



Appendix C

DESIGN STATEMENT





Architectural Design Statement

Introduction

This design statement outlines the vision for a new mixed-use development at Lots 5, 13, 14 & 15 (410) Canning Highway, Attadale. Located within a prominent corner site at Canning Highway and Stock Road, Attadale is characterised by its established residential neighbourhoods, proximity to the Swan River foreshore, and a mix of commercial and recreational amenities.

The development seeks to provide a vibrant, multi-use precinct, integrating residential apartments, ground floor commercial and retail tenancies including a grocery, medical suites, and communal open spaces. This approach supports urban consolidation, promotes walkability, and strengthens local amenity in line with the City of Melville's vision for sustainable, connected communities.

Design Philosophy

The project is guided by principles of contextual responsiveness, sustainability, and community activation. The design balances a contemporary architectural language with sensitivity to the surrounding low/ mid rise residential context, aiming to create a cohesive and legible built form that is both functional and visually engaging.

The building is designed to respond to its prominent corner location by providing clear visual markers and active edges while ensuring the privacy, amenity, and comfort of future residents. Passive design, solar orientation, and landscaped podiums enhance environmental performance and human scale engagement throughout the site.

Architectural Context and Style

Attadale exhibits a mix of mid century and contemporary residential architecture, interspersed with small scale commercial buildings along Canning Highway. Our design references this context through a restrained material palette that combines masonry, timber, and metal cladding, providing visual texture and durability.

The facade treatment uses articulated balconies, setbacks, and glazing to reduce perceived bulk, create rhythm, and maximise outlook and daylight to apartments. Podium-level landscaping integrates greenery into the street edge, providing soft transitions between public and private spaces.

Design Elements

The building form is vertically zoned to separate uses while maintaining connectivity and activation:

Ground floor: Retail, grocery, and commercial tenancies create an active street frontage and enhance pedestrian engagement.

First floor: Medical suites benefit from visibility and accessibility while remaining semi-private.

Upper floors: Residential apartments are oriented for solar access, cross-ventilation, and acoustic privacy, with podium landscaping providing communal green space and amenity.

Roof: Solar panels reduce operational energy demand and reinforce the project's commitment to sustainability.

Open corridors on apartment levels allow natural airflow and daylight penetration while providing passive surveillance of communal areas and the basement car park, supporting safety and a sense of community.

Community Benefits

The development contributes to Attadale by providing:

Enhanced commercial and local services accessible to residents and neighbouring communities. High-quality communal spaces and landscaped podium areas that encourage social interaction and wellbeing.

Active street frontages and pedestrian-oriented design that improve the public realm.

A mix of housing options, including apartments and penthouses, supporting diverse lifestyles and urban consolidation goals.

Sustainable design principles, including energy efficiency, water-sensitive landscaping, and passive design strategies, support both environmental and social wellbeing, contributing to the long-term resilience of the precinct.

Residential Design Response

The apartment levels are designed to maximise liveability and amenity:

Dual aspect apartments with open corridors allow cross-ventilation and daylight access.

Private balconies and terraces provide usable outdoor space and views while maintaining privacy.

Podium landscaping and communal areas support resident interaction and connection to greenery.

Floor plans are efficient, flexible, and adaptable to changing lifestyles, supporting ageing-in-place and long term usability.

Facade articulation, material selection, and window placement balance openness with privacy, ensuring a comfortable and functional residential environment.

Conclusion

This proposal seeks to set a benchmark for sensitive, contemporary mixed-use development in Attadale. By integrating modern architectural forms with contextual materiality, passive design strategies, and sustainable principles, the development aims to enhance the streetscape, provide high-quality residential and commercial spaces, and contribute positively to the local community. The project celebrates Attadale's established character while delivering a forward-looking, connected, and liveable urban precinct.

