

# 120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PACKAGE  
FEBRUARY 2022

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LANDSCAPE ARCHITECTS  
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POTENTIAL LOCATION FOR SCULPTURES BY THE SEA ARTWORK AT ENTRY CORNER OR INTEGRATED ART IN PAVING

RAISED PLANTER WITH SMALL FEATURE SUCCULENTS AND CREEPING CLIMBER PLANT TO SOFTEN WALL FACADE

SHADE TOLERANT FEATURE SHRUB/ PALM IN RAISED PLANTER AT ENTRY

FEATURE UNIT PAVING TO DEFINE ENTRY TO APARTMENT LOBBY

LONG FIXED TIMBER SLAT BENCH SEAT SET AT VARIOUS WIDTHS, SHAPES AND HEIGHTS TO REFLECT CURVED ARCHITECTURAL FORM AND ALLOW FOR A VARIETY OF SEATING, LOUNGING AND DINING USES TO THE COMMUNITY AND CAFE PATRONS  
DECKING AT BAR TABLE HEIGHT WITH VIEWS OVERLOOKING THE OCEAN

SPACE (CAFE)  
141 m<sup>2</sup>

THIN RAISED PLANTER TO EDGE OF PARKLET WITH CASCADING COASTAL PLANTING TO PROVIDE SENSE OF ENCLOSURE FROM ROAD SIDE

TEMPORARY MOVABLE CAFE TABLE AND CHAIR SETTINGS TO ALLOW FOR AMPLE SPACE FOR PEDESTRIAN TRAFFIC DURING CAFE OPENING HOURS

FIXED TABLE SETTINGS FOR USE BY COMMUNITY AND CAFE PATRONS

FEATURE TREES TO DEFINE SPACE AND PROVIDE SHADE (E.G. METROSIDEROS 'NZ CHRISTMAS TREE')

ADDITIONAL BIKE RACKS

BOOSTER WATER

DELIVERY

LOBBY

DOMESTIC WATER PUMP ROOM

COMMERCIAL BIN ROOM

ACCESSWAY FOR 120 BIN COLLECTION VIA 122

RESIDENTIAL BIN ROOM

SERVICES

UAT

MALE / FEMALE TOILETS

KITCHEN/ BOH

## 120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - GROUND FLOOR  
FEBRUARY 2022

JOB NO. 1904601  
1:100 @ A3

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BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER

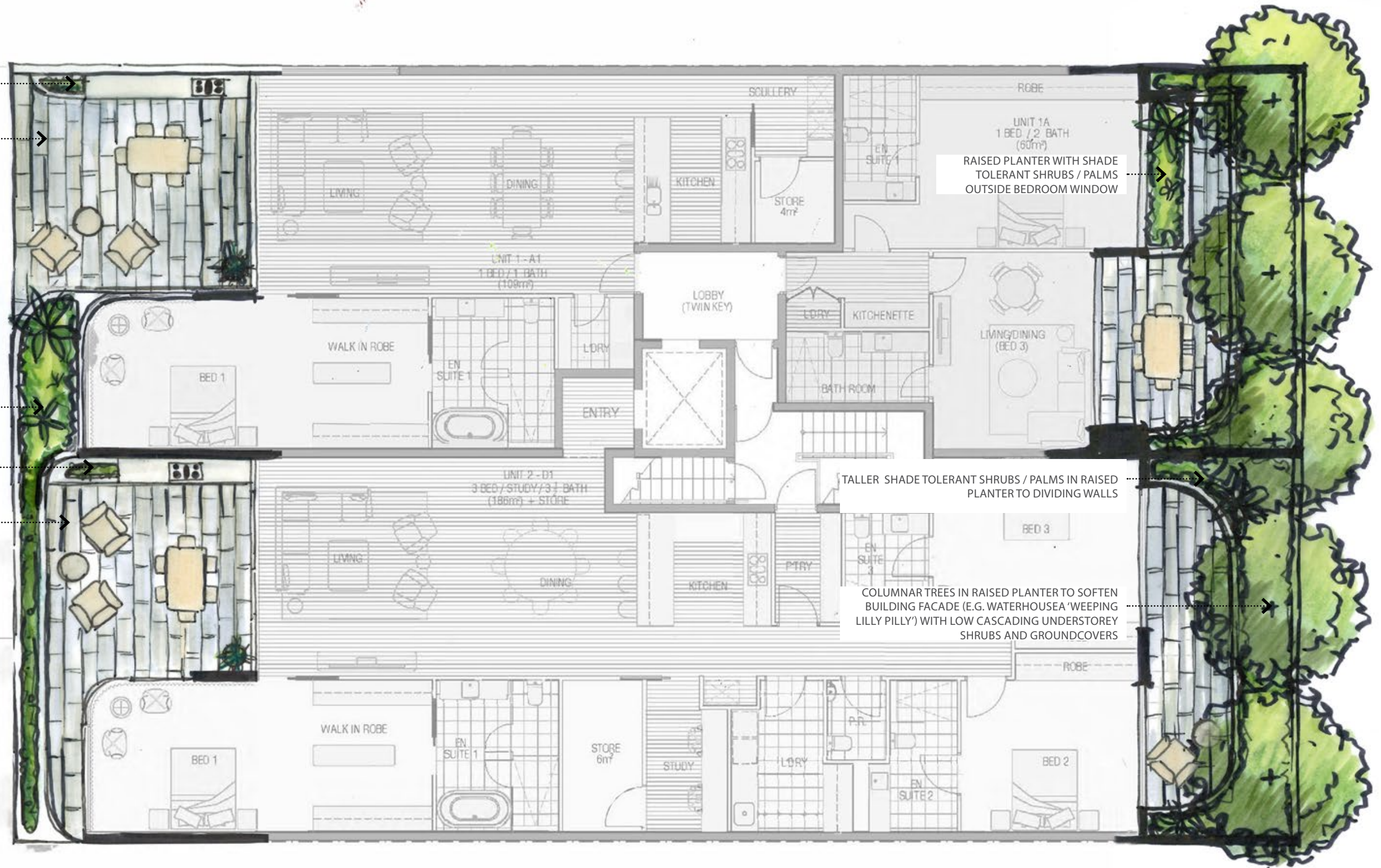
OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

RAISED PLANTER BALUSTRADE WITH SMALL FEATURE PALMS OR SUCCULENTS AND CASCADING PLANTING

BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

LANDSCAPE 6m



RAISED PLANTER WITH SHADE TOLERANT SHRUBS / PALMS OUTSIDE BEDROOM WINDOW

TALLER SHADE TOLERANT SHRUBS / PALMS IN RAISED PLANTER TO DIVIDING WALLS

COLUMNAR TREES IN RAISED PLANTER TO SOFTEN BUILDING FACADE (E.G. WATERHOUSEA 'WEeping LILLY PILLY') WITH LOW CASCADING UNDERSTOREY SHRUBS AND GROUNDCOVERS

## 120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - FIRST FLOOR  
FEBRUARY 2022

JOB NO. 1904601  
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BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE



PRIVACY SCREENING

PRIVACY SCREENING

LANDSCAPE 3m²

PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND LOW GROUNDCOVER PLANTING

## 120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - SECOND FLOOR  
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BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER AND SMALL FEATURE PALMS OR SUCCULENTS

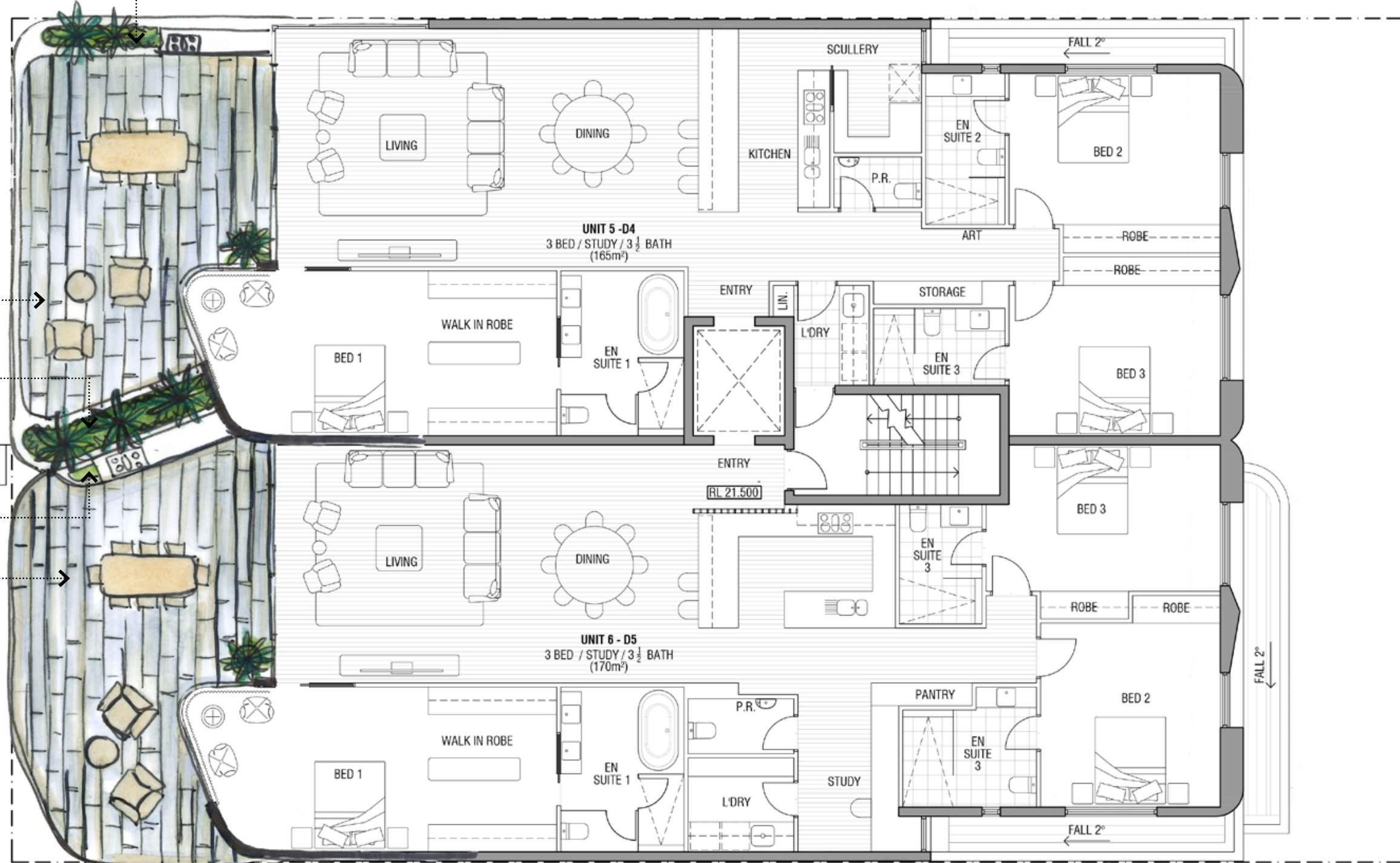
OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

RAISED PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND CASCADING PLANTING

BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

LANDSCAPE 3m<sup>2</sup>



## 120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - THIRD FLOOR  
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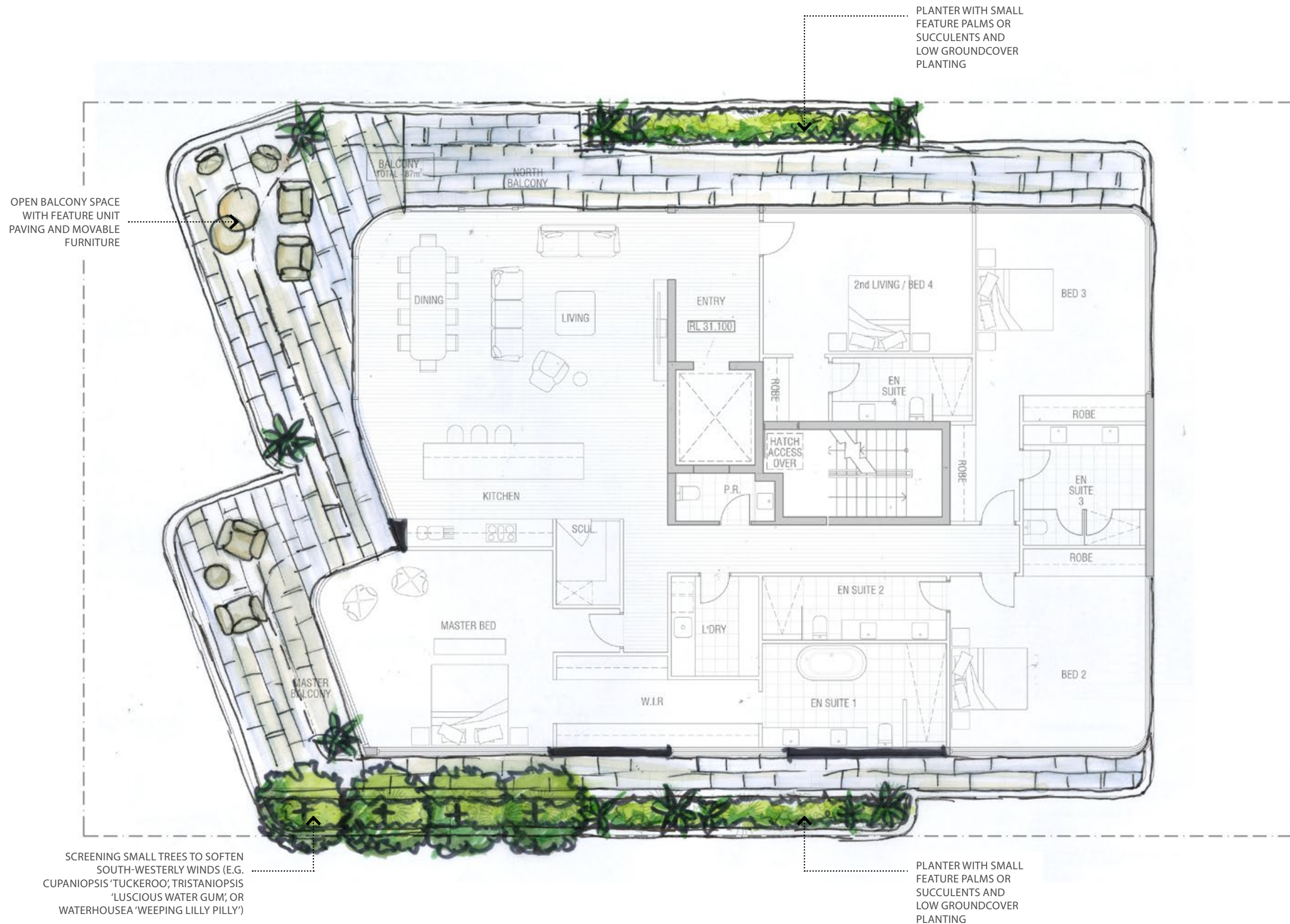
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## 120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - SIXTH FLOOR  
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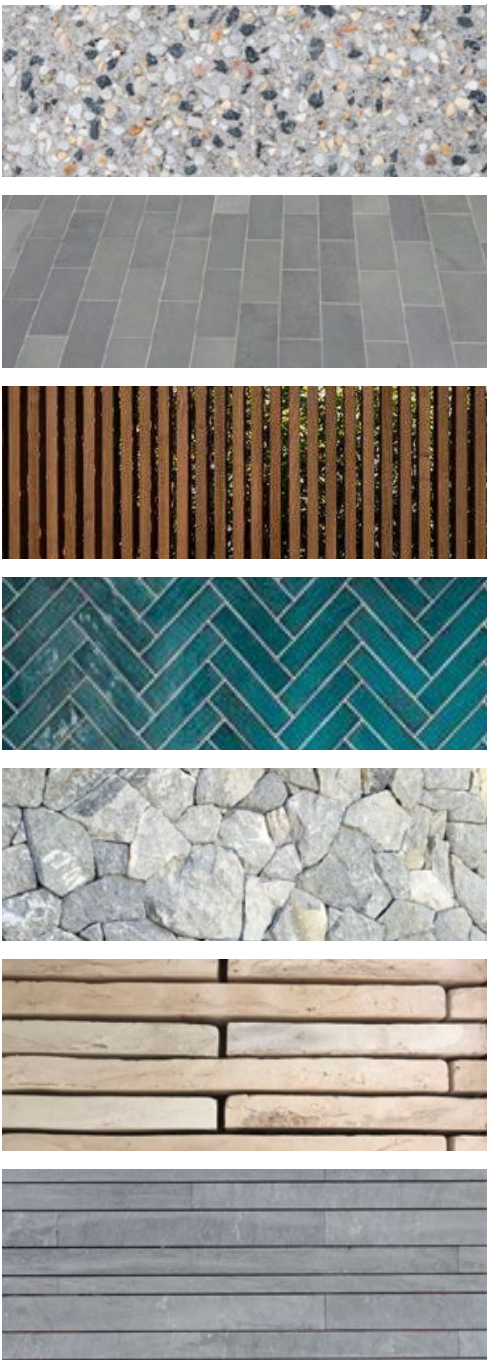
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MATERIALS



TREES



FEATURE PLANTS, SHRUBS & GROUNDCOVERS





DESIGN WA COMPLIANCE ITEMS

ITEM 3.3A - TREE CANOPY & DEEP SOIL AREA

REQUIRED DEEP SOIL AREA: 56.1 SQ.M - BASED ON A SITE AREA OF 561 SQ.M

PROPOSED DEEP SOIL AREA DOES NOT MEET THE MINIMUM REQUIRED PROVISION - REFER TABLES 01-02

REQUIRED TREE CANOPY AREA: 19.6 SQ.M - BASED ON A SITE AREA OF 561 SQ.M

PROPOSED TREE CANOPY COVER EQUATES TO APPROX. 5 TIMES THE MINIMUM REQUIRED PROVISION - REFER TABLES 03-05

DEEP SOIL AREA & TREE CANOPY REQUIREMENTS - TABLE 01

THE DEVELOPMENT SEEKS TO RETAIN EXISTING TREES WITHIN THE ADJACENT STREETSCAPE, AND PROVIDE SIGNIFICANT TREE CANOPY THROUGH ALL LEVELS OF LANDSCAPE, INCLUDING EXTERNAL LANDSCAPE SPACES.

THE TABLE BELOW OUTLINES MINIMUM REQUIREMENTS FOR DEEP SOIL AREAS AS DEFINED IN DESIGNWA.

TABLE 01: DEEP SOIL ZONE REQUIREMENTS			
	LOT AREA: 561 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR
WAPC DEEP SOIL AREA REQUIREMENTS	<700 SQ.M	10% OF DEEP SOIL AREA ON SITE (56.1 SQ.M)  THEREFORE A3.3.7 APPLIES- ADDITIONAL PLANTING ON STRUCTURE WITH AN AREA OF 2 X SHORTFALL OF 56.1 SQ.M= 112.2 SQ.M IS REQUIRED.	PROVIDED DEEP SOIL AREA OF 0 SQ.M  PROVIDED ADDITIONAL PLANTING ON STRUCTURE OF 62.9 SQ.M, WITH 56 SQ.M AS DEEP SOIL AREA ON STRUCTURE

LANDSCAPE AREA REQUIREMENTS - TABLE 02

THE DEVELOPMENT SEEKS TO EXCEED THE REQUIRED LANDSCAPE PROVISION FOR DEEP SOIL AREA AS DEFINED IN DESIGNWA THROUGH GENEROUSLY SCALED LANDSCAPE AREAS; ALLOWING SIGNIFICANT ROOTABLE DEEP SOIL AREAS ON STRUCTURE.

SOIL VOLUMES ARE CONSIDERED IN TREE PLACEMENT AND SELECTION OF TREE SPECIES.

THE TABLE BELOW SUMMARISES THE EXTENT OF LANDSCAPE AREAS, AND DEEP SOIL AREA OVER THE VARIOUS LANDSCAPE LEVELS.

TABLE 02: LANDSCAPE AREAS / DEEP SOIL AREAS				
	DEEP SOIL AREA (IN GROUND)	PLANTING ON STRUCTURE (1M DEPTH) AS DEEP SOIL AREA	PLANTING ON STRUCTURE (LESS THAN 1 M DEPTH )	SOFT LANDSCAPE GARDEN AREA
GROUND FLOOR	0 SQ.M	-	1.3 SQ.M	1.3 SQ.M
FIRST FLOOR	-	32 SQ.M	4.1 SQ.M	36.1 SQ.M
SECOND FLOOR	-	3 SQ.M	0.5 SQ.M	3.5 SQ.M
THIRD FLOOR	-	3 SQ.M	1 SQ.M	4 SQ.M
FOURTH & FIFTH FLOOR	-	-	-	-
SIXTH FLOOR	-	18 SQ.M	-	18 SQ.M
TOTAL	0 SQ.M	56 SQ.M	6.9 SQ.M	62.9 SQ.M

DEEP SOIL ZONE & TREE CANOPY REQUIREMENTS - TABLES 03-05

THE DEVELOPMENT SEEKS TO RETAIN EXISTING TREES WITHIN THE ADJACENT STREETSCAPE / ROAD RESERVE AND PROVIDE SIGNIFICANT DEEP SOIL AREA, ROOTABLE SPACE, AND SOFT LANDSCAPE AREA THROUGH ALL LEVELS OF LANDSCAPE, INCLUDING EXTERNAL LANDSCAPE SPACES.

TABLE 03: TREE POT SIZES			
SPECIES	POT SIZE	HEIGHT AT DAY ONE	MATURE HEIGHT
CUPANIOPSIS ANACARDIOIDES ‘TUCKEROO’	200L	3M	6M
HIBISCUS TILIACEUS ‘RED COTTONWOOD’	200L	3M	6M
METROSIDEROS EXCELSA ‘NZ CHRISTMAS TREE’	500L	4M	6M
TRISTANIOPSIS LAURINA ‘LUSCIOUS WATER GUM’	200L	4M	7M
WATERHOUSEA FLORIBUNDA ‘WEeping LILLY PILLY’	200L	3M	6M

THE TABLE BELOW OUTLINES MINIMUM REQUIREMENTS FOR TREE CANOPY COVER AS DEFINED IN DESIGNWA.

TABLE 04: TREE CANOPY REQUIREMENTS			
	LOT AREA: 561 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC TREE CANOPY REQUIREMENTS	<700SQ.M	1 MEDIUM TREE (AND SMALL TREES TO SUIT AREA)	MINIMUM OF 19.6 SQ.M OF TREE CANOPY COVER  WHICH EQUATES TO APPROX. 3.5% CANOPY COVER OF THE DEVELOPMENT SITE AREA

TABLE 05: TREE CANOPY COVER				
	SMALL TREES: 2M DIAMETER  3.2SQ.M CANOPY COVER AT MATURITY	MEDIUM TREES: 5M DIAMETER  19.6 SQ.M CANOPY COVER AT MATURITY	LARGE TREES: 8M DIAMETER  50 SQ.M CANOPY COVER AT MATURITY	TOTAL CANOPY COVER (NOT INCLUDING EXISTING TREES)
GROUND FLOOR	-	-	-	-
FIRST FLOOR	-	5	-	98 SQ.M
THIRD FLOOR	-	-	-	-
FOURTH FLOOR	-	-	-	-
ROOF TERRACE	4	-	-	12.8 SQ.M
TOTAL	12.8 SQ.M CANOPY COVER AT MATURITY	98 SQ.M CANOPY COVER AT MATURITY	0 SQ.M CANOPY COVER AT MATURITY	110.8 SQ.M PROPOSED TREE CANOPY COVER

IRRIGATION REQUIREMENTS

- A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR THE 120 MARINE PARADE, COTTESLOE, PROJECT. THE SCOPE WILL INCLUDE:
- IRRIGATION TO ALL LANDSCAPE AREAS
  - MOISTURE SENSORS THROUGHOUT, TO ENSURE WATER USE IS MINIMISED
  - USE OF LOW WATER USE EMITTERS TO ENSURE ONLY SUFFICIENT WATER IS PROVIDED TO IRRIGATE PLANTING AREAS
  - IN-LINE FERTILISATION UNIT TO ENSURE FERTILISING AND MOISTURE RETENTION IS CONTROLLED
  - USE OF POP - UP FLOOD BUBBLERS TO SUIT SIZE OF GARDEN BEDS TO ENSURE ANY OVER-SPRAY AND WASTAGE IS MITIGATED, AND;
  - A DETAILED DESIGN AND SPECIFICATION WILL BE PROVIDED AT BUILDING LICENSE APPLICATION STAGE.



GROUND LEVEL



FIRST FLOOR



LEGEND

DEEP SOIL AREAS

- DEEP SOIL AREA - IN GROUND PLANTING
- ON STRUCTURE PLANTING (1M DEPTH)
- ON STRUCTURE PLANTING (LESS THAN 1M DEPTH)

PUBLIC & PRIVATE SPACE

- PUBLIC
- PRIVATE
- SEMI-PRIVATE





SECOND FLOOR



THIRD FLOOR



LEGEND

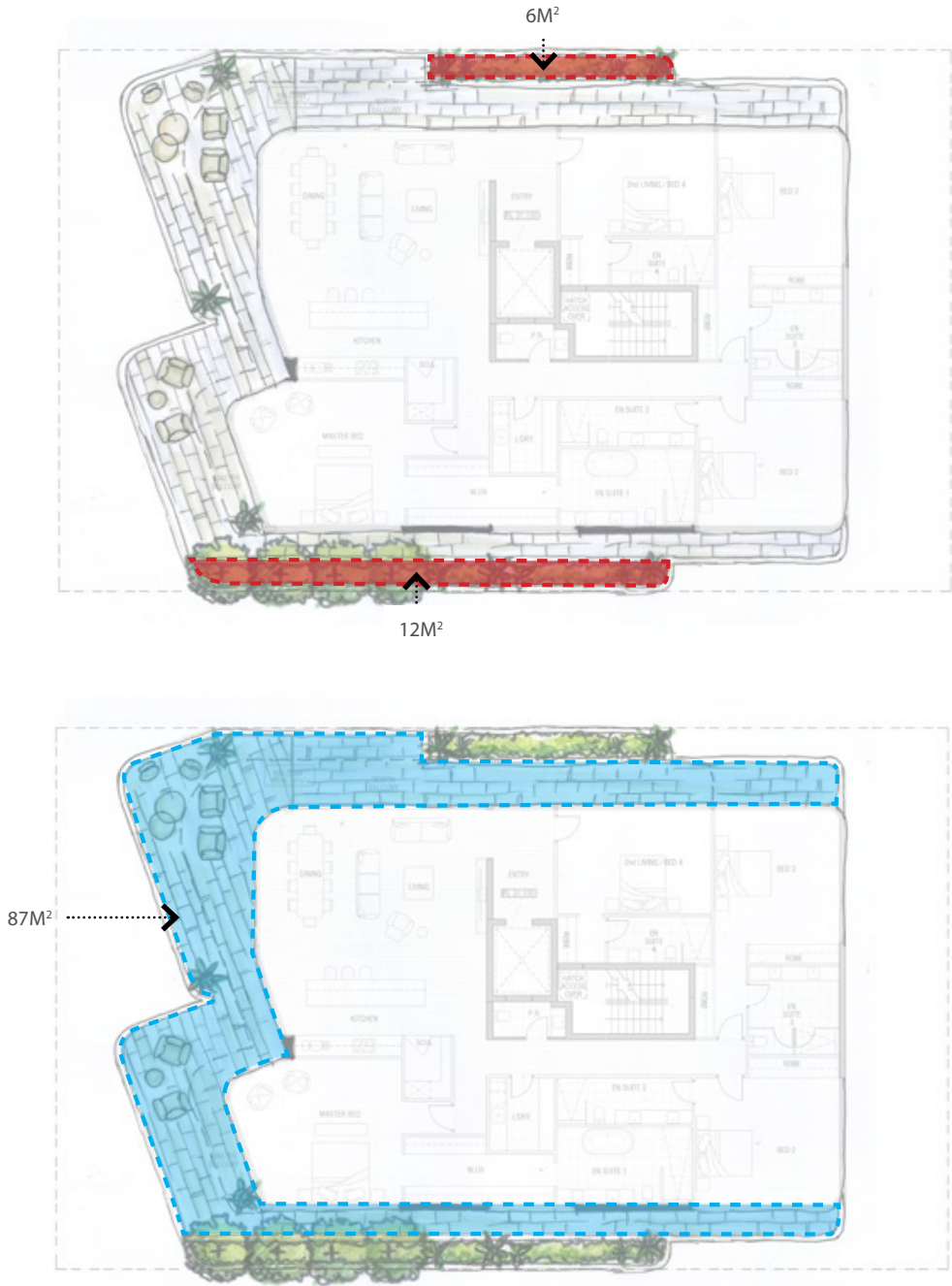
DEEP SOIL AREAS		PUBLIC & PRIVATE SPACE	
	DEEP SOIL AREA - IN GROUND PLANTING		PUBLIC
	ON STRUCTURE PLANTING (1M DEPTH)		PRIVATE
	ON STRUCTURE PLANTING (LESS THAN 1M DEPTH)		SEMI-PRIVATE



FOURTH & FIFTH FLOOR



SIXTH FLOOR



LEGEND

DEEP SOIL AREAS

- DEEP SOIL AREA - IN GROUND PLANTING
- ON STRUCTURE PLANTING (1M DEPTH)
- ON STRUCTURE PLANTING (LESS THAN 1M DEPTH)

PUBLIC & PRIVATE SPACE

- PUBLIC
- PRIVATE
- SEMI-PRIVATE