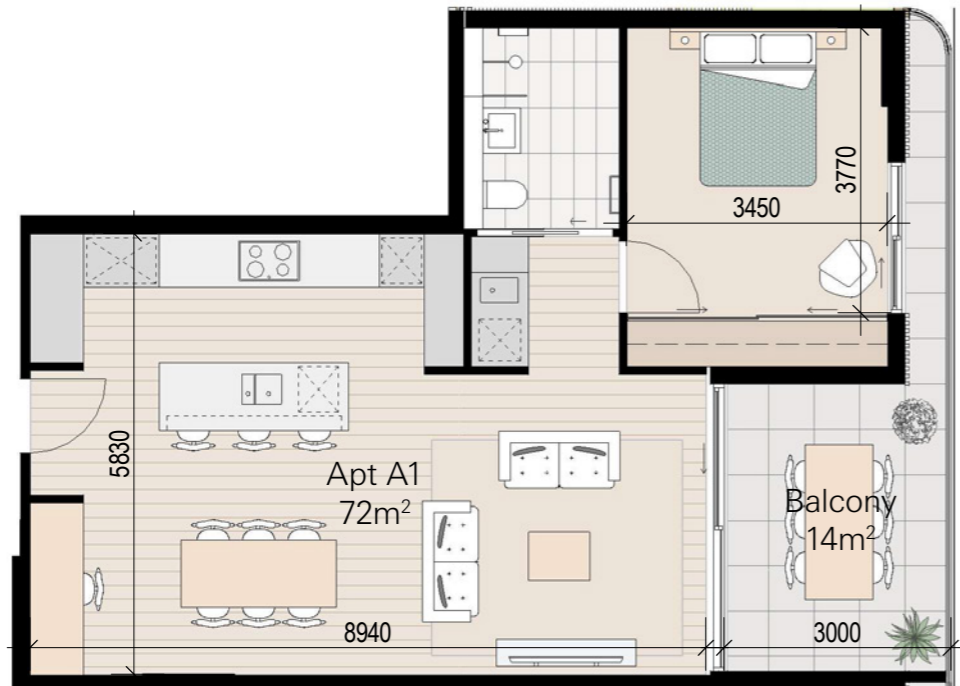
CARBAY ALLOCATION		Units	Alloca.	Bays
Visitor	1 car bay		6	6
Apartments	1 Bed	1 car bay	5	5
	2 Bed	1 car bay	12	12
	2 Bed	Tandem	12	24
	3 Bed	Tandem	21	42
	3 Bed	2 car bays	9	18
4 Bed	2 car bays	2	4	
			61	111

Notes:
6 10 required as per R-codes (9.12 bays)

Max 1.2 per apartment (NEP)

4.5

TYPICAL APARTMENT LAYOUT FUNCTIONALITY & BUILD QUALITY



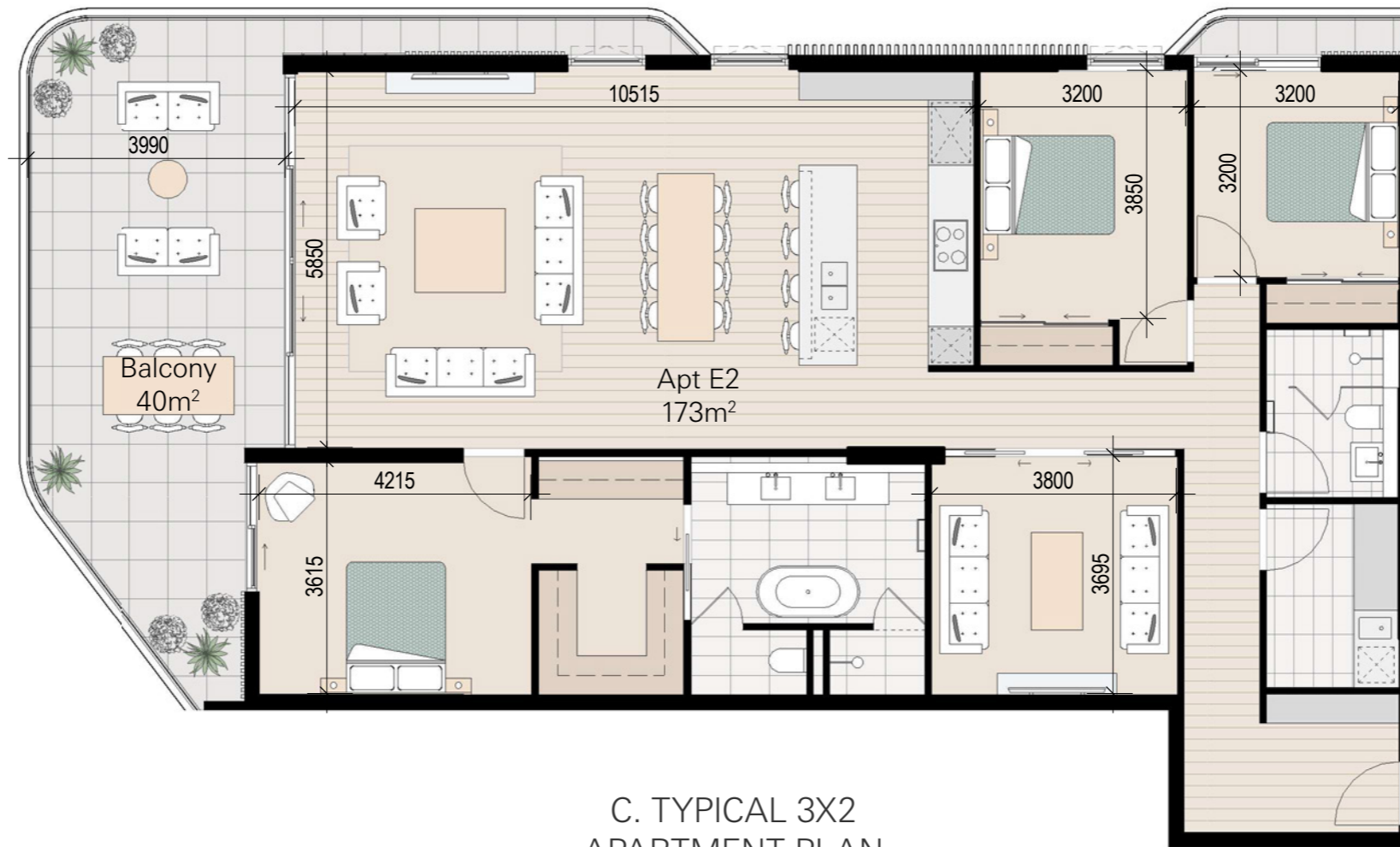
A. TYPICAL 1X1
APARTMENT PLAN
1:100
(Level 1-5)



B. TYPICAL 2X2
APARTMENT PLAN
1:100
(Level 1-5)

4.5

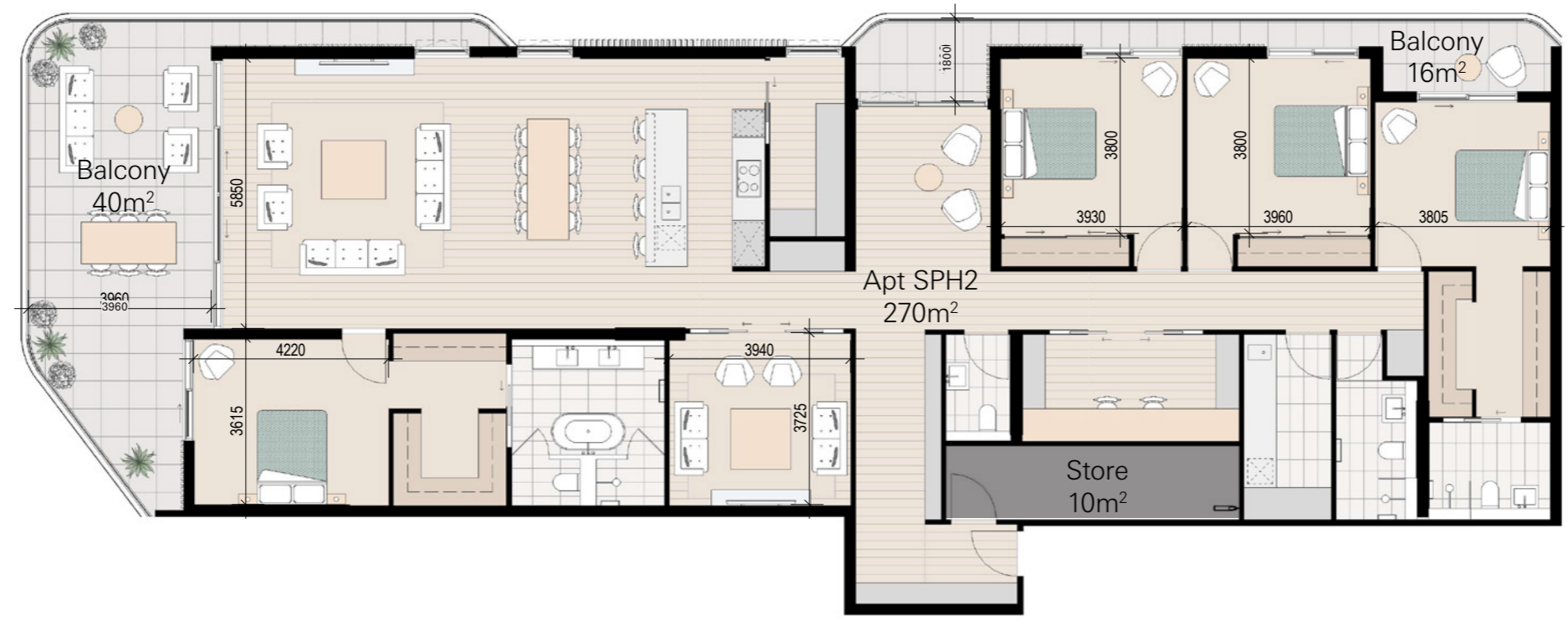
TYPICAL APARTMENT LAYOUT FUNCTIONALITY & BUILD QUALITY



C. TYPICAL 3X2
APARTMENT PLAN
1:100
(Level 1-5)

4.5

TYPICAL APARTMENT LAYOUT FUNCTIONALITY & BUILD QUALITY



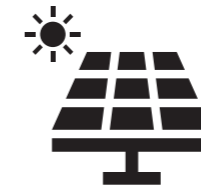
D. TYPICAL PENTHOUSE
APARTMENT PLAN
1:100
(Level 6)

5 SUSTAINABILITY

5.1 SUSTAINABILITY STRATEGIES

SUSTAINABILITY

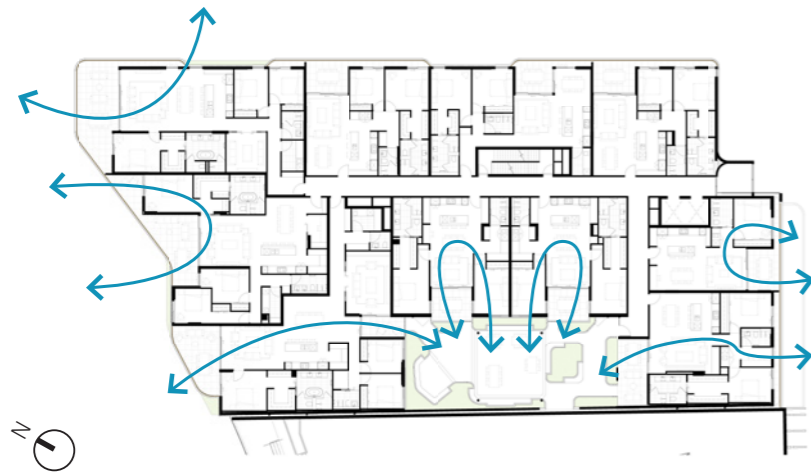
All units meet the minimum NatHERS energy efficiency requirement of 6 stars for sole occupancy and average of 7 stars, based on NCC 2022.



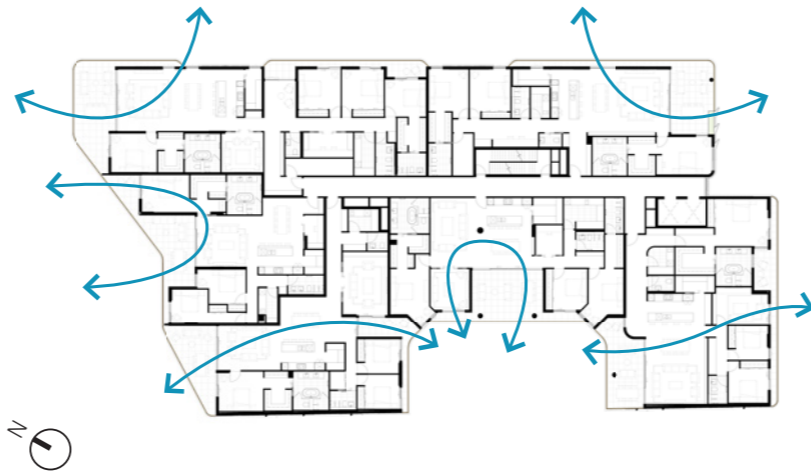
KEY INITIATIVES:	GOALS:	SUSTAINABILITY COMMITMENTS:
Structure Design Efficiency	Integrate passive solar design principles to optimise solar access in winter and shading in summer.	<ul style="list-style-type: none"> Enhance passive solar performance by incorporating shading devices on north, east, and west facing windows to reduce summer heat gain and improve visual interest.
Energy Efficiency	Enhance energy performance by reducing consumption through efficient design and the use of renewable and low energy systems.	<ul style="list-style-type: none"> Efficient LED lighting and controls. 20% reduction in lighting power when compared to NCC DTS. 60% of the combined living and bedroom area of each dwelling have high level of daylight (above 160 Lux). Provision of photovoltaic (PV) system to supply renewable energy. NCC 2022 compliant building fabric. Energy efficient condenser clothes dryers.
Water Efficiency	Water efficient fixtures and landscaping.	<ul style="list-style-type: none"> High WELS rating. Water sensitive landscape design through plant selections, soil improvement, irrigation efficiency, and water harvesting.
Heat Resilience	Reduce impacts of heat island effect.	<ul style="list-style-type: none"> Light roof colour (SRI \geq 0.64). Incorporate vegetation and green spaces around the building to provide shading and reduce surrounding air temperatures.
Sustainable Transport/Accessibility	Low carbon options.	<ul style="list-style-type: none"> Provision for electric vehicle (EV) charging bays. Provision for secure bicycle storage area. Access to public transport. Building design and location encourage walking to and from several amenities within the vicinity.
Indoor Environment Quality	Enhance indoor air quality.	<ul style="list-style-type: none"> Natural ventilation to all apartment units. Low VOC and low formaldehyde products to be used. Minimum 95% of internally applied paints, adhesives, sealants (by volume), and carpets (by area) must meet TVOC limits.

A full summary and further details relating to the above can be found in the Sustainable Design Assessment Report.

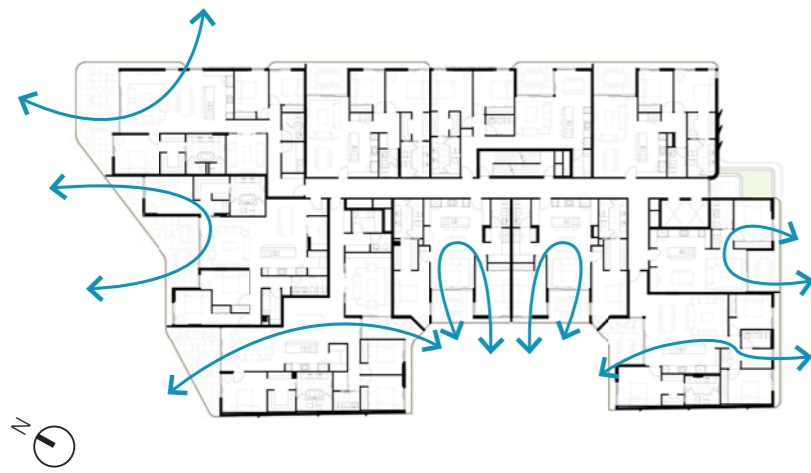
5.2 NATURAL VENTILATION SUSTAINABILITY



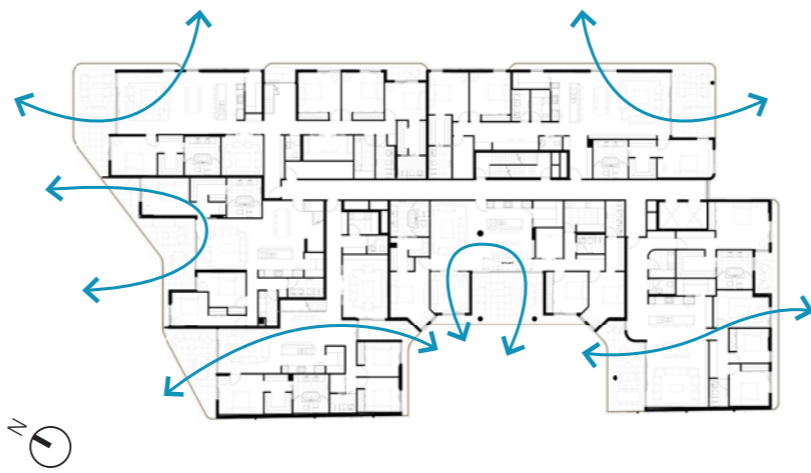
LEVEL 1



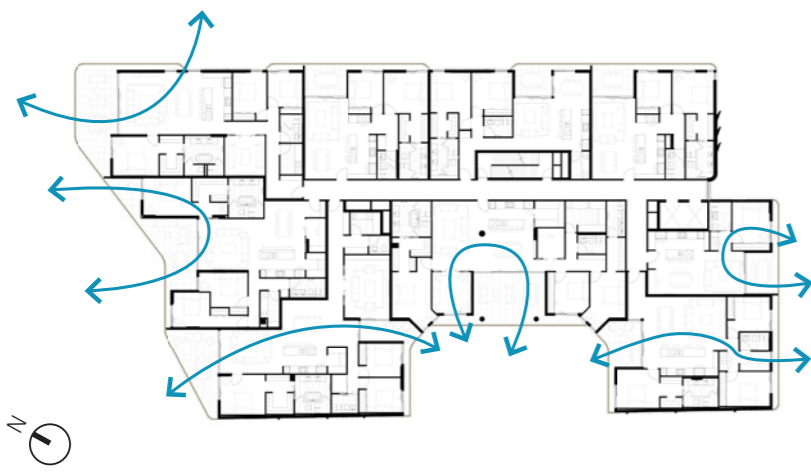
LEVEL 6



LEVEL 2-4



LEVEL 7



LEVEL 5



PREVAILING WIND DIRECTIONS

NATURAL VENTILATION

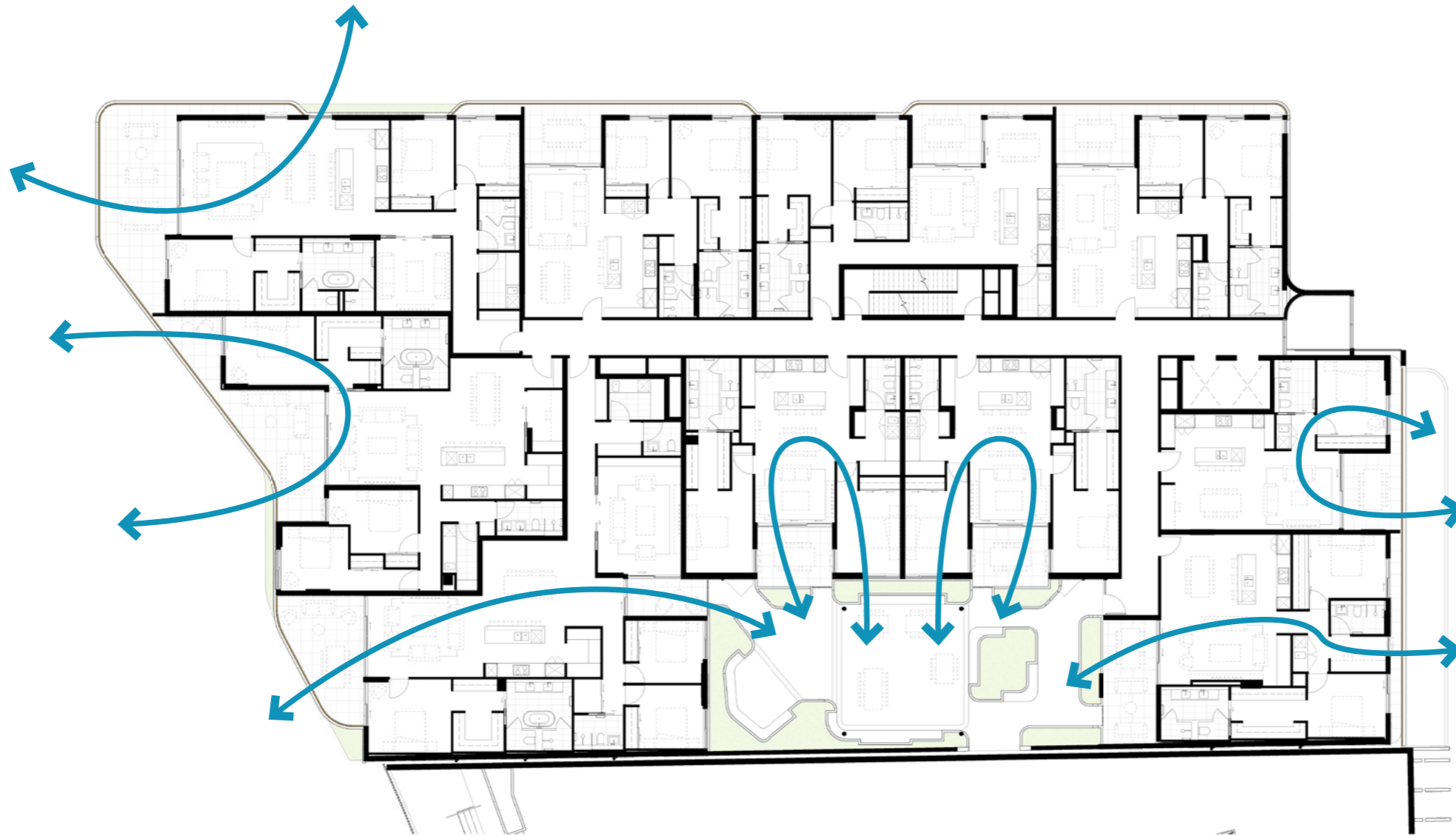
75% of the 61 dwellings across the proposal achieve natural ventilation, exceeding the **Design WA requirement of 60%**.

LEVEL	NUMBER OF APTS	COMPLYING APTS
BASEMENT	-	-
GROUND FLOOR	-	-
LEVEL 1	10	7
LEVEL 2	10	7
LEVEL 3	10	7
LEVEL 4	10	7
LEVEL 5	9	6
LEVEL 6	6	6
LEVEL 7	6	6
TOTAL	61	46 = 75.4%

Single aspect apartments included with the 60% minimum. Single aspect apartment must have ventilation openings oriented between 45° - 90° of the prevailing cooling wind direction and room depth no greater than 3 x ceiling height.

5.2

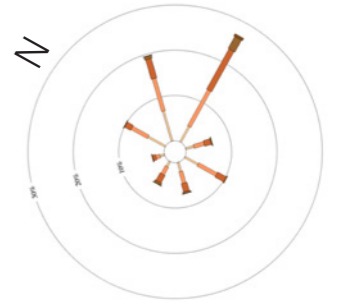
NATURAL VENTILATION SUSTAINABILITY



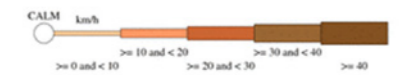
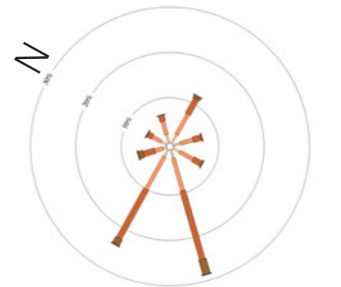
LEVEL 1

PREVAILING WINDS:

9 AM

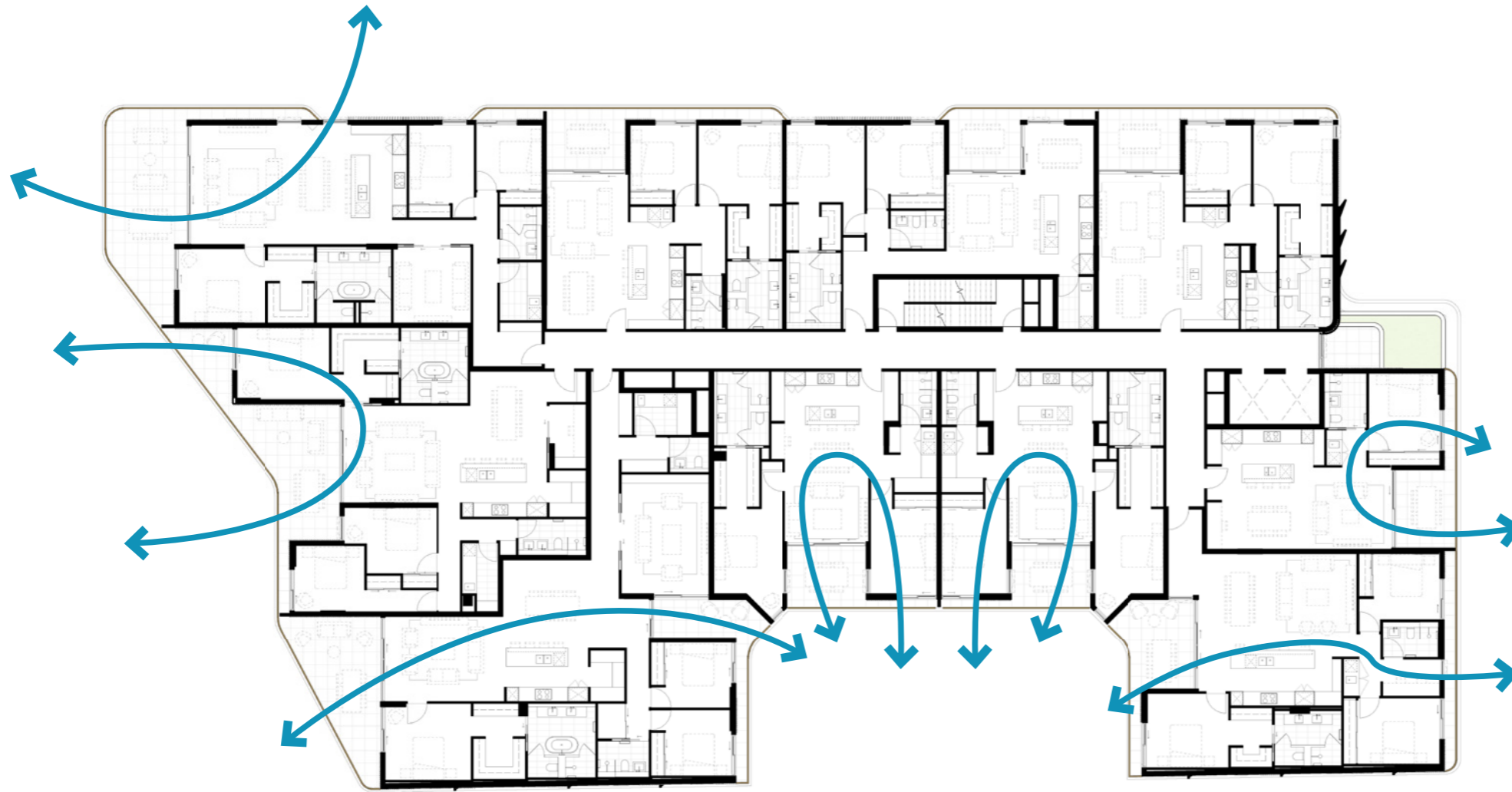


3 PM



Australian Government
Bureau of Meteorology

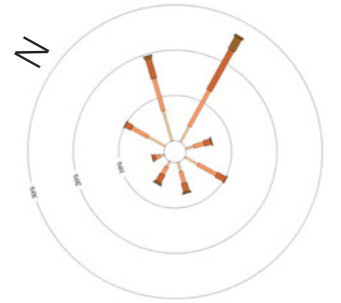
5.2 NATURAL VENTILATION SUSTAINABILITY



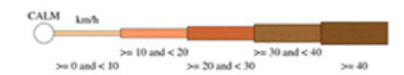
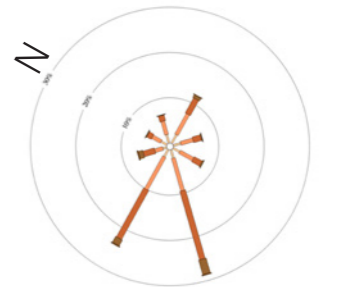
LEVEL 2 - 4

PREVAILING WINDS:

9 AM



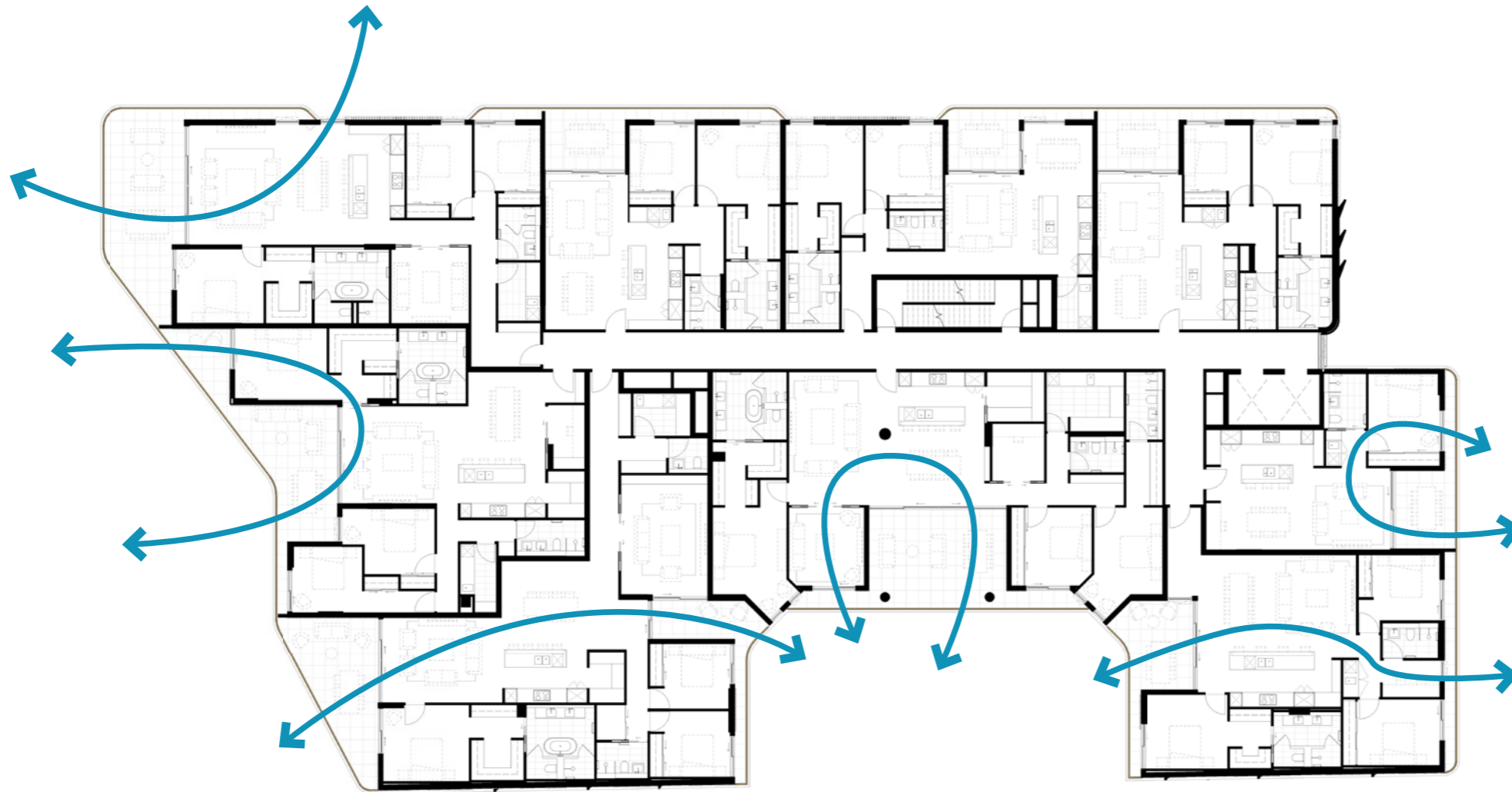
3 PM



Australian Government
Bureau of Meteorology

5.2

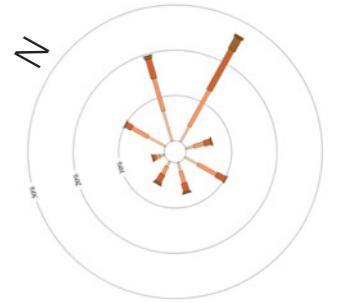
NATURAL VENTILATION SUSTAINABILITY



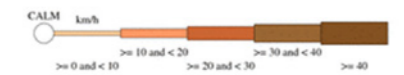
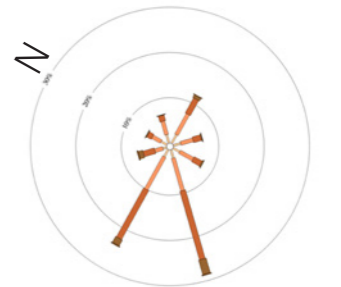
LEVEL 5

PREVAILING WINDS:

9 AM



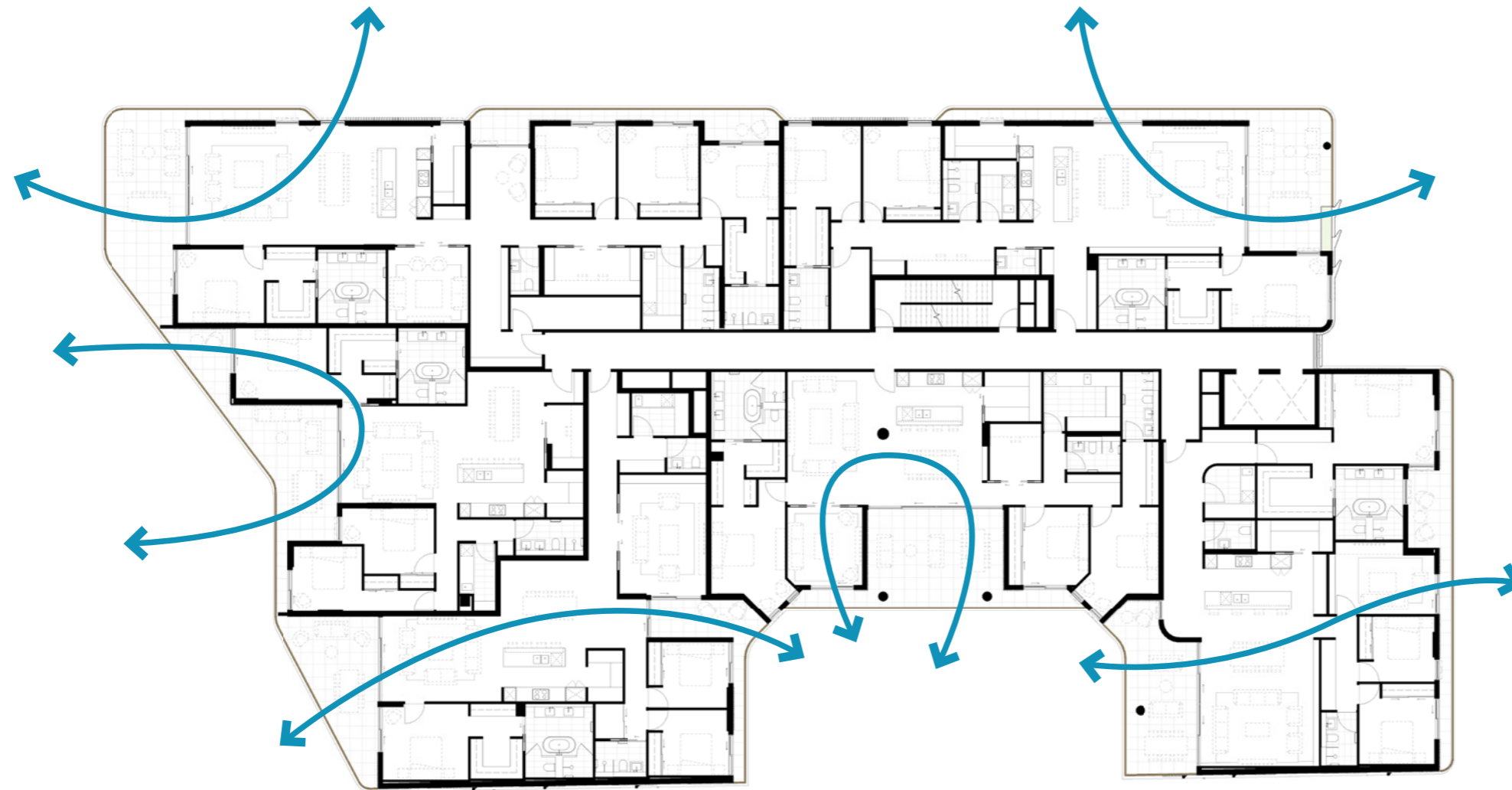
3 PM



Australian Government
Bureau of Meteorology

5.2

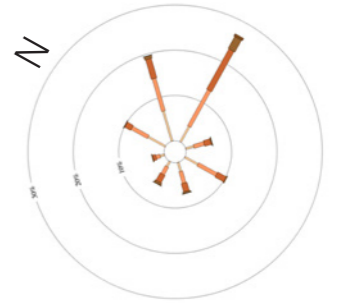
NATURAL VENTILATION SUSTAINABILITY



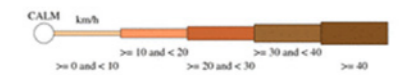
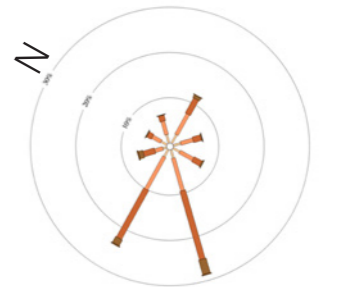
LEVEL 6

PREVAILING WINDS:

9 AM



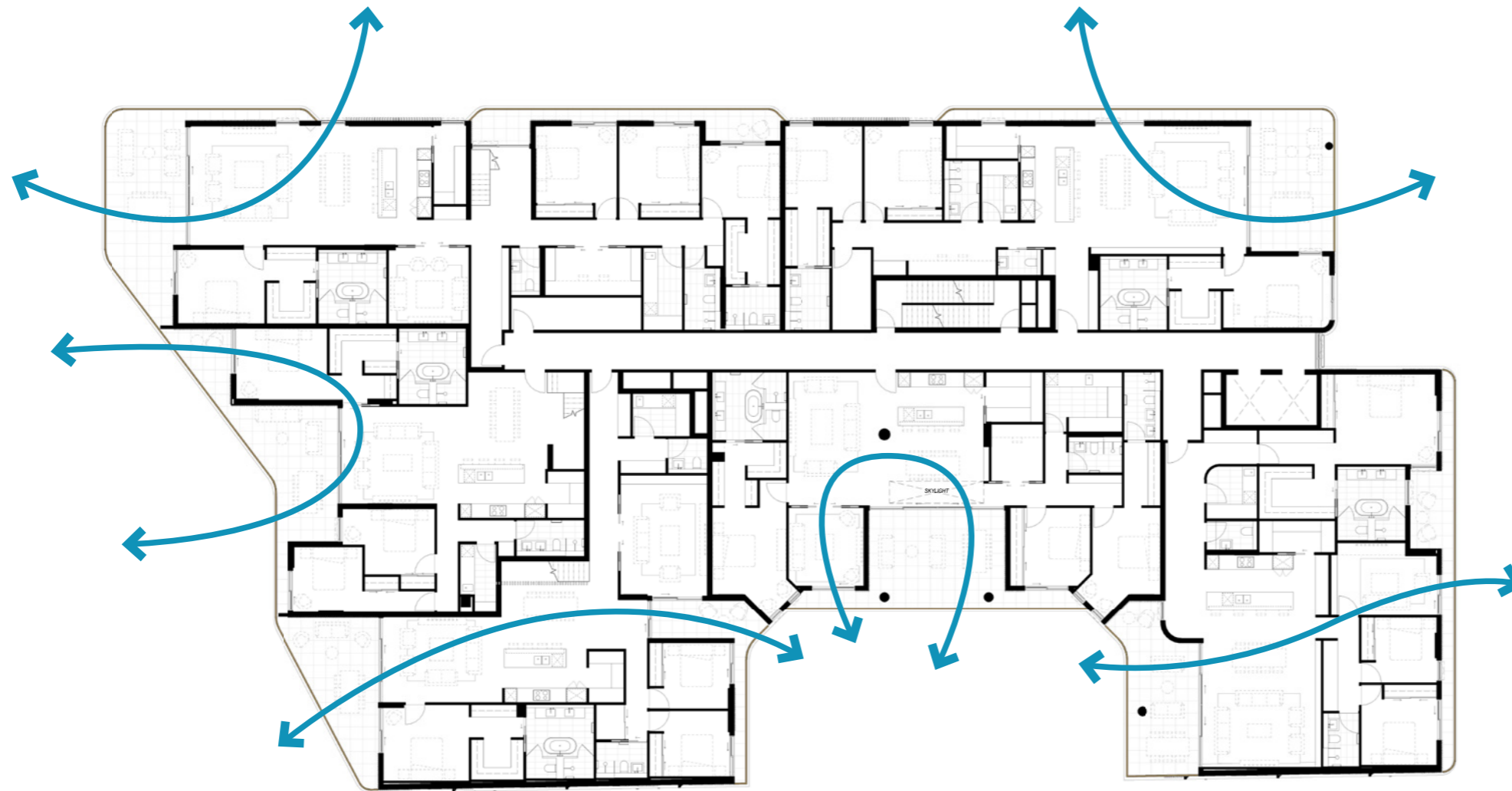
3 PM



Australian Government
Bureau of Meteorology

5.2

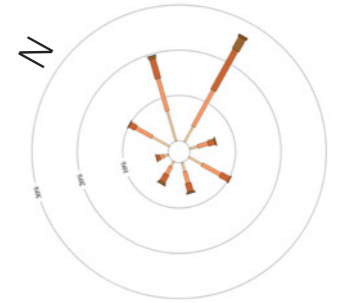
NATURAL VENTILATION SUSTAINABILITY



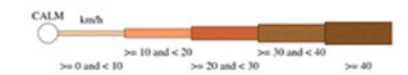
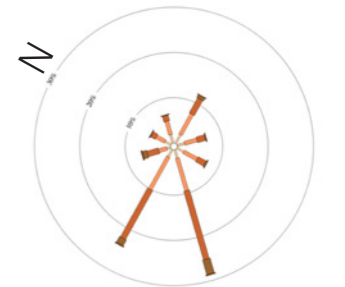
LEVEL 7

PREVAILING WINDS:

9 AM

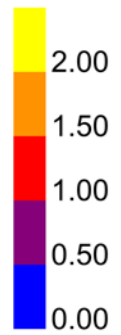


3 PM

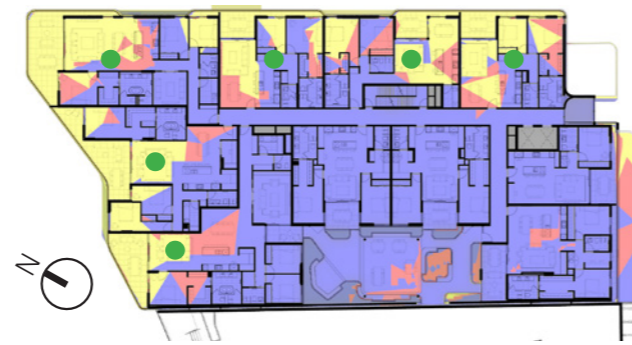


5.3 SOLAR ACCESS (WINTER SOLSTICE) SUSTAINABILITY

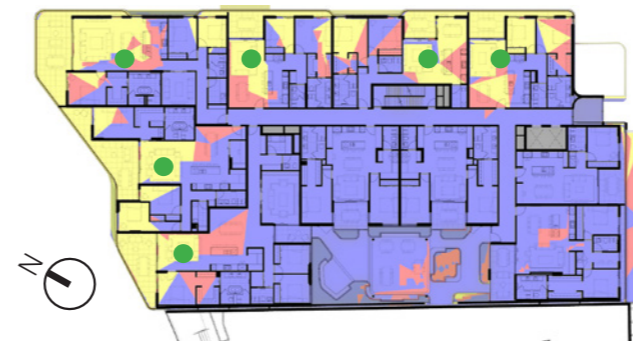
DIRECT SUN
HOURS:



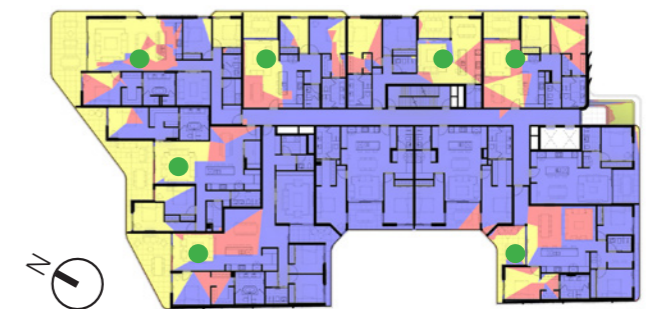
LEVEL 1:



LEVEL 2:



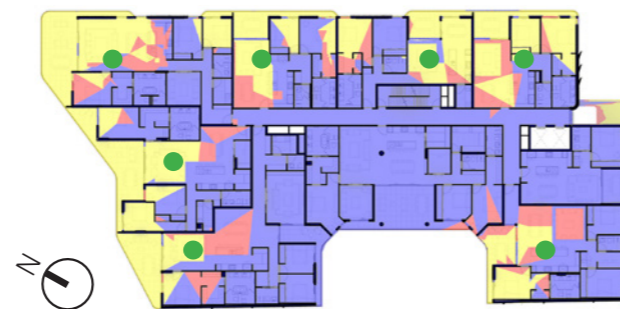
LEVEL 3:



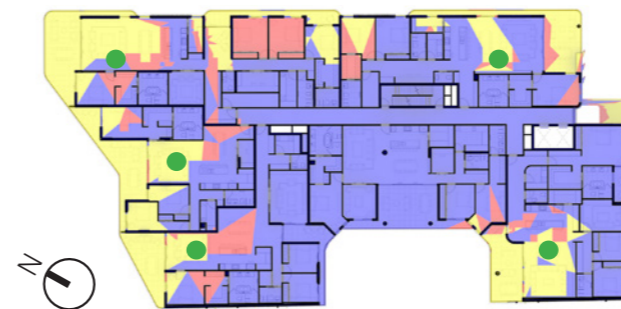
LEVEL 4:



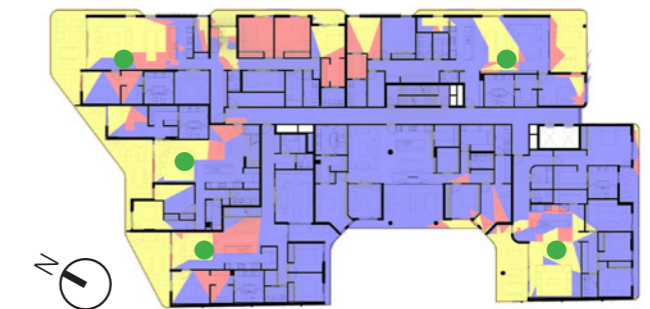
LEVEL 5:



LEVEL 6:



LEVEL 7:



Habitable spaces have direct access to natural light, with bedrooms and living spaces prioritized around the edges of the building envelope.

Of the 61 apartments in the proposal, **43 (70.5%) receive at least two hours of direct sunlight** between 9:00 am and 3:00 pm on the 21st of June. The design complies with the Design WA requirement by exceeding the 70% minimum solar access threshold.

6

AMENITY

6.1 GROUND FLOOR AMENITIES

AMENITY

A total of 479m² has been allocated towards residential amenity.

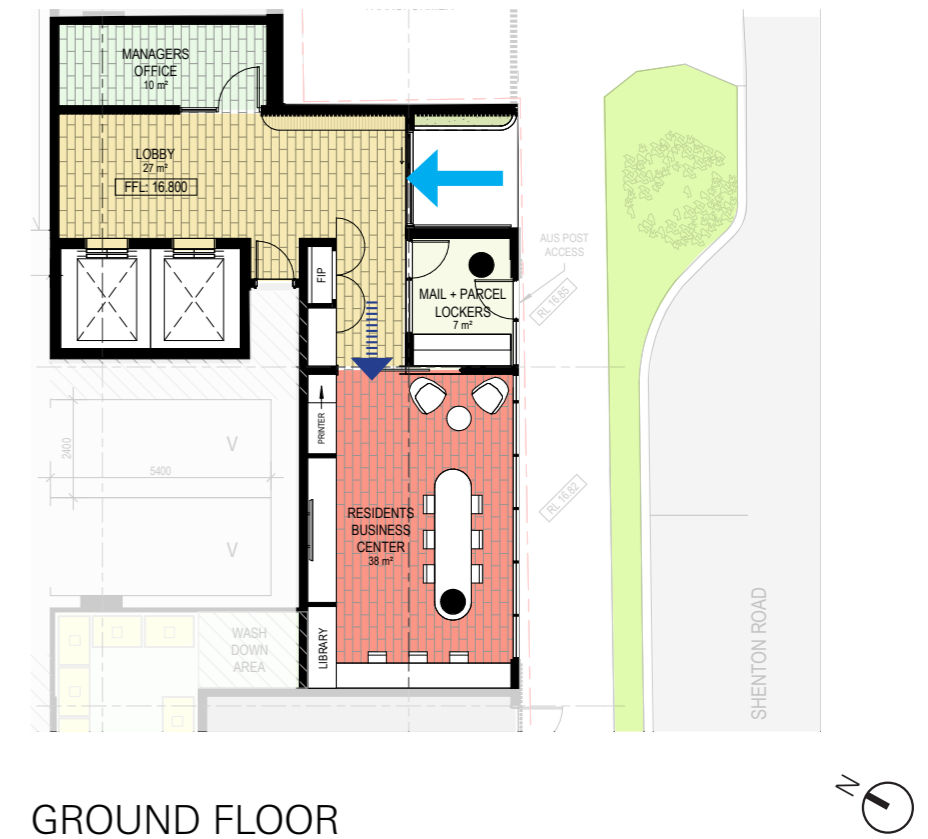
Residents will enjoy the amenity of multiple communal spaces which have been split throughout three levels of the proposal, namely the ground floor, level 1, and rooftop. The proposal offers varying types of communal spaces which include external and internal spaces that allow for a range of uses year round both social and private.



*Illustration shown is artist's impression.



GROUND FLOOR AMENITIES:

The proposal provides some residential amenities within the ground floor, such as library with study nooks that not only benefits residents but also enhances the vitality of the public realm through permeable facades. Other key features include bicycle racks, secure parking and store rooms and easy access to lifts and lobby.



GROUND FLOOR

LEGEND

-  Resident Access
-  Resident & Visitor Access



METRICS

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6.2 LEVEL 1 AMENITIES

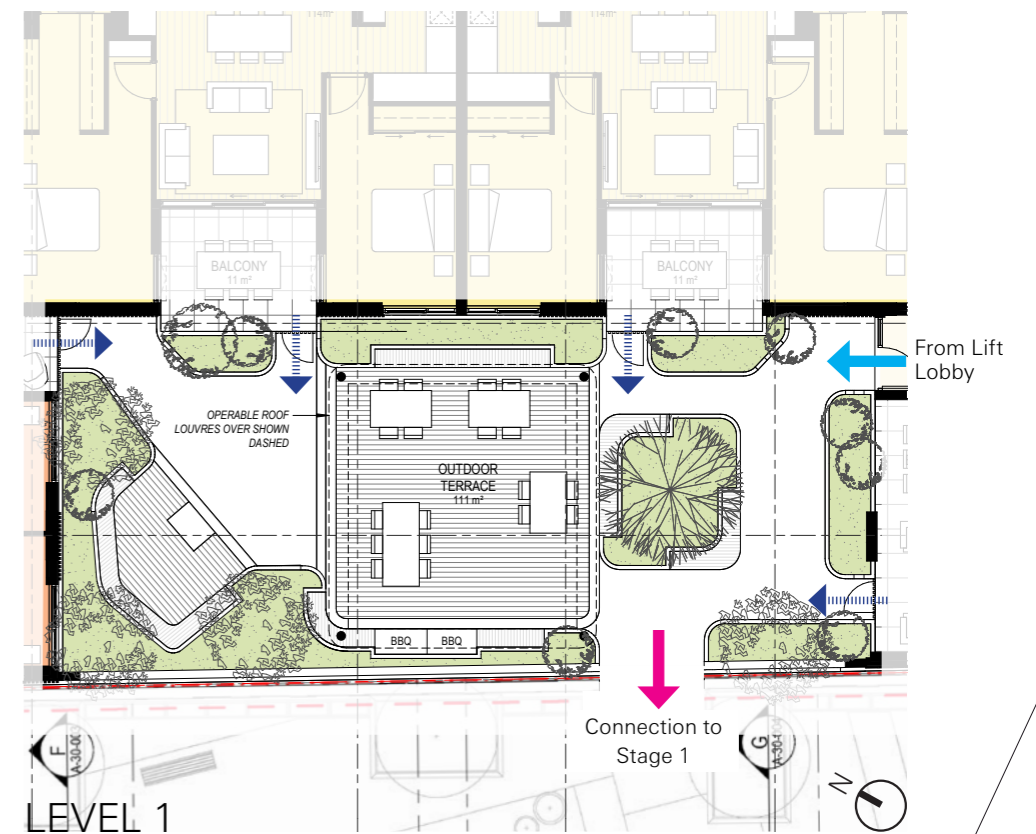
AMENITY



*Illustration shown is artist's impression.

LEVEL 1 AMENITIES:

Within Level 1, the proposal provides residents access to a communal private open space (courtyard) featuring a decked BBQ and dining area, lush plantings, and access to the shared resident amenities located in Claremont Terraces Stage 1.



LEGEND

- ← Resident Access
- ← Connection to Stage 1
- ▤ Terrace Private Access

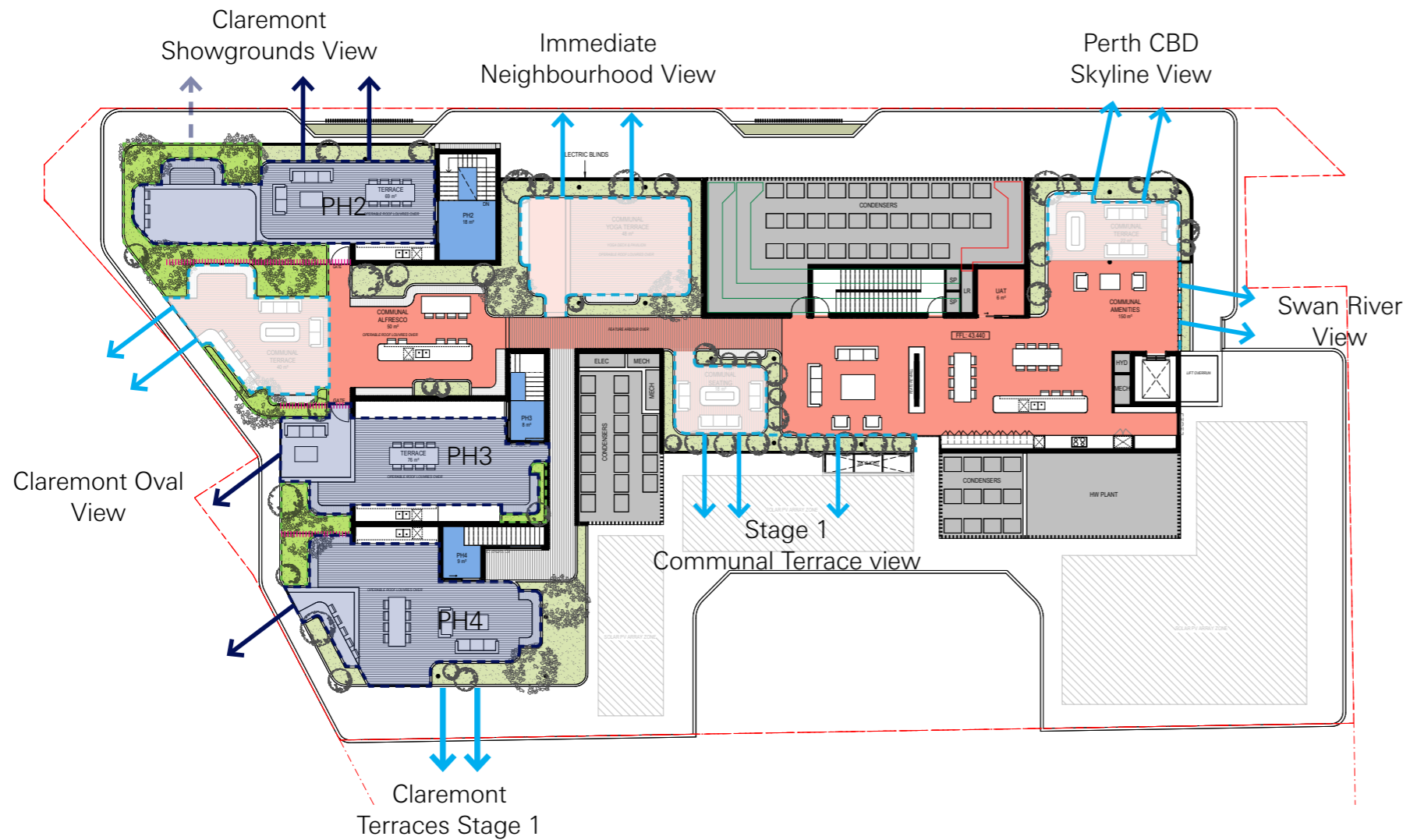


METRICS

NORUP



6.3 ROOFTOP AMENITIES AMENITY



ROOFTOP AMENITIES PLAN

ROOFTOP AMENITIES:

Residents will enjoy a variety of communal spaces thoughtfully arranged across the rooftop level to create an exceptional living experience. The amenities include inviting internal areas, such as formal lounge and dining spaces, as well as expansive outdoor spaces featuring vibrant landscaping and decked flooring. The outdoor spaces include a communal BBQ and dining pavilion, a yoga pavilion, and two outdoor lounge areas for residents to enjoy.

The outdoor lounge located along the north offers uninterrupted views over the Claremont Oval, while the outdoor lounge located along the south overlooks the city skyline and the Swan River.



*Illustration shown is artist's impression.

LEGEND

- Strategic Plantings
- Communal Terrace
- Penthouse Terrace
- Terrace Views
- Strategic Screening

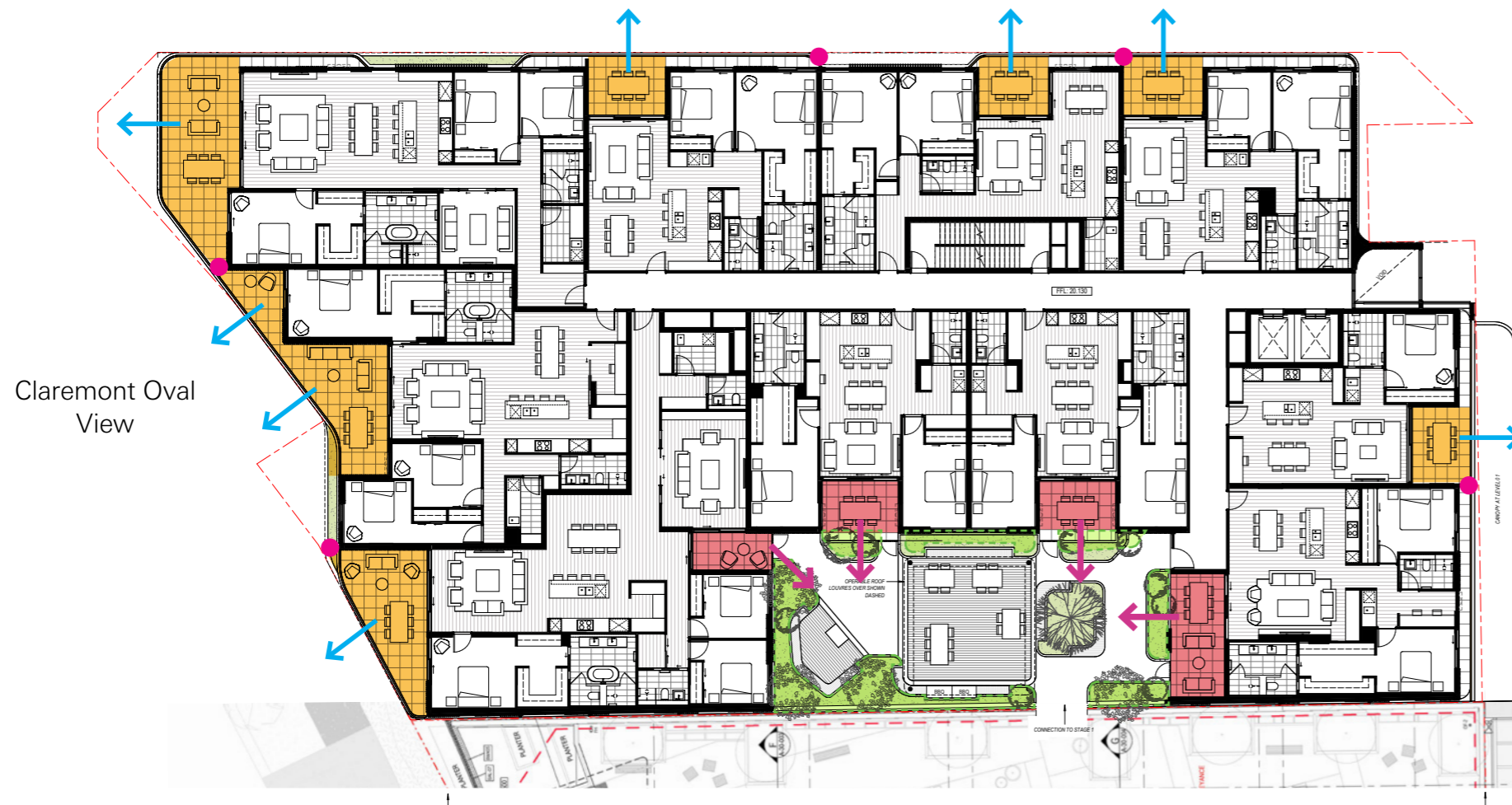


METRICS

NORUP



6.4 RESIDENT'S PRIVACY AMENITY



LEVEL 1 AMENITIES PLAN

RESIDENT'S PRIVACY:

Privacy between balconies is maintained through the use of integrated screens, strategic planting, and physical separations.

Strategic plantings are utilized within the Level 1 communal open space to protect resident privacy. Additionally, integrated balcony screening is applied to typical apartment floors facing the internal communal open space, specifically where balconies are positioned at a 90-degree angle in close proximity to one another.



*Illustration shown is artist's impression.

LEGEND

- Strategic Plantings
- Resident's Balcony
- Resident's Terrace
- Terrace Views
- Strategic Screening



METRICS

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6.5 LEVEL 1 COMMUNAL OPEN SPACE AMENITY

Residents are provided with access to a communal private open space (courtyard) within Level 1. This external space features BBQ and dining area, lush plantings, and access to shared resident amenities located in the Terraces Stage 1.



*Illustration shown is artist's impression.

6.6 ROOFTOP COMMUNAL OPEN SPACE AMENITY

Upon arrival, residents are provided access to an outdoor lounge area overlooking the City and Swan River.



*Illustration shown is artist's impression.

6.6 ROOFTOP GARDEN WALK AMENITY

Heading towards the communal BBQ and dining area from the formal lounge and dining, residents experience shaded pathway surrounded by lush landscaping.



*Illustration shown is artist's impression.

6.6 COMMUNAL ROOFTOP TERRACE AMENITY

Residents are provided access to several rooftop amenities, including internal formal lounge and dining area, and external rooftop terrace featuring shaded BBQ and dining area, and casual seating spaces overlooking the Claremont Oval.



*Illustration shown is artist's impression.

6.6 PRIVATE ROOFTOP TERRACE AMENITY

Residents of the Level 7 penthouse apartments enjoy not only balcony spaces within the apartment level, but also private rooftop terraces that offer exceptional outdoor living overlooking the Claremont Oval.



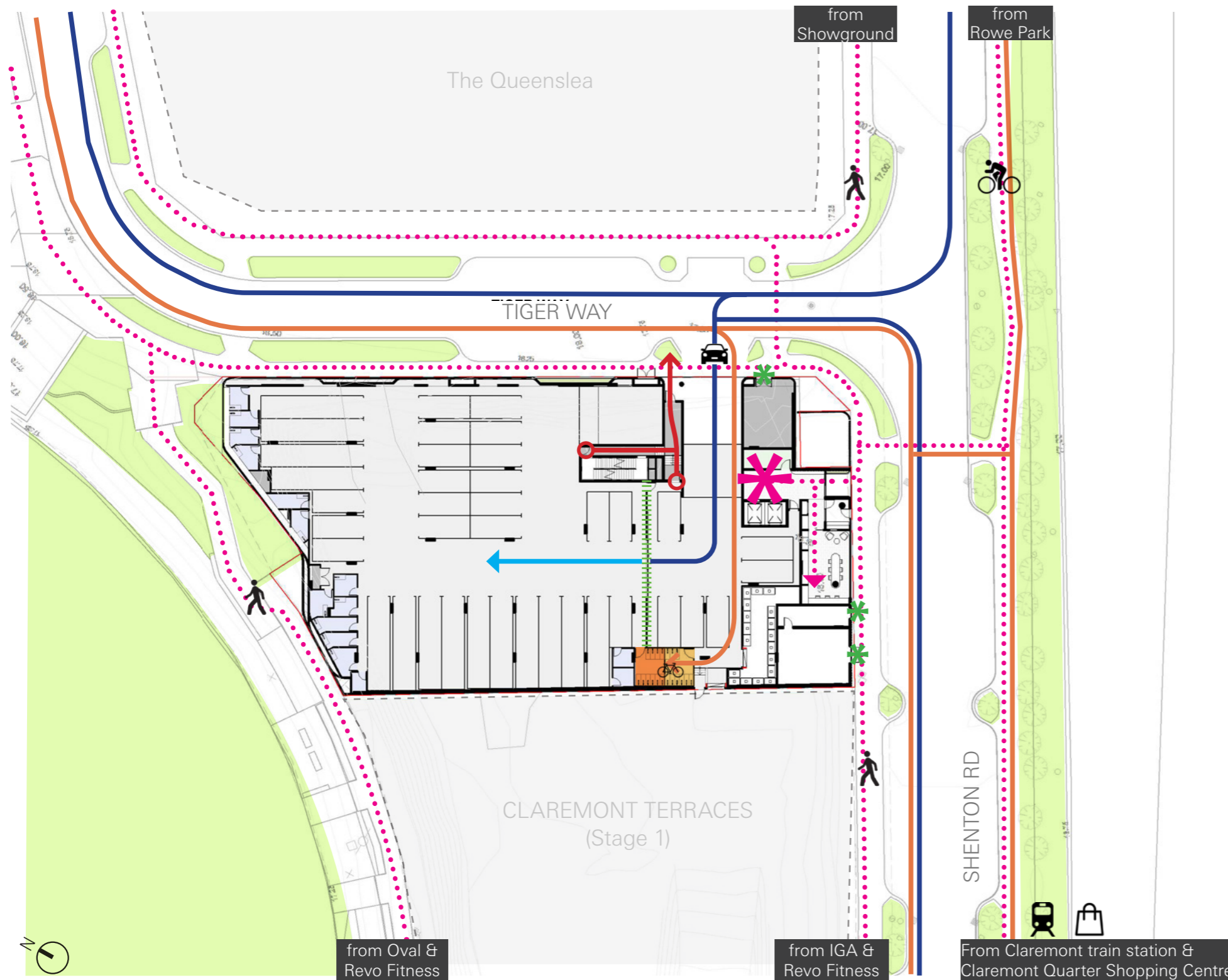
*Illustration shown is artist's impression.

7

LEGIBILITY

7.1 SITE ACCESS LEGIBILITY

GROUND FLOOR PLAN:



Vehicle access for both residents and visitors is located along Tiger Way, minimising traffic impact along Shenton Road.

The primary entry for residents and visitors is located along Shenton Road, which directs residents and visitors into the lobby, lifts, car parking, and resident ground floor amenities. The location of the entrance is highly legible and enhances connection with surrounding precinct amenities.

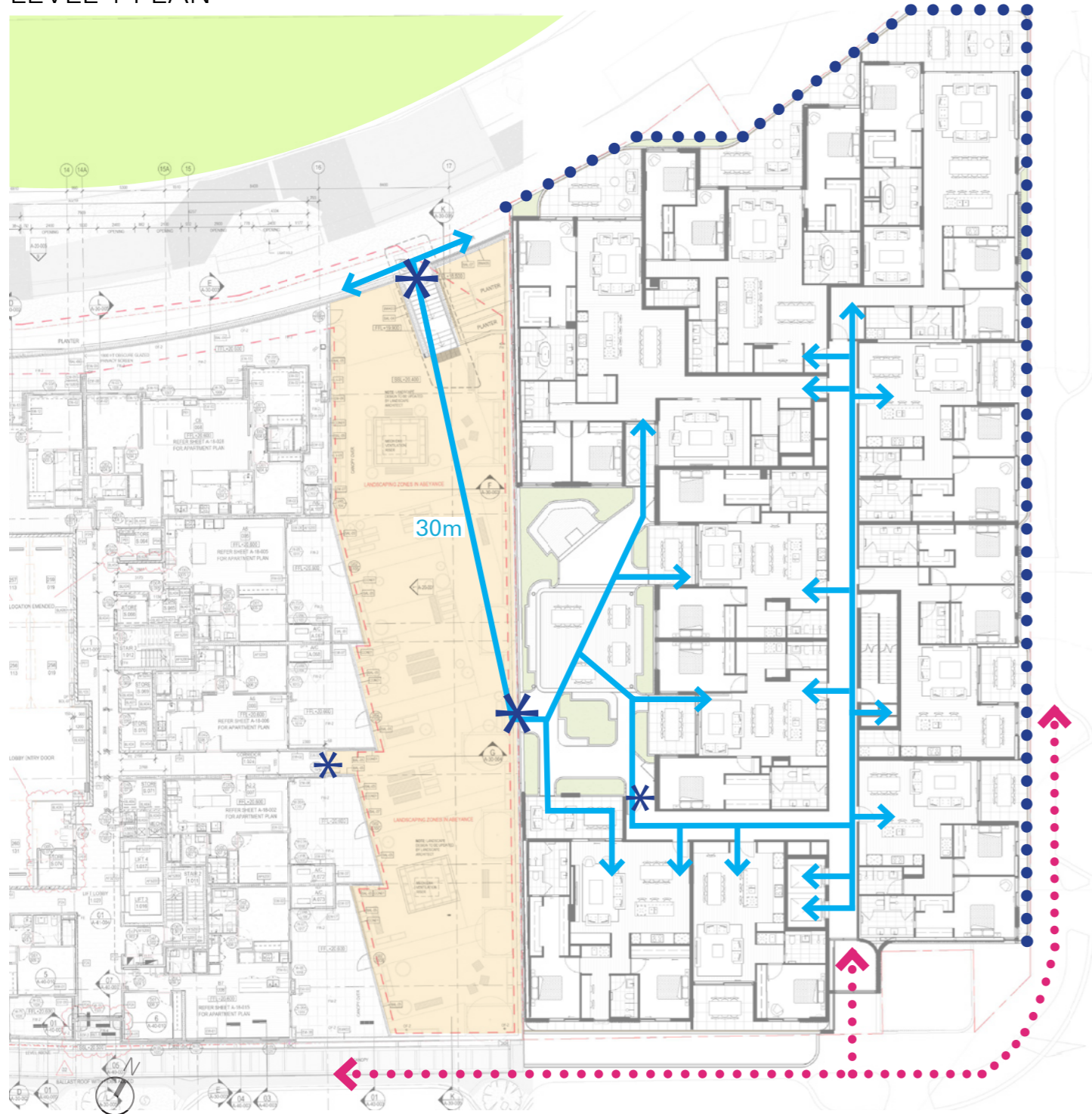
Internally, the building is easily navigable with the access lifts that flows residents and visitors into the corridor spine leading to apartments and residential amenities.

LEGEND:

- Vehicle Access (Residential & Visitor)
- Secure Access (Residents Only)
- Secure Gate
- Pedestrian Access (Resident & Visitor)
- Bicycle Access (Resident & Visitor)
- Egress
- Residential Lift Lobby
- Secure Bicycle Store (Visitor)
- Secure Bicycle Store (Residential)
- On-Site Service Access

7.2 WALKABILITY DIAGRAM LEGIBILITY




LEVEL 1 PLAN



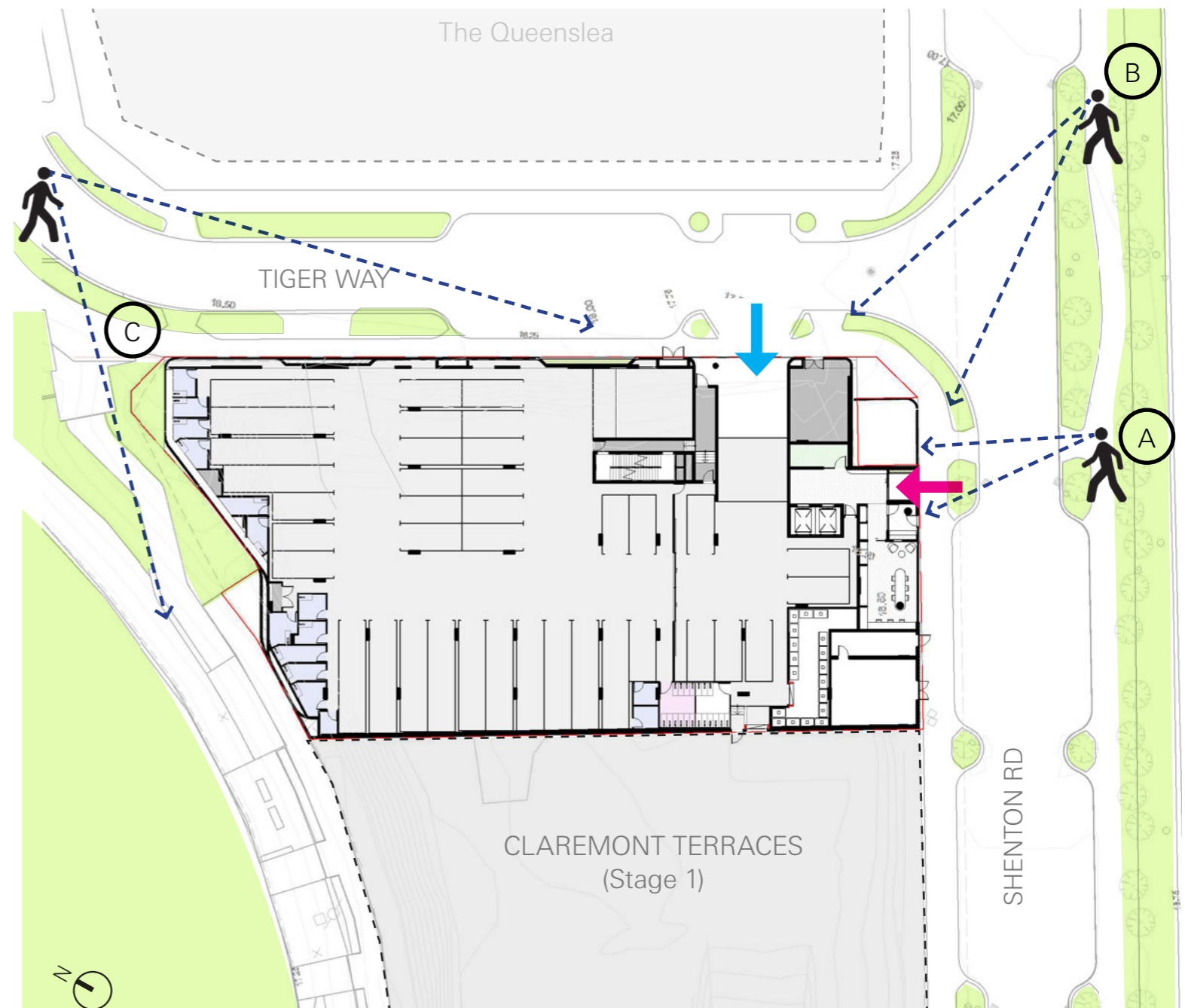
CONNECTED COMMUNITY

The design of Stage 2 is seamlessly integrates with Stage 1, establishing a continuous social spine throughout the development. This connectivity is optimized through strategic nodes and legible walkability, ensuring fluid precinct-wide circulation. A discreet, secure gate provides a controlled transition, prioritizing resident safety while maintaining the development's overall visual and spatial cohesion.



LEGEND:

-  Level 1 Community Terrace Connectivity
-  Residential Secure Gate
-  Ground Level Connections

7.3 PEDESTRIAN EXPERIENCE LEGIBILITY



LEGEND:

-  Vehicle Access (Resident & Visitor)
-  Pedestrian Access (Resident & Visitor)

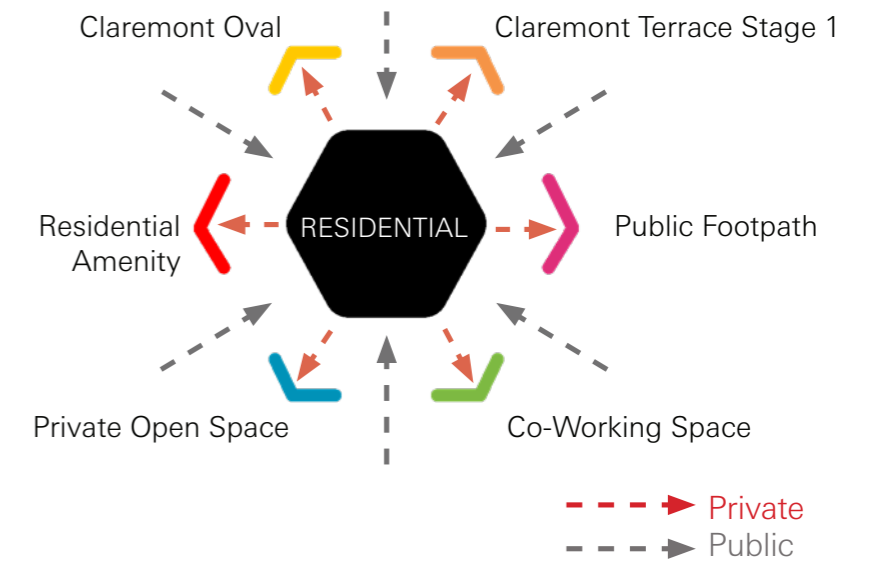
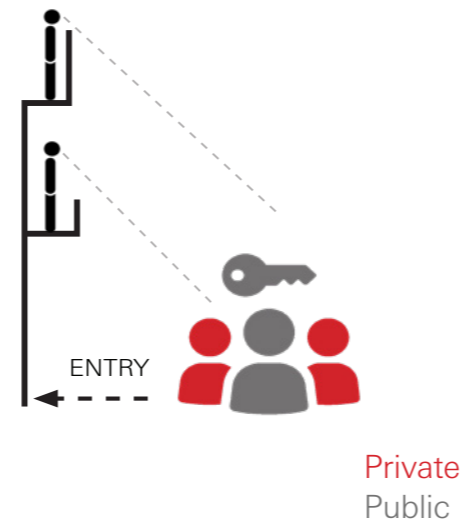
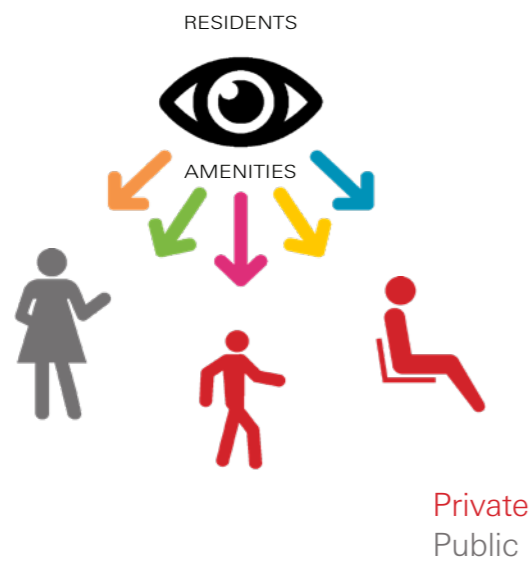
The inviting form of the main entrance marked by a distinctive canopy and featured artwork directs pedestrian flow towards the Lobby. The main entrance has also been positioned in close proximity to visitor and public parking, residential amenities within the ground floor, and the pathways leading to the Claremont Oval. Thus the main entry point is easily visible from the public realm.

8 SAFETY

8.1

CPTED OVERVIEW SAFETY

This proposal seeks to adopt the principles of Crime Prevention Through Environmental Design (CPTED) particularly through the following strategies:



NATURAL / PASSIVE SURVEILLANCE:

- Maximize the level of natural / passive surveillance with open and clear site lines between buildings, walkways and other public spaces.
- Building entrances, windows, balcony and communal spaces should be visible from the public realm to maximize opportunities for natural / passive surveillance.
- Ensure paths, entrances, parking lots, and gathering spaces are well lit.
- Use low or see through plantings and fences to maintain visibility, and avoid the use of vegetation that creates hiding places.
- Encourage active use of outdoor spaces, particularly around the public realm through the incorporation of elements such as outdoor seatings.
- Ensure that spaces and building facades are well maintained to signal that people are present and attentive.

NATURAL ACCESS CONTROL:

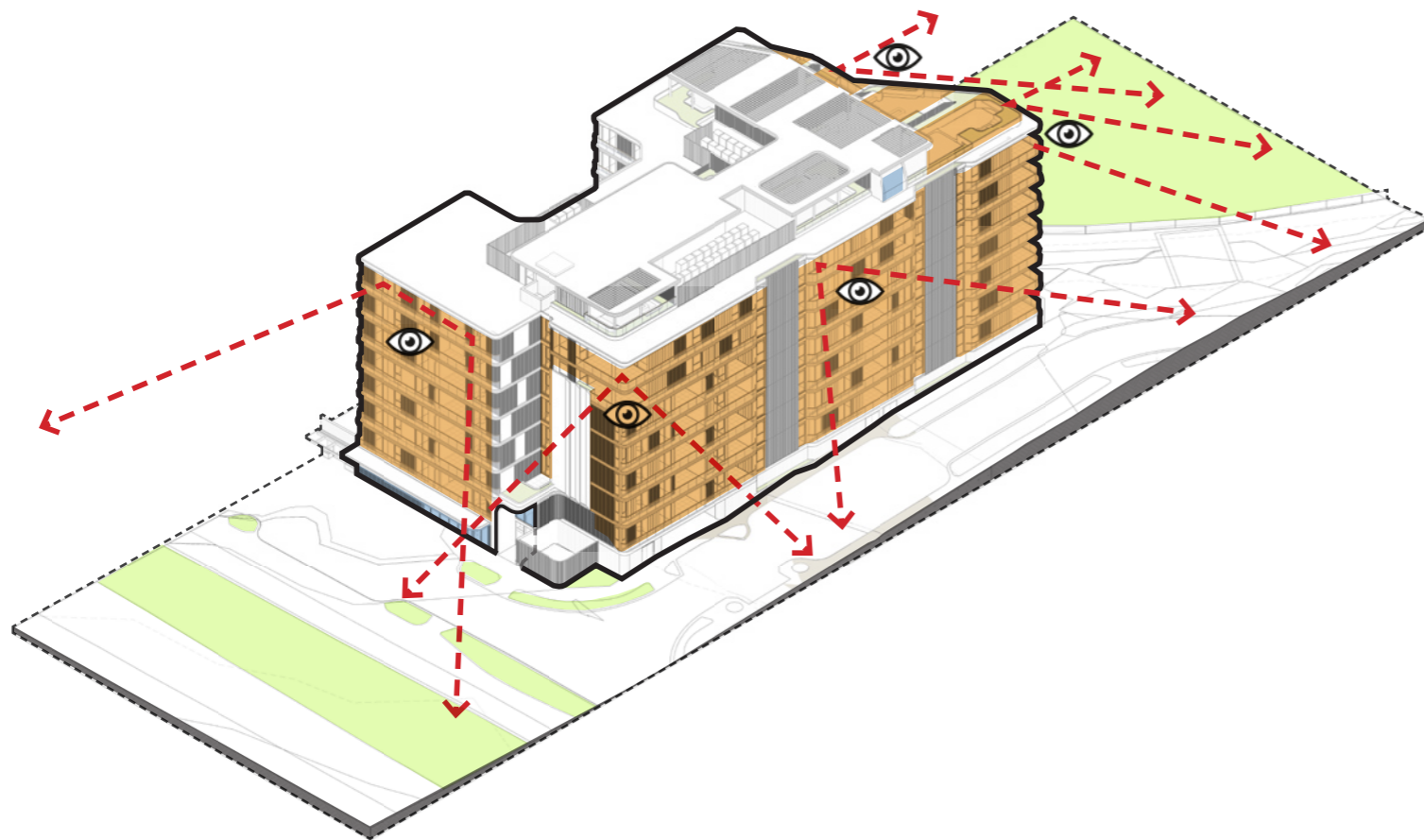
- Ensure that building access points are clearly defined and defensible at all times.
- Ensure access points to private or restricted areas are limited and clearly defined with security control operational at all times.
- Alcoves hidden from sight and voids are avoided and low profile landscaped areas are used as means of distinction between public, private, and transitional spaces.
- Provide an easy to understand site-wide pedestrian and bicycle network identifying key routes so that users can navigate the site with ease.

TERRITORIAL REINFORCEMENT:

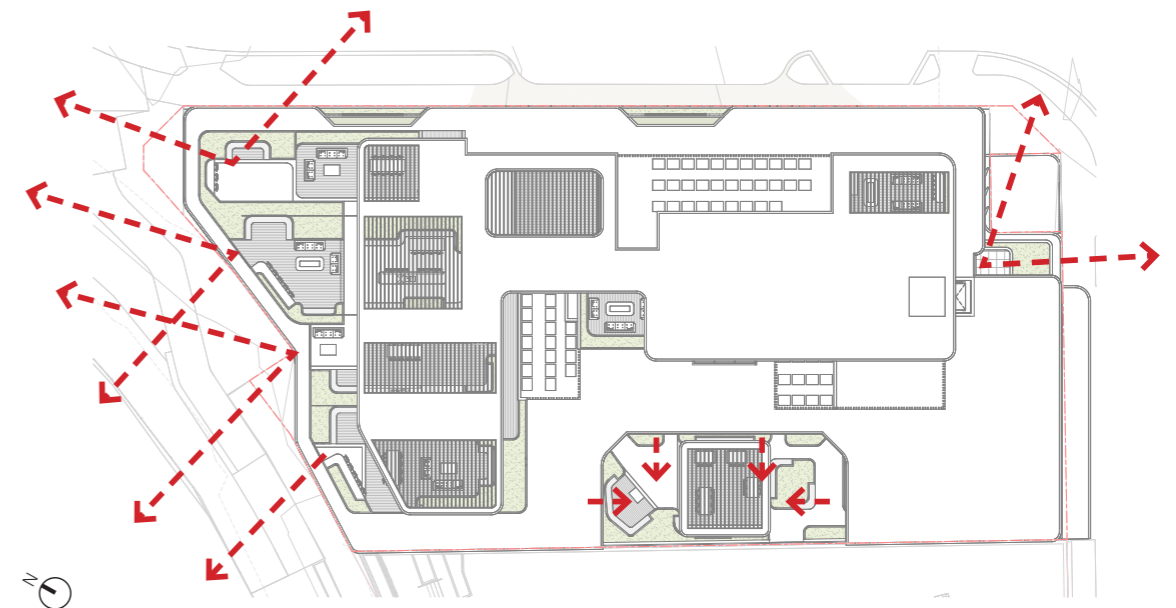
- Ensure that boundaries between public, semi-public, and private areas are well defined through elements such as low fences/railings, plantings, and change in materiality to signal transitions between spaces. This creates an appropriate sense of ownership and discourages unwanted activities as offenders perceive a higher risk of detection or intervention.
- Provide signage that shows ownership and proper use.
- Clearly define entrances and access points.

8.2 PASSIVE SURVEILLANCE SAFETY

SOUTH-EAST ISOMETRIC:



SITE PLAN:



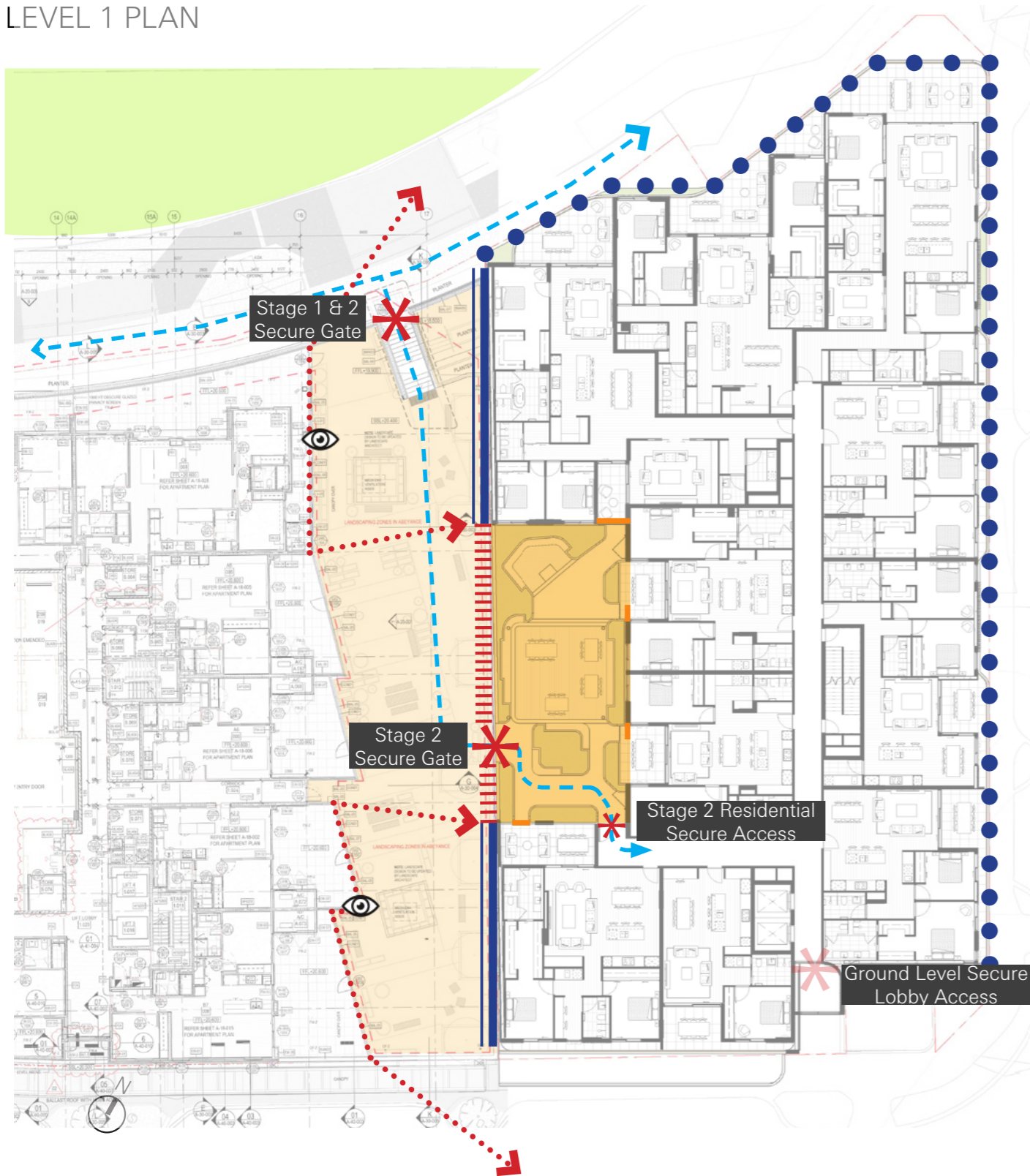
LEGEND:

← - - - Passive Surveillance

The project offers passive surveillance of the public realm, specifically along Tiger Way, Shenton Road, and the Claremont Oval. Balconies overlooking the ground floor courtyard offer surveillance over the communal open space.

8.2 PASSIVE SURVEILLANCE SAFETY

LEVEL 1 PLAN



STREET ADDRESS & PASSIVE SURVEILLANCE

On Shenton Road, an architecturally sculpted form anchors the residential entry, establishing a prestigious street address. Ground Level changes along Tiger Way and the Oval interface, paired with a dense landscape buffer creates a critical separation that protects visual privacy by mitigating direct pedestrian sight-lines while maintaining essential passive surveillance. This sophisticated threshold enhances streetscape identity while facilitating a secure, legible transition, effectively balancing high-quality design with functional precinct accessibility.

COMMUNAL TERRACE SECURE ACCESS

The Level 1 communal terrace ensures residential safety through a discreet, secure gate that regulates access between the two development stages. This controlled transition maintains visual privacy and protection for residents while seamlessly connecting both buildings into a cohesive, walkable social cluster and secure urban environment.

LEGEND:

- - - - - → Level 1 Community Terrace Connectivity
- ● ● ● ● Street Level Change
- = = = = = Solid Wall
- * * * * * Residential Terrace Secure Gate
- ||||| 1.8m Perimeter wall with Planters
- <...> Visual Security

9

COMMUNITY

9.1 COMMUNITY BENEFITS

1. Strengthening Community Connections:

- Attractive streetscapes, outdoor seating areas, and shared courtyards create natural gathering points for residents and visitors.
- Human scaled design achieved through clear sightlines, and accessible pathways.
- Communal/shared residential amenities foster neighbourliness.

2. Improving Walkability & Urban Vitality:

- Accessible walkways and landscaped buffers to make walking comfortable and safe.
- The ground floor residential business center paired with high quality public interfaces enhances the vitality of the street encouraging social interactions.
- Thoughtful lighting of public realm interface and clear signage improve safety and encourage active use throughout the day.
- Proximity to amenities such as retail, public transport, and parks reduces car dependency and encourage active living.
- Public artworks, thoughtful materials, and cohesive greenery improve visual appeal and community pride.

3. Enhancing Local Ecology & Environmental Performance:

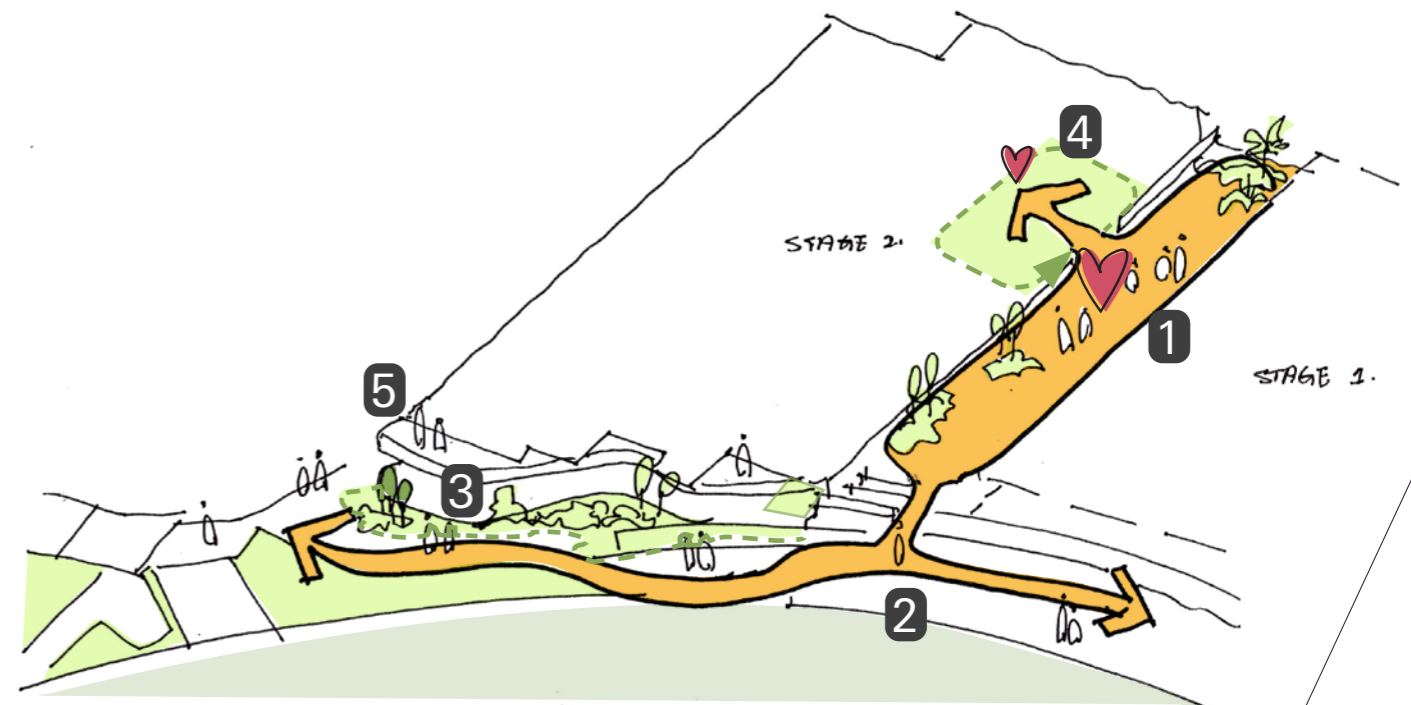
- Native plantings of landscaped areas including communal terraces support biodiversity, bird habitats and pollinator pathways.
- The addition of landscaping and plantings help reduce heat-island effects.

4. Improving Social Inclusivity & Local Economy:

- A mix of apartment types and shared amenities enhances inclusivity and community life.
- More residents also means more support for local businesses and services, helping neighbourhood retail, hospitality, and transport services to thrive.

5. Safety & Passive Surveillance:

- "Eyes on the street" make neighbourhoods feel safer.
- Active frontages, windows overlooking pathways, and well designed communal areas increase passive surveillance.



METRICS

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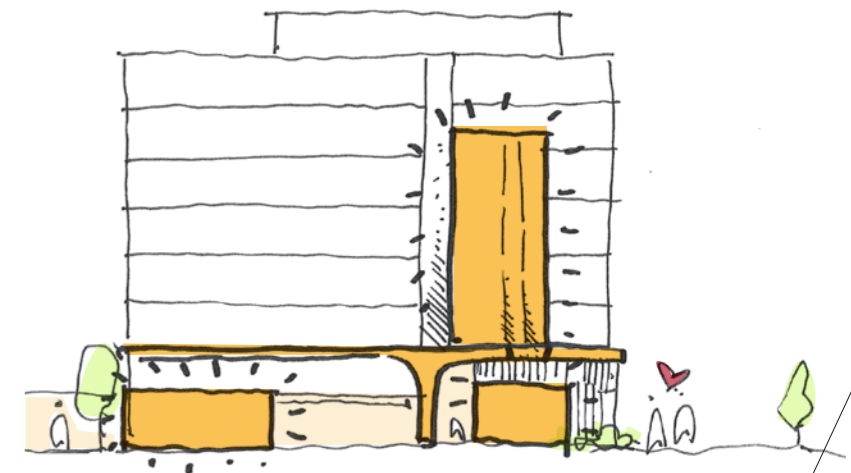
A

9.2 PUBLIC ARTWORK



SHENTON ROAD INTERFACE

The integration of public artwork as part of the proposal enhances the community by strengthening local identity, celebrating culture, and improving the visual appeal and amenity of shared spaces. It encourages social interaction, creates safer and more inviting environments, and activates public areas. Overall, it contributes to a vibrant, culturally rich, and cohesive precinct that residents and the wider community can enjoy.

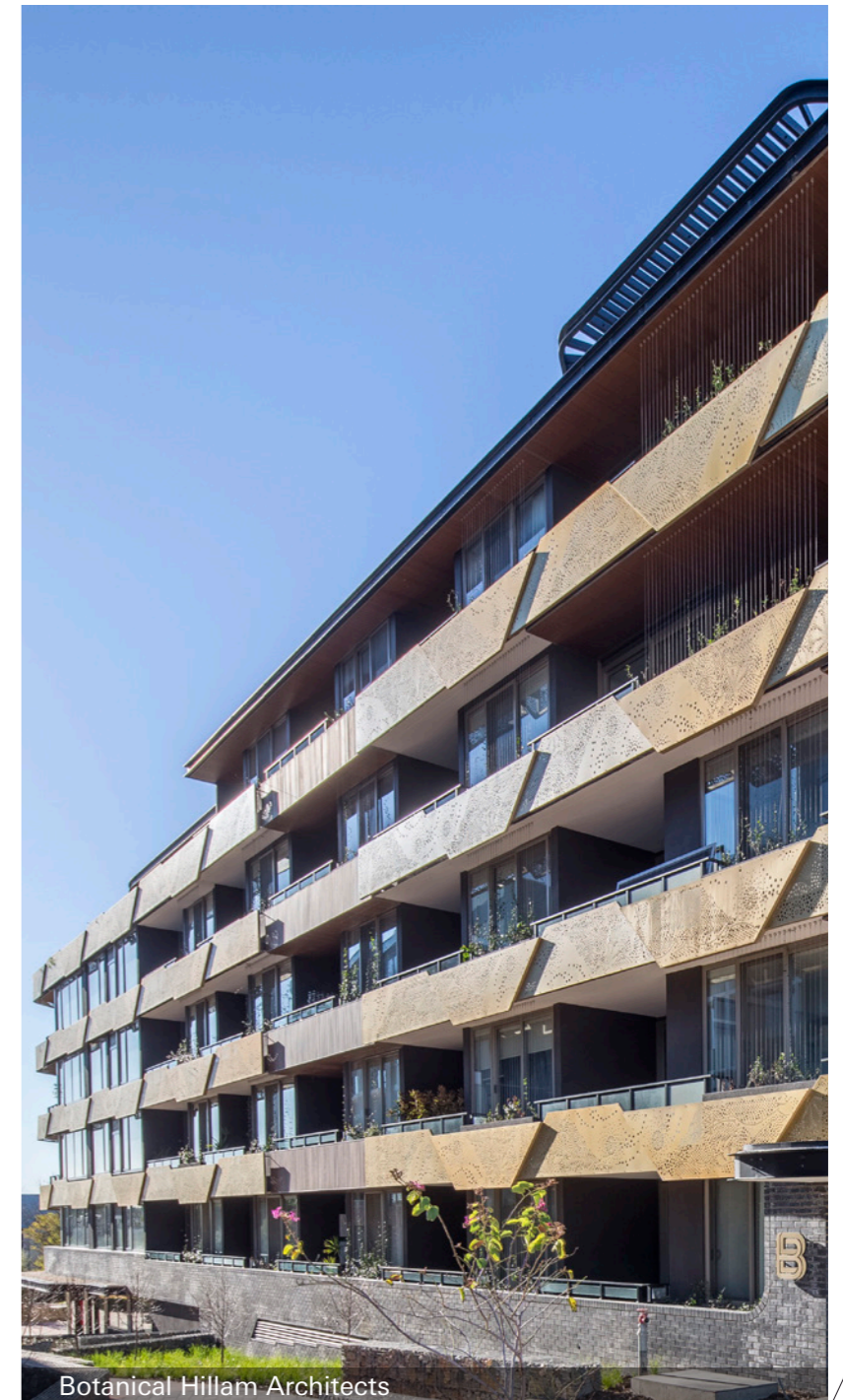
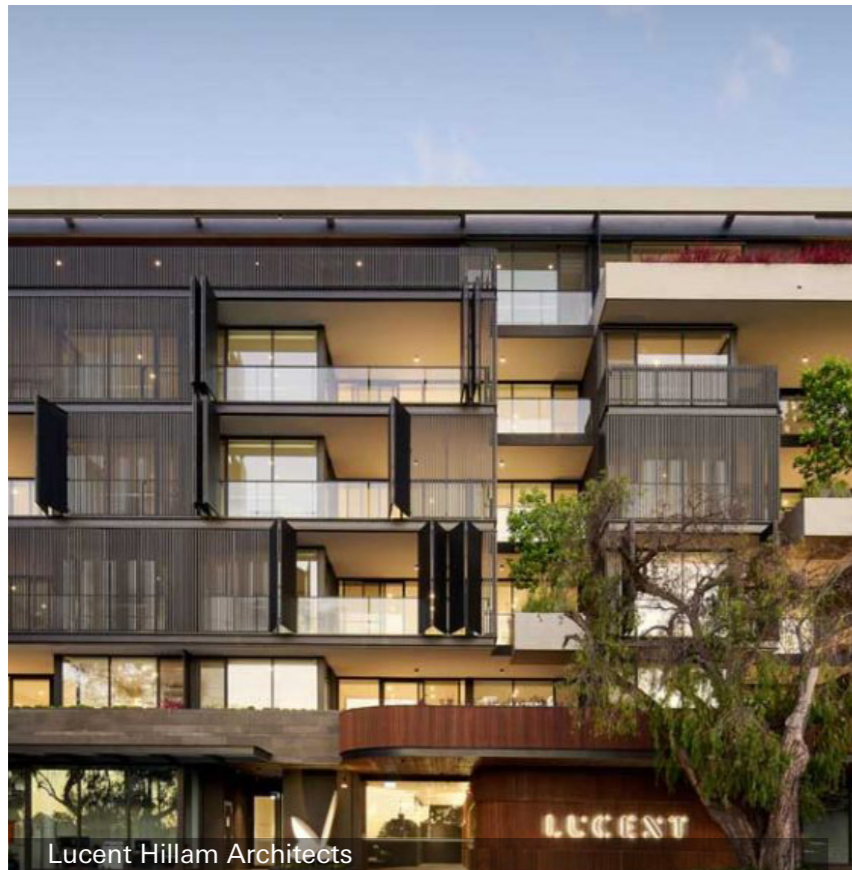


 Public Artwork Opportunity

10 AESTHETICS

10.1 DESIGN PRECEDENTS

The proposed aesthetic delivers a refined architectural and landscape response that aligns with the City of Claremont's planning framework, precinct guidelines, and established character. A clear, elegant design language is expressed through increased facade depth, enhanced shadow play, and a defined massing hierarchy. Carefully considered balcony treatments, screening elements, and materials create a sophisticated streetscape, while well-proportioned facade elements such as Juliet-style balustrades, operable windows, and deeper reveals, ensure a cohesive architectural outcome.



METRICS

NORUP





10.2 MATERIAL FINISHES

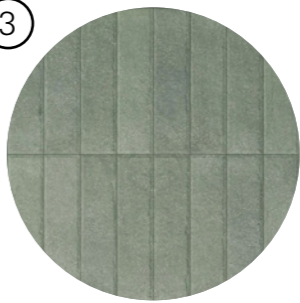
SOUTH ELEVATION (SHENTON ROAD INTERFACE):




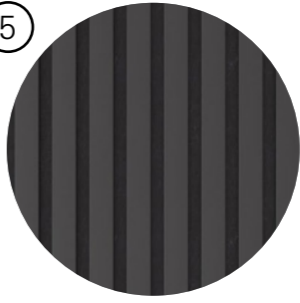
The materiality articulates a balanced architectural aesthetic. Warm timber soffits, travertine flooring, and textured brick establish a grounded, tactile palette, while dark Grey introduces fine-grain refinement. Inspired by local fabrics and nature, the palette conveys layered subtlety and spatial cohesion.

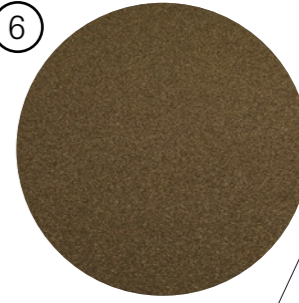
- 

①
Textured Finish
- 

②
Warm Soffit Lining
- 

③
Feature Cladding
- 

④
Flooring
- 

⑤
Exposed Joint Cladding
- 

⑥
Bronze Powdercoat Handrails

10.3 SCHEME VIEW

SPECIAL CORNER ELEMENT



10.3 SCHEME VIEW

PRIMARY ENTRANCE



10.3 SCHEME VIEW

VIEW FROM SOUTH WEST ON SHENTON ROAD



10.3 SCHEME VIEW

VIEW FROM TIGER WAY PEDESTRIAN PATH



10.3 SCHEME VIEW

VIEW ALONG TIGER WAY



10.3 SCHEME VIEW

CLAREMONT OVAL INTERFACE



10.3 SCHEME VIEW

VIEW FROM CLAREMONT OVAL



10.3 SCHEME VIEW

VIEW FROM NORTH WEST FROM OVAL



10.3 SCHEME VIEW

LEVEL 1 COMMUNAL COURTYARD



10.3 SCHEME VIEW

CLAEMONT OVAL INTERFACE



10.3 SCHEME VIEW

CLAREMONT OVAL INTERFACE



10.3 SCHEME VIEW

PRIVATE RESIDENTIAL AND COMMUNAL ROOFTOP AMENITIES



10.3 SCHEME VIEW

PRIVATE RESIDENTIAL AND COMMUNAL ROOFTOP AMENITIES



10.3 SCHEME VIEW

NORTH COMMUNAL TERRACE WITH OVAL VIEWS



10.3 SCHEME VIEW

NORTH COMMUNAL ALFRESCO



10.3 SCHEME VIEW

COMMUNAL YOGA TERRACE



10.3 SCHEME VIEW

COMMUNAL SEATING AROUND FIREPIT



10.3 SCHEME VIEW

WALKWAY CONNECTING NORTH AND SOUTH AMENITIES



10.3 SCHEME VIEW

SOUTH-EAST COMMUNAL TERRACE WITH RIVER AND CITY VIEWS



10.3 SCHEME VIEW

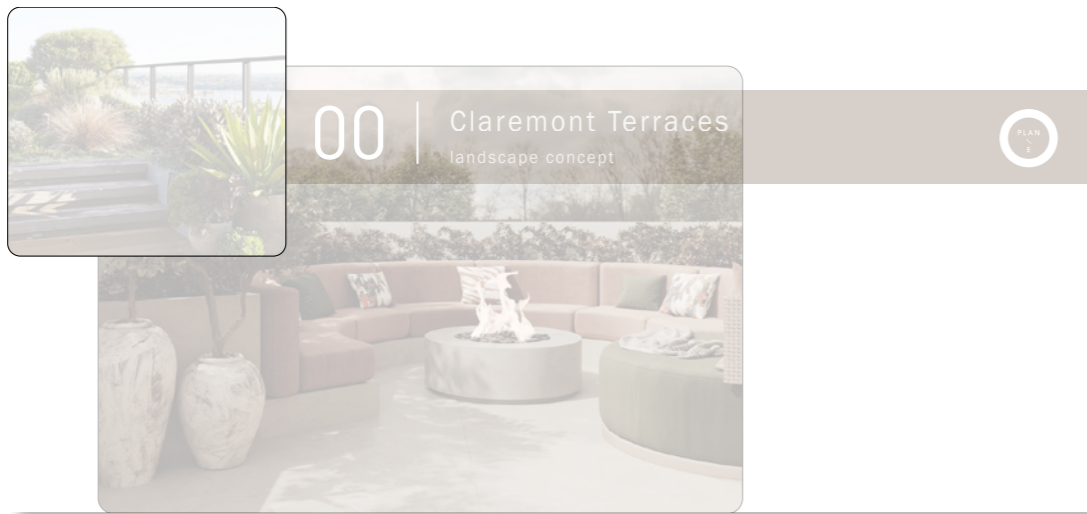
SOUTH-EAST COMMUNAL AMENITIES WITH RIVER AND CITY VIEWS



APPENDICES

A.1

REPORT SUMMARY LANDSCAPE REPORT



PLAN E - LANDSCAPE ARCHITECTS:

The public and private realm of 3 Shenton Road requires a balance between the expressions of the surrounding natural environment and the proposed built outcome to enhance both resident and public experience.

The inclusion of local and endemic species is pivotal along the public interface to ensure a 'green' buffer to Claremont NEP which in turn aids in creating a comfortable space for the local community.

Internally the landscape design is to offer a variety of uses , activities and amenities that are comfortable and healthy to benefit both residents and visitors.

Further details relating to the above can be found in the Landscape Report.

A.1

REPORT SUMMARY SUSTAINABLE DESIGN ASSESSMENT REPORT



EMERGEN:

EMERGEN has developed a sustainable design report on the proposed multi-level residential development at 3 Shenton Road, Claremont WA 6010 in consultation with Hillam Architects.

The purpose of this report is to outline the sustainability commitments that align with core principles, focusing on energy and water efficiency. It highlights efforts to promote environmental responsibility and resource efficiency, underscoring commitments to a greener, more sustainable future.

A summary of the Sustainable Targets for the development are outlined below.

- Structure design efficiency;
- energy efficiency;
- water efficiency;
- urban ecology;
- sustainable transport/accessibility; and
- indoor environment quality.

The initial assessment is based on preliminary documentation with the outcomes subject to change during design development.

A full summary and further details relating to the above can be found in the Sustainable Design Assessment Report.

REPORT SUMMARY WASTE MANAGEMENT PLAN



STANTEC:

This WMP focuses on assessing the impacts associated with the development of Claremont Terraces Stage 2 located at Lot 508 Shenton Road, Claremont. The development comprise 61 residential units, manager’s office and residential amenities.

The scope of this WMP is limited to the estimation of general waste, recycling, and food organic and garden organic (FOGO) waste generated by the proposed Development and includes recommendations for the appropriate collection, storage, handling and transportation of waste and recycling, in accordance with the requirements outlined by the Town of Claremont, WALGA’s Multi Dwelling Waste Management Plan Guidelines and WALGA’s Commercial and Industrial Waste Management Plan Guidelines.

This Waste Management Plan demonstrates that the proposed Stage 2 Development provides adequately sized bin enclosure area for the storage of general and recycle waste based on estimated waste generation and a suitable configuration of bins.

The above is achieved using:

- Ten 660L general waste bins, collected twice each week.
- Eight 660L recycling bins, collected once each week.

The general and recycling waste for the proposed Stage 2 development is to be collected via the Stage 1 waste collection area. The general and recycling waste bins will be transported by a nominated staff/caretaker from the Stage 2 bin enclosure to the proposed platform lift (low profile scissor lift table) which connects to the Stage 1 loading area on the days of collection. The general and recycling waste will then be emptied into the waste truck that is parked in the Stage 1 loading area.

A full summary and further details relating to the above can be found in the Waste Management Plan.

REPORT SUMMARY ACOUSTIC REPORT



Acoustic Report – SPP5.4 DA

Claremont Terraces – Stage 2

NORUP Pty Ltd

Suite 101, 19 Ogilvie Road
Mount Pleasant WA 6153

Prepared by:

SLR Consulting Australia

SLR Report 675.072945.00002-R01

16 December 2025

Revision: 1

Making Sustainability Happen

SLR:

This report has been prepared for the Terraces' Stage 2 at Lot 508 Shenton Road Claremont to address likely development approval requirements for a detailed Acoustic Report. Performance requirements have been developed in accordance with State Planning Policy 5.4, and the Environmental Protection (Noise) Regulations 1997.

This report has reviewed in detail the following.

- Noise ingress to residential spaces from the Fremantle Rail Line and Airport Line State Planning Policy 5.4,
- External noise sources and ingress into nearby sensitive areas.

The review finds that the development can practicably comply with both the State Planning Policy 5.4, and the Environmental Protection (Noise) Regulations 1997.

A full summary and further details relating to the above can be found the Acoustic Report.

REPORT SUMMARY TRANSPORT IMPACT STATEMENT



STANTEC:

This report has been prepared for the proposed residential development of located at Lot 508 Shenton Road, Claremont, within the Town of Claremont (the "Site"). This Transport Impact Assessment (TIA) report focuses on assessing the impacts associated with the Claremont Terraces Stage 2 development comprising 61 apartment units with manager's office space.

A full summary and further details relating to the above can be found the Transport Impact Assessment Report.

A.2 NEP DESIGN GUIDELINES REVIEW 2

ESTATE ARCHITECT COMMENT

1. The Proposal does not meet the DAP requirements in relation to height as indicated in the Design Guidelines. Whilst the Proposal aligns with the height of the neighbouring Stage 1 proposal the height of the building on Tiger Way exceeds the neighbouring built form to the east the stepping down of height from west to east towards Tiger Way is lost. This results in a lack of a coherent built form outcome. We recommend the Applicant considers the design approach for the built form heights in relation to the DAP and neighbouring built form prior to the submission of the Development Application.

2. The Proposal does not meet suitable requirements in relation to 2 hours of natural daylight to living areas in winter or suitable cross ventilation as indicated in the Design Guidelines. We recommend the Applicant therefore considers the design approach for these two areas prior to the submission of the Development Application.

3. Whilst it is acknowledged the Applicant has proposed an extent of shading to the northern and eastern facades, there remains an extent of glazing that has no shading and does not align with the objectives of the design guidelines to provide suitable shading to glazing. We recommend the Applicant considers providing shading to these areas prior to the submission of the Development Application.

DESIGN RESPONSE

We acknowledge that the proposed RL 46.8 building height marginally exceeds the DAP requirements. This outcome has been a considered design response to maintain consistency with the Stage 1 built form on the western side, ensuring a cohesive presentation along the shared interface. To address the transition in height toward Tiger Way and reduce any perceived impact relative to The Queenslea building (RL 42.9, approximately one storey lower), the design has incorporated several measures, including:

- Rooftop amenity setback: The rooftop amenity areas have been further set back from Tiger Way, ensuring they are not visible from the public realm and reducing perceived height.
- Enhanced articulation: The Tiger Way elevation has been refined to increase façade articulation and widen balconies, shifting the main building line further back to lessen visual bulk.
- Increased landscaping: Additional planting has been introduced to this frontage, with landscaping cascading from the rooftop and climbing from ground level, creating two distinct vertical landscape bands that soften the overall form.

A total of 44 apartments (72%) achieve the minimum amount of direct access to natural daylight as defined by the R-Codes . For cross ventilation, we have re-calculated. A total of 46 apartments (75%) achieve natural cross ventilation as defined by the R-Codes.

The design has been adjusted to ensure all apartments have adequate levels of shading to glazing, with an increase to the slab edge overhangs of 750mm. This, in combination with the larger glazing insets at balcony locations, will serve to limit heat gain during the hotter months.

A.2 NEP DESIGN GUIDELINES REVIEW 2

ESTATE ARCHITECT COMMENT

DESIGN RESPONSE

4. The Proposal provides parking to the ground floor raising the apartments fronting the Oval. Whilst the Applicant has indicated that this is screened from the public realm and neighbouring properties. When viewed from the Oval the wall height exceeds the requirement under the design guidelines. We recommend the Applicant reviews the wall design and considers the potential for access from Level 1 apartments to the Oval or through minimization of the wall height prior to the submission of the Development Application.

Refer to diagram on page 35 of DA report, which shows a study of the height difference relationships along the oval Edge. The proposal exceeds the maximum height of 1.5m by 300mm towards the western end of the oval edge, which is largely mitigated by the presence of public realm landscaping in this area.

5. The Proposal provides a range of landscaping to the Tiger Way frontage. However, the depth and width provided for this landscaping is minimal and may impact the viability of the landscaping shown, the articulation of the wall is supported. We recommend the Applicant considers the extent and viability landscaping in this area prior to the submission of the Development Application.

Two landscaped inflection points have been introduced along the Tiger Way elevation to encourage planting at street level to grow up the lower portion of elevation. At these locations, the elevation visually connects to further planting introduced at roof level, which serves as a device to break down the linear scale of the building along Tiger Way.

6. The Proposal provides a range of balconies which are either accessible from the neighbouring apartment balcony or inaccessible from within the apartment for maintenance. We recommend the Applicant considers these two areas prior to the submission of the Development Application.

Balcony dividers have been added to the elevations to ensure adequate visual privacy between apartments.



A.2 NEP DESIGN GUIDELINES REVIEW 2

ESTATE ARCHITECT COMMENT

DESIGN RESPONSE

7. The Proposal does not meet the requirements for suitable area to storerooms as a number of these stores are 3sqm or include provision for bicycle storage therefore minimizing the usable space in the storeroom. In one instance a storeroom is inaccessible. We recommend the Applicant considers the extent of storage space and access prior to the submission of the Development Application. .

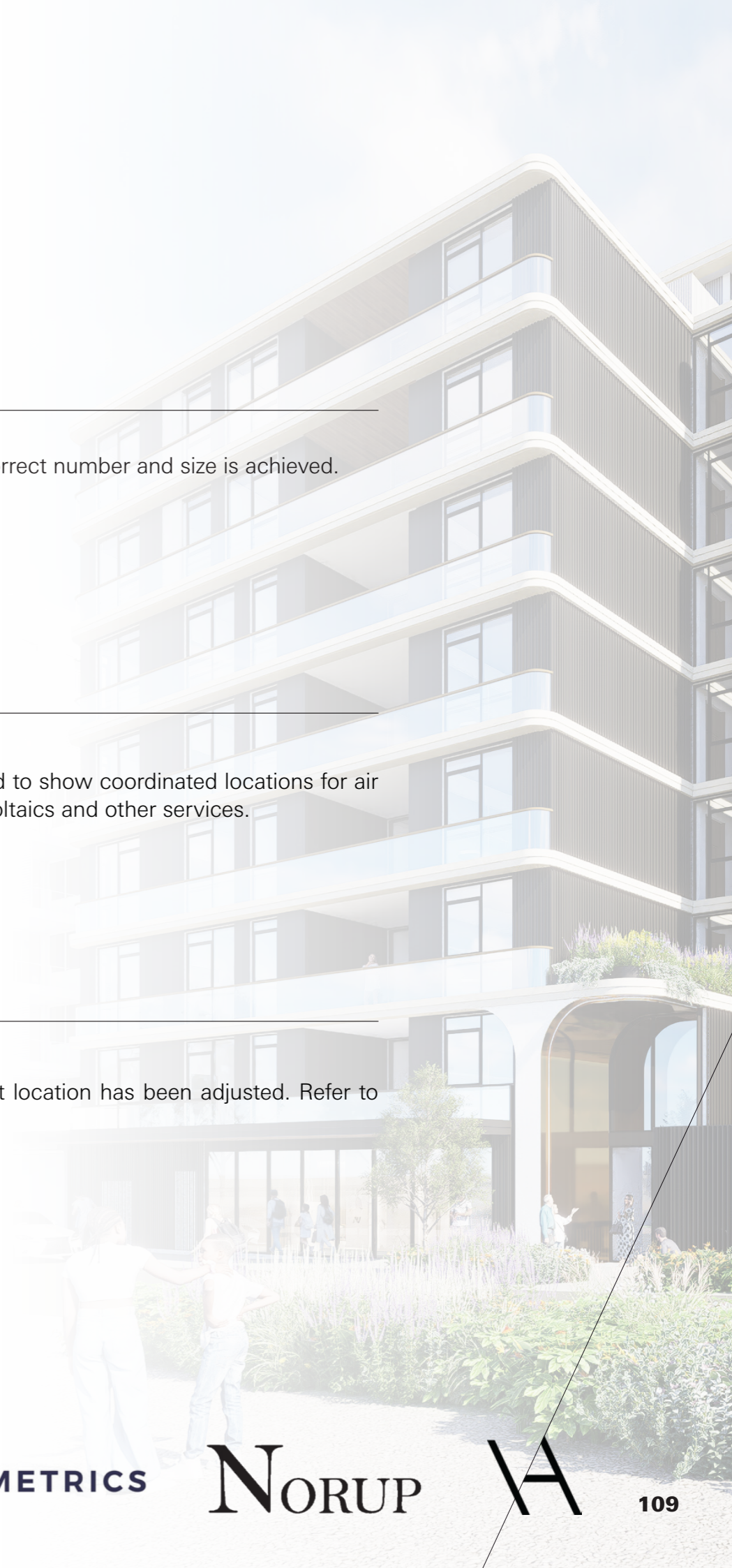
Stores have been adjusted to ensure the correct number and size is achieved.

8. The Proposal does not include suitable information to the:
a. Roof above the apartments in way of finish, water collection, services and,
b. Roof above the communal facilities to the top floor in way of design, finish, water collection and services.
We recommend the Applicant considers the provision of these two areas prior to the submission of the Development Application.

Amenity and roof levels have been updated to show coordinated locations for air conditioning units, hot water plant, photovoltaics and other services.

9. The Proposal provides no information in relation to DFES access or booster location. We recommend the Applicant considers the provision of these two areas prior to the submission of the Development Application.

Fire tender hard stand and booster cabinet location has been adjusted. Refer to ground floor plan for further information.



A.2 NEP DESIGN GUIDELINES REVIEW 2

ESTATE ARCHITECT COMMENT

10. That Crossover, Footpath, Lighting, Mechanical and Hydraulic, Signage, Building Materials and Finishes should be reviewed at Building License Issue as the information provided within the documentation reviewed did not provide adequate information for a number of the items as listed in the Design Guidelines checklist. This should be consistent with what we would anticipate being required as a DA Condition by the Town of Claremont at Building License Issue. In relation to the materials and finishes that further information is provided prior to submission of the Development Application as the information provided by the Applicant in their proposal is minimal.

DESIGN RESPONSE

As noted.



METRICS

NORUP



A.3 NEP DESIGN GUIDELINES REVIEW 3

ESTATE ARCHITECT COMMENT

1. We believe the Proposal does not meet suitable requirements in relation to 2 hours of natural daylight to living areas in winter as indicated in the Design Guidelines. The Applicant indicates that 44 apartments are provided with 2 hours of natural daylight to the main living area for each apartment. Upon review of the Design Report provided by the Applicant we consider the amount of apartments provided with 2 hours of natural daylight to the main living area is 40 in lieu of the 44 indicated by the Applicant. This falls below the required 70% as indicated under Section 4.1.1 of the Residential Design Codes Volume 2.

We recommend the Applicant therefore considers the design approach prior to the submission of the Development Application.

2. The Proposal provides parking to the ground floor raising the apartments fronting the Oval. Whilst the Applicant has indicated that this is screened from the public realm and neighbouring properties. When viewed from the Oval the wall height exceeds the requirement under the design guidelines by 300mm. We also recommend the Applicant considers the opportunity to provide direct access to the oval.

DESIGN RESPONSE

The design has been further refined to optimize solar orientation. Of the 61 apartments in the proposal, 43 (70.5%) receive at least two hours of direct sunlight between 9:00 am and 3:00 pm on the 21st of June.

The design complies with the Design WA requirement by exceeding the 70% minimum solar access threshold.

While the current design requires a wall height of 1.8m to adequately screen the ground-floor parking and ensure the privacy of the elevated apartments, we acknowledge the 300mm departure from the Design Guidelines. To mitigate the visual mass when viewed from the Oval, we propose the following adjustments:

- We introducing 'stepped planter and pulling the balcony edge back slightly to create a dedicated zone for integrated cascading landscaping.
- This approach breaks up the vertical plane of the 1.8m wall, replacing 300mm–500mm of "hard" wall surface with "soft" greenery, effectively reduce the perceived height fronting the oval.



METRICS

NORUP

VA

A.3 NEP DESIGN GUIDELINES REVIEW 3

ESTATE ARCHITECT COMMENT

3. The Proposal provides a range of landscaping to the Tiger Way frontage which will provide additional amenity. However, the width provided for this landscaping is minimal and may not reflect the extent of landscaping indicated in the elevations shown. We recommend the Applicant considers increasing the extent of landscaping in this area prior to the submission of the Development Application. Extending the landscaping extent further north and south may assist here.

4. The Proposal does not meet the requirements for suitable area to storerooms as a number of these stores are 3sqm and also include provision for bicycle storage minimizing the usable floor area in the storeroom. We recommend the Applicant considers the extent of storage space and access especially stores that do not achieve 4sqm. A more efficient circulation strategy between stores may assist with this.

DESIGN RESPONSE

We have increased the planter widths along Tiger Way to optimize the pedestrian experience. These planting zones provide a continuous, high-amenity green buffer.

We have adjusted the design to ensure most residential storerooms achieve a minimum area of 5sqm where possible.

To ensure that individual stores remain functional for general use, internal bike racks are only located within units that are 4.5sqm or larger. Furthermore, dedicated residential and communal bike stores have been provided to accommodate remaining numbers of bike parking

