

DEVELOPMENT APPLICATION
65 SOUTH TERRACE, FREMANTLE
CLIENT: YOLK PROPERTY

29.01.21 REV C

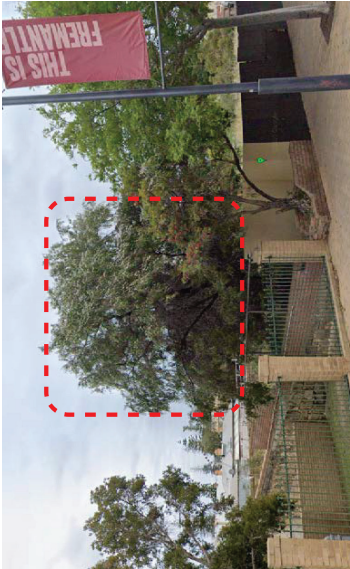


1.0 EXISTING TREES



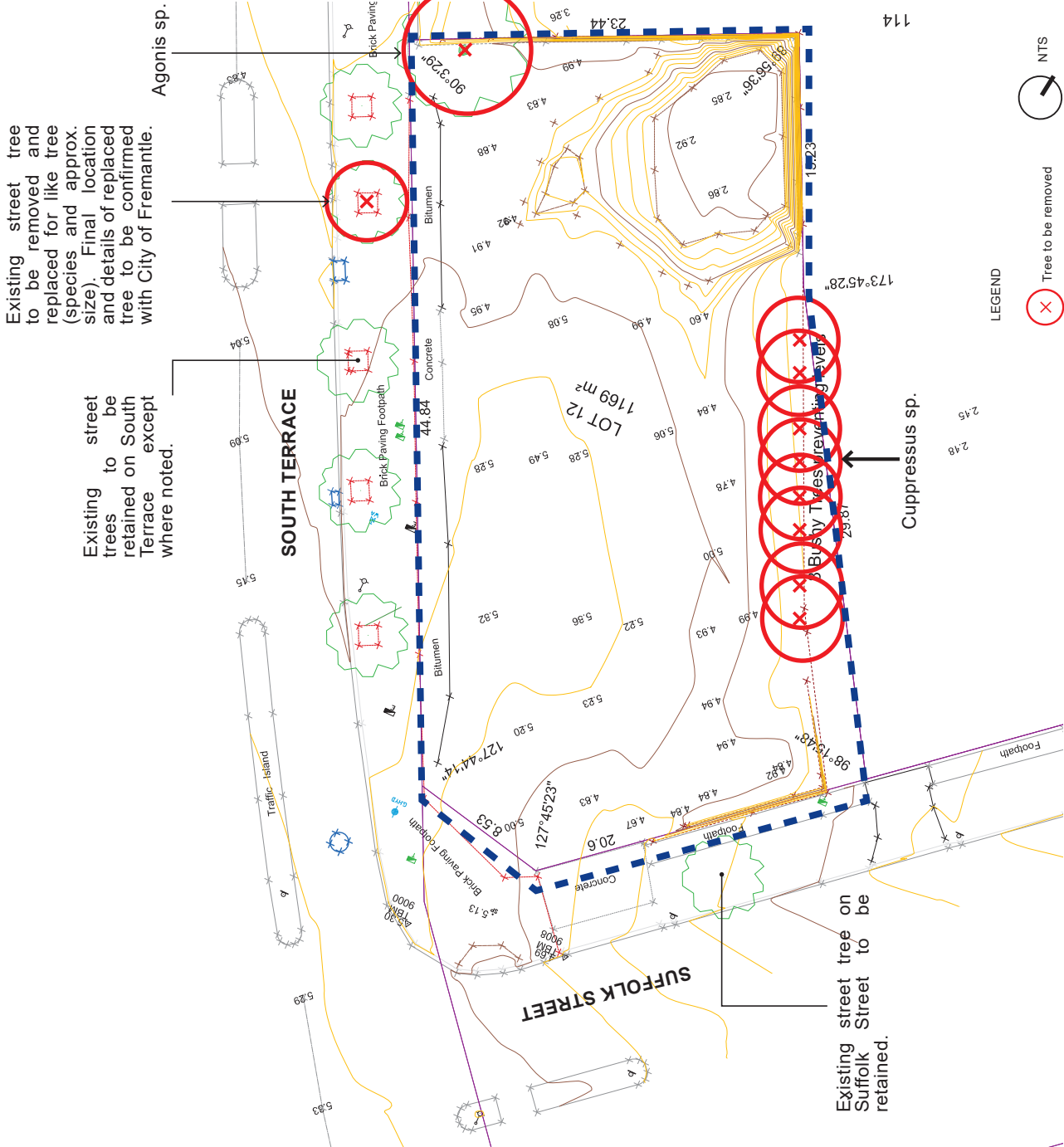
Cupressus sempervirens

The existing Cupressus appear to have a canker or dieback on many of these trees, and would be generally described as low value and poor condition – essentially not worth retaining.



Agonis flexuosa

The existing Agonis sp. (Peppermint tree) appears to be in good condition. Whilst its condition would suggest its worth retaining, we note the constraints of the site. We will note that total tree canopy will be increased from the existing condition to mitigate any concerns on this.



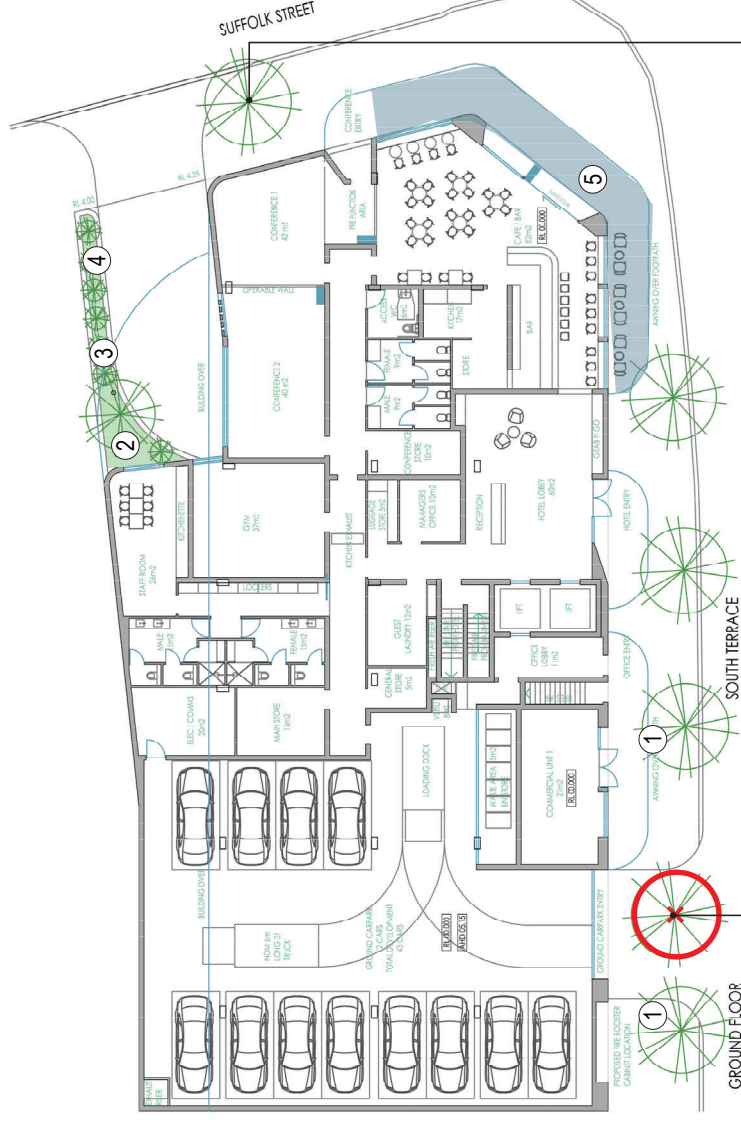
1.1 GROUND FLOOR SITE CONSIDERATIONS

The landscape approach will consider following:

- Retention and protection of existing street trees require further input from the City of Fremantle, including:
 - Consider impact to trees from awning over footpath on South Terrace. Existing mass of trees canopy are at 3-5m height and tree canopy extends into property boundary (refer to Image 1).
 - Existing street tree on South Terrace to be removed and replaced with like tree (species and approx. size). Final location of replaced tree to be confirmed with City of Fremantle.
- Entry from Suffolk Street should minimise impact to rootzone of existing street tree (refer to Image 2) - further input will be required from an arborist and the City of Fremantle.

Ground floor planting:

- Planting in raised planter. North north/west facing. Plants able to withstand high sun exposure and radiant heat from building.
- Allow for soil depth of a minimum of 600mm, but ideally 1000mm to support feature planting.
- Species that 'spill' over the edge of the planter (within the property boundary) to soften the entry to basement.
- Plant palette to reflect a contemporary 'Frejo Vibe' - an eclectic mix of both native and Mediterranean plant species that are waterwise, and well adapted to the conditions and context.
- Activate street corner and soften with planting and alfresco elements.



Existing street tree to be removed and replaced with like tree (species and approx. size). Final location of replaced tree to be confirmed with City of Fremantle.

Existing street tree on Suffolk Street to be retained.

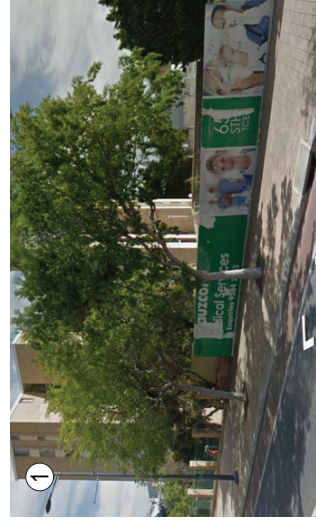


Image 1. Existing Chinese Elm on South Terrace. Source: Nearmap

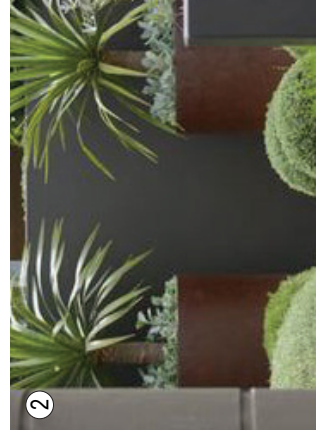


Image 2. Feature planting installed in planter.

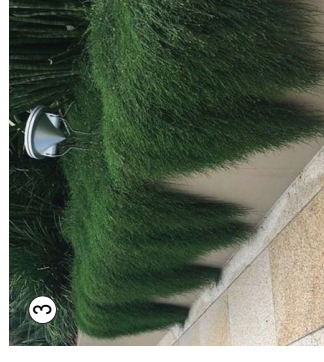


Image 3. Spilling planting over planter wall softens built elements.

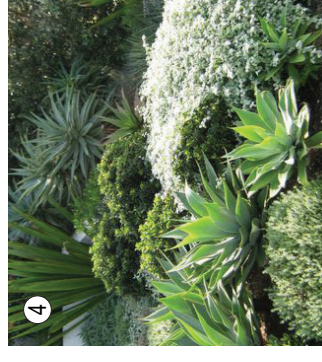


Image 4. Diverse range of native and exotic plantings to reflect 'Frejo Vibe'.

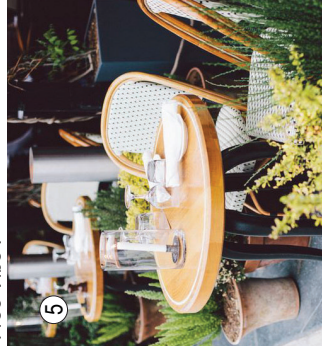


Image 5. Planting in pots with tables and chairs to activate the street edge.

2.0 DEEP SOIL AREAS

DLPH GUIDELINES

MINIMUM DEEP SOIL REQUIREMENTS

Required deep soil area = 10% of total site area

Total site area: 1174m2

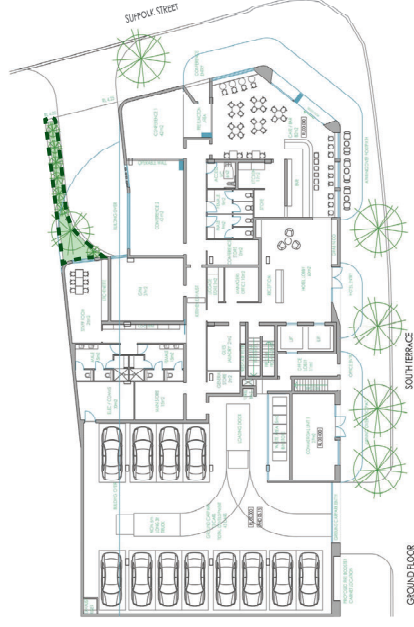
10% total site area: 117m²

Note: Because the minimum deep soil area cannot be met, as per DLP guidelines "planting on structure will be equivalent to an area two times the shortfall in deep soil area provision required".

Therefore:

Required planting on structure area: 234m2

Actual planting on structure: 265m2 ✓



Allocated planting on structure area

GROUND FLOOR

Total soil area: 14.4m2

Soil depth required: 500-600mm

MINIMUM REQUIREMENTS FOR TREES

For site area > 1000m2: 1 x large tree and 1 x medium tree.

Note: Whilst there is not sufficient area for 1 x large tree, the alternative to meet these requirements will be to supplement with **1 x medium tree and 4 x small trees**. Therefore, the total canopy cover provided will exceed that of 1 x large tree and 1 x medium tree.

To be provided: 1 x medium tree and 4 x small trees



Proposed medium tree

Small tree

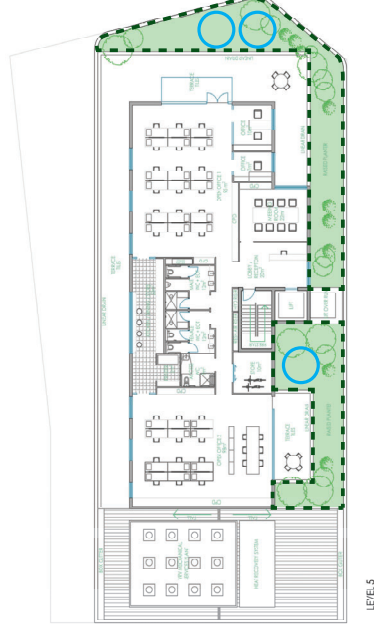
FIRST FLOOR

Total soil area: 98m2

Soil volume required: 57.6m²

Soil depth required: 1000mm

Tree provision: 1 x medium tree and 1 x small tree



FIFTH FLOOR

Total soil area: 154m²

Soil volume required: 21.6m²

Soil depth required: 800mm

Tree provision: 3 x small trees

3.0 GROUND FLOOR CONCEPT LANDSCAPE PLAN

The proposed indicative planting selections provide a range of both exotic and native species that reflect a contemporary 'Freo Vibe'.



Agave attenuata 'Century Plant'
0.6m H x 0.6m W



Acacia cognata 'Bower Wattle'
0.5m H x 0.6m W



Casuarina glauca 'Cousin It'
0.2m H x 1.2m W



Cortelyodon orbiculata
0.3m H x 0.3m W



Leucophyta brownii
0.6m H x 0.6m W



Xanthorrhoea preissii 'Balga'
0.6-2m H x 0.6m W



Precedent Image



4.0 FIRST FLOOR CONCEPT LANDSCAPE PLAN

1:200 @ A3

The indicative planting selections provide a range of both exotic and native species suitable for the conditions and context that are waterwise and lower maintenance.

Strong visual contrast between the silver and green planting coupled with the use of 'drifts' of grasses for movement and visual interest when viewed from Level 1 and above.



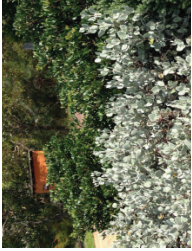
Banksia nivea 'Couch Honey-pot'
0.6m H x 0.8m W



Leucophytia brownii 'Cushion Bush'
0.5m H x 0.5m W



Lomandra 'Seascape'
0.6m H x 0.6m W



Atriplex cinerea Coastal Saltbush
0.5m H x 0.6m W



Rhagodia baccatta 'Barrier Saltbush'
0.6m H x 0.6m W



Senecio serpens 'Chalksticks'
0.3m H x 0.8m W



1 Xanthorrhoea 'Grass Tree'



2 Banksia integrifolia 'Coastal Banksia'



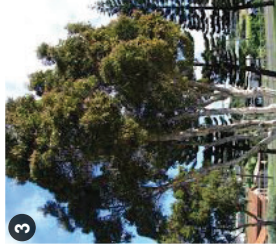
3 Melaleuca quinquenervia 'Paperbark Tree'



SMALL ORNAMENTAL
Xanthorrhoea
'Grass Tree'
0.5-1.5m H x 1.5m W



SMALL TREE
Banksia integrifolia
'Coastal Banksia'
4-6m H x 3-4m W

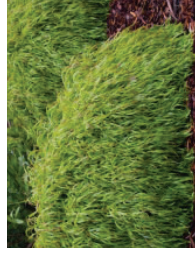


MEDIUM TREE
Melaleuca quinquenervia
'Paperbark Tree'
8-12m H x 4-6m W

5.0 FIFTH FLOOR CONCEPT LANDSCAPE PLAN

The indicative planting selections provide a range of both exotic and native species suitable for the conditions and context that are waterwise and lower maintenance.

Plant form and habit include 'spilling' and 'weeping' species contrasting with the strong architectural form of the Agave creating a feeling of softness and calm within the space.



Acacia cognata 'Bower Wattle'
0.6m H x 0.8m W



Agave attenuata 'Century Plant'
0.6m H x 0.6m W



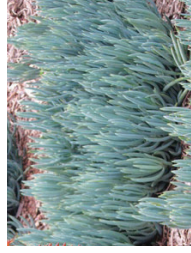
Helichrysum petiolare "Licorice Plant"



Lomanda 'Seascape'
0.6m H x 0.6m W



Salvia leucantha 'Mexican Sage'
0.6m H x 0.8m W



Senecio serpens 'Chalksticks'
0.3m H x 0.8m W

1:200 @ A3



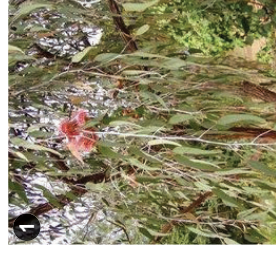
LEGEND



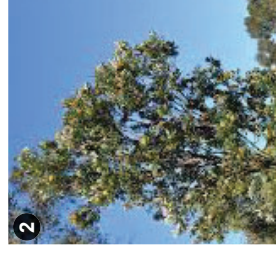
1 Eucalyptus caesia
'Silver Princess'



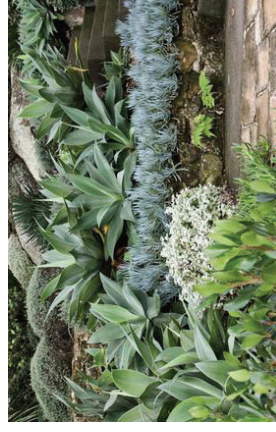
2 Banksia integrifolia
'Coastal Banksia'



SMALL TREE
Eucalyptus caesia
'Silver Princess'
3m H x 2-3m W



SMALL TREE
Banksia integrifolia
'Coastal Banksia'
3-4m H x 2-3m W



Precedent Image