Annexure 3

Landscape Plan &

Images of Existing Vegetation

LANDSCAPE DESIGN RATIONALE

Initial site investigations reveal a simple 3114m² lot with severely pruned trees under powerlines as the only significant vegetation on the site. The streetscape footpath is paved in natural concrete and the only street tree on Morley drive is an established Jarrah (*Eucalyptus marginata*) with a double-stemmed trunk. There are no street trees on this part of Main Street.
The streetscape character and materials are proposed to be retained and enhanced to match the existing materials and finishes. Street trees will be fenced off and protected during construction in accordance with AS 4970-2009 and additional native and succulents planting will be extended to street frontages to soften the pedestrian experience and presentation to the street. The landscape design for Brooklyn on Main in Tuart Hill, WA will consist of plants and materials sourced locally.
The softworks designs are inspired by local vegetation complexes punctuated with small and medium-sized ornamental trees to create a flowering and scented, textured native and succulent garden setting to the complex. In addition to technical responses to access, podium planting, sustainable irrigation and drainage, a strong vertical greening rationale is incorporated to achieve a verdant, shaded façade that will complement the presentation of the building to the street and neighbouring lots.

VERTICAL GREENING

Opportunities to soften building facades will both reduce and enhance the verticality of the structure. Proposed landscape treatments to achieve this include the following design principles and strategies:

- Incorporate lightweight, planters and pots with drip trays to minimise any risk of leaks or dripping to floors below.
- Cascading planting will be contained by planters that bookend the semi-enclosed balconies and walkways. Cascades will descend between vertical battens or cables at the ends of balconies to create a 'hanging gardens' effect using both native and succulent plants.
- Use of a succulent, cascading species for indoors and patios in pots or containers using species that prefer semi-arid (dry) and compact soil depths.
- Use of local native cultivars like *Casuarina 'Cousin It'* that are adapted to our hot and dry climate (shown bottom centre) will add texture, tone and textural variety to the facades and highlight the architectural language of the building.
- Establish additional small medium sized tree planting and shade to pathways on the northern and western street frontages .
- Introduce green amenity at ground level on both street frontages and rear boundaries.

EXISTING TREES

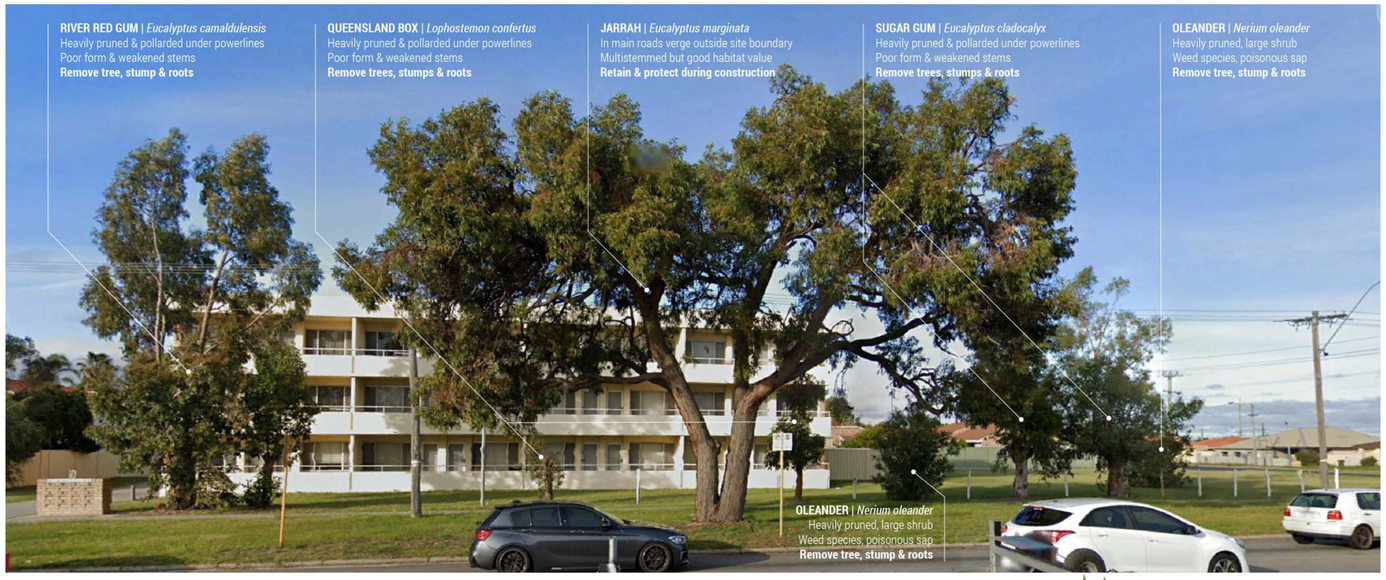
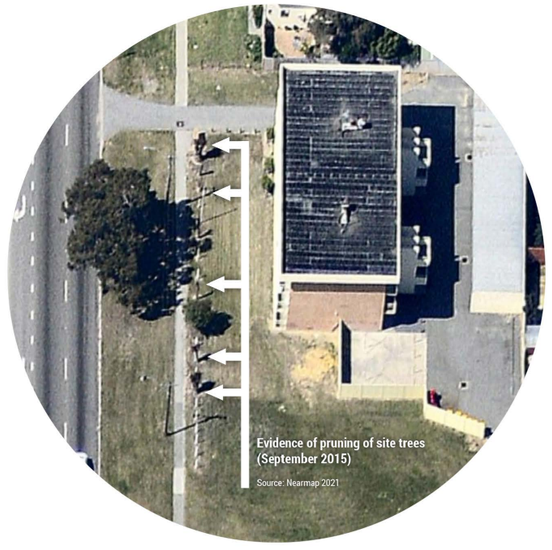


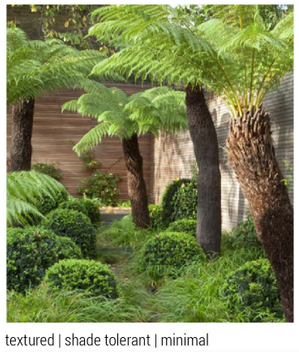
image source: Google Earth 2020 | Streetview

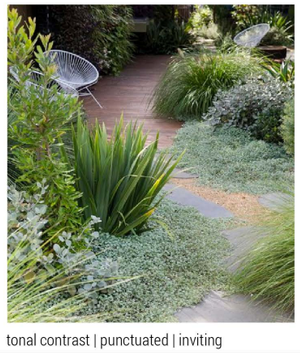
TREE LOPPINGS

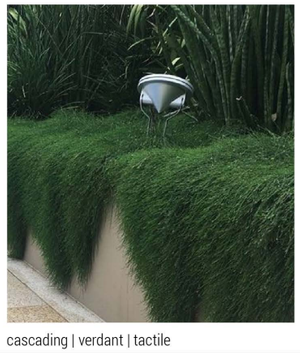


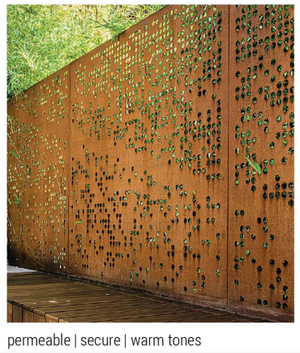
TYPICAL ELEVATED PLANTER

PRECEDENT IMAGERY


textured | shade tolerant | minimal


tonal contrast | punctuated | inviting


cascading | verdant | tactile


permeable | secure | warm tones


climbers | green walls | low maintenance

DEEP SOIL COMPLIANCE

TARGET: 311 sqm (10% of site area)
NOTE : 50% of podium green applied to combined total below:

21.2% PODIUM GREEN 660m² of 3114m² site area	**26.3%** COMBINED 820m² of 3114m² site area
10.4% DEEP SOIL 325m² of 3114m² site area	**5.2%** PERMEABLE PAVING 165m² of 3114m² site area

RATIONALE

propagule

BROOKLYN ON MAIN APARTMENTS
CORNER OF MAIN STREET + MORLEY DRIVE, TUART HILL, WA

LANDSCAPE DEVELOPMENT APPLICATION

AUTHOR: JC
CHECKED: AS
PROJECT NO: P20-047
SCALE: 1:1000 @ A3
DATE: 25.03.2021

LEGEND

- **TREES TO BE RETAINED** to be protected during construction
- **PROPOSED TREE** refer schedule for selections & sizes
- **TREE TO BE REMOVED** stumps to be removed
- **TRAFFICABLE PAVEMENT** red asphalt
- **PLANTING LABELS** trees as shown at nominated pot sizes
- **UNIT PAVING** long format concrete flagstones
- **CONSOLIDATED FINES GRAVEL** 5% cement stabilised | steel edge to unconstrained sides
- **GARDEN BOULDERS** 800-1200mm nom. size | limestone or granite
- **MASS PLANTING** 75mm organic mulch | 3 plants per sqm | 130mm pots
- **GRANITE COBBLES | Permeable Paving** dichondra to joints | steel edge to unconstrained sides

TYPICAL UNDERSTOREY PLANTING PALETTE

IRRIGATION RATIONALE

- **DRIP IRRIGATION THROUGHOUT** in-line drip system | subsurface
- **BUBBLERS TO TREES** 1 - 3 bubblers per tree dependent on size
- **NO OVERHEAD SPRAY SPRINKLERS** minimise water use, overspray & evaporation
- **HYDROZONING** designed with water demand calibrated stations
- **SOIL MOISTURE SENSORS** smart system to respond to soil moisture levels
- **RAIN SENSORS** smart system to respond to prevailing weather
- **PASSIVE IRRIGATION** direct storm water to gardens before drains

GROUND FLOOR

0 5 10 15 20 25m

propagule

BROOKLYN ON MAIN APARTMENTS
CORNER OF MAIN STREET + MORLEY DRIVE, TUART HILL, WA

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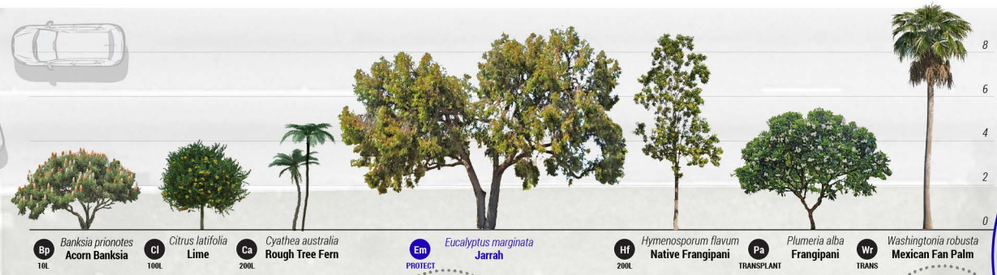

Bp 10L *Banksia prionotes* **Acorn Banksia**
Cl 100L *Citrus latifolia* **Lime**
Ca 200L *Cyathea australia* **Rough Tree Fern**
Em PROTECT *Eucalyptus marginata* **Jarrah**
Hf 200L *Hymenosporum flavum* **Native Frangipani**
Pa TRANSPLANT *Plumeria alba* **Frangipani**
Wr TRANS *Washingtonia robusta* **Mexican Fan Palm**

TYPICAL TREE PLANTING PALETTE

MORLEY DRIVE

MAIN STREET

LEGEND

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TYPICAL UNDERSTOREY PLANTING PALETTE

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FIRST FLOOR

0 5 10 15 20 25m

propagule

BROOKLYN ON MAIN APARTMENTS
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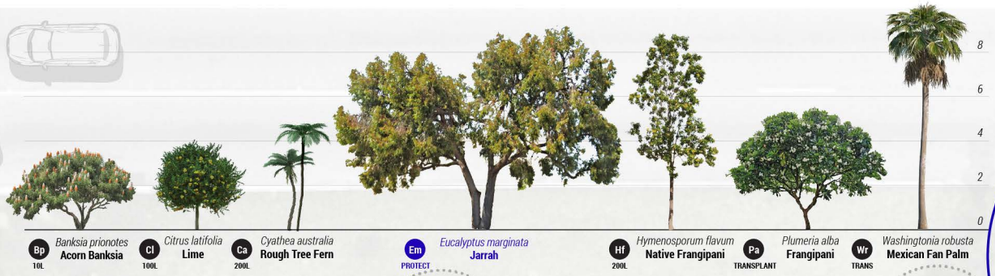

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TYPICAL TREE PLANTING PALETTE

MORLEY DRIVE

MAIN STREET

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TYPICAL UNDERSTOREY PLANTING PALETTE

Alocasia, Asplenium nidus, Bambusa, Cordyline fruticosa, Crinum pedunculatum, Cyathea cooperii, *Senecio rowleyanus*, *Hibbertia scandens climbing*

Dianella Little Jess, Dichondra repens, Dichondra Silver Falls, Dieffenbachia amoena, Dracena massangeana, Liriope 'evergreen giant', *Epipremnum aureum*, *Clematis linearifolia*

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0 5 10 15 20 25m

SECOND FLOOR

propagule

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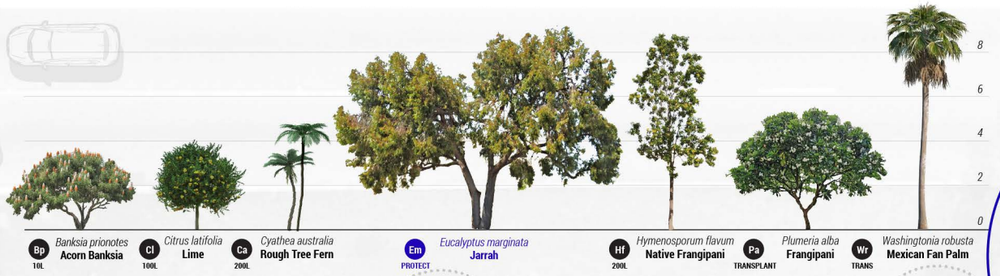

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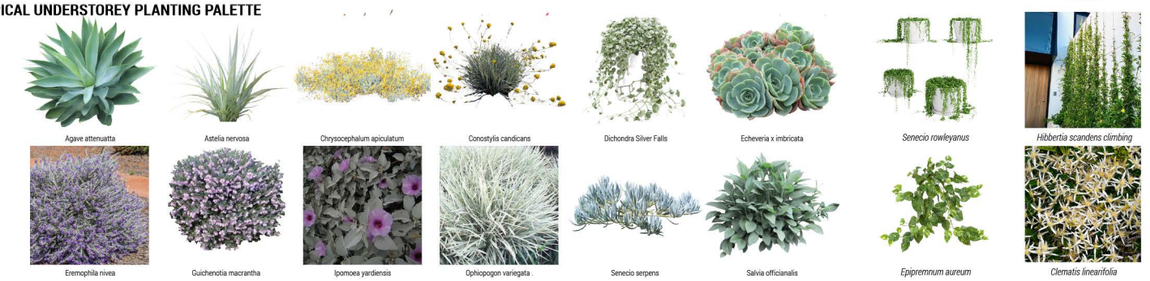

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THIRD FLOOR

0 5 10 15 20 25m

propagule

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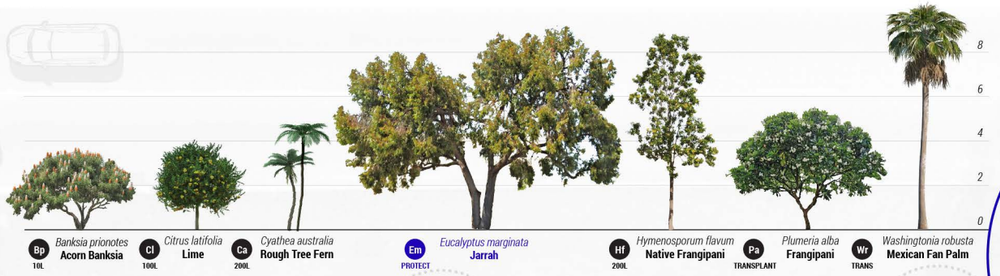

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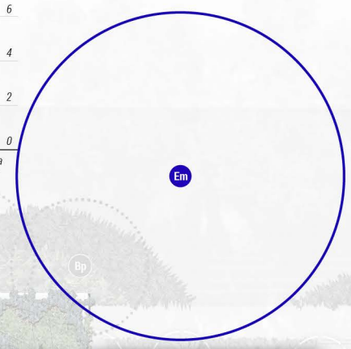
TYPICAL TREE PLANTING PALETTE



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TYPICAL UNDERSTOREY PLANTING PALETTE

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FOURTH FLOOR

0 5 10 15 20 25m

propagule

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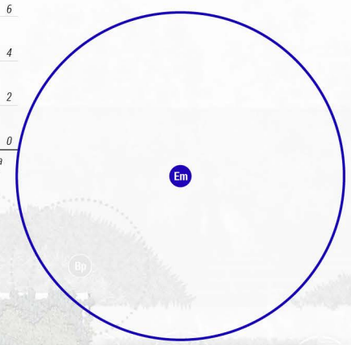
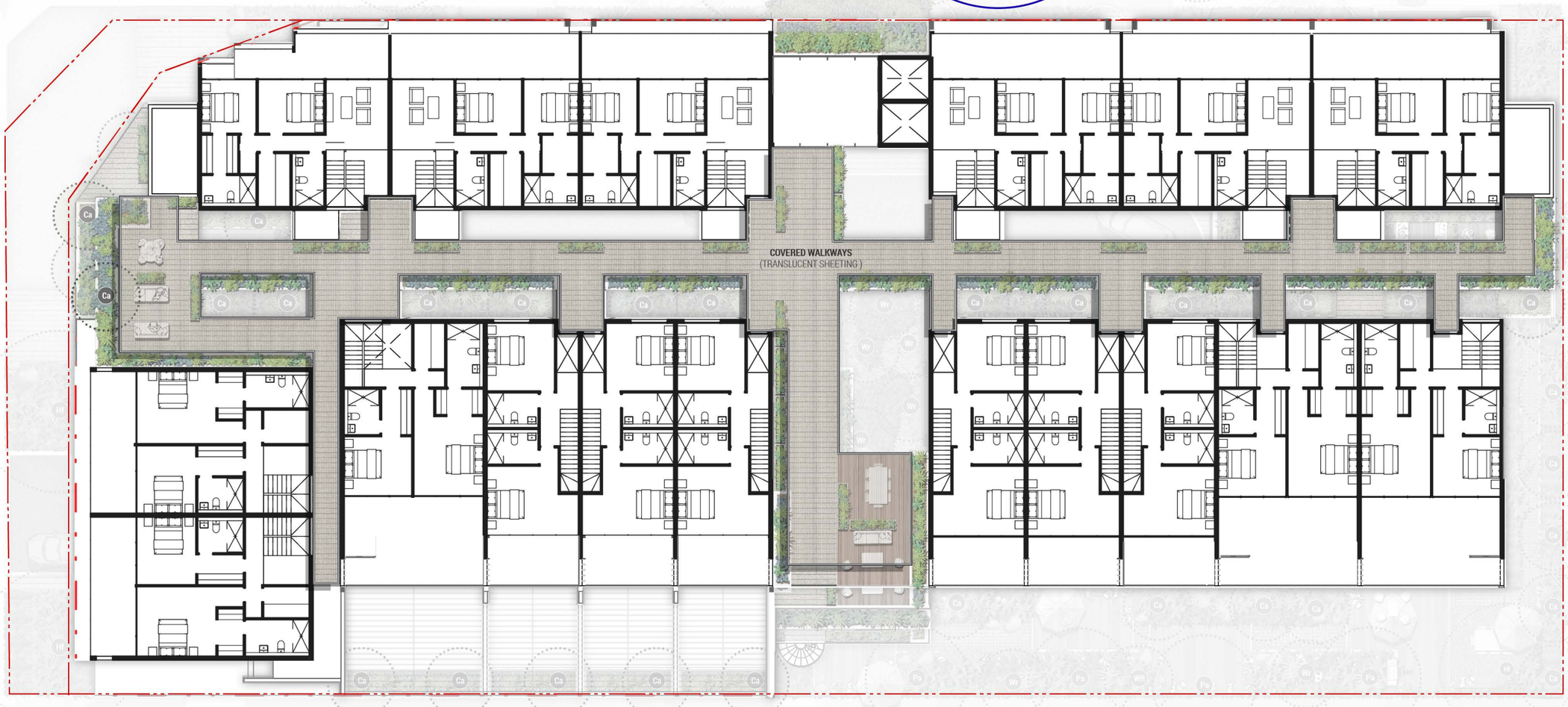
TYPICAL TREE PLANTING PALETTE





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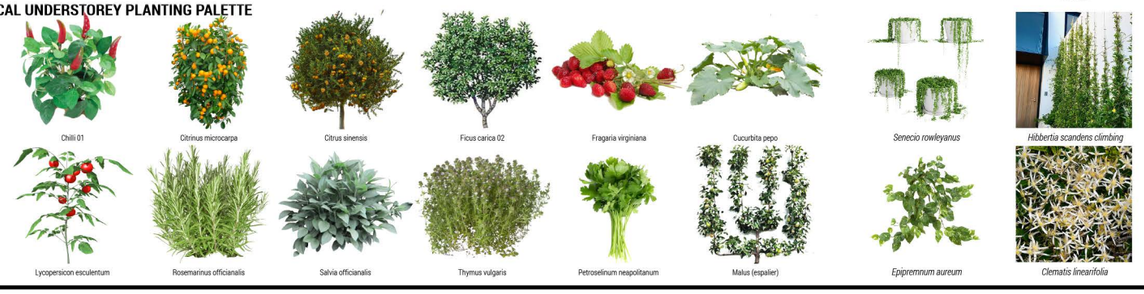

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FIFTH FLOOR

0 5 10 15 20 25m

propagule

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