

120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PACKAGE
MARCH 2021

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LANDSCAPE ARCHITECTS

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120 MARINE PARADE, COTTESLOE

JOB NO. 1904601
1:100 @ A3

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BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER AND SMALL FEATURE PALMS OR SUCCULENTS

DEEP SOIL AREA 2m²

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

RAISED PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND CASCADING PLANTING

DEEP SOIL AREA 4m²

BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

DEEP SOIL AREA 8m²

PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND LOW GROUND COVER PLANTING

DEEP SOIL AREA 3m²

DEEP SOIL AREA 8m²

PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND LOW GROUND COVER PLANTING

DEEP SOIL AREA 8m²



120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - THIRD FLOOR
MARCH 2021

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120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - FOURTH - SIXTH FLOOR
MARCH 2021

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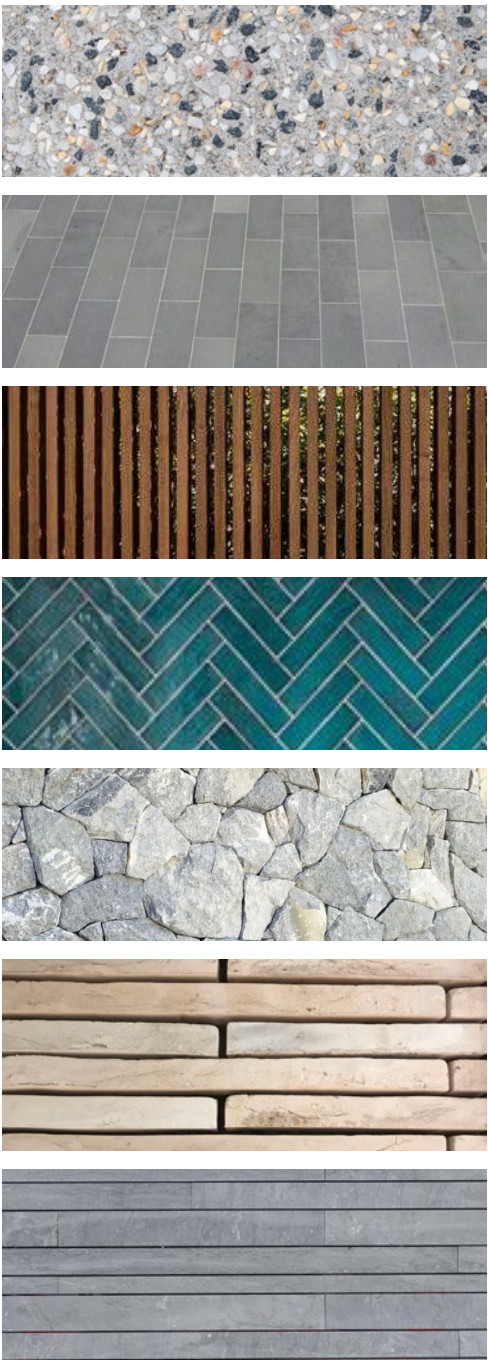
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MATERIALS



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 EXCEEDS 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 26.1 SQ.M= 52.2 SQ.M IS REQUIRED.	PROVIDED DEEP SOIL AREA OF 30 SQ.M PROVIDED ADDITIONAL PLANTING ON STRUCTURE AS DEEP SOIL AREA OF 91 SQ.M

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	30 SQ.M	-	4 SQ.M	34 SQ.M
FIRST FLOOR	-	13 SQ.M	0.6 SQ.M	13.6 SQ.M
SECOND FLOOR	-	12 SQ.M	0.5 SQ.M	12.5 SQ.M
THIRD FLOOR	-	33 SQ.M	0.3 SQ.M	33.3 SQ.M
FOURTH-SIXTH FLOOR	-	-	5 SQ.M	5 SQ.M
SEVENTH FLOOR	-	33 SQ.M	0.5 SQ.M	33 SQ.M
TOTAL	30 SQ.M	91 SQ.M	10.9 SQ.M	131.4 SQ.M

120 MARINE PARADE, COTTESLOE

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.

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

TABLE 03: TREE POT SIZES			
SPECIES	POT SIZE	HEIGHT AT DAY ONE	MATURE HEIGHT
CUPANIOPSIS ANACARDIODES ‘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

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	-	5	-	98 SQ.M
FIRST FLOOR	-	-	-	-
THIRD FLOOR	-	-	-	-
FOURTH FLOOR	-	-	-	-
ROOF TERRACE	3	1	-	29.2 SQ.M
TOTAL	9.6 SQ.M CANOPY COVER AT MATURITY	117.6 SQ.M CANOPY COVER AT MATURITY	0 SQ.M CANOPY COVER AT MATURITY	127.2 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.