

122 MARINE PARADE - COTTESLOE



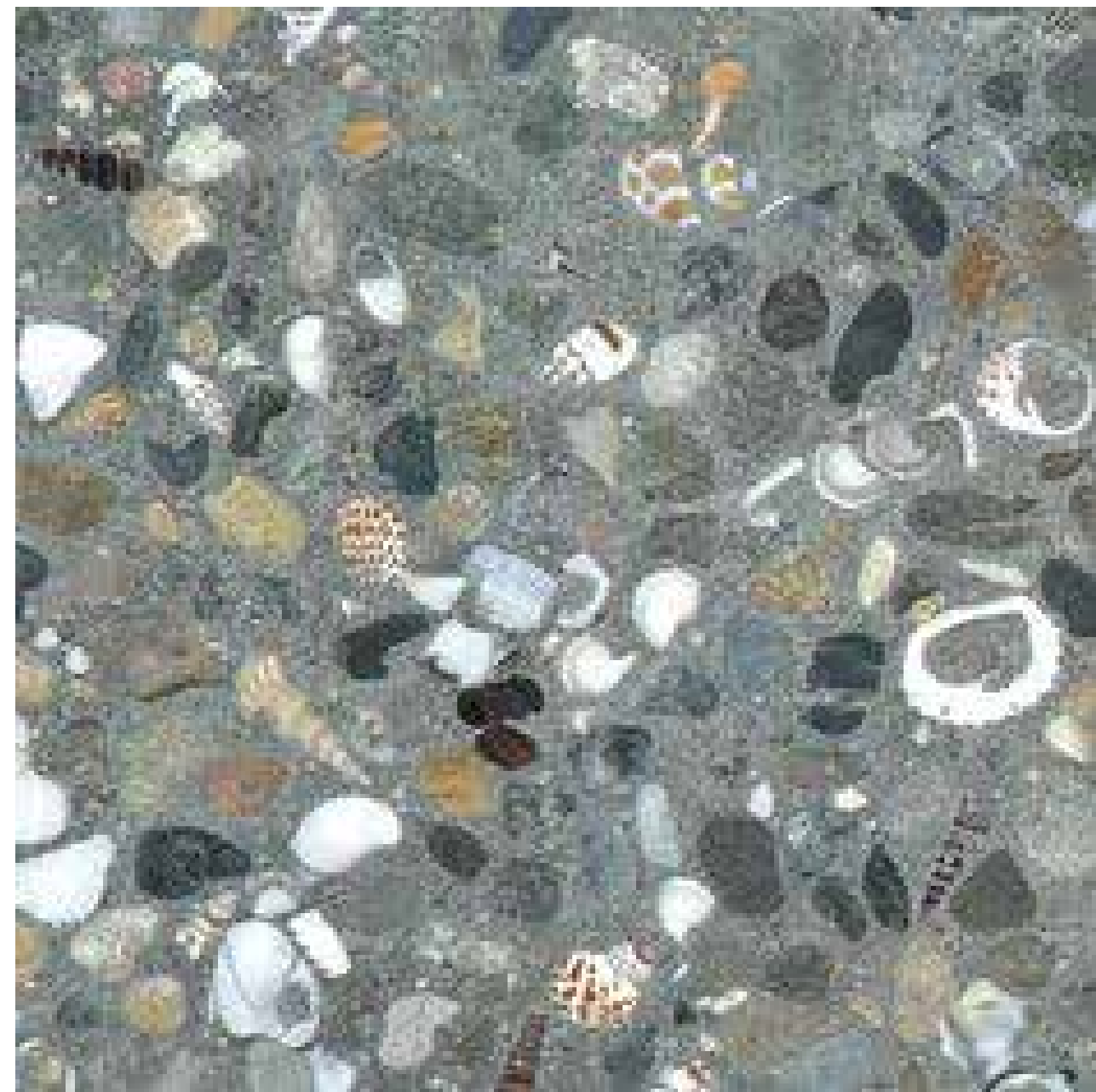
LANDSCAPE MASTERPLAN
JULY 2022

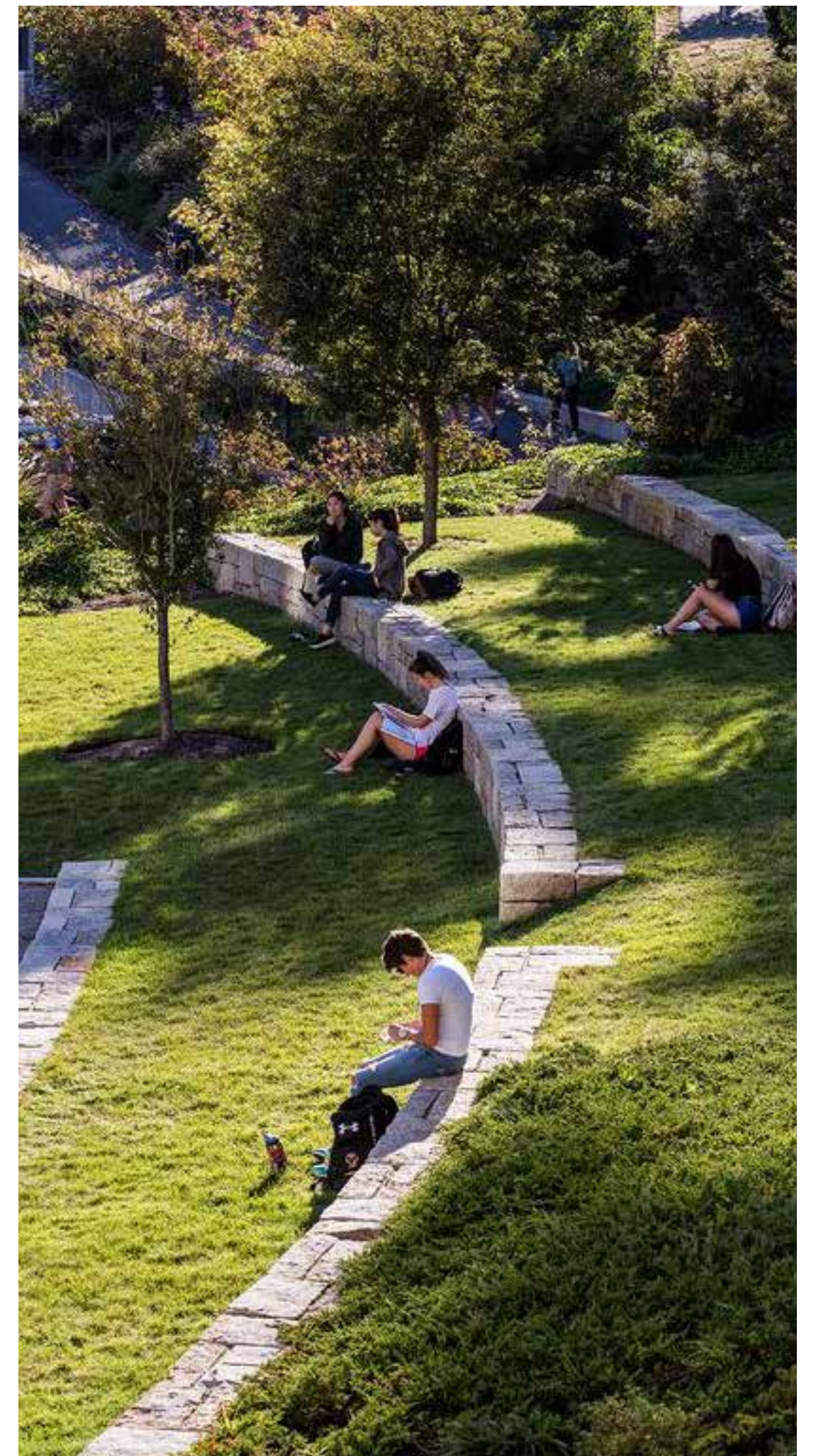


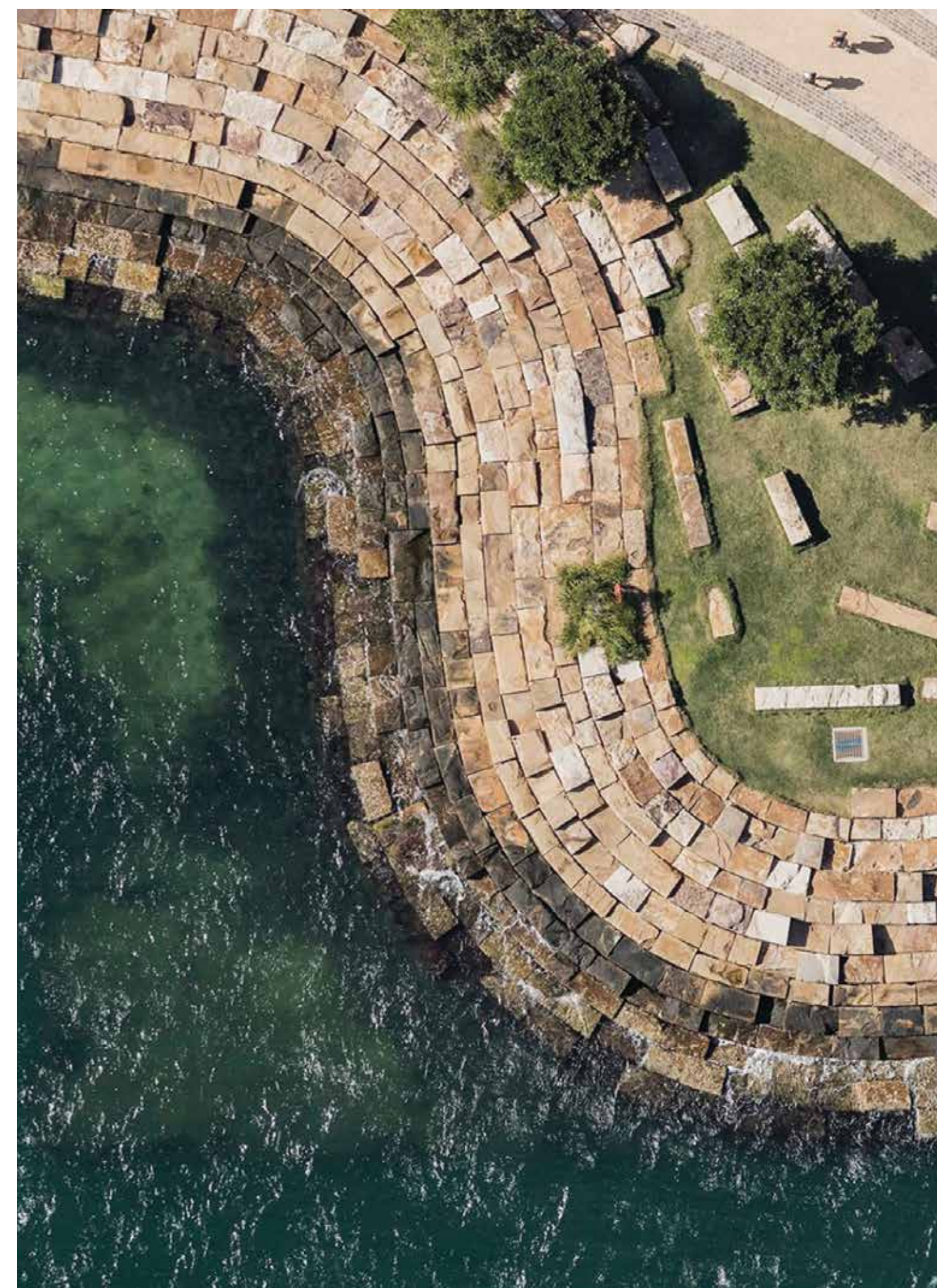
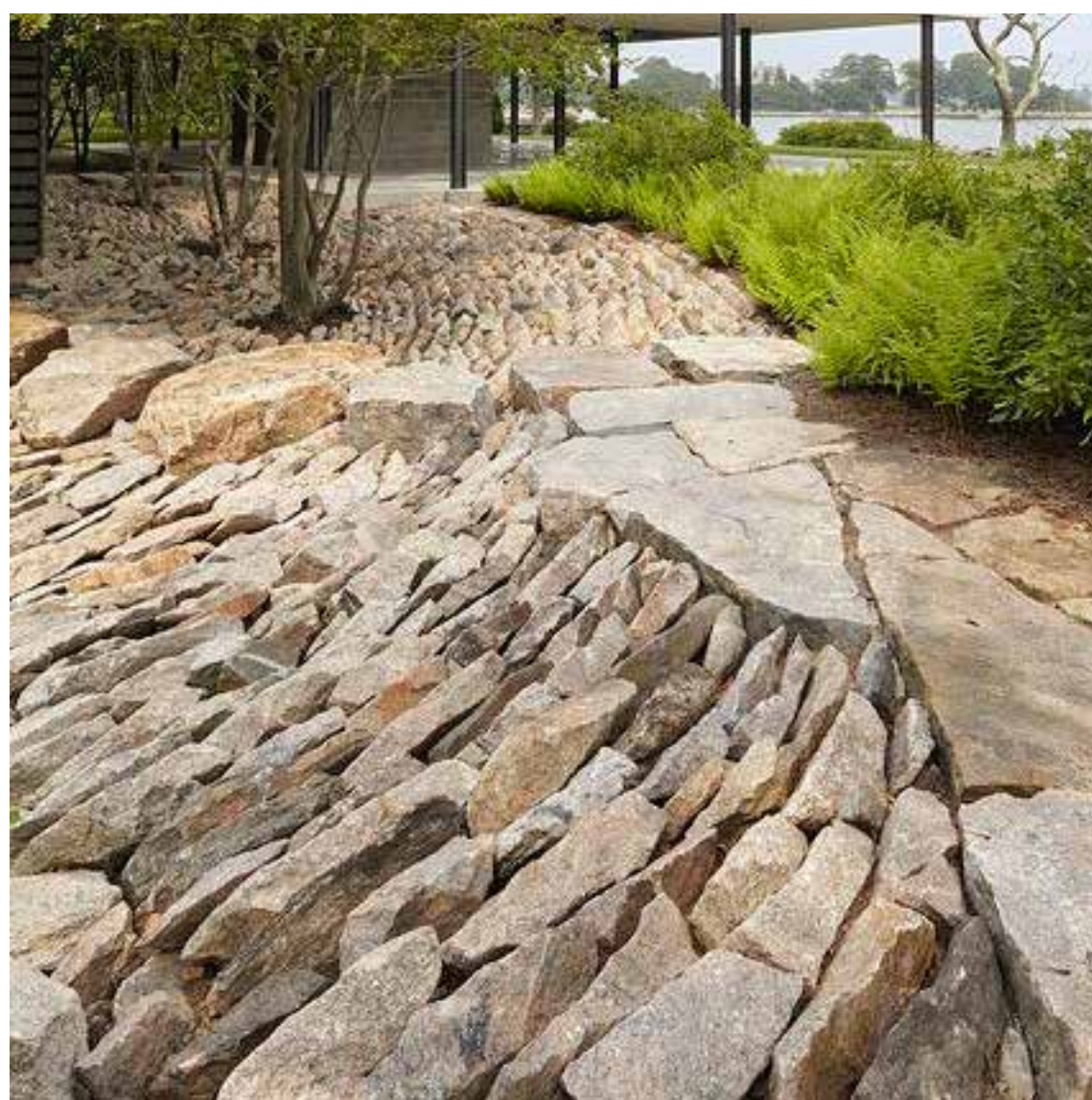
02

LANDSCAPE NARRATIVE + THEMING









03

LANDSCAPE CONCEPT





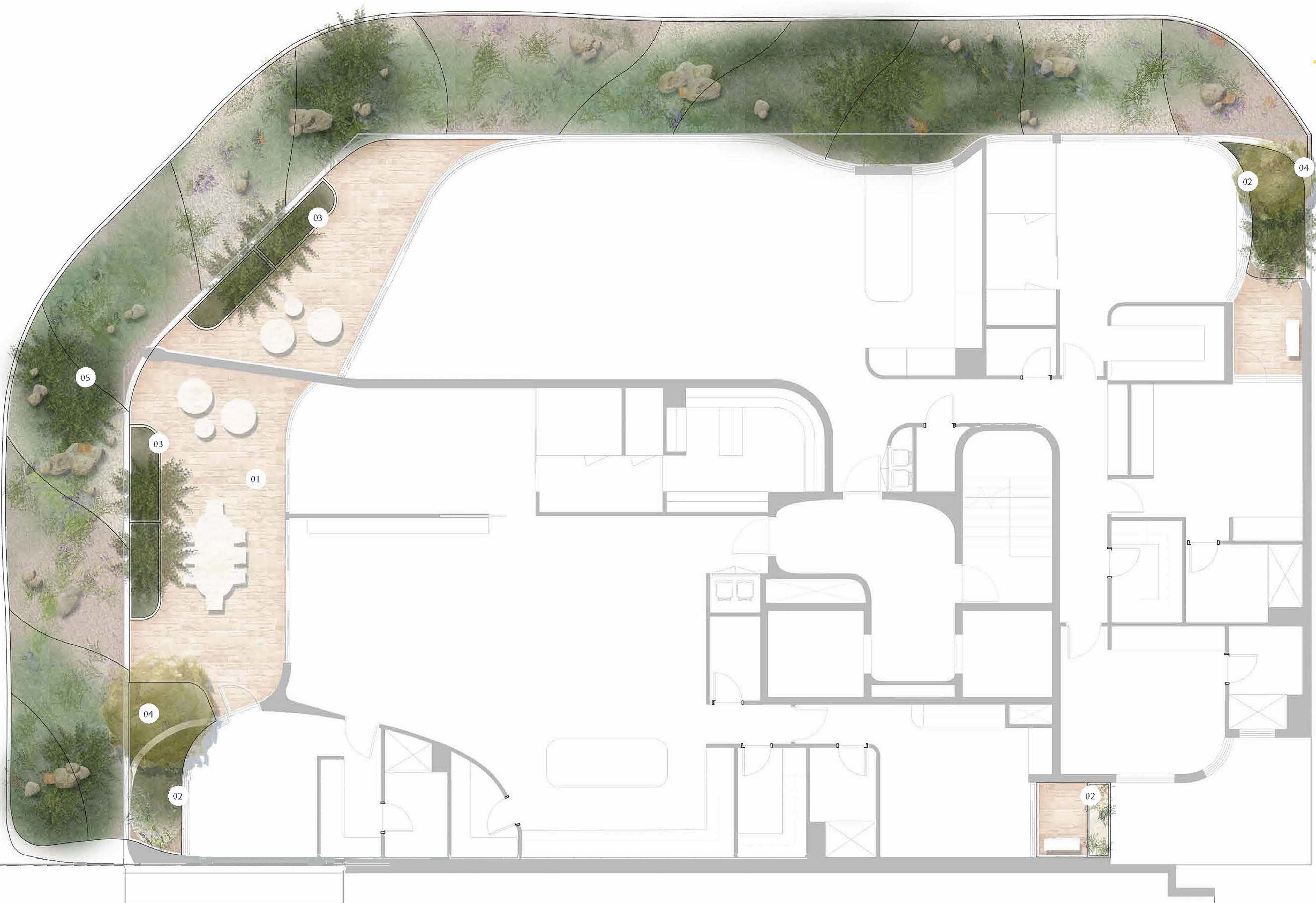
GROUND FLOOR - LEGEND

- 01 EXPOSED AGGREGATE CONCRETE PAVING TO MARINE PARADE + NAPIER STREET FRONTAGE, WITH FEATURE SEA SHELL + LOCAL AGGREGATE FINISH
- 02 ALFRESCO NOOK WITH INTEGRATED SEATING + GARDEN BED PLANTING TO ACTIVATE MARINE PARADE
- 03 RAMPED OPEN TURF AREA TO PROVIDE A FLEXIBLE USE SPACE ENHANCING THE VISUAL CONNECTION TO COTTESLOE BEACH
- 04 SAW FINISH SANDSTONE BOULDER WALL WITH FLOATING TIMBER + STEEL BENCH SEAT OVER. BENCH SEAT PROVIDES FOCAL PUBLIC GATHERING POINT + ALFRESCO EXTENSION TO GROUND FLOOR COMMERCIAL TENANCY
- 05 CENTRAL SCULPTURAL STONE INSTALLATION WITH FLOATING TIMBER + STEEL BENCH SEATING FOR PUBLIC GATHERING + ALFRESCO OPPORTUNITIES FOR GROUND FLOOR COMMERCIAL TENANCY
- 06 PROPOSED GARDEN BED PLANTING WITH NATIVE COASTAL PLANTS
- 07 RAISED GARDEN BED ISLAND WITH FEATURE UNDULATING CONCRETE WALLS
- 08 PORPHYRY COBBLESTONE DRIVE REFERENCING THE COLOUR PALETTE OF COTTESLOE BEACH
- 09 BIN STORE + LOW CREEPER GARDEN BED FOR VISIBILITY
- 10 SCULPTURAL CONCRETE BENCH SEATS GARDEN + TURF EDGING PROVIDES A MONOLITHIC EDGE TO PUBLIC SPACE + DELINEATES PRIVATE VEHICLE ENTRY
- 11 OPPORTUNITY TO INCORPORATE FEATURE COLOURED + GLAZED BRICKWORK THROUGH PEDESTRIAN ENTRY WALK



LEVEL 1 - LEGEND

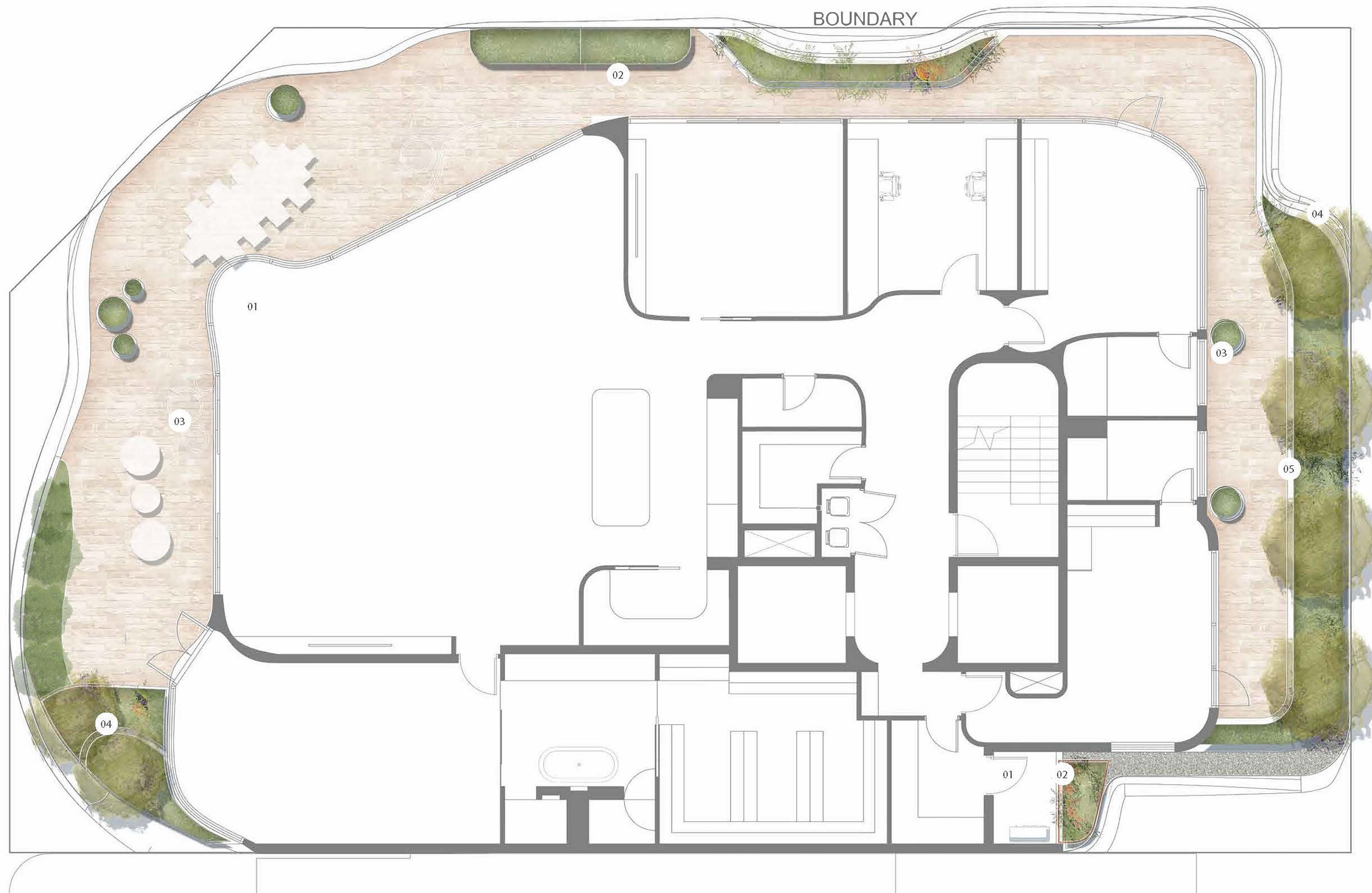
- 01 PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
- 02 POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE A COSY ATMOSPHERE (1m DEEP)
- 03 FEATURE POTS WITH NATIVE PLANTING
- 04 PROPOSED TREE IN RAISED PLANTER (1m DEEP)
- 05 SCULPTURAL GARDEN WITH DECORATIVE GRAVEL PAVING, ROCK BOULDERS + MATURE PLANTING COLOCATED TO ARCHITECTURAL COLUMNS





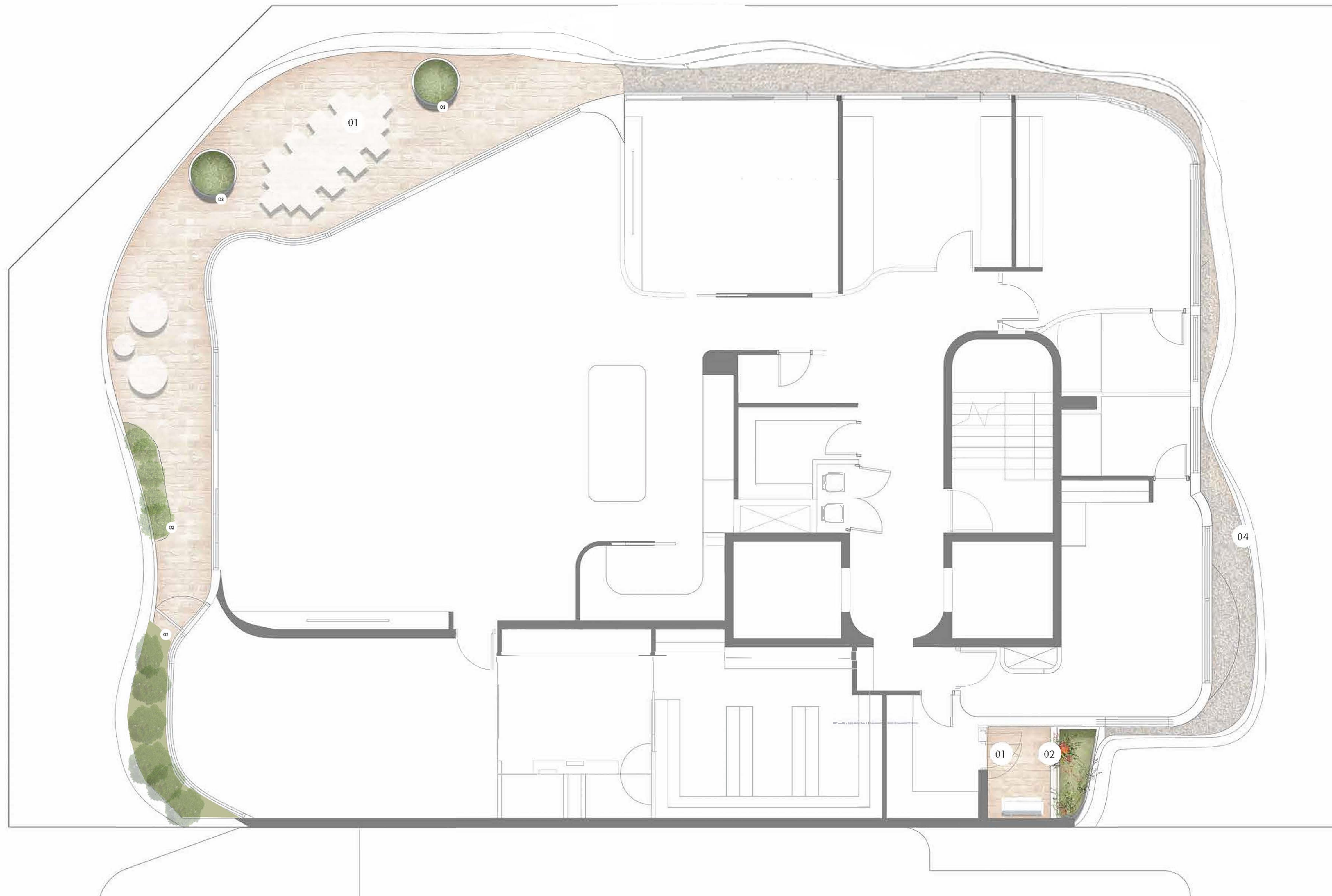
LEVEL 2 - LEGEND

- 01 PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
- 02 POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE A COSY ATMOSPHERE (1M DEEP)
- 03 FEATURE POTS WITH NATIVE PLANTING
- 04 PROPOSED TREE IN RAISED PLANTER (1M DEEP)



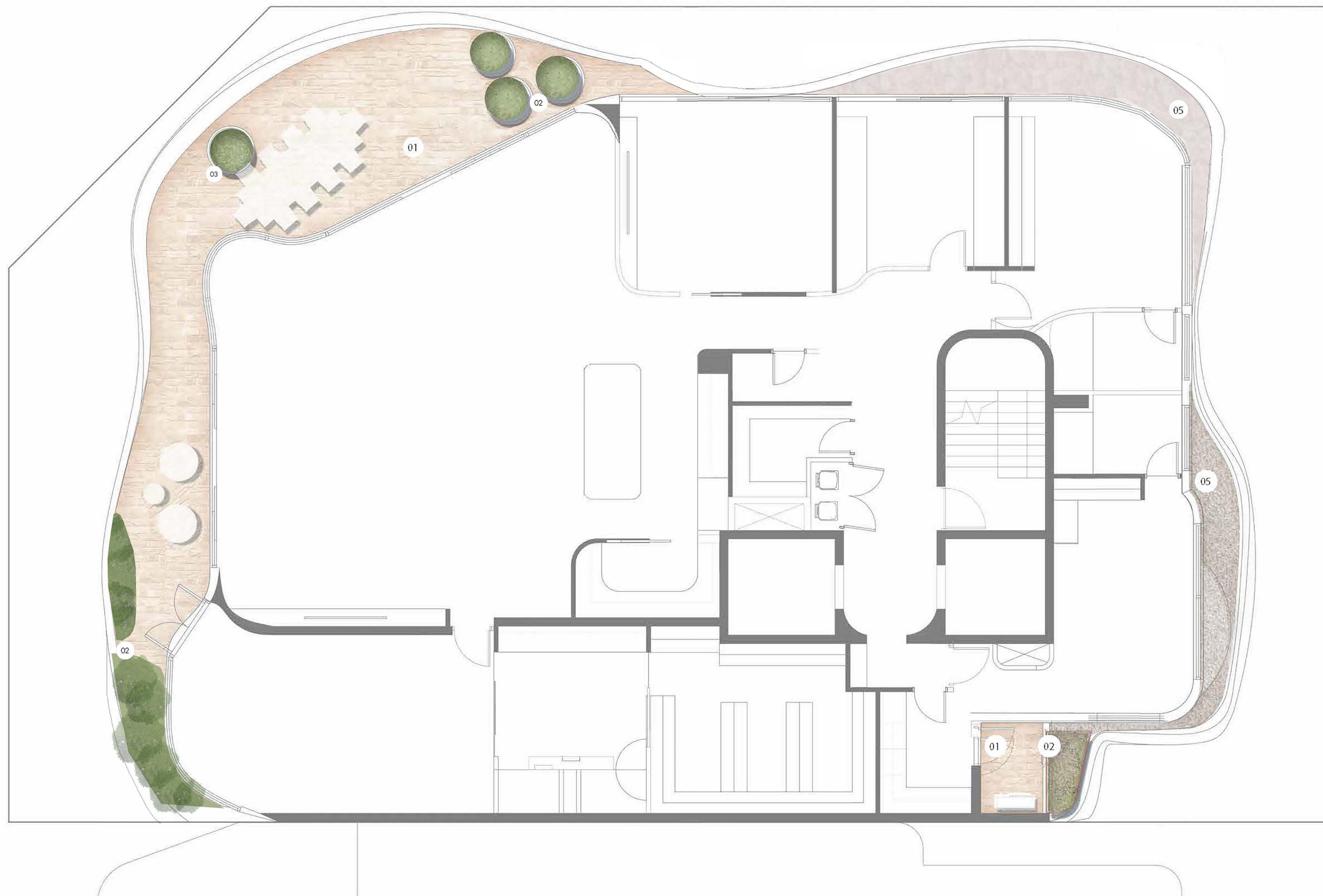
LEVEL 3 - LEGEND

- 01 PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
- 02 POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE A COSY ATMOSPHERE (1m DEEP)
- 03 FEATURE POTS WITH NATIVE PLANTING
- 04 PROPOSED TREE IN RAISED PLANTER (1m DEEP)
- 05 WATERPROOFED MASONRY WALL WITH INTERNAL STEEL PLANTER UNIT, WITH SELF CONTAINED IRRIGATION AND DRAINAGE. MIN. 1200MM DEEP SOIL AREA



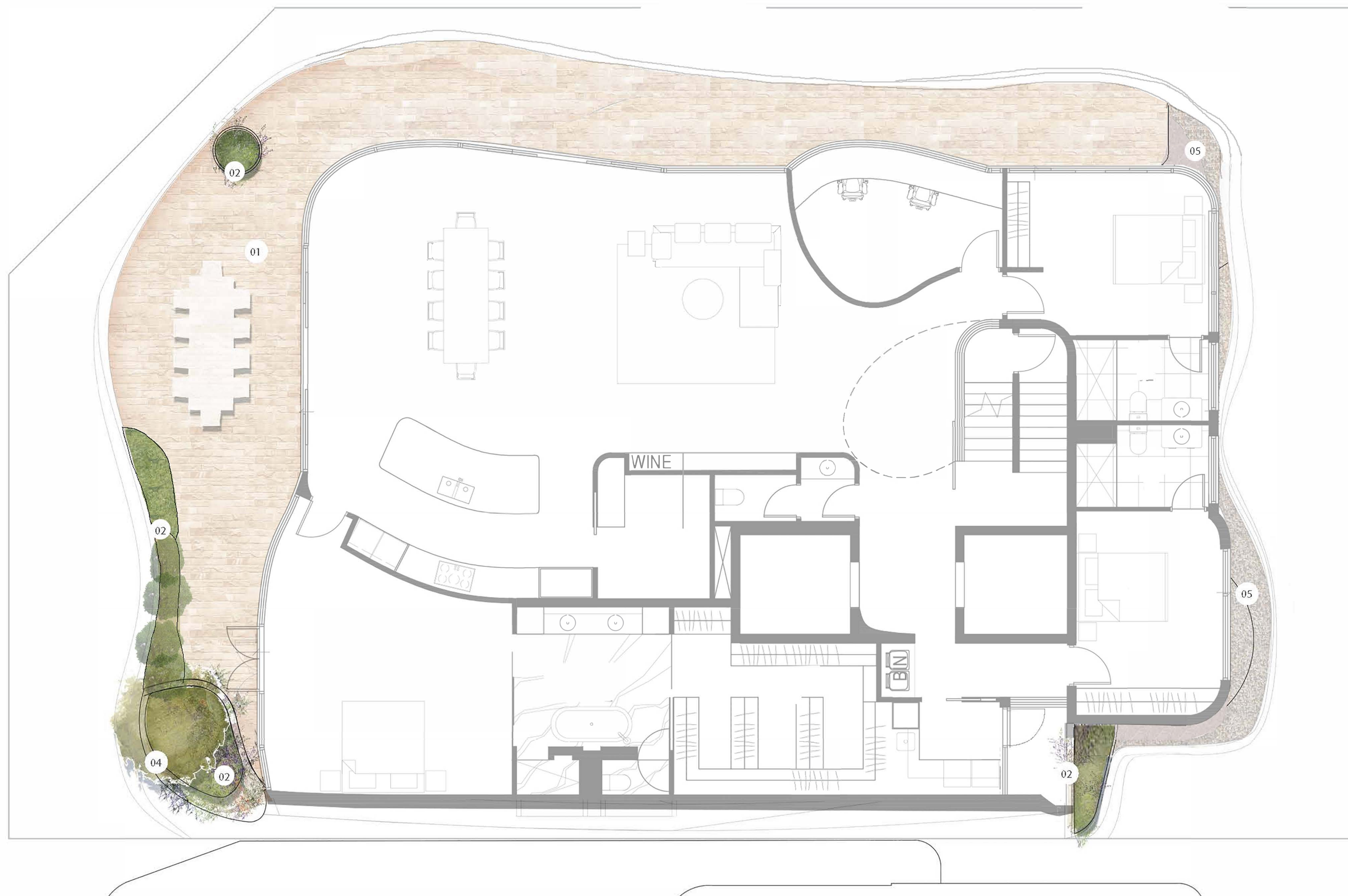
LEVEL 4 - LEGEND

- 01 PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
- 02 POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE A COSY ATMOSPHERE (1m DEEP)
- 03 FEATURE POTS WITH NATIVE PLANTING
- 04 DECORATIVE LOOSE GRAVEL PAVING



LEVEL 5 - LEGEND

- 01 PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
- 02 POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE A COSY ATMOSPHERE (1M DEEP)
- 03 FEATURE POTS WITH NATIVE PLANTING
- 04 PROPOSED TREE IN RAISED PLANTER (1M DEEP)
- 05 DECORATIVE LOOSE GRAVEL PAVING



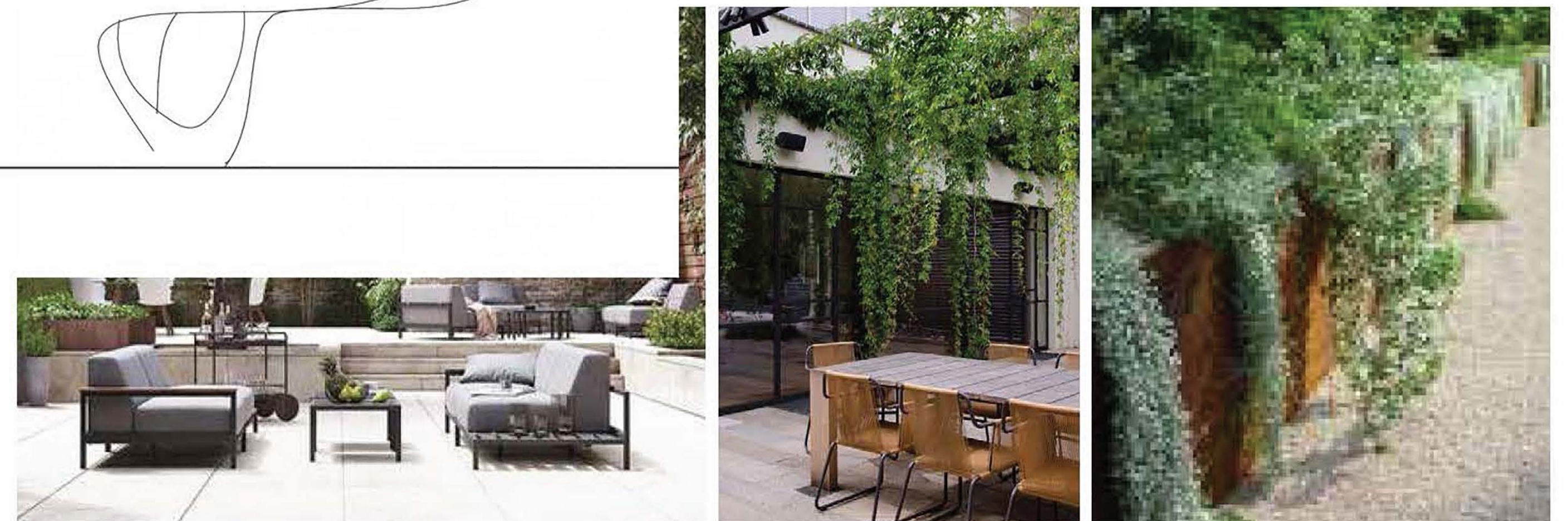
LEVEL 6 - LEGEND

- 01 PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
- 02 POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE A COSY ATMOSPHERE (1M DEEP)
- 03 FEATURE POTS WITH NATIVE PLANTING
- 04 PROPOSED TREE IN RAISED PLANTERS (1M DEEP)
- 05 DECORATIVE LOOSE GRAVEL PAVING



LEVEL 7 / ROOFTOP - LEGEND

- 01 LOOSE GRAVEL BANDING IN ALTERNATING AGGREGATE COLOUR FOR VISUAL TEXTURE & FREE DRAINING ROOFTOP MEDIUM
- 02 BBQ AMENITIES WITH HERB GARDEN IN RAISED PLANTERS (1M DEEP)
- 03 POWDERCOATED STEEL PLANTERS WITH NATIVE WIND TOLERANT PLANTING (1M DEEP)
- 04 POWDERCOATED STEEL POT PLANTERS WITH NATIVE WIND TOLERANT PLANTING (1M DEEP)
- 05 SUN LOUNGE WITH GARDEN BED + TREE PLANTING AROUND TO CREATE A COMFORTABLE MICRO CLIMATE
- 06 STEEL PLANTERS WITH ROCK BOULDERS + CASCADING COASTAL PLANTING REFERENCING THE DUNES + PLANT HABITATS OF COTTESLOE BEACH
- 07 BALUSTRADE TO BUILT FORM EDGE - REFER ARCHITECTURAL DRAWINGS
- 08 SCREENING HEDGE PLANTING IN RAISED PLANTERS FOR WIND PROTECTION & VISUAL GREENING OF ROOF TERRACE FROM (1M DEEP)
- 10 VOID



ITEM 3.3A - TREE CANOPY & DEEP SOIL AREA

REQUIRED DEEP SOIL AREA: 55SQ.M - BASED ON A SITE AREA OF 550 SQ.M

REQUIRED TREE CANOPY AREA: 38.5 SQ.M - BASED ON A SITE AREA OF 550 SQ.M
COMPRISING A MINIMUM OF 1 MEDIUM SIZED TREES + SMALL TREES TO SUIT AREA

TABLE 01: DEEP SOIL AREA REQUIREMENTS

	LOT AREA: 550 SQ.M	MINIMUM REQUIREMENTS	PROJECT PROPOSED AREAS
WAPC DEEP SOIL AREA REQUIREMENTS	>700SQ.M	10% OF DEEP SOIL AREA ON SITE (55 SQ.M) A3.3.7 APPLIES- ADDITIONAL PLANTING ON STRUCTURE WITH AN AREA OF 2.X SHORTFALL OF 55 SQ.M= 110 SQ.M IS REQUIRED.	PROPOSED DEEP ROOT ZONE (INTERNAL TO LOT BDY) 0 SQ.M PROPOSED DEEP SOIL AREA & DEEP ROOT ZONE (OUTSIDE LOT BOUNDARY) 332.5 SQM PROPOSED DEEP SOIL AREA (MIN. 1M DEPTH) 124.64 SQ.M

TABLE 02: DEEP SOIL AREA INLCUED IN PROPOSAL

	DEEP ROOT ZONE - OUTSIDE OF LOT BOUNDARY	DEEP SOIL AREA (1M DEPTH)	PLANTING ON STRUCTURE (LESS THAN 1 M DEPTH)	SUB TOTAL SOFT LANDSCAPE AREA PER LEVEL
GROUND FLOOR	196.5SQ.M *	-	-	-
LEVEL 01	136 SQ.M*	15.6 SQ.M	6.9 SQ.M	22.5 SQ.M
LEVEL 02	-	11.4 SQ.M	-	11.4 SQ.M
LEVEL 03	-	36 SQ.M	2.3 SQ.M	38.3 SQ.M
LEVEL 04	-	9.2 SQ.M	0.8 SQ.M	10 SQ.M
LEVEL 05	-	9.7 SQ.M	0.9 SQ.M	10.6 SQ.M
LEVEL 06	-	11.8 SQ.M	-	11.8 SQ.M
LEVEL 07 (ROOF TERRACE)		30.94SQ.M	-	30.94 SQ.M
SUB TOTAL	332.5 SQ.M	124.64 SQ.M	10.9 SQ.M	

* DEEP ROOT ZONE AND DEEP SOIL AREA OUTSIDE OF LOT BOUNDARY IS NOT INLCUED IN THE SITE CALCULATIONS

THE PROJECT PROPOSES

- 196.5 SQ.M OF PUBLICLY ACCESSIBLE DEEP ROOT ZONE OUTSIDE OF THE LOT BOUNDARY
- 124.64 SQ.M OF DEEP SOIL AREA PROPOSED ON STRUCTURE WITHIN THE LOT BOUNDARY
- EXCEEDING THE MINIMUM REQUIREMENTS OF DEEP SOIL AREAS ON-SITE

IRRIGATION REQUIREMENTS

- A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR 122 MARINE PARADE AND 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.

TABLE 03: TREE CANOPY COVER REQUIREMENTS

	LOT AREA: 550 SQ.M	MINIMUM REQUIREMENTS	PROJECT PROPOSED AREAS (INCLUDING
WAPC TREE CANOPY REQUIREMENTS	<700 SQ.M	1 MEDIUM TREE AND SMALL TREES TO SUIT AREA MIN 38.5 SQ.M CANOPY COVER	532 SQ.M OF TREE CANOPY COVER COMPRISING: 212.5 SQM CANOPY COVER WITHIN THE LOT BOUNDARY; AND 319.5 CANOPY COVER OUTSIDE OF THE LOT BOUNDARY

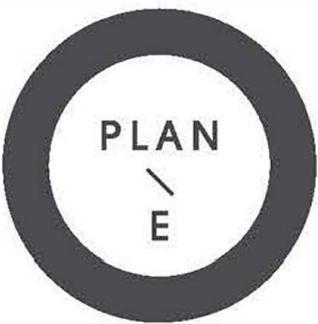
TABLE 04: TREE CANOPY COVER INCLUDED IN PROPOSAL

	SMALL TREES: 4M DIAMETER 12.5 SQ.M CANOPY COVER AT MATURITY	MEDIUM TREES: 7M DIAMETER 38.5 SQ.M CANOPY COVER AT MATURITY	LARGE TREES: >9M DIAMETER 78.5 SQ.M CANOPY COVER AT MATURITY	CANOPY COVER PER LEVEL (SQ.M CANOPY)
GROUND FLOOR	4 NO *	7 NO *	-	319.5 SQ.M
LEVEL 01	2 NO.			25 SQ.M
LEVEL 02	1 NO.			12.5 SQ.M
LEVEL 03	6 NO.			75 SQ.M
LEVEL 04	-			-
LEVEL 05	-			-
LEVEL 06	1 NO.			12.5 SQ.M
LEVEL 07 (ROOF TERRACE)	5 NO.			87.5 SQ.M
SUB TOTAL (SQ.M CANOPY)	212.5 SQ.M	269.5 SQ.M		532 SQ.M PROPOSED TREE CANOPY COVER

* INLCUDES 319.5 SQ.M OF CANOPY COVER OF TREES INSTALLED OUTSIDE OF LOT BOUNDARY, COMPLETED AS PART OF THIS DEVELOPMENT

THE PROJECT PROPOSES

- 40% SITE COVER OF TREE CANOPY COVER (TREES PROPOSED WITHIN LOT BOUNDARY), EQUATING TO 55 TIMES THE REQUIRED PROVISION
- AN ADDITIONAL 58% SITE COVER OF TREE CANOPY COVER (TREES PROPOSED OUTSIDE OF LOT BOUNDARY, TO BE COMPLETED AS PART OF THIS DEVELOPMENT



LANDSCAPE ARCHITECTS

SUITE 4, 414 ROKEBY RD, SUBIACO WA 6008
T: (08) 9358 9566 E: mail@plane.com.au

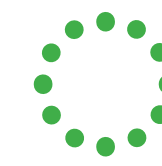
122 MARINE PARADE

PREPARED FOR BALINAS
JULY 2022

C1.016

REVE





EXISTING TREE FOR RETENTION



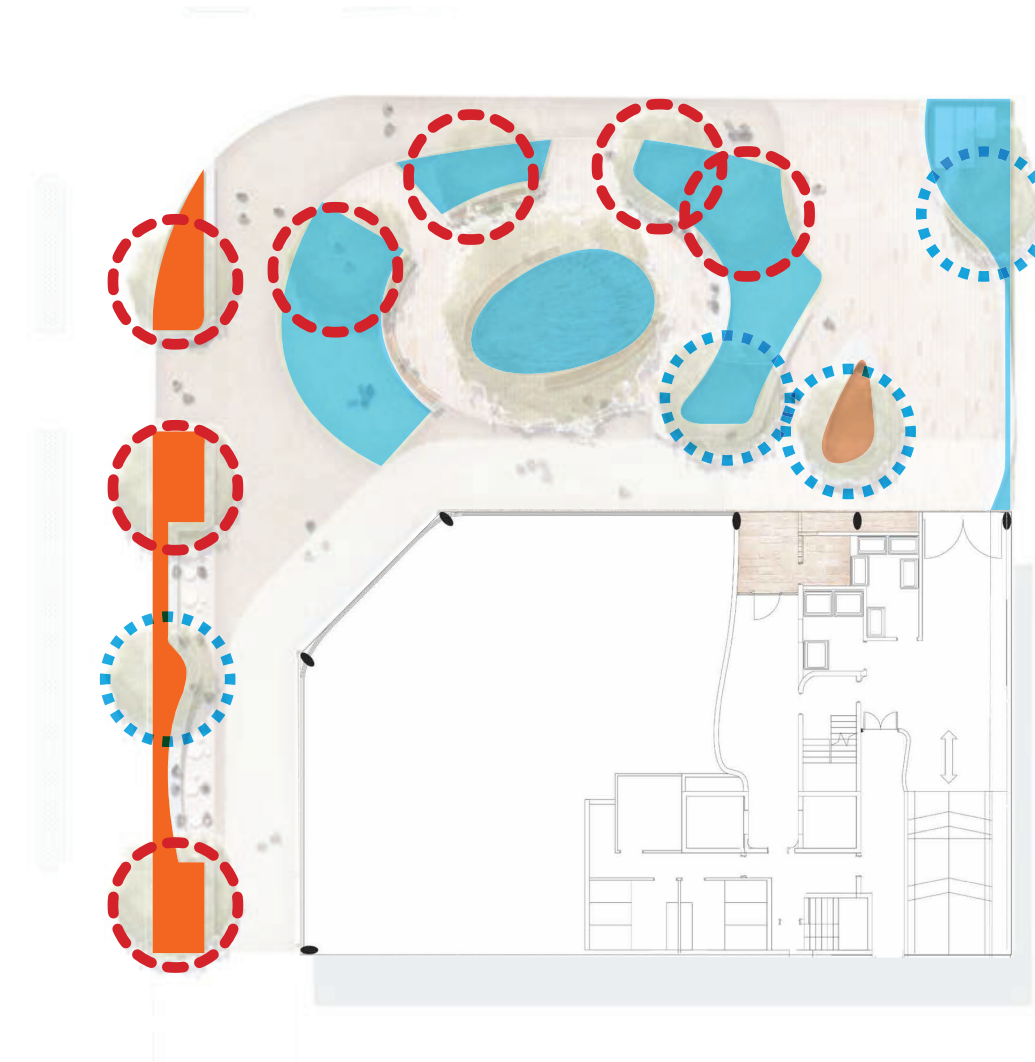
PROPOSED TREE - MEDIUM SIZED TREE



PROPOSED TREE - SMALL SIZED TREE



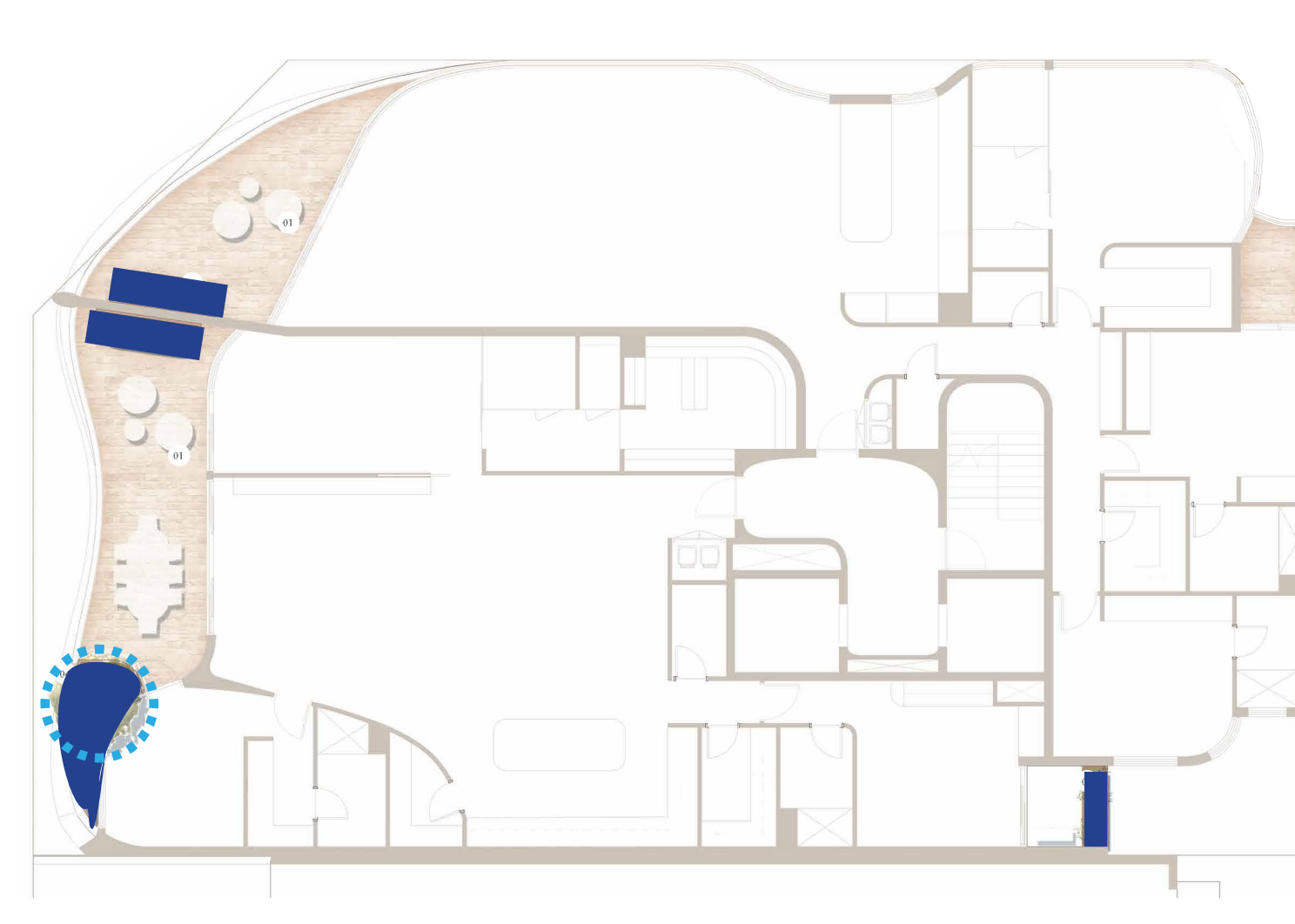
PROPOSED TREE - SMALL ORNAMENTAL TREE



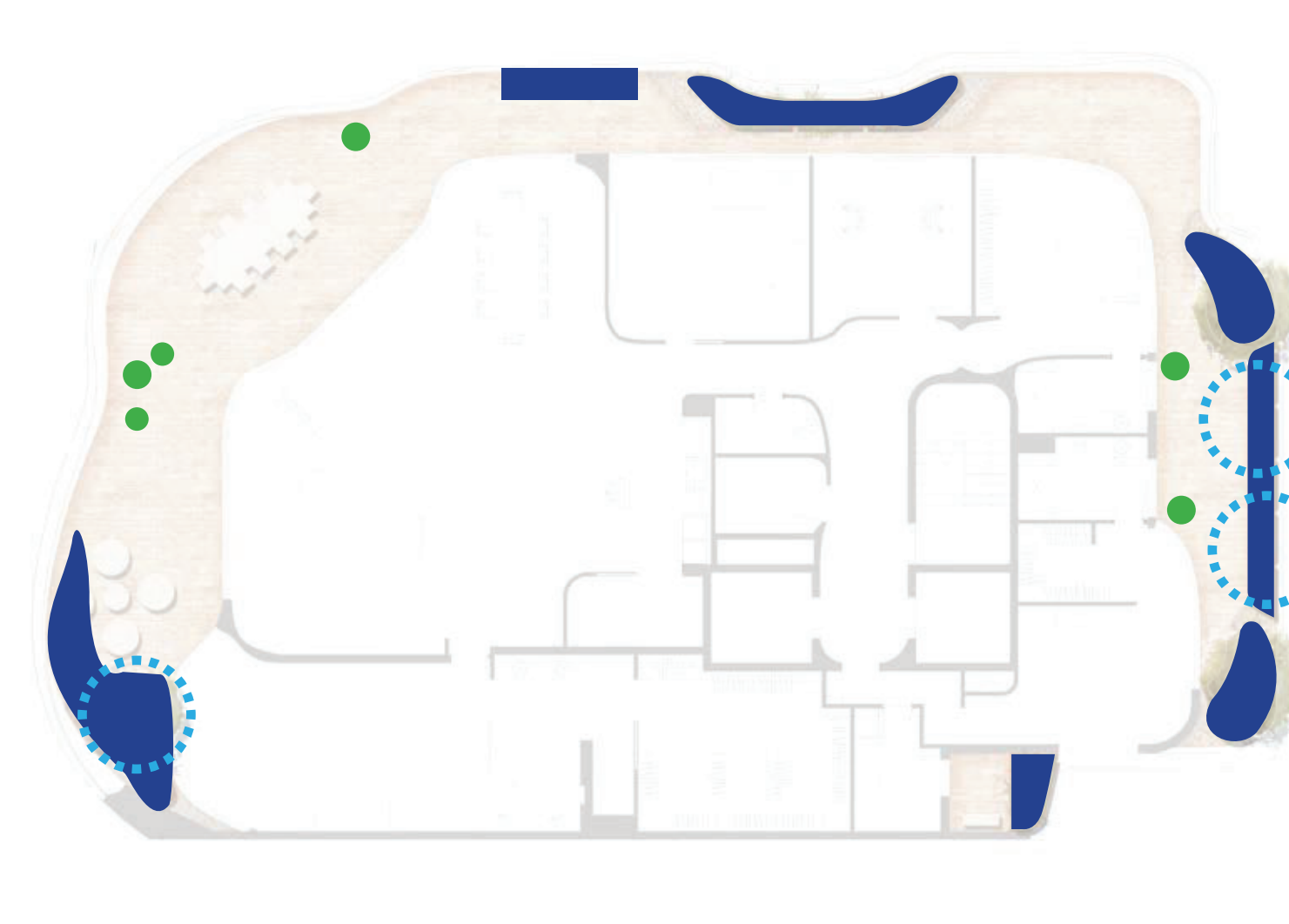
GROUND FLOOR



LEVEL 1



LEVEL 2



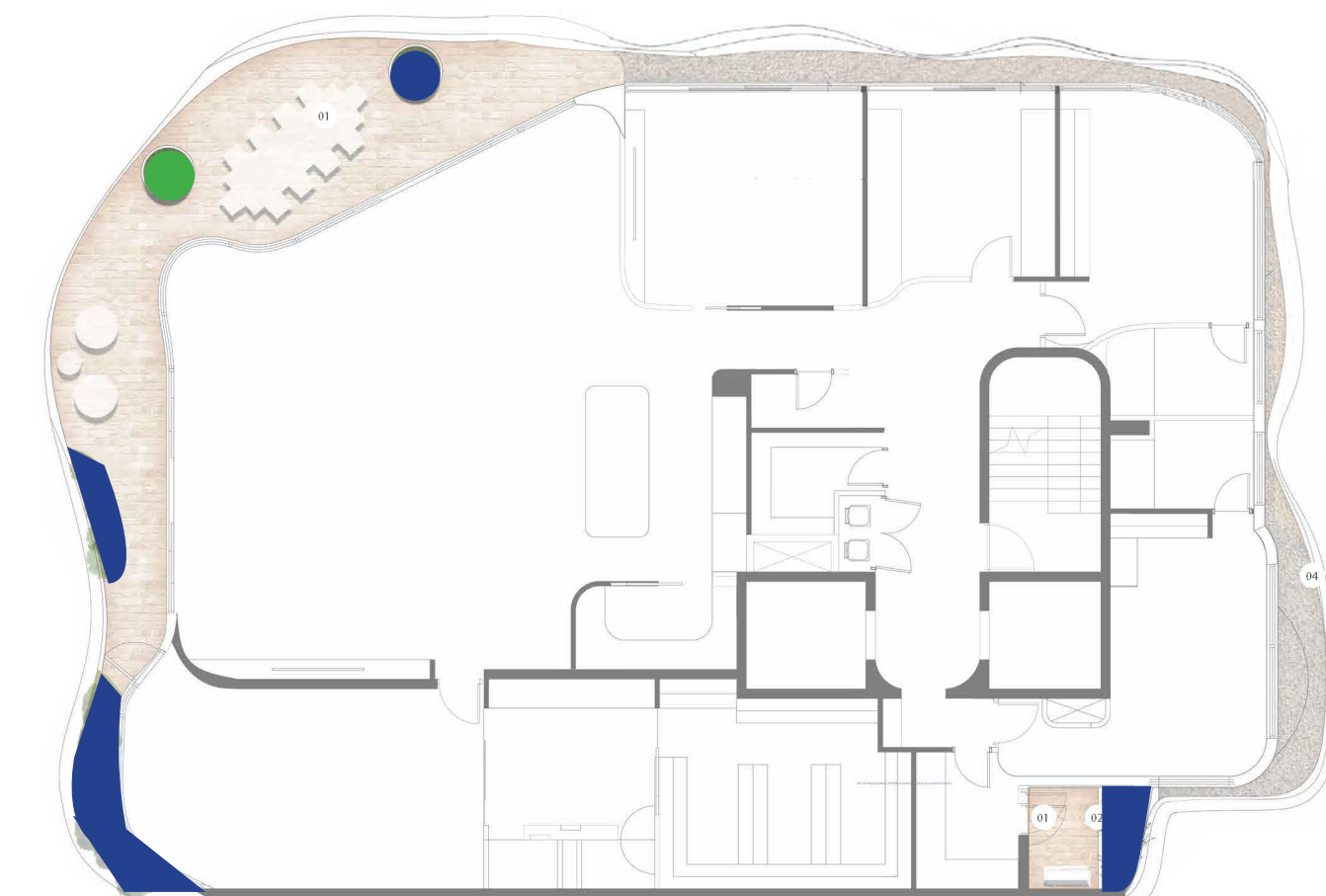
LEVEL 3

- DEEP ROOT ZONE - VERGE LANDSCAPE
- DEEP ROOT ZONE - OUTSIDE LOT BOUNDARY

- DEEP SOIL AREA - MIN. 1M DEPTH
- DEEP SOIL AREA - LESS THAN 1M DEPTH

- DEEP SOIL AREA - MIN. 1M DEPTH
- DEEP SOIL AREA - LESS THAN 1M DEPTH

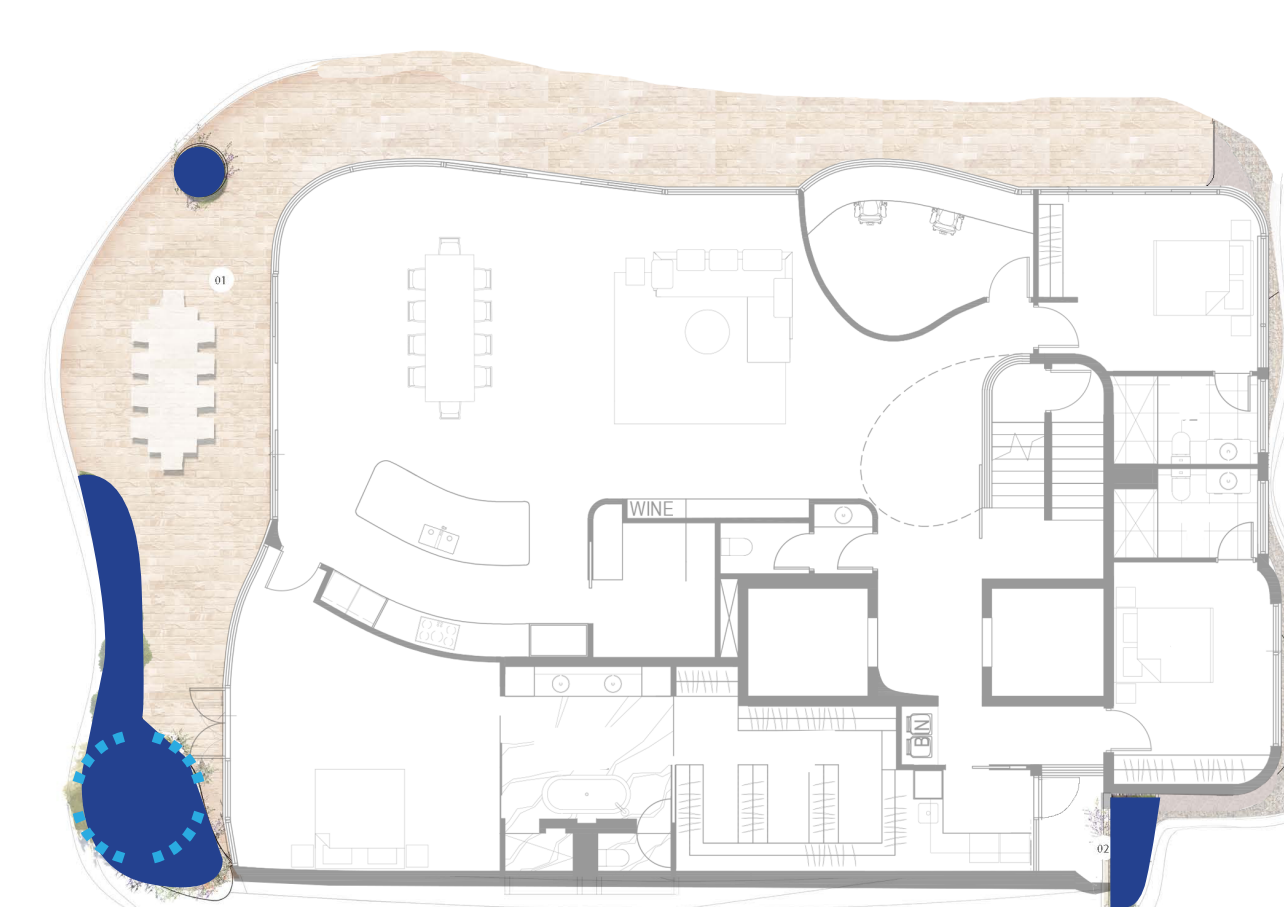
- DEEP SOIL AREA - MIN. 1M DEPTH
- DEEP SOIL AREA - LESS THAN 1M DEPTH



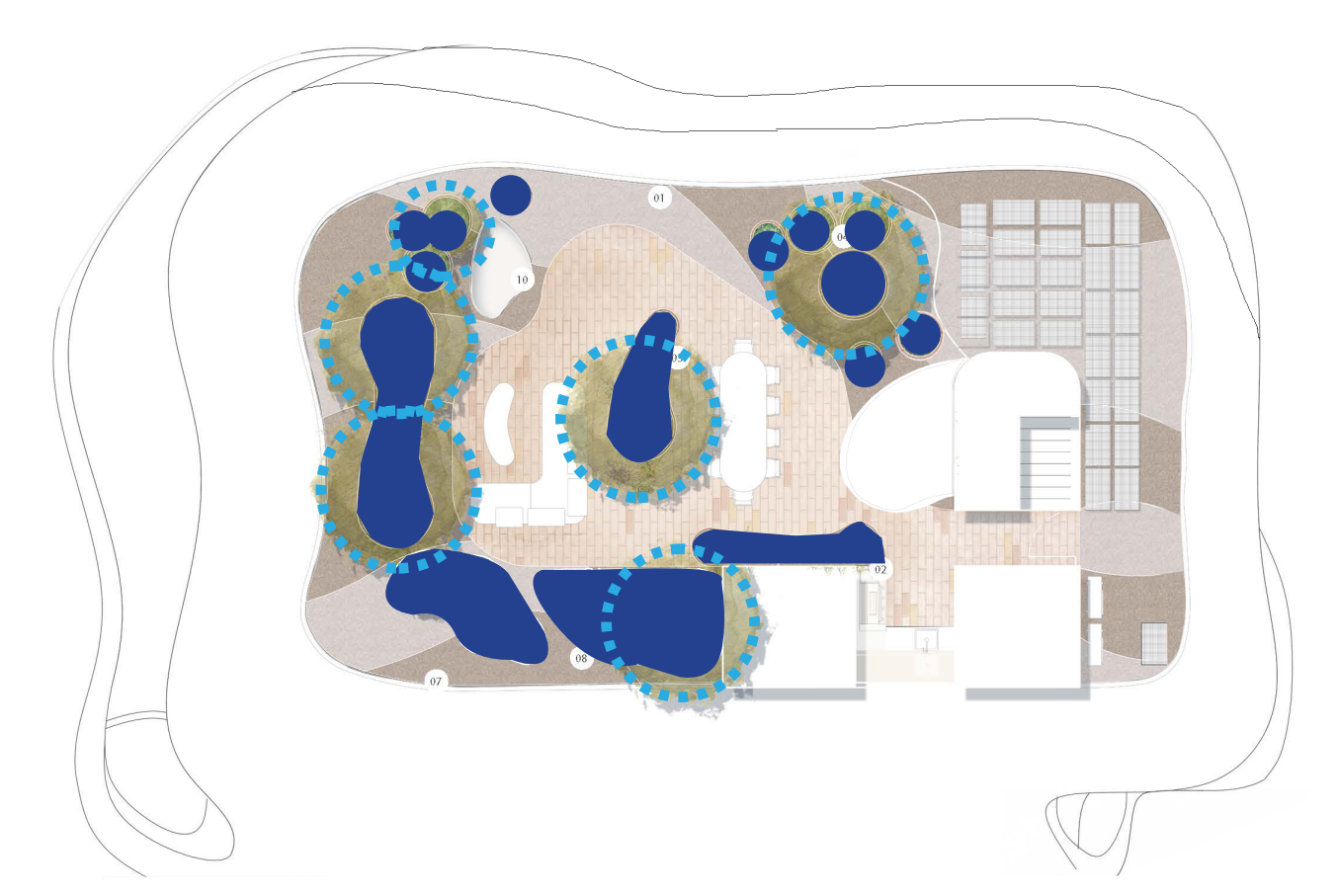
LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7 (ROOF TERRACE)

- DEEP SOIL AREA - MIN. 1M DEPTH
- DEEP SOIL AREA - LESS THAN 1M DEPTH

- DEEP SOIL AREA - MIN. 1M DEPTH
- DEEP SOIL AREA - LESS THAN 1M DEPTH

- DEEP SOIL AREA - MIN. 1M DEPTH
- DEEP SOIL AREA - LESS THAN 1M DEPTH

- DEEP SOIL AREA - MIN. 1M DEPTH
- DEEP SOIL AREA - LESS THAN 1M DEPTH



04

LANDSCAPE PLANT PALETTE



SMALL TREES 1-6M



Hakea laurina
PIN-CUSHION HAKEA
MATURE SIZE: 4 X 3 M



Metrosideros excelsa
NEW ZEALAND CHRISTMAS TREE
MATURE SIZE: 6 X 4M



Agonis flexuosa variegata
VARIEGATED WA PEPPERMINT
MATURE SIZE: 5 X 4 M



Olea europaea
OLIVE
MATURE SIZE: 3 X 2 M



MEDIUM TREES 8-15M



Melaleuca lanceolata
ROTTNEST TEA TREE
MATURE SIZE: 8 X 8 M



Casuarina equisetifolia
COAST SHE-OAK
MATURE SIZE: 8 X 8M



Banksia integrifolia
COASTAL BANKSIA
MATURE SIZE: 10 X 4 M



Agonis flexuosa
WESTERN AUSTRALIAN PEPPERMINT
MATURE SIZE: 10 X 10 M





Myoporum insulae
BOOBIALLA
MATURE SIZE: 5 X 2 M
GROWTH HABIT: MEDIUM / TALL OPEN SHRUB



Grevillea crithmifolia 'Little crith'
LITTLE CRITH
MATURE SIZE: 1 X 1 M
GROWTH HABIT: COMPACT SHRUB



Acacia lasiocarpa
DUNE MOSES
MATURE SIZE: 1 X 2 M
GROWTH HABIT: SMALL SHRUB, MOUND SHAPED



Conostylis candicans
GREY COTTONHEADS
MATURE SIZE: 0.3 X 0.5 M
GROWTH HABIT: COMPACT - CLUMPING



Westringia dampieri
COASTAL ROSEMARY
MATURE SIZE: 1.5 X 1 M
GROWTH HABIT: COMPACT MEDIUM SHRUB



Olearia axillaris
COASTAL DAISYBUSH
MATURE SIZE: 1 X 2 M
GROWTH HABIT: DENSE MEDIUM SHRUB



Lepidosperma gladiatum
COAST SWORD SEDGE
MATURE SIZE: 1 X 1 M
GROWTH HABIT: CLUMPING SEDGE



Trachymene coerulea
ROTTNEST ISLAND DAISY
MATURE SIZE: 1 X 1 M
GROWTH HABIT: LOW GROWING ANNUAL



Enchylanea tomentosa
RUBY SALTBUSH
MATURE SIZE: 1 X 1 M
GROWTH HABIT: SMALL SHRUB



Grevillea preissii
SPIDER-NET GREVILLEA
MATURE SIZE: 1 X 2 M
GROWTH HABIT: SMALL SHRUB



Rhagodia baccata
BERRY SALTBUSH
MATURE SIZE: 1 X 2 M
GROWTH HABIT: ROBUST, LOW-SPREADING SHRUB



Pimelea ferruginea
COAST BANJINE
MATURE SIZE: 0.7 X 0.7 M
GROWTH HABIT: SMALL DENSE SHRUB



Casuarina 'Cousin it'
COUSIN IT
MATURE SIZE: 0.6 X 1.5M



Hemiandra pungens
SNAKE BUSH
MATURE SIZE: 0.3 X 1M



Carpobrotus virescens
PIGFACE
MATURE SIZE: 0.3 X 3M



Hardenbergia comptoniana
NATIVE WISTERIA
MATURE SIZE: 0.5 X 2.5M



Eremophila glabra 'Kalbarri carpet'
EMU BUSH
MATURE SIZE: 0.2 X 2M



Senecio serpens
BLUE CHALKSTICKS
MATURE SIZE: 0.25 X 0.75 M



Kennedia prostrata
RUNNING POSTMAN
MATURE SIZE: 0.1 X 3 M



Myoporum parvifolium
CREEPING BOOBIALLA
MATURE SIZE: 0.2 X 2 M

GRASSES / STRAPPY LEAF



Lepidosperma gladiatum
COAST SWORD SEDGE
MATURE SIZE: 1 X 1 M



Lomandra tanika
MAT RUSH
MATURE SIZE: 0.7 X 0.6 M



Ficinia nodosa
KNOTTED CLUB-RUSH
MATURE SIZE: 1 X 1 M



Dianella revoluta
GREY COTTONHEADS
MATURE SIZE: 0.1 X 0.15 M

FEATURE PLANTS



Senecio serpens
BLUE CHALKSTICKS
MATURE SIZE: 0.25 X 0.75 M



Aloe spp.
ALOE VERA
MATURE SIZE: 1 X 0.8 M



Furcraea foetida
MAURITIUS HEMP
MATURE SIZE: 1 X 1.2 M



Agave americana
AMERICAN AGAVE
MATURE SIZE: 1 X 1.5 M