

12 WALKER STREET, WERRINGTON

Design Options & Progression Report

GROUND FLOOR RL 26.00M INCLUDED

Statutory Framework

PLANNING CONTEXT, LEP LIMITS, AND HEIGHT CONTROLS

Height Compliance Framework

STATUTORY HEIGHT ALLOWANCE

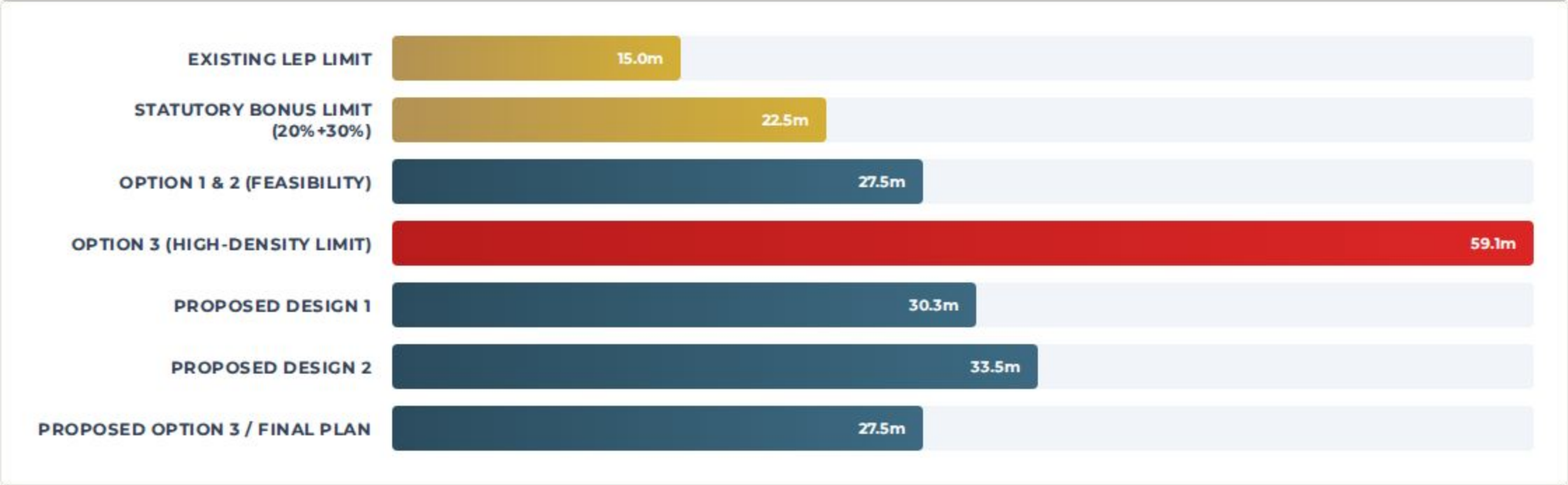
The site is governed by base controls with state-incentivized statutory cumulative density bonuses:

- **Base LEP Height Limit:** 15.0m
- **Statutory Bonus Uplift:** 30% bonus + 20% bonus (combining for 50% total uplift capacity)

STATUTORY EQUATION

$$H_{\text{Limit}} = 15.0 \times (1 + 0.30 + 0.20) = 22.5 \text{ m}$$

Height Comparison Analysis



Initial Feasibility

PHASE 1 ANALYTICAL TESTING OF EARLY YIELD CAPABILITIES

Feasibility Options 1 & 2

UNIFORM MID-RISE TESTING

The initial scoping phase explored baseline configurations that maintained a stable uniform envelope across the block structure:

Option 1 (Baseline Uniform)- 2025.08.28

- **Storey Profile:** 6-8-storey layout
- **Volume Yield:** 588 total apartment units
- **Maximum Height:** 27.5m with overruns included

Option 2 (Optimized Uniform)-2025.08.28

- **Storey Profile:** 8-storey layout
- **Volume Yield:** 640 total apartment units (optimized floorplates)
- **Maximum Height:** 27.5m with overruns included



Option 1 & 2 Ground Floor Plan

Option 3 High-Density Model

EXTREME SCALE TESTING

Option 3 tested the maximum boundary of density capacity by introducing a dramatically articulated stepped high-rise structure:

Option 3 (High-Density Articulated Massing)-2025.08.28

- **Storey Profile:** 4, 6, 12, and 18-storey configurations
- **Volume Yield:** 806 total apartment units
- **Maximum Height:** 59.1m including overruns

PLANNING ASSESSMENT

While the option achieved peak numerical yield, it was discarded because the 59.1m height profile severely breached the statutory compliance limit of 22.5m, raising substantial contextual impact issues.



Option 3 Ground Floor Plan

Proposed Designs

EVOLUTION TOWARD CONTEXTUALLY SCALED MID-RISE CONFIGURATIONS

Proposed Designs 1 & 2

PROPOSED DESIGN 1-2025.10.16

Designed as the primary structured resolution of Options 1, 2, and 3, establishing stepped profiles:

- **Storey Profile:** 6, 8, and 9 storeys
- **Volume Yield:** 672 apartment units
- **Floor Space Area (FSA):** 57,225 m²
- **Maximum Height:** 30.3m with overruns

Introduced varied block entry profiles and central courtyard configurations to break the perceived building envelope bulk.

PROPOSED DESIGN 2 -2026.02.06

Adjusted during refinement to scale down total massing and slightly reduce visual profiles:

- **Storey Profile:** 6, 8, and 10 storeys
- **Volume Yield:** 656 apartment units
- **Floor Space Area (FSA):** 55,861 m²
- **Maximum Height:** 33.5m with overruns

Offered optimized localized structural spacing but still exceeded acceptable height margins along certain block interfaces.

Proposed Option 3 Evolution

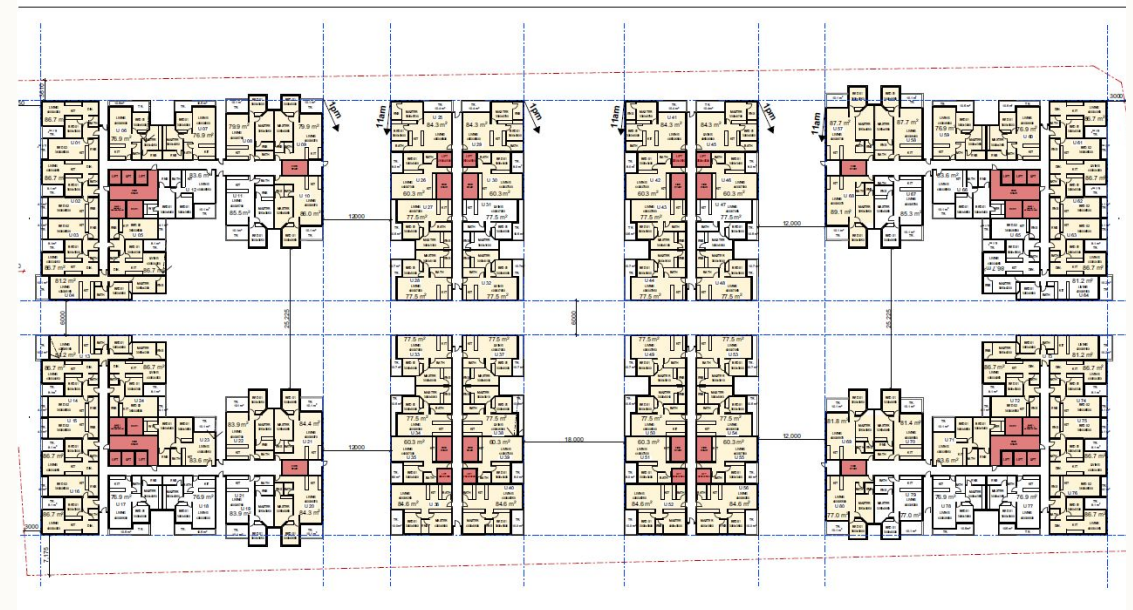
PROPOSED OPTION 3 PARAMETERS- 2026.05.04

To directly address visual impact concerns from neighboring parkland and streetscapes, Proposed Option 3 scaled down massing parameters:

- **Storey Profile:** 6 and 8 storeys
- **Volume Yield:** 576 apartment units
- **Floor Space Area (FSA):** 53,497 m²
- **Maximum Height:** 27.5m including structural overruns

KEY DEEP SOIL STRATEGY

This iteration shifted basement planning by aligning the carpark boundary tightly with the building outline. Excavating strictly beneath the slabs leaves the remainder of the site untouched for high-performance deep soil landscaping.



Proposed Option 3 Plan

The Final Scheme

OPTIMIZED CONFIGURATION WITH ACTIVATED PEDESTRIAN INTERFACES

Final Approved Scheme

REFINED SPATIAL INTEGRATION-2026.05.11

The Final Plans stabilize the 6-8 storey profile of Proposed Option 3, while optimizing ground floor interfaces:

- **Parameters:** 564 units | 53,427 m² FSA | 27.5m max height
- **Ground Floor Typology Uplift:** Premium **two-storey townhouse-style units** on the ground level replace standard configurations, wrapping around street and park facades.
- **Deep Soil & Car Park Alignment:** Basement excavation aligns strictly beneath building footprints, preserving undisturbed site boundaries for continuous deep soil landscape development.



Final Scheme Ground Floor Plan

Development Matrix Summary

Scheme	Storeys	Units	FSA (m²)	Max Height	Ground Floor Configuration & Strategy
Option 1	6-8 Storeys	588	—	27.5m	Standard apartment configurations.
Option 2	8 Storeys	640	—	27.5m	Compacted standard layout configurations.
Option 3	4-6-12-18 St	806	—	59.1m	High-density entry lobbies and core portals.
Proposed 1	6-8-9 Storeys	672	57,225	30.3m	Varied block entries and baseline courtyards.
Proposed 2	6-8-10 Storeys	656	55,861	33.5m	Modified perimeter boundary arrangements.
Proposed 3	6-8 Storeys	576	53,497	27.5m	Basement parking boundary limits; baseline soil zones.
Final Scheme	6-8 Storeys	564	53,427	27.5m	2-storey townhouse perimeter units; Max deep soil.

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