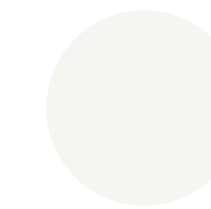
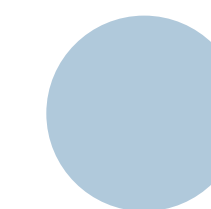


CITY



RIVER EDGE

- NATIVE PLANTING
- COARSE / TEXTURED / DARKER
- SCREENS
- SHADE TREES
- RESPITE AREAS (TIMBER SEATS) CARVED OUT



RIVERINE

- SMOOTH, REFINED, POLISHED
- STONE / TIMBER / LIGHTING



PUBLIC ART / STARTS IN FOYER & WEAVES THROUGH RIVER EDGE



“ WHERE THE CITY MEETS THE WATER EDGE ”

88 MILL POINT ROAD

PREPARED FOR SOUTHLINK INVESTMENT PROPERTIES PTY LTD TRADING AS PEAKSTONE

CONCEPT DIAGRAM - GROUND FLOOR

DECEMBER 2020

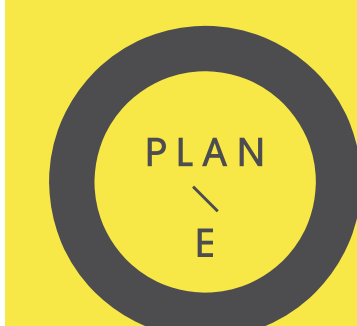
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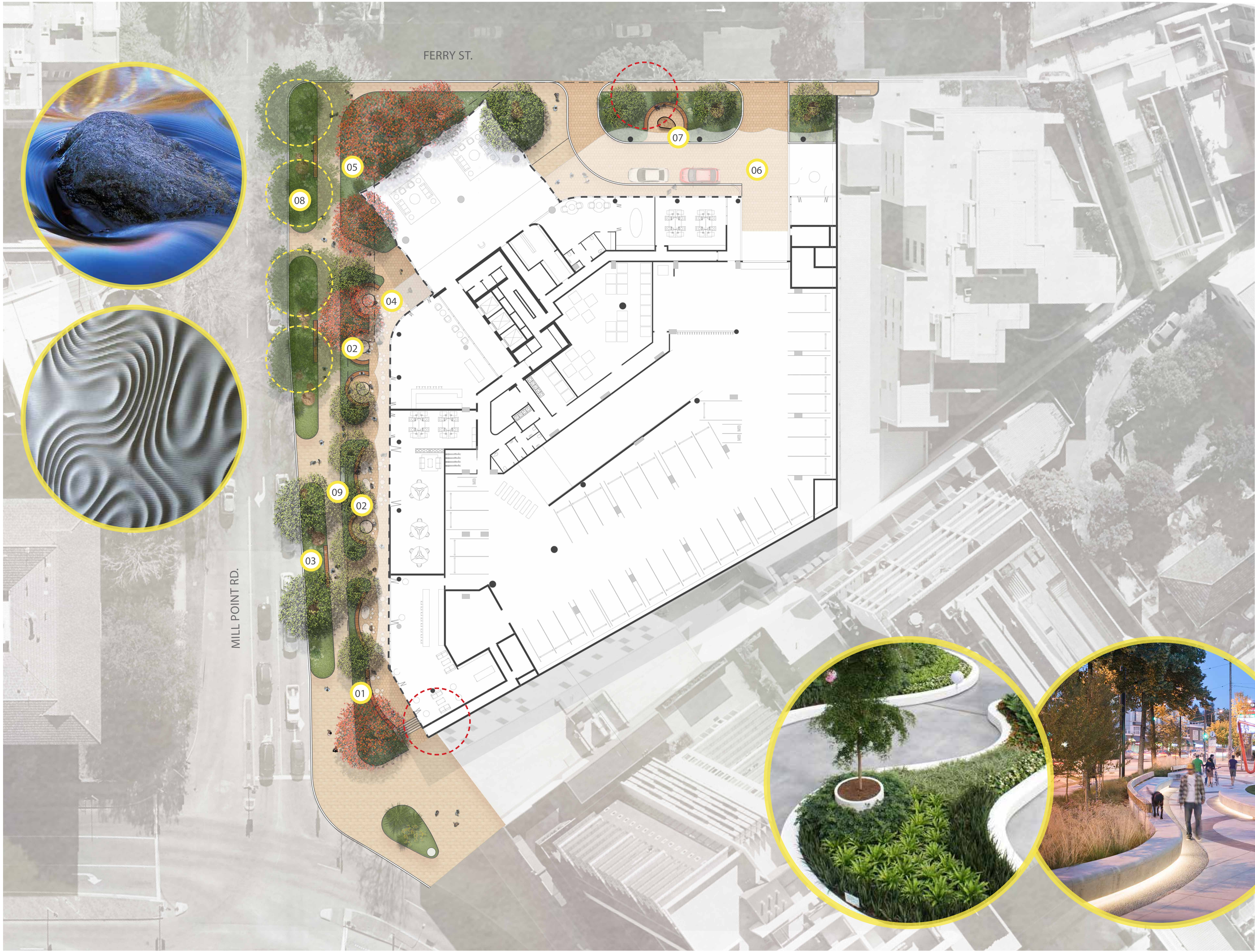
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LEGEND - GROUND FLOOR

- 01 FLUID FORM PLANTERS LINE MILL POINT ROAD REFLECTING BUILDING FORM INSPIRED BY THE PATTERNS & SHAPES CREATED BY WATER FLOWING AND MOVING PAST OBJECTS.
 - 02 INTEGRATED SEATING CATERS FOR PUBLIC SEATING AND ALFRESCO DINING, ACTIVATING THE MILL POINT RD STREETSCAPE
 - 03 IN GROUND PLANTERS FRAME THE EXISTING STREET TREES. THESE PLANTERS ARE ALSO CONTOURED CREATING GREEN RAISED MOUNDS THAT SOFTEN AND ENHANCE THE STREETSCAPE.
 - 04 NEW PAVING PROPOSED TO BE EITHER SAND STONE UNIT PAVER OR WARM EARTHY TONE CONCRETE PAVING TO REFERENCE THE MATERIALITY & LOCATION OF SOUTH PERTH.
 - 05 NATIVE FEATURE PLANTING WITH EVERGREEN FEATURE TREES FRAMING THE LOBBY SPACE.
 - 06 STONE COBBLE PORTE COCHERE TO DEFINE SHARED SPACE & DROP OFF
 - 07 INTIMATE SEATING SPACE WITH SCULPTURAL STONE OR ARTWORK ANCHORS THE ARRIVAL / PORTE COCHERE
 - 08 GARDEN BED WITH BOULDERS AND NATIVE WILDFLOWER AND TREE PLANTING TO CREATE A COMFORTABLE MICRO CLIMATE AND SENSE OF PLACE
 - 09 NEW FIRE BOOSTER
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED AND PROTECTED
- NEW TREES

88 MILL POINT ROAD

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LANDSCAPE CONCEPT PLAN - GROUND FLOOR
DECEMBER 2020

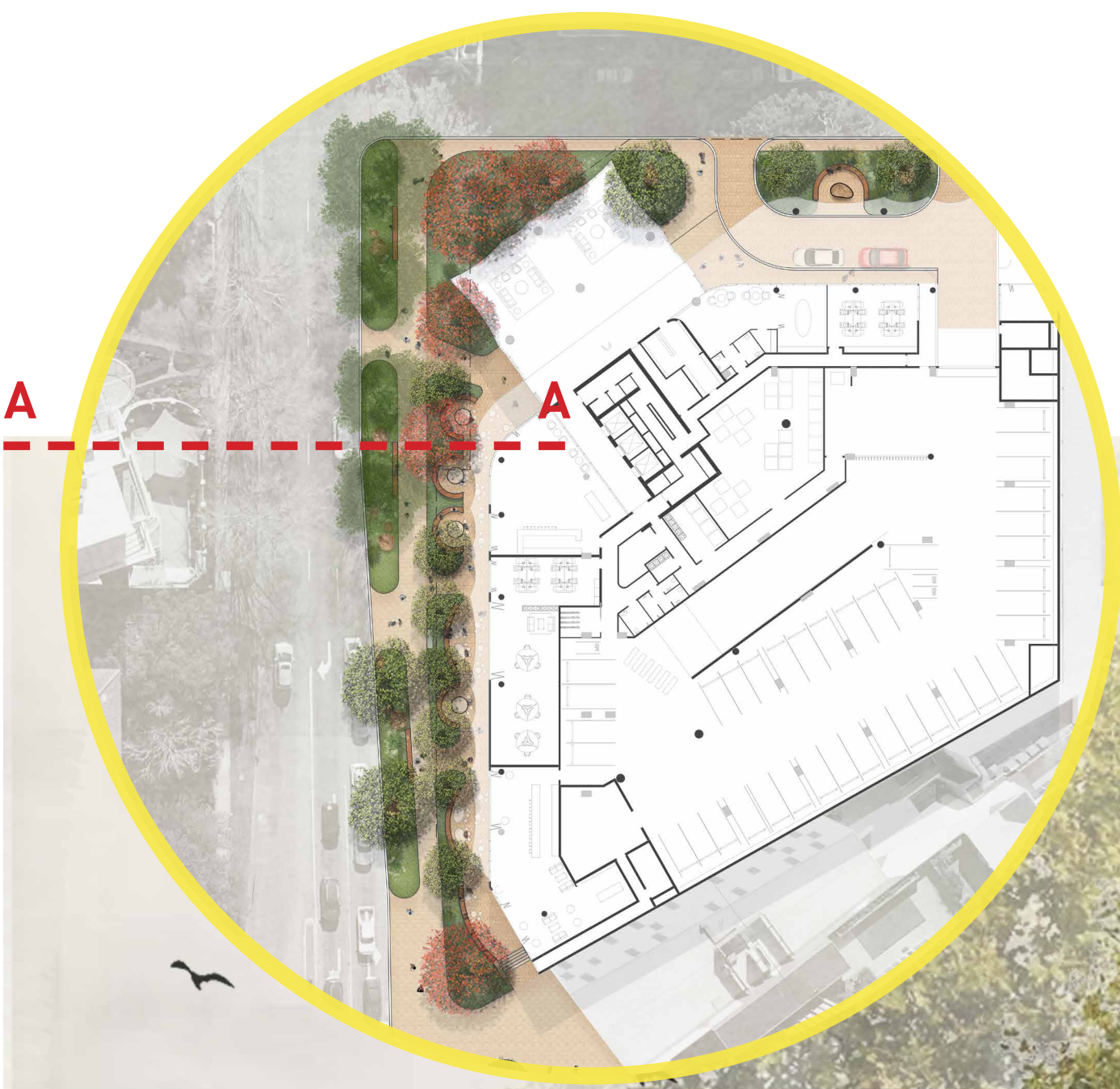
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HARDSCAPE PALETTE - GROUND FLOOR

SURFACE TREATMENTS



OPULENCE 'WHITE ASH' PAVER
- URBAN STONE



DONNYBROOK COBBLESTONE
- ROUGH FINISH



DONNYBROOK COBBLESTONE
- SMOOTH FINISH (INTERNAL)



POLISHED INSITU CONCRETE WALLS

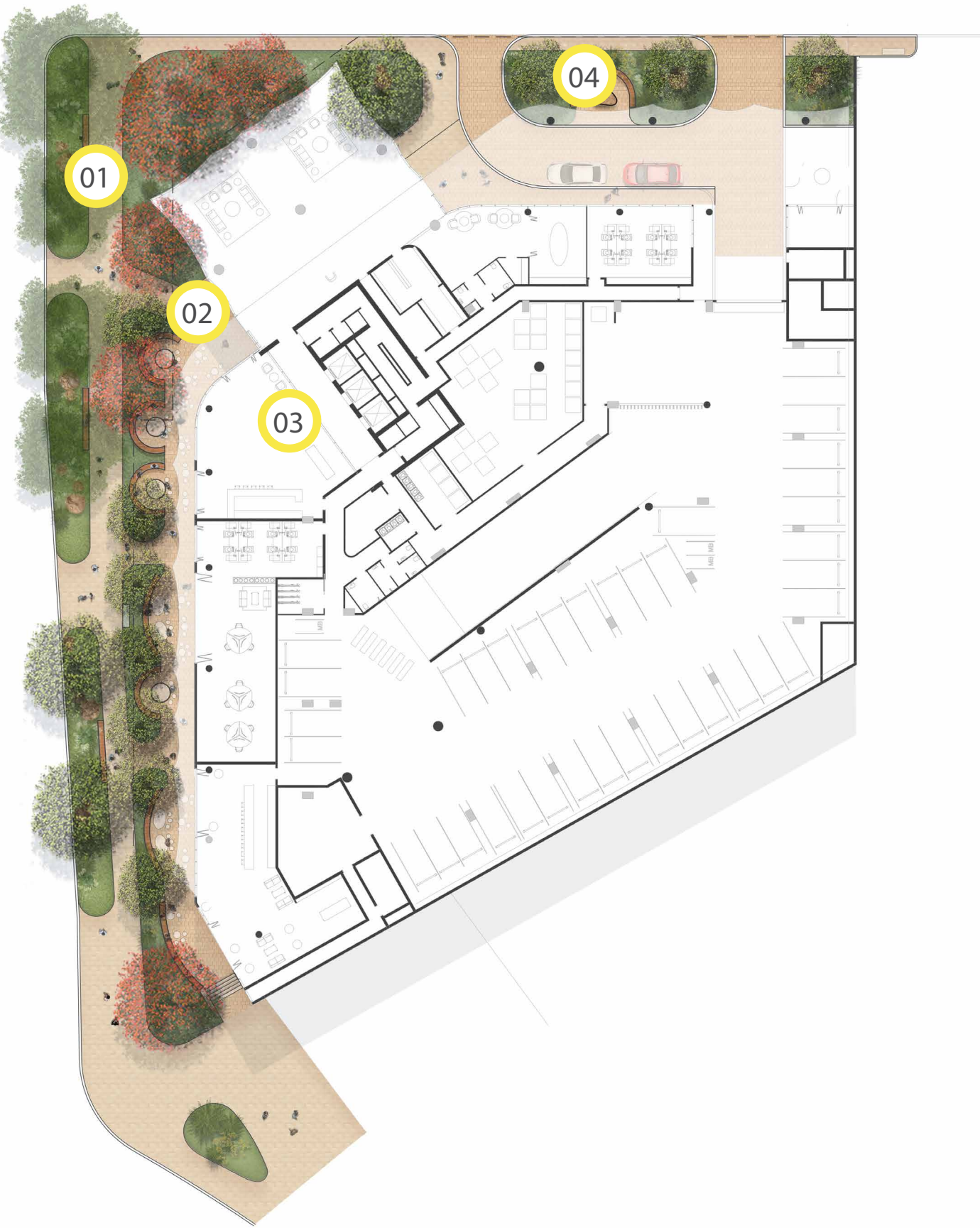
HARDSCAPE ELEMENTS AND FURNITURE



INTERGRATED SEATING WALLS



SANDSTONE SCULPTURE



PLANTING PALETTE - GROUND FLOOR

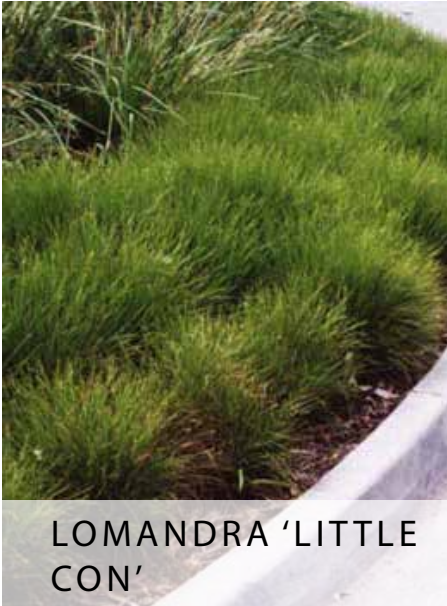
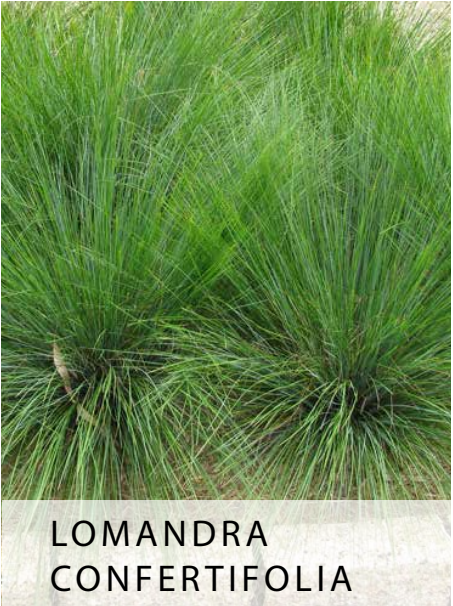
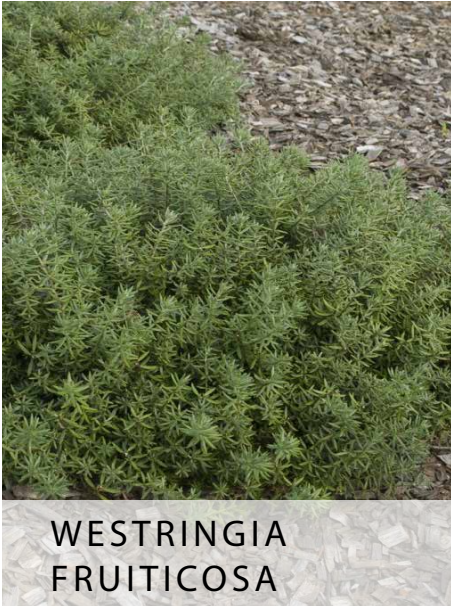
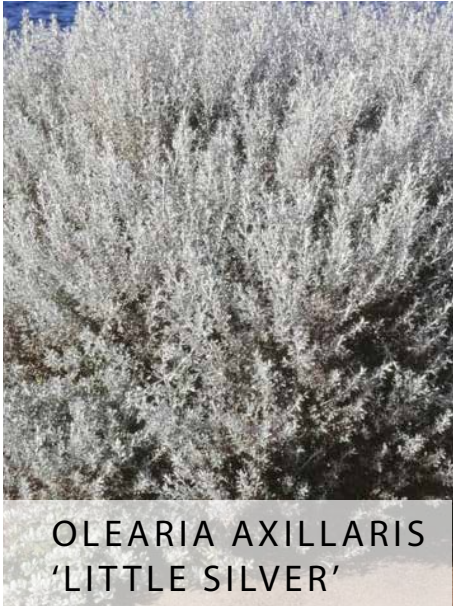
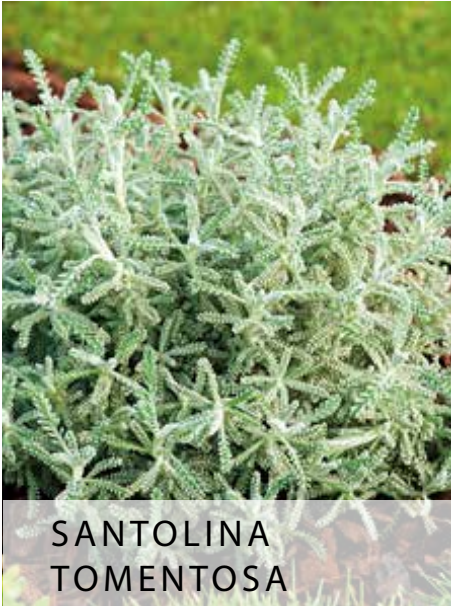
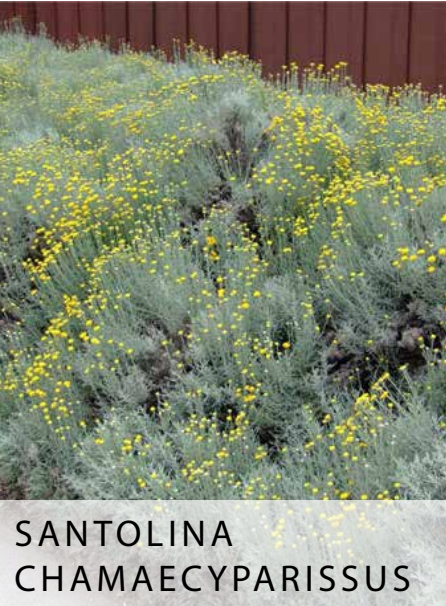
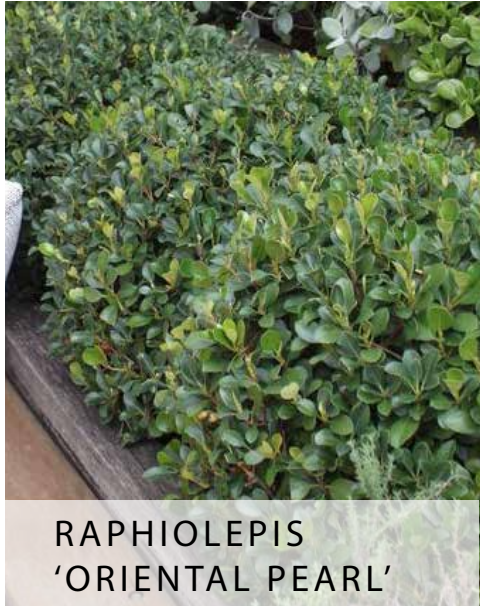
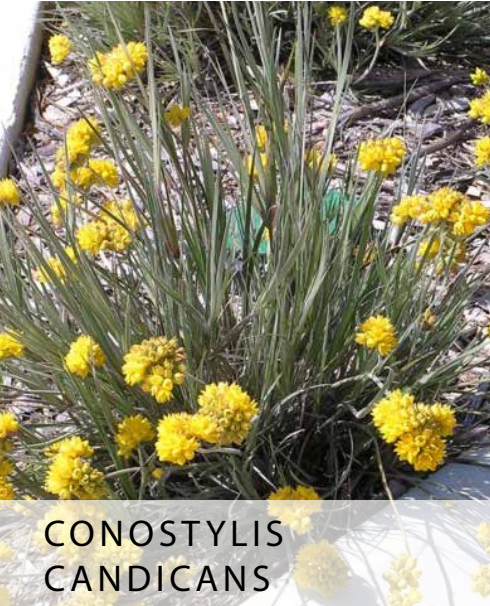
TREES



FEATURE PLANTING



SHRUBS AND GRASSES



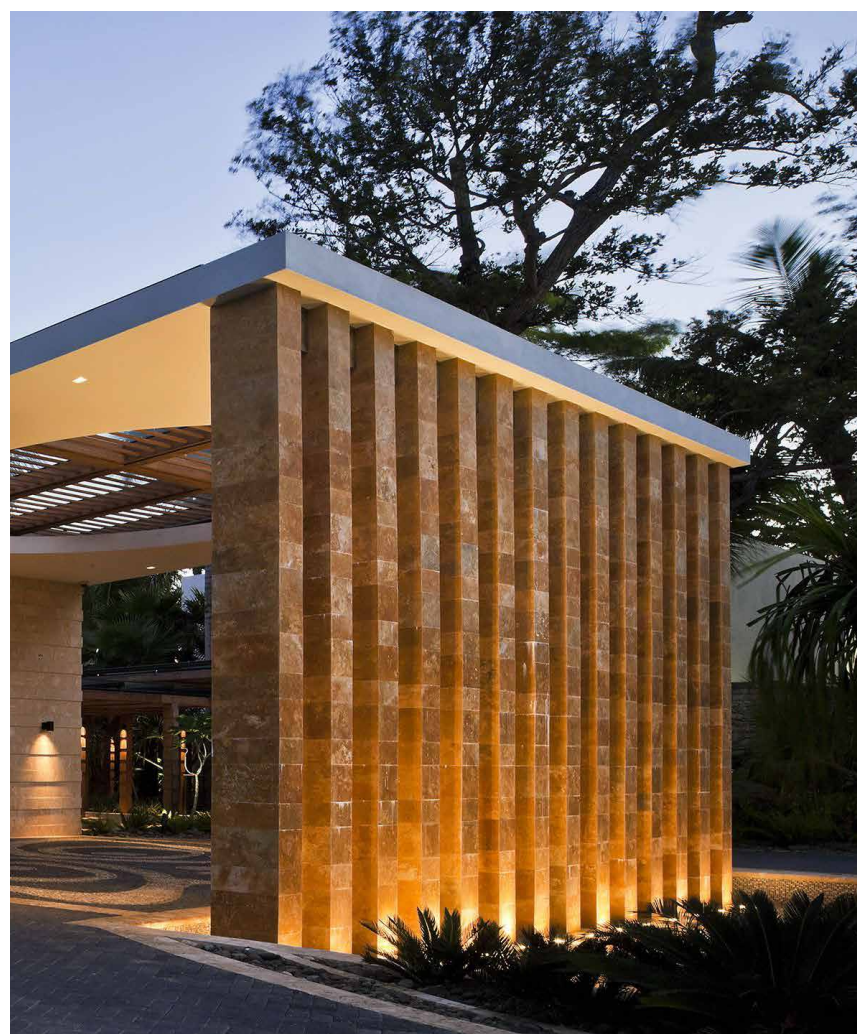
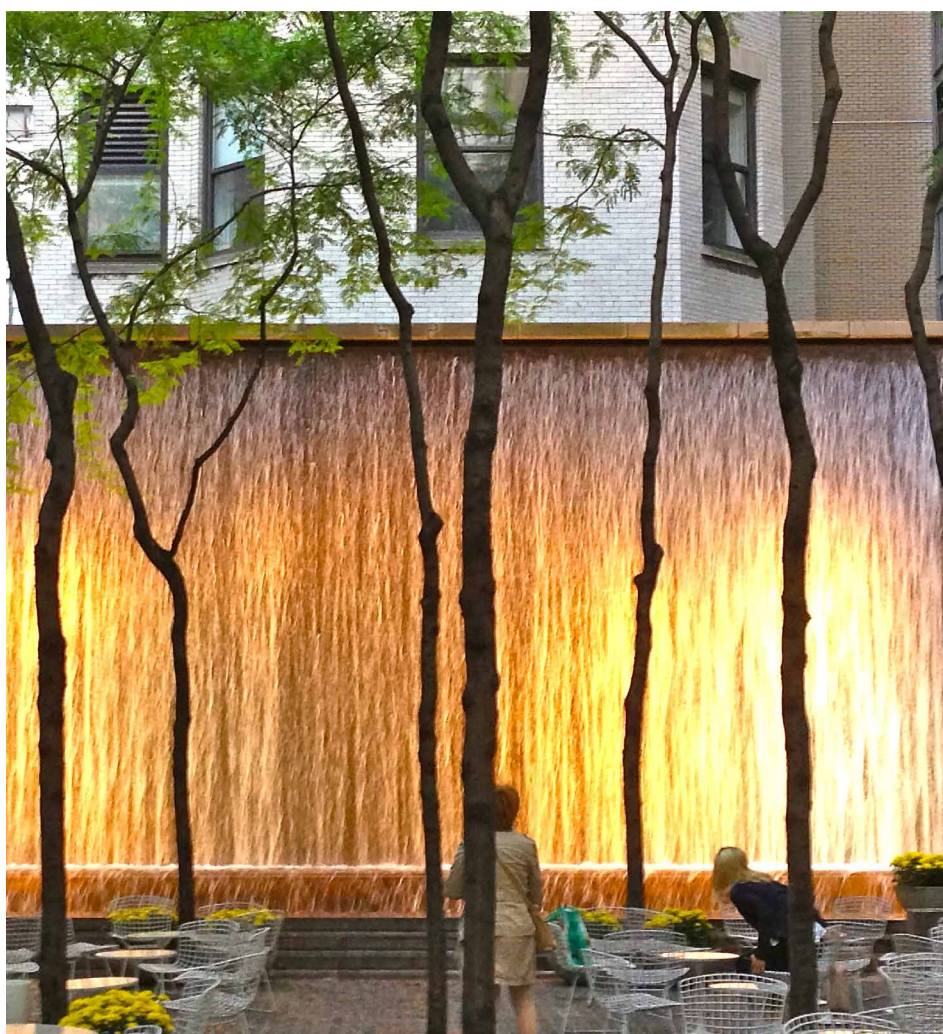
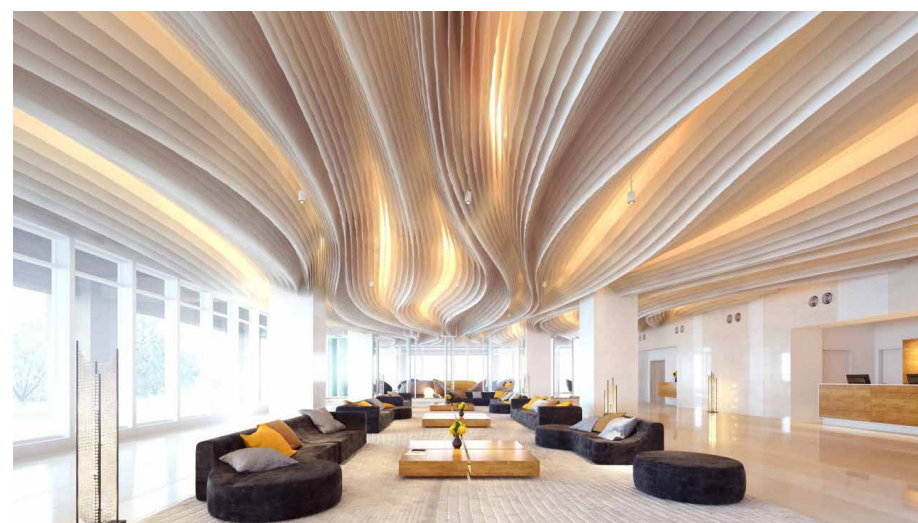
GROUNDCOVERS



ARRIVAL

PORTE COCHERE & LOBBY AREA

- SENSE OF ARRIVING HOME
- WELCOMING, OPEN & INVITING
- GROUNDED / SENSE OF PLACE



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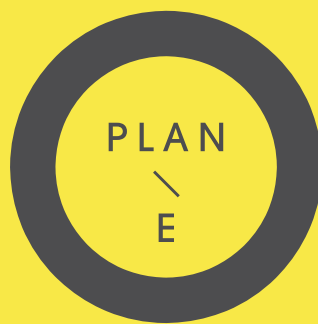
ZONING - GROUND FLOOR
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STREETSCAPE

STREET ACTIVATION

- PERIMETER LANDSCAPE TREATMENT
- SCALLOPED / NATURAL FORMS
- SEATING NOOKS / INTIMATE



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ZONING - GROUND FLOOR
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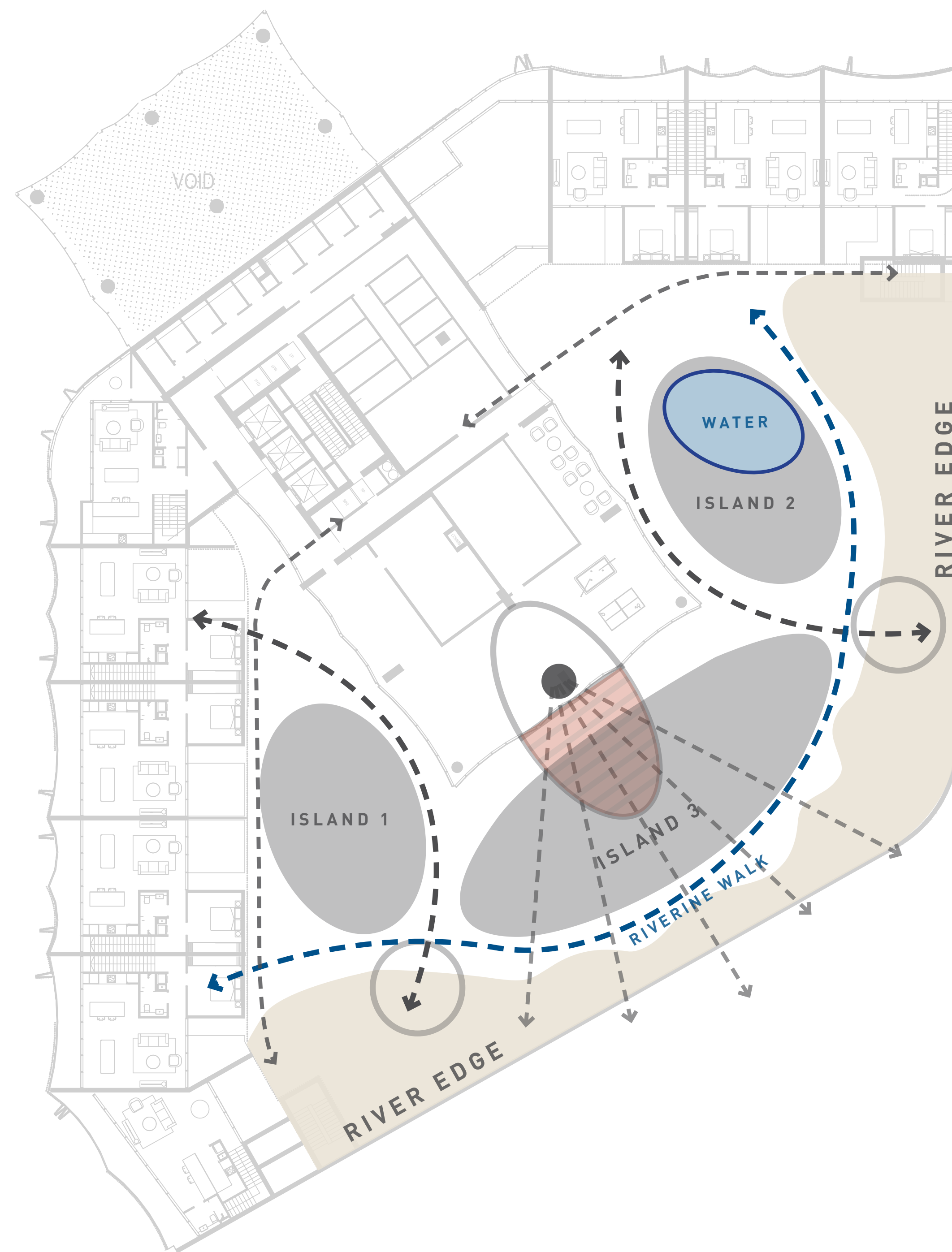
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FOOD AND BEVERAGE

COMMERCIAL ZONE

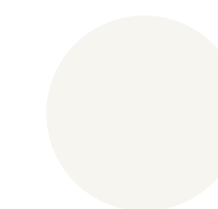
- ALFRESCO DINING
- INTEGRATED LANDSCAPE AND ARCHITECTURE
- DEMARCATED AREAS FOR CAFES AND EATERIES





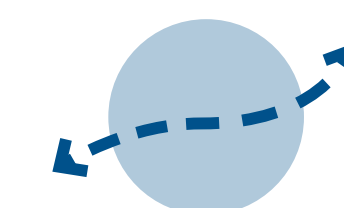
“ISLANDS”

- LUSH/ ‘OASIS’ PLANTING MIXED WITH NATIVE SPECIES
- DEFINED EDGES
- RELAXED ALFRESCO ISLAND LIFESTYLE WITH OUTDOOR SEATING, GROUP GATHERING AND DINING OPPORTUNITIES



RIVER EDGE

- NATIVE PLANTING
- COARSE / TEXTURED / DARKER
- SCREENING AND MOUNDING
- SHADE TREES
- RESPITE WITH SECLUDED SEATING AREAS



RIVERINE

- MAIN MEANDERING PEDESTRIAN PATHWAY
- SANDSTONE PAVING AND CURVED WALLING/EDGING
- ACTIVE WATER PLAY AREA WITH TEXTURED STREAMS AND FEATURE STONES



JETTY



“ WHERE THE CITY MEETS THE WATER EDGE ”

88 MILL POINT ROAD

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CONCEPT DIAGRAM - PODIUM LEVEL

DECEMBER 2020

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MILL POINT RD.

FERRY ST.



LEGEND - PODIUM LEVEL

- 01 GRASS AREAS FOR FLEXIBLE USE AND GROUP GATHERING SET IN GARDEN SPACE
- 02 FAMILY 'OUTDOOR ROOMS' AT END OF PATHWAY AXIS WITH PERGOLA, BBQ AND IN-BUILT BENCH SEATING
- 03 PROPOSED SHADE CANOPY CANTILEVERED FROM TOWER TO ALFRESCO DINING.
- 04 SCULPTURALLY MOUNDED HERB GARDENS WITH ORCHARD TREES AND SEATING
- 05 OUTDOOR LOUNGES WITH FIRE PIT FOR SMALL GROUP GATHERINGS WITH IN-BUILT BENCH SEATING
- 06 SCULPTURAL MOUNDING ALONG THE PERIMETER REFERENCE THE FLUID / SCOLLAPED FORMS CREATED BY WATER MOVEMENT WHILE PROVIDING A GREEN SCREEN & EDGE TREATMENT.
- 07 SCULPTUAL WATER ELEMENT WITH TEXTURED STREAMS AND FEATURE STONES. THIS PROVIDES A TRANQUIL BACKDROP AS WELL AS DISCOVERY / EXPLORATION PLAY.
- 08 THE USE OF SANDSTONE PAVING IS PROPOSED TO THE PODIUM LEVEL.
- 09 OPEN AIR LOUNGE WITH IN-BUILT BENCH SEATING AND SCULPTURAL STONE TABLE/ ARTWORK.
- 10 COVERED WALKWAY.
- 11 OUTDOOR YOGA SPACE
- 12 PLANTERS WITH VERTICAL TIMBER SCREENS PROVIDE A SOFT BUFFER TO TENANTS COURTYARDS
- 13 RAISED DECK SEATING AROUND TREE
- 14 SERVICE VENTILATION



THE FLUID FORMS AND AESTHETICS CREATED BY THE SPATIAL LAYOUT OF THE 'GARDEN ROOMS' CREATE AN ENGAGING SCULPTURAL LANDSCAPE WHEN VIEWED FROM THE TOWER ABOVE.



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LANDSCAPE CONCEPT PLAN - PODIUM LEVEL

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LANDSCAPE SECTION - PODIUM LEVEL SECTION B-B
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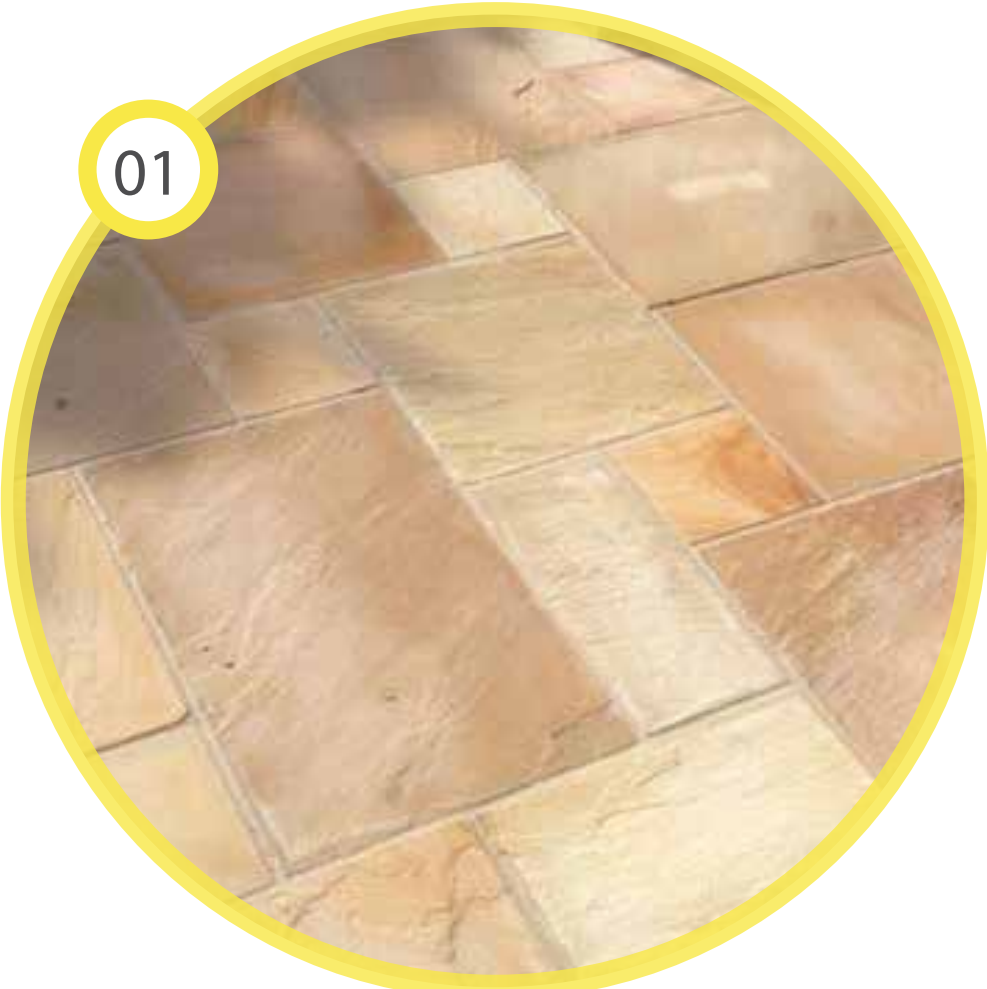
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HARDSCAPE PALETTE - PODIUM LEVEL

SURFACE TREATMENTS



01

DONNYBROOK SANDSTONE PAVING



PACIFIC TEAK TIMBER DECKING



STEEL EDGING



POLISHED INSITU CONCRETE WALLS

HARDSCAPE ELEMENTS AND FURNITURE



INTERGRAED SEATING WALLS



02

SANDSTONE SCULPTURE



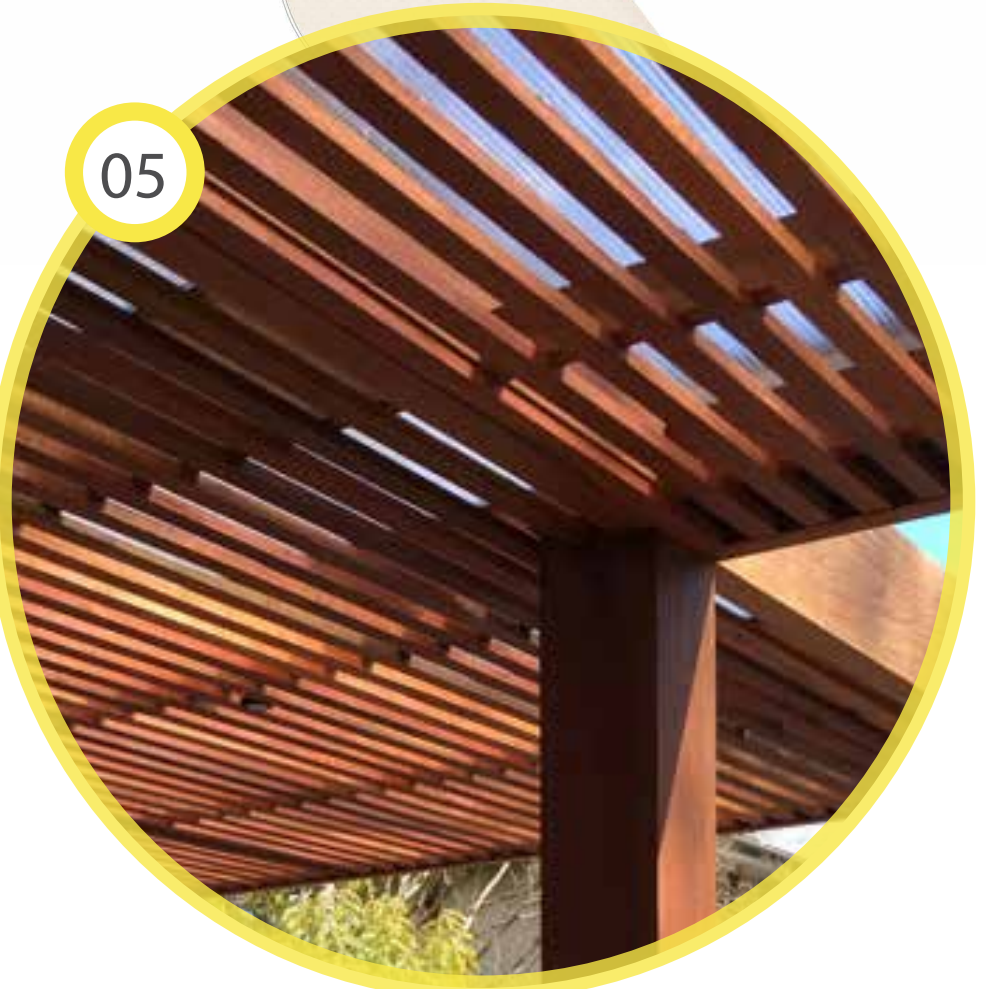
03

FLAGSTONE STEPPERS



04

SHADE STRUCTURES - CORTEN/ALUMINIUM



05

ARBOR STRUCTURE- JARRAH TIMBER



PLANTING PALETTE - PODIUM LEVEL

TREES



WATERHOUSEA FLORIBUNDA



CUPIANOPSIS ANACAROIDES
'TUCKEROO'



AGONIS FLEXUOSA



MELALEUCA VIRIDIFOLIA

FRUIT TREES



CITRUS 'WASHINGTON NAVEL'



CITRUS 'EUREKA LEMON'



CITRUS 'TAHITIAN LIME'



OLEA EUROPAEA 'SWAN HILL'

HERB PLANTING



ROSMARINUS OFFICIANLIS
'PROSTRATE'



THYMUS SERPYLLUM



SALVIA
OFFICINALIS



ALLIUM TUBEROSUM
'GARLIC CHIVES'



ALLIUM
FISTULOSUM



CYMBOPOGON



OREGANUM VULGARE



PARSLEY ITALIAN



MENTHA 'MINT'



OCIMUM
BASILICUM

GENERAL SHRUB AND GROUND COVER PLANTING AS PER GROUND LEVEL



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PLANTING PALETTE - PODIUM LEVEL

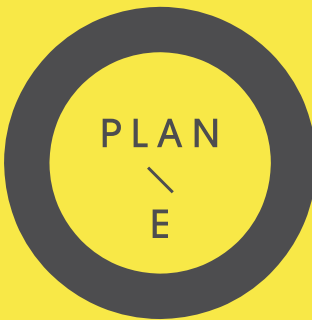
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THE COMMON / AMENITIES

OUTDOOR DINING AND GROUP GATHERING

- CENTRAL COMMUNITY ARBOR
- ALFRESCO DINING AMENITIES IE. BBQ, BAR AND BENCH TOPS
- LONG TABLE FOR LARGE GROUPS
- SCALLOPING SEATING NODES
- HERB GARDEN



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ZONING - PODIUM LEVEL
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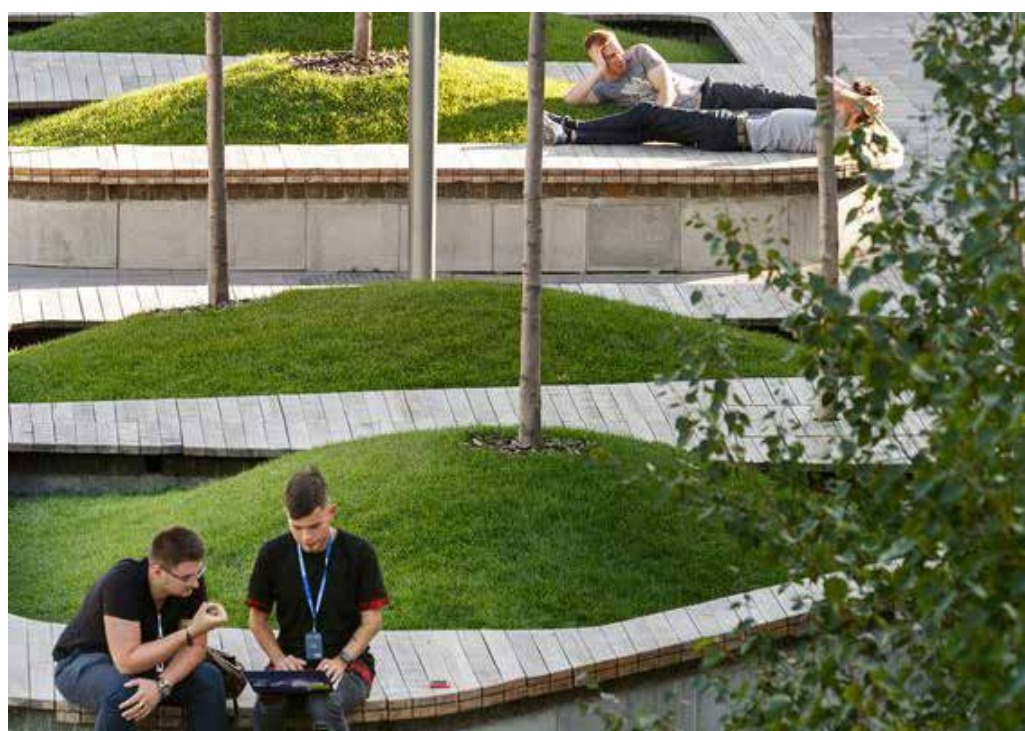


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PASSIVE CONTEMPLATION

- INTIMATE SEATING NOOKS
- SHADE
- WINDING PATHWAYS
- NATIVE AND SENSORY PLANTING
- SCREENING AND WIND PROTECTION



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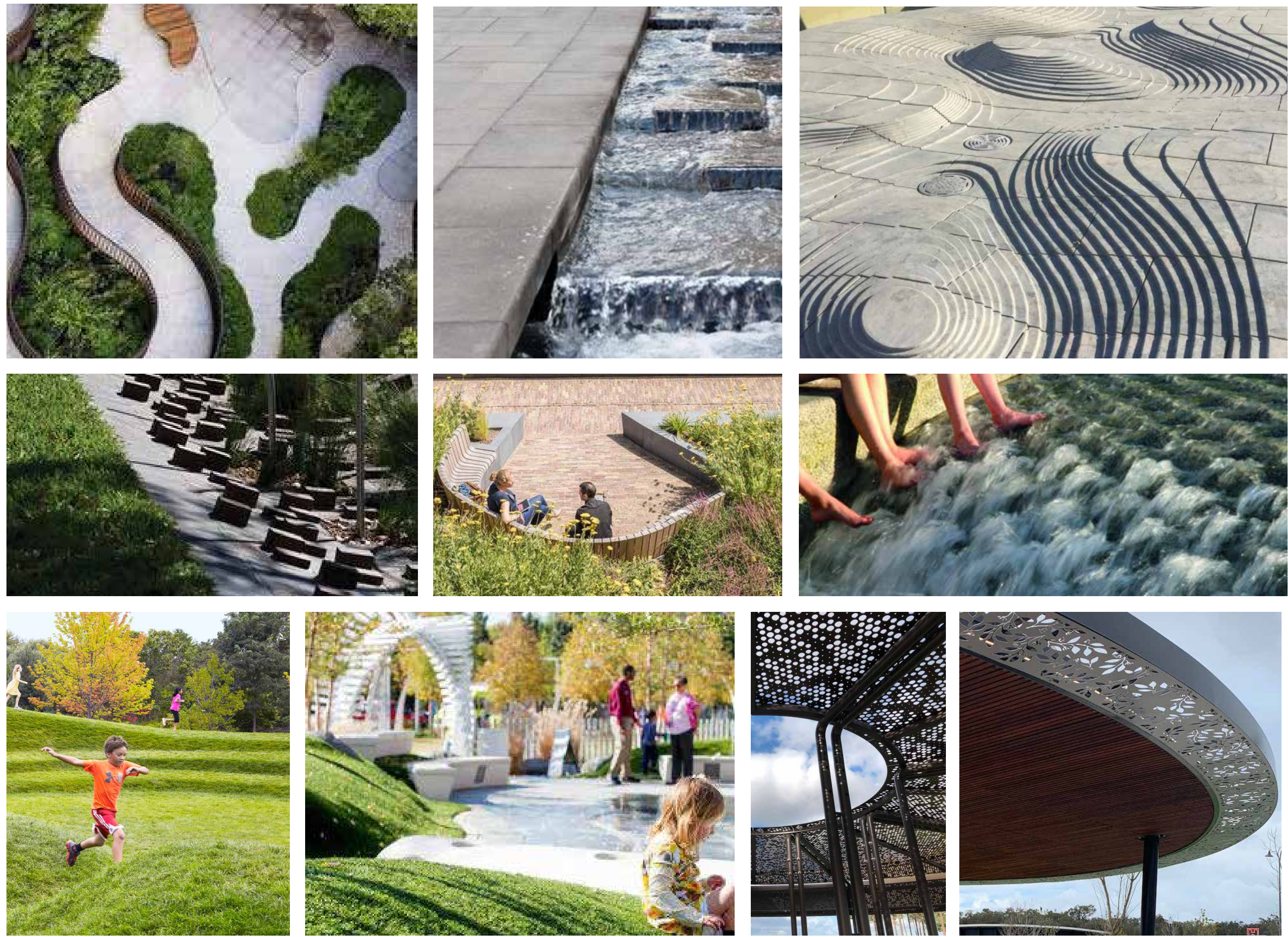


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SEMI]ACTIVE SCULPTURAL GARDEN

- WATER FEATURE / SOUND
- SOFT LIGHTING
- NATURAL FORMS INSPIRED BY 'RIPPLES' AND 'EROSION'



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DESIGN WA COMPLIANCE ITEMS

ITEM 3.3A - TREE CANOPY & DEEP SOIL AREA

REQUIRED DEEP SOIL AREA: 475.5 SQ.M - BASED ON A SITE AREA OF 4755 SQ.M

PROPOSED DEEP SOIL AREA & PLANTING ON STRUCUTRE EQUATES TO APPROX. 3 TIMES THE MINIMUM REQUIRED PROVISION
- REFER TABLES 01-02

REQUIRED TREE CANOPY AREA: 219.6 SQ.M - BASED ON A SITE AREA OF 4755 SQ.M

PROPOSED TREE CANOPY COVER EQUATES TO APPROX. 4 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: 4755 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC DEEP SOIL AREA REQUIREMENTS	>1000 SQ.M	10% OF DEEP SOIL AREA ON SITE (475.5 SQ.M)	PROVIDED DEEP SOIL AREA OF 360 SQ.M
		THEREFORE A3.3.7 APPLIES- ADDITIONAL PLANTING ON STRUCTURE WITH AN AREA OF 2 X SHORTFALL OF 115.5 SQ.M= 231 SQ.M IS REQUIRED.	PROVIDED ADDITIONAL PLANTING ON STRUCTURE AS DEEP SOIL AREA OF 242 SQ.M
			PLANTING ON STRUCTURE (LESS THAN 1M DEPTH) 919 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	360 SQ.M	-	237 SQ.M	597 SQ.M
PODIUM LEVEL	-	242 SQ.M	682 SQ.M	924 SQ.M
TOTAL	360 SQ.M	242 SQ.M	919 SQ.M	1521 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.

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
CITRUS AURANTIUM ‘MIDNIGHT’ SEEDLESS ORANGE’ - DWARF	25L	1M	1.5M
CITRUS LIMON ‘EUREKA LEMON’ - DWARF	25L	1M	1.5M
CITRUS LATIFOLIA ‘TAHITIAN LIME’ - DWARF	25L	1M	1.5M
CUPANIOPSIS ANACARDIOIDES ‘TUCKEROO’	200L	3M	6M
WATERHOUSEA FLORIBUNDA	200L	2-3M	10M
PLATANUS ACERIFOLIA ‘LONDON PLANE TREE’	500L	4M	8-10M
AGONIS FLEXUOSA ‘PEPPERMINT TREE’	200L	3M	6M
MELALEUCA VIRIDIFLORA	200L	3M	6M
OLEA EUROPAEA ‘SWAN HILL’	25L	1M	4M
FICUS RUBIGINOSA	500L	4M	10M

TABLE 04: TREE CANOPY REQUIREMENTS			
	LOT AREA: 4755 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC TREE CANOPY REQUIREMENTS	>1000 SQ.M	4 LARGE TREES (AND SMALL TREES TO SUIT AREA) 1 MEDIUM TREE	MINIMUM OF 219.6 SQ.M OF TREE CANOPY COVER WHICH EQUATES TO APPROX. 4.6 % CANOPY COVER OF THE DEVELOPMENT SITE AREA

TABLE 05: TREE CANOPY COVER				
	SMALL TREES: 2M DIAMETER 3.2 SQ.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	-	10	4	396 SQ.M
PODIUM LEVEL	25	18	-	432.8 SQ.M
TOTAL	80 SQ.M CANOPY COVER AT MATURITY	548.8 SQ.M CANOPY COVER AT MATURITY	200 SQ.M CANOPY COVER AT MATURITY	828.8 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.