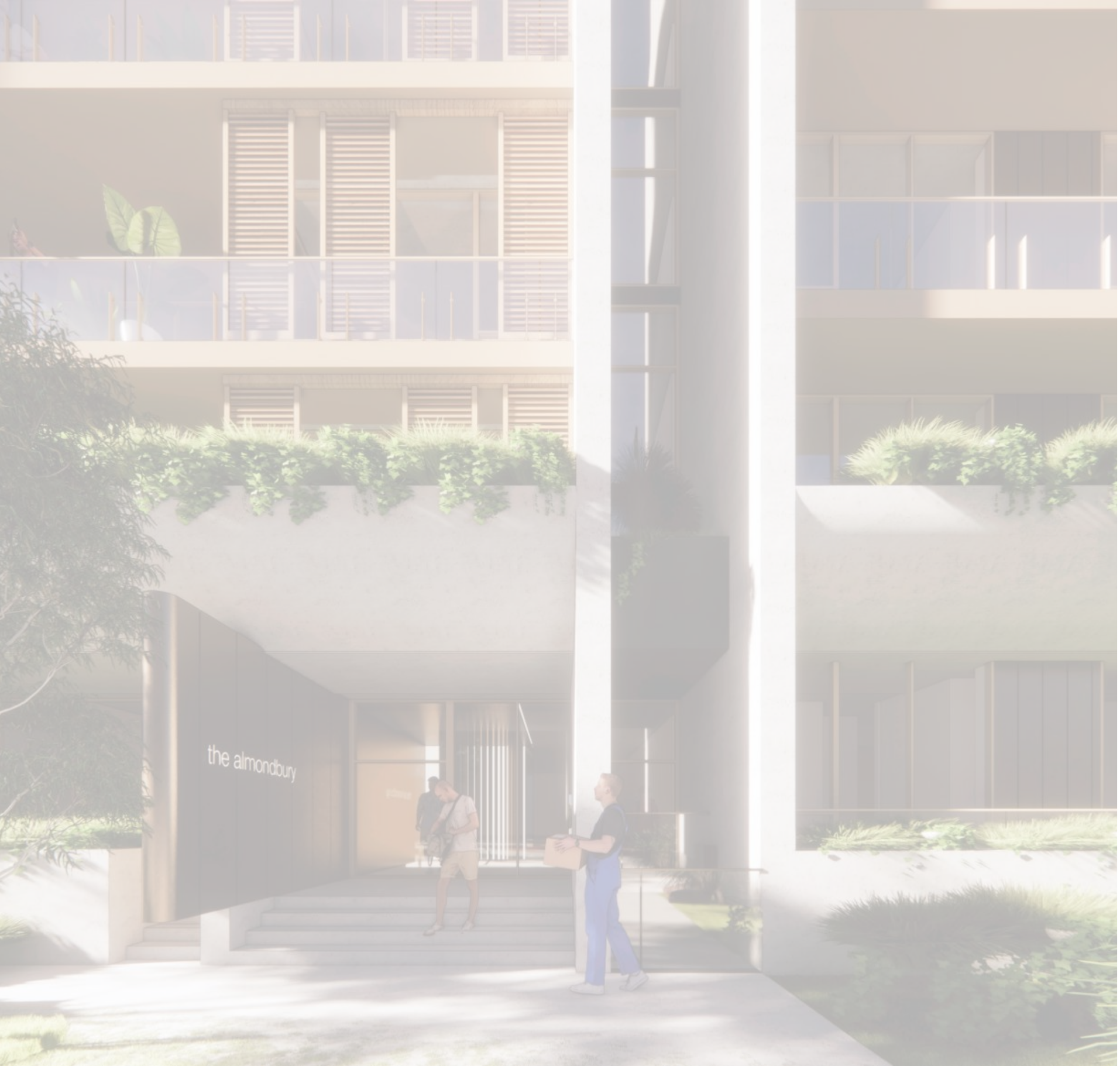
Appendix B Design Report (Architecture and Landscape)



17-19 Almondbury Rd
3 Bragor Place, Ardross WA

FEBRUARY 2024

10 PRINCIPLE REPORT
prepared by_

MJA acknowledges the traditional custodians of the land and waters of Australia.

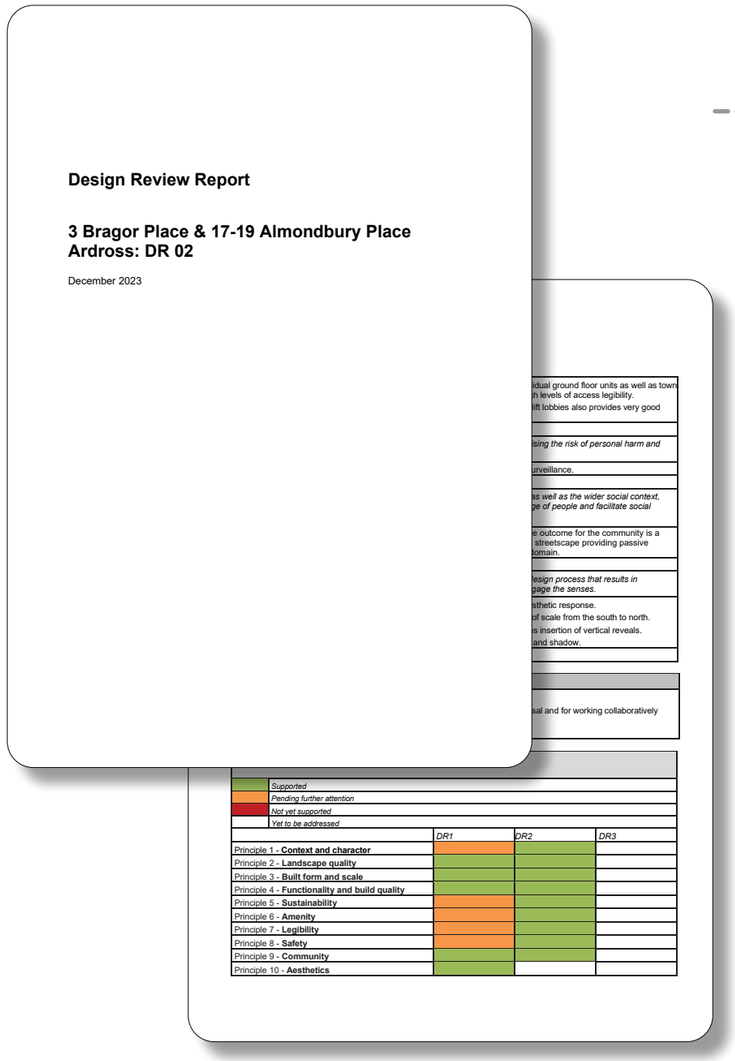
Project Intro

Design Statement_

Located at a key junction within the Melville City Centre Structure plan area, the proposal endeavours to negotiate a middle ground of respecting the existing locale, while responding to future precinct development

Project Intro

Ongoing Design Advisory Committee consultation has provided meaningful input and key considerations for integration of the design. The Panel was **supportive of the proposal, noting it represents an exemplary design outcome.**

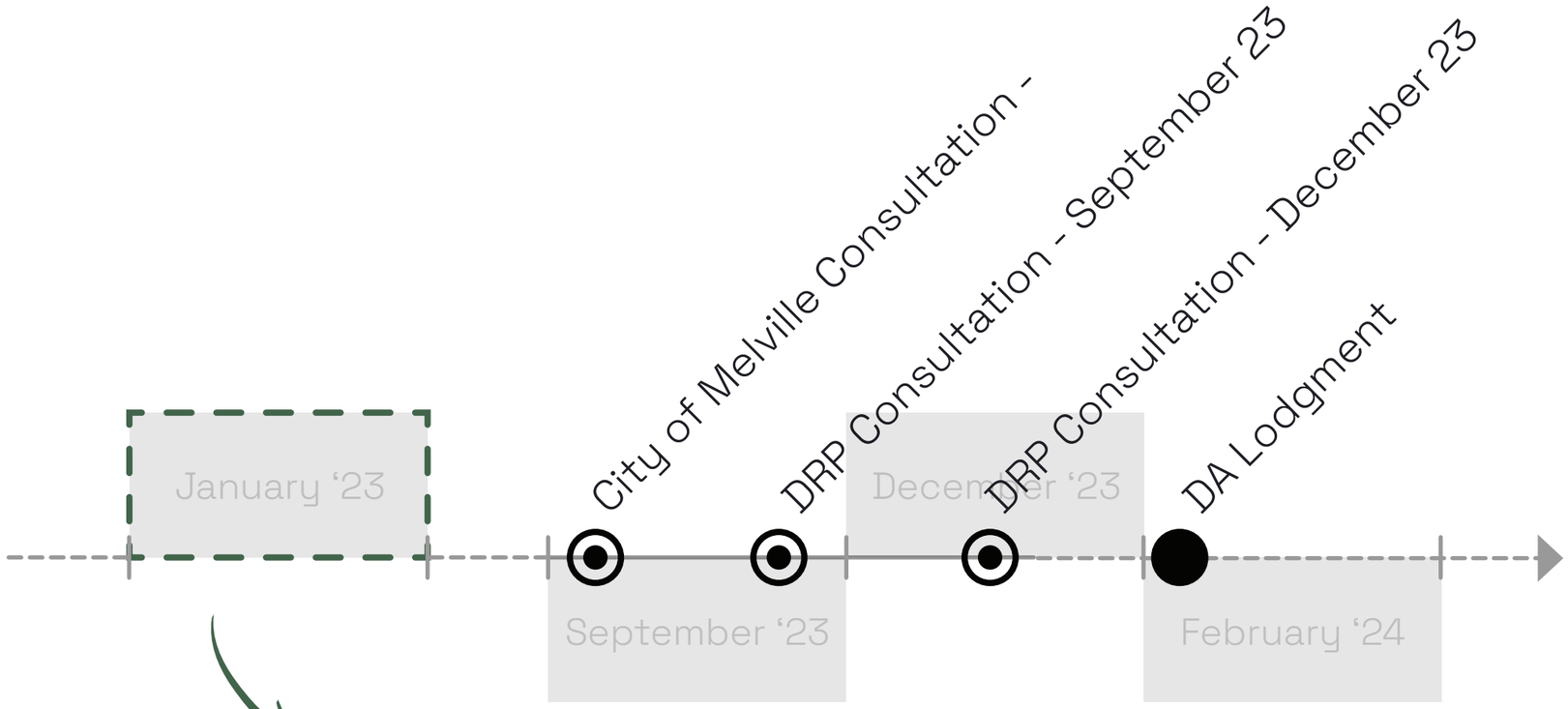


Design Review Report

3 Bragor Place & 17-19 Almondbury Place
Ardross: DR 02

December 2023

		DR1	DR2	DR3
	Supported			
	Pending further attention			
	Not yet supported			
	Yet to be addressed			
Principle 1 - **Context and character**				
Principle 2 - **Landscape quality**				
Principle 3 - **Built form and scale**				
Principle 4 - **Functionality and build quality**				
Principle 5 - **Sustainability**				
Principle 6 - **Amenity**				
Principle 7 - **Legibility**				
Principle 8 - **Safety**				
Principle 9 - **Community**				
Principle 10 - **Aesthetics**				



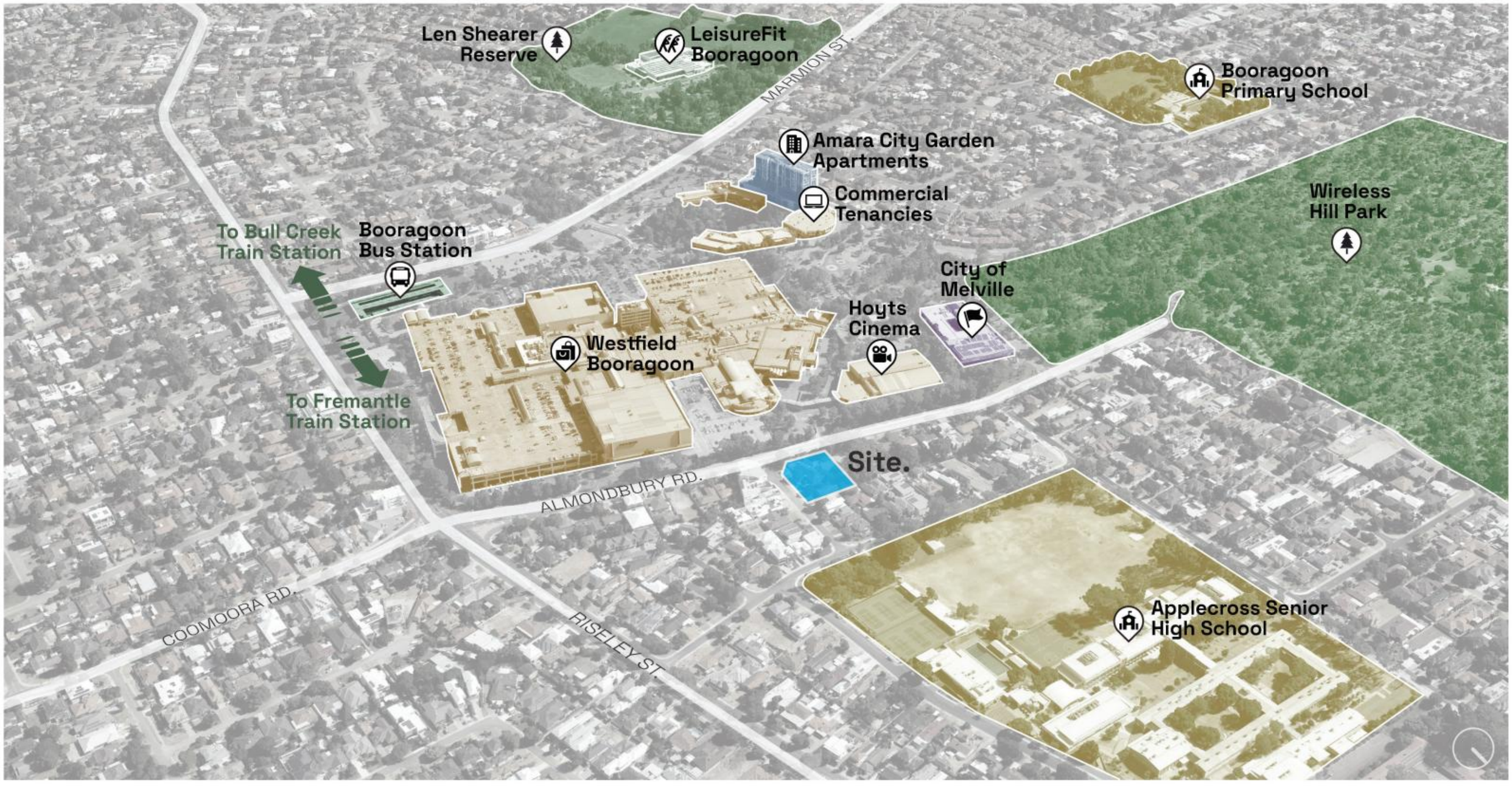
New Scheme:

+ MJA engaged by **Scentre Group**
+ Scentre **initiates new scheme** with residential apartment product targeting **local owner occupier market**
+ **Residential product to encourage aging in place** with high quality, functional layouts
+ Increased **emphasis on integrated landscaping** throughout and sustainability initiatives

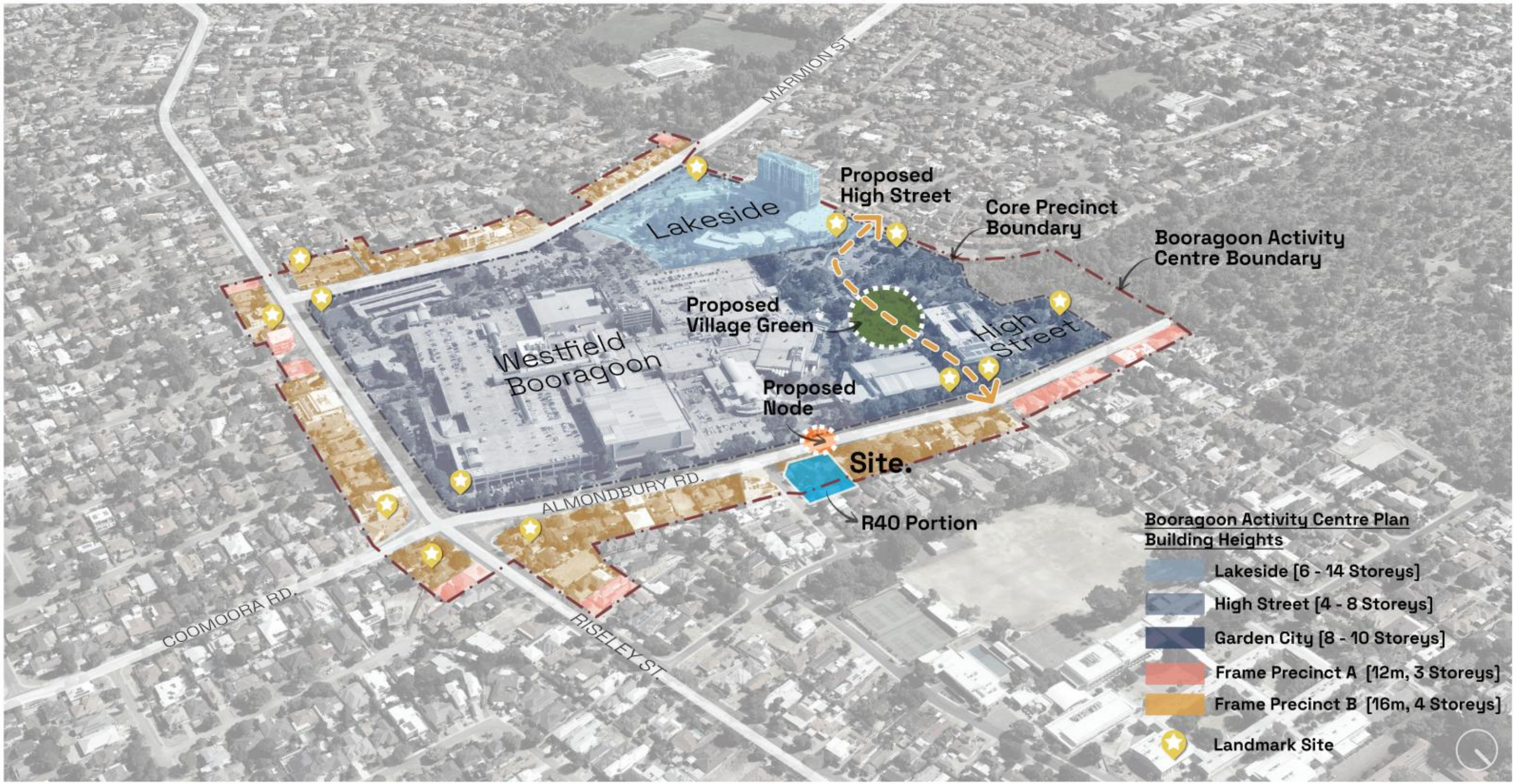
Amendments:

+ Re-arrangement of **lift core** and **main lobby** to create a direct and legible pathway from Almondbury Rd
+ Inclusion of **secondary entry** path from the undercroft visitor carpark via external staircase
+ Additional access to **natural light**, **views and vista** from the corridors
+ Re-arrangement of townhouse layouts to capitalize on opportunity to **overlook and surveille** the shared access way
+ Inclusion of **windows to bathrooms** onto external facade
+ Commitment to a **5 Star Green Star** Building (Self-assessed with independent verification)

Existing Context - Key Features



Planning Context



Precinct development observations

Historical Context

Garden City
1974
Sculptural forms and textured finishes provided a strong architectural presence.

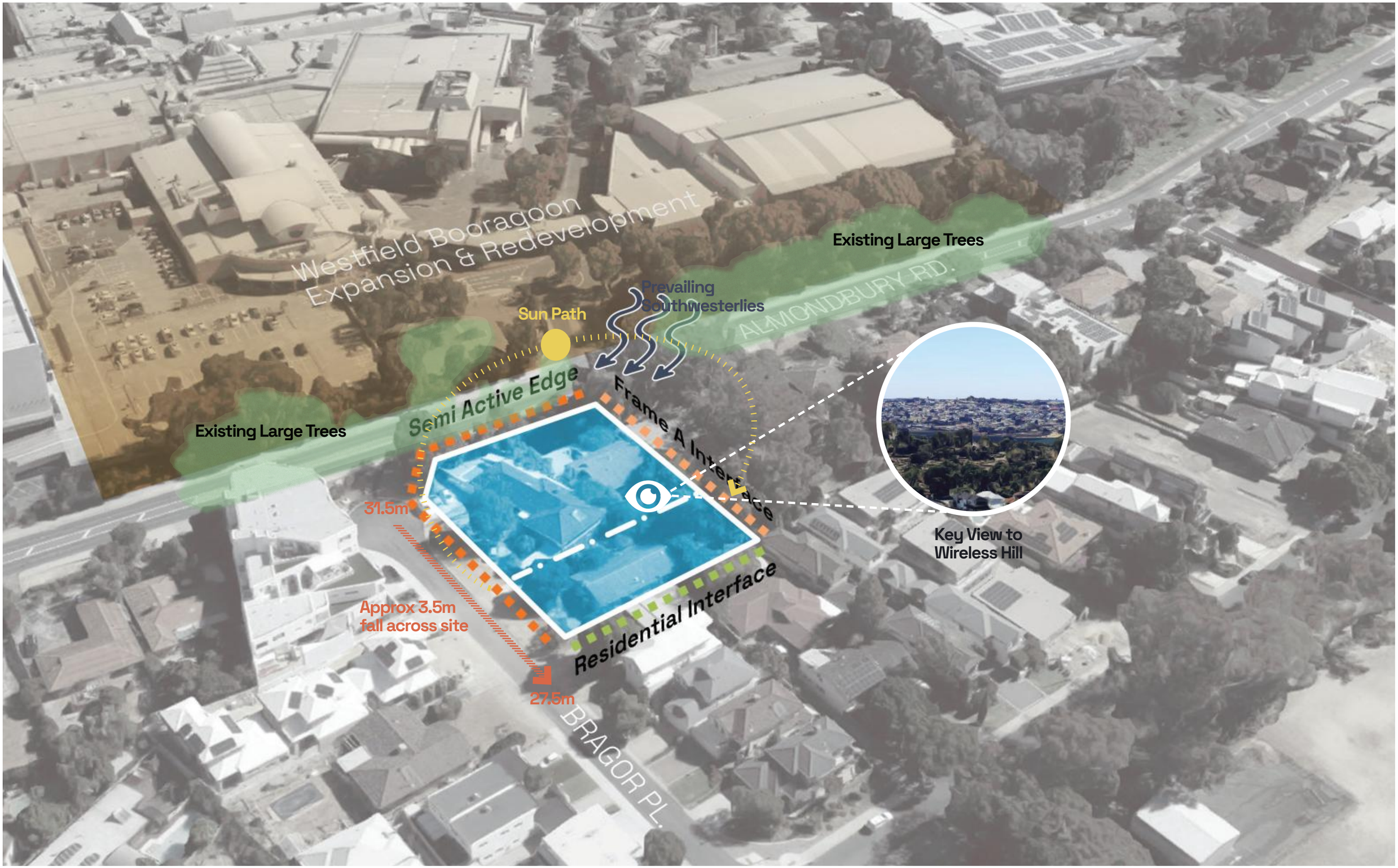
Wireless Hill
A lookout for the Noongar Beeliar Aboriginal people and a smoke signal location. In 1912, the Applecross Wireless Station became operational and is now Wireless Hill Museum.

Ardross Park Estate Plan
1928
The estate was touted as a central location. Part of present-day Ardross.

Site.

Ardross Suburban Homes
1960s
Modernist brick homes with open-plan living emerged during this time.

Subject Site



Built Form Progression Diagrams

Design Diagrams

1.

Combining multiple lots

The existing lots are amalgamated into one large parcel of land

2.

Introducing a shared access way

A shared access way is inserted to the rear of the site to facilitate access off Bragor Place, and to avoid crossover onto Almondbury Road in line with the APC.

3.

Establishing functionality & legibility.

A landscape buffer traversing the entirety of the Northern boundary offers privacy to the residential neighbours. This buffer along with deep soil zones allow existing trees to be retained and transplanted.

Built Form Progression Diagrams

Design Diagrams

4.

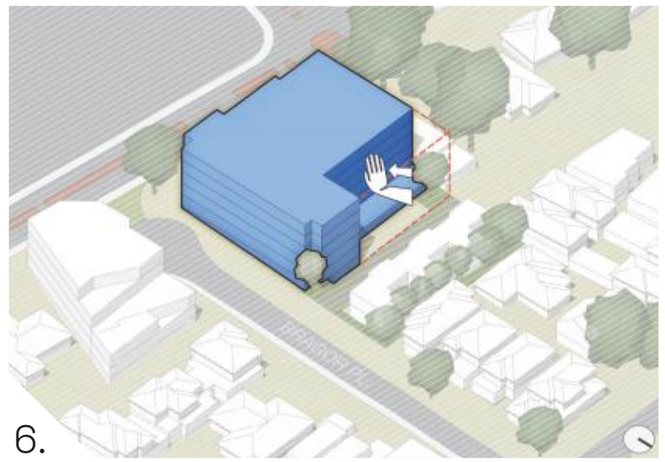
Landscaped Verge

Considered verge landscape treatments are proposed for incidental and informal street activation, complementing the semi-active interface and entry off Almondbury Road. Planting as a privacy screen is proposed to Bragor Place.

5.

Townhouse Typology

Townhouses are located on the Northern portion of site as a response to existing two-storey residential neighbours.



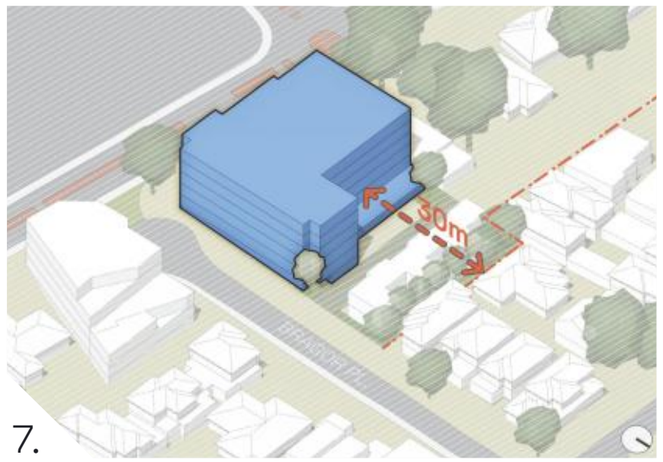
6.

Set back building mass

The primary building volume is set back generously to provide for occupant amenity.

Built Form Progression Diagrams

Design Diagrams



7.

8.

9.

Separation to Neighbours

Ample separation between the proposal and existing residential lots help retain neighbouring amenity.

Stepping Up to Corner

In anticipation of increased future urban density, the building mass is articulated so it steps up to the primary corner.

Future Development

The proposal aims to facilitate a considered transition from the Frame precinct to the adjacent mall expansion. The shared access way can potentially be extended to minimise direct vehicular access to Almondbury Road.

Looking west down Almondbury Rd. (indicative future mass shown)

Almondbury Road

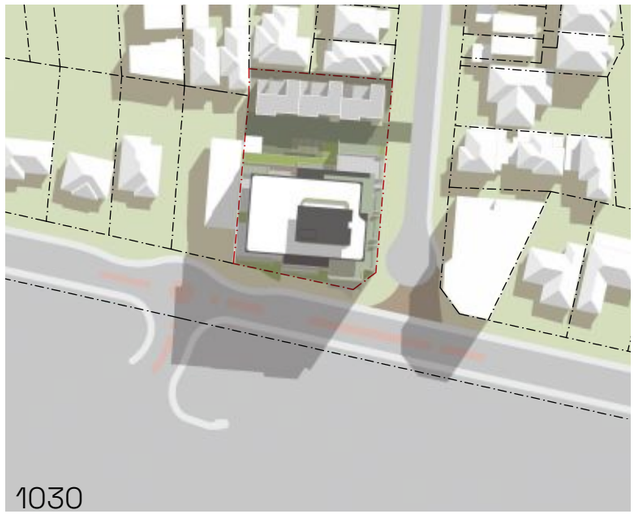
Eastern Facade - View from Bragor Place

Townhouses viewed from Bragor Place

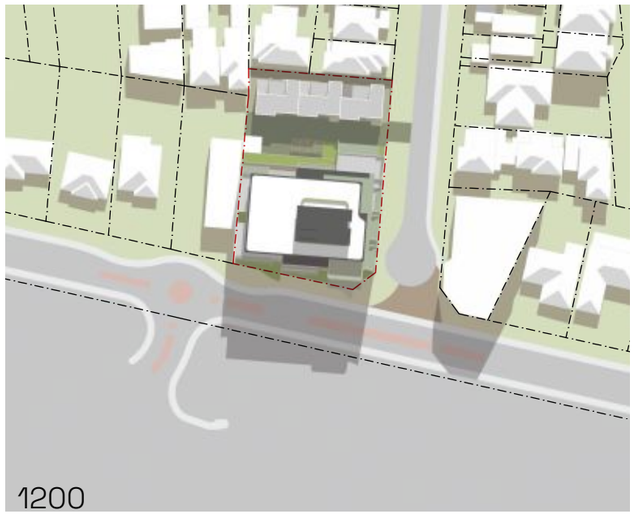
Townhouses viewed from Bragor Place

Overshadowing Diagrams

9am **< 50% overshadowing of neighbouring Frame B lot** (R100 - NIL overshadowing requirements for adjoining properties coded R80



1030am **< 25% overshadowing of neighbouring Frame B lot** (R100 - NIL overshadowing requirements for adjoining properties coded



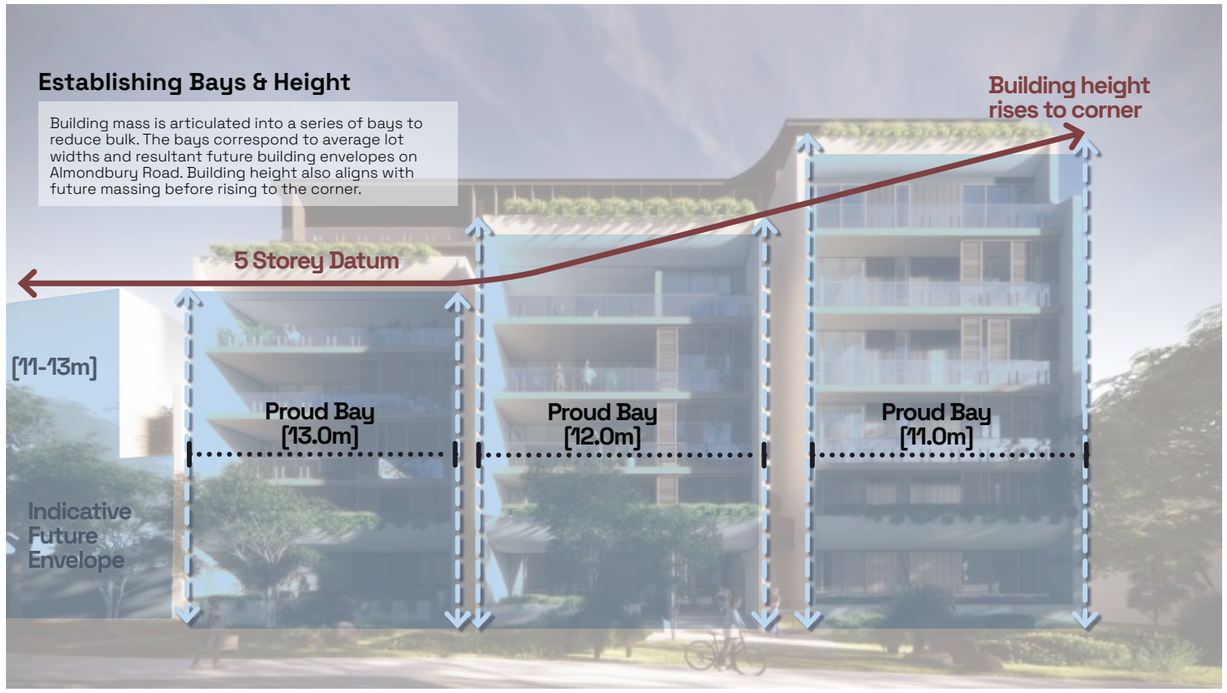
12pm **NIL overshadowing to adjacent lots**

2pm **NIL overshadowing to adjacent lots**

3pm **<10% overshadowing of neighbouring Frame B lot** (R100 - NIL overshadowing requirements for adjoining properties coded

...between 9am and 3pm on the 21st of June, no adjoining sites are adversely impacted by overshadowing.

Building mass articulation



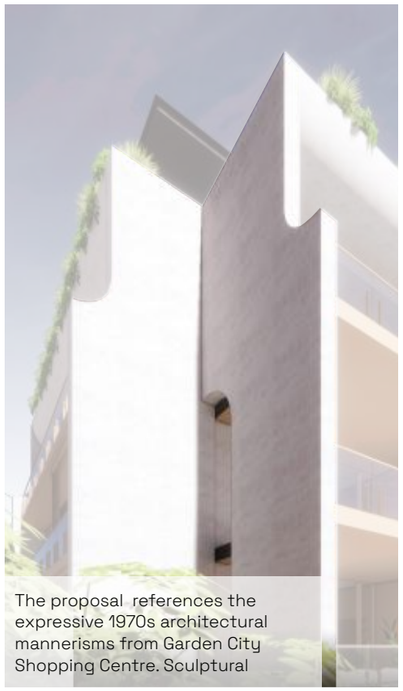
Stepping up to Corner

Establishing a key focal point to the precinct by stepping up the built form to the corner of Almondbury & Bragor Place

Establishing Bays & Height

Building mass is articulated into a series of bays to reduce bulk. The bays correspond to average lot widths and resultant future building envelopes on Almondbury Road. Building height also aligns with future massing before rising to the corner.

Building mass articulation



Building Height in future context

The built form and height is articulated to create a height datum that ties in with the intended height of future development of the local area.

Building Articulation

The proposal references the expressive 1970s architectural mannerisms from Garden City Shopping Centre. Sculptural

South Facade - View from Almondbury Rd

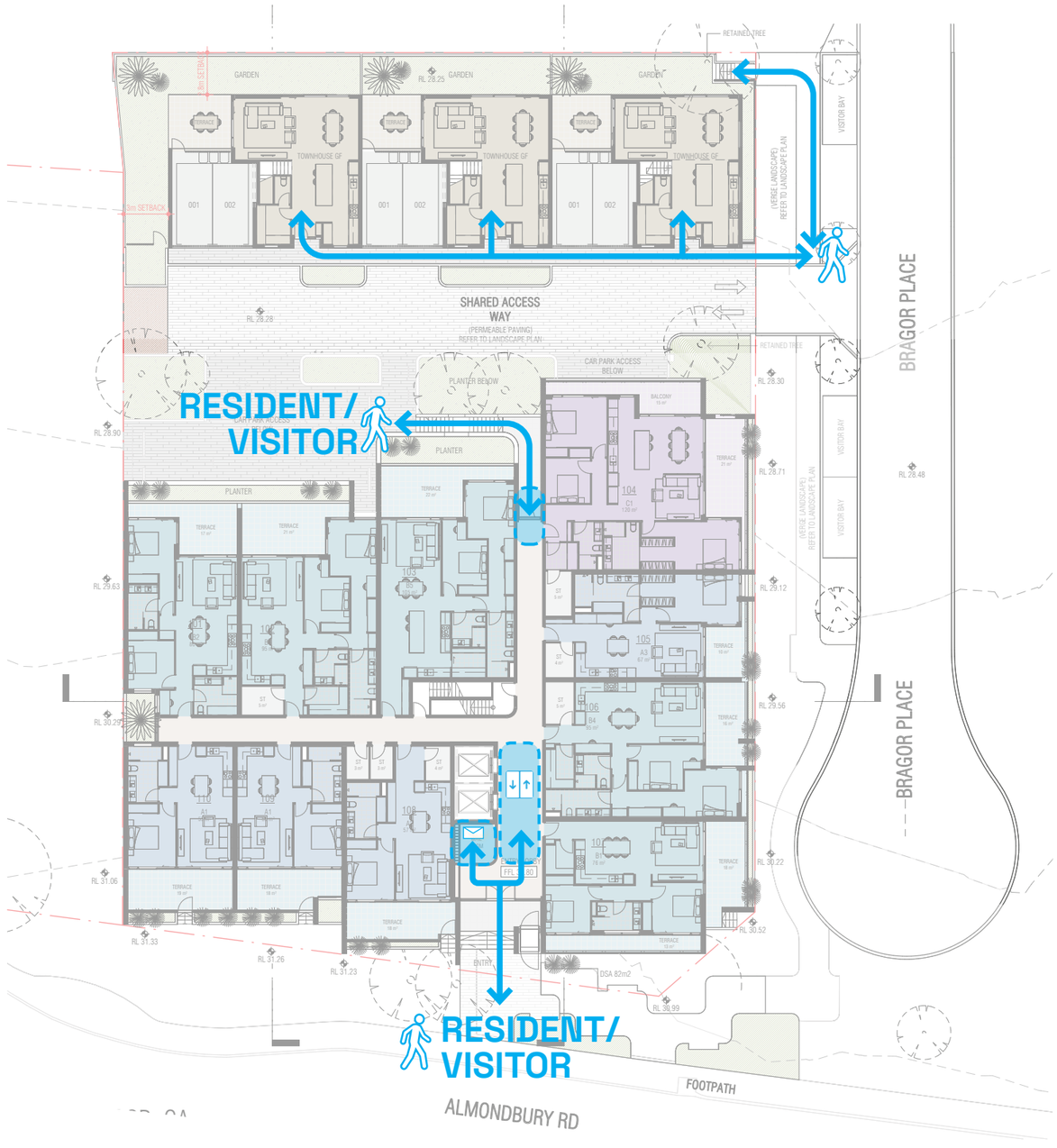
South Facade Townhouses - View from Shared access way

Circulation

3.7 Pedestrian Access + Entries

A clearly defined residential lobby connected to a communal lounge overlooks the main street corner.

The shared access way facilitates safe and convenient pedestrian movement to the townhouses.



Lower Ground & Upper Ground
Combined Floor Plan

Functionality+
Build Quality_

Apartment Entry - View from Almondbury Rd

Townhouse Entries - View from Shared access way

3.8 Vehicle Access

Vehicular movement is consolidated through the shared access way, leading to a secure car park.

+ Visitor bays are distributed as follows:
+ 5 bays located off the shared way
+ 3 bays located on Bragor Place.
+ Private waste contractor to collect from Apartment building
+ City waste to collect from Townhouses - Bins presented on verge

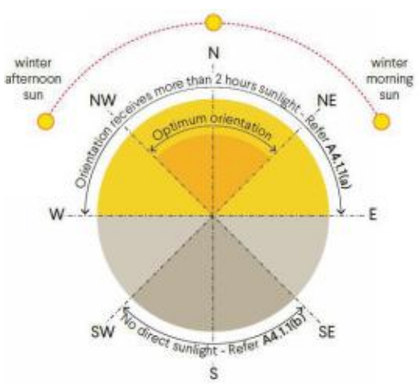
Lower Ground Floor Plan

Functionality+
Build Quality_

Shared access way - View towards Apartment and Visitor Parking

4.1 Solar & Daylight Access

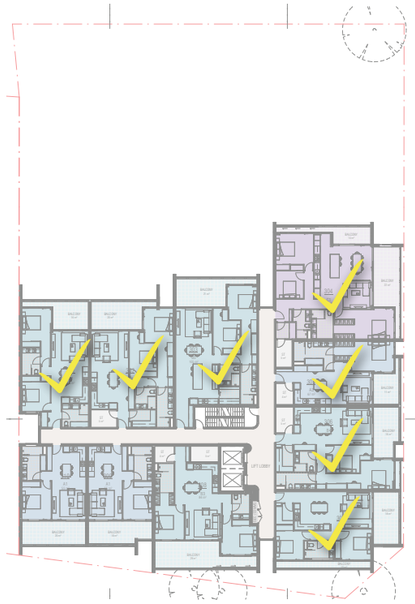
46 out of 60 apartments (**77%**) are oriented as per Figure 4.1b in SPP7.3.



Lower Ground Floor Plan

Ground Floor Plan

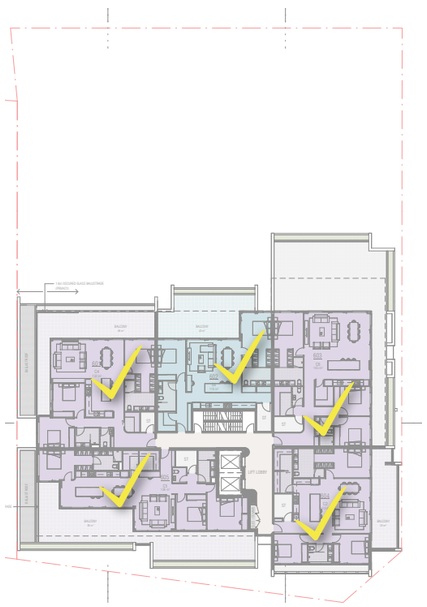
1st Floor Plan



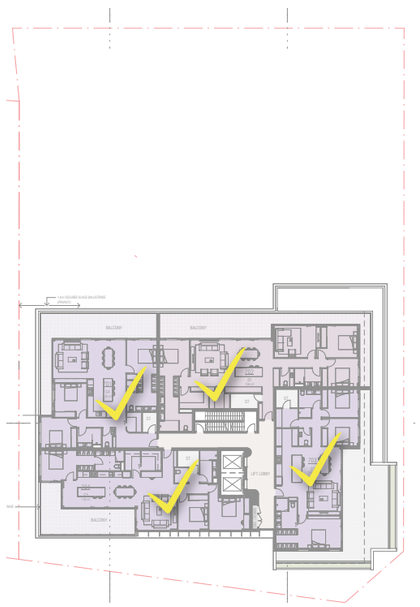
2nd Floor Plan

3rd Floor Plan

4th Floor Plan



5th Floor Plan

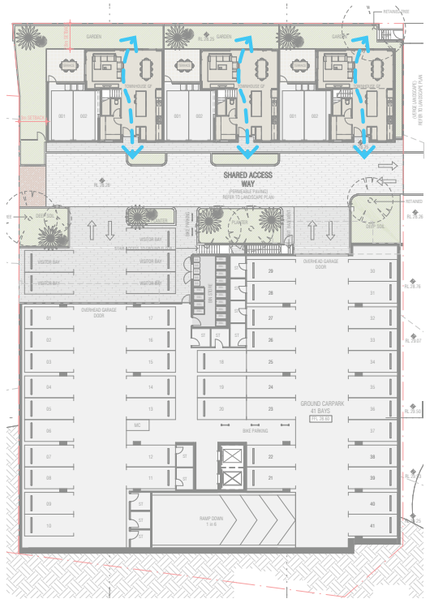


6th Floor Plan

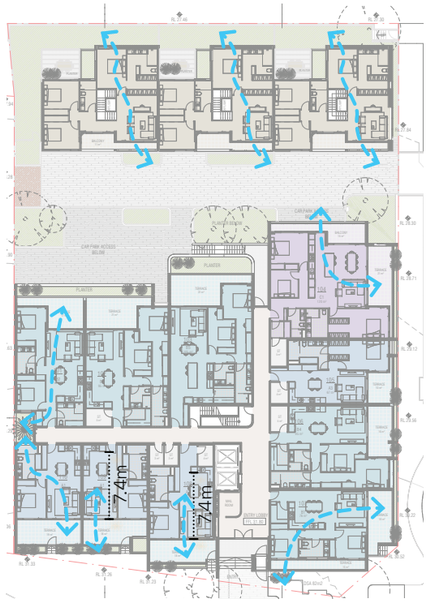
4.2 Natural Ventilation

39 of 60 dwellings (**65%**) are naturally ventilated.

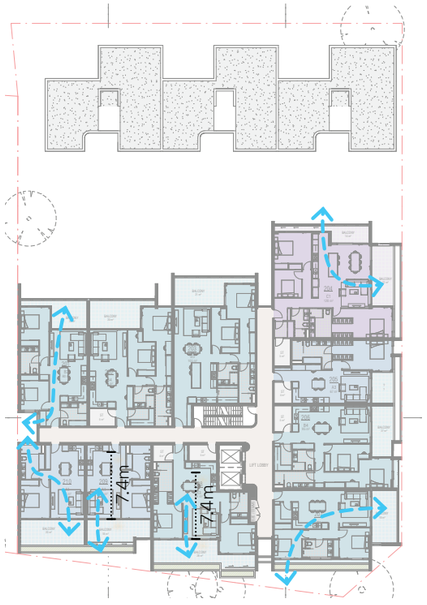
Single aspect apartments within this number have ventilation openings oriented within 45^0-90^0 of prevailing cooling Southwesterly wind, and room depth not exceeding 3x ceiling height.



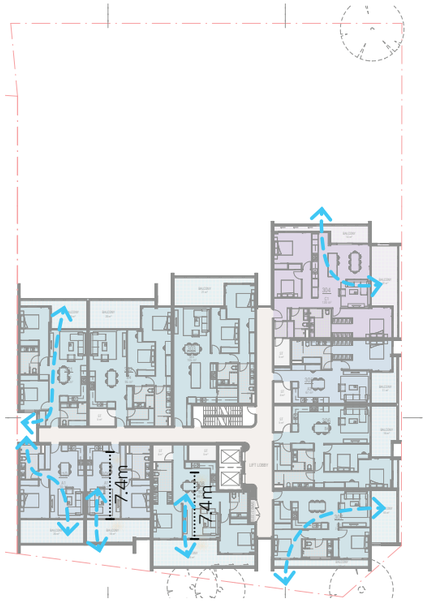
Lower Ground Floor Plan



Ground Floor Plan



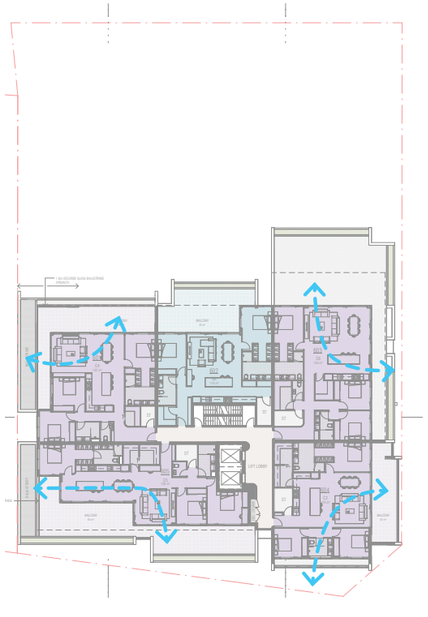
1st Floor Plan



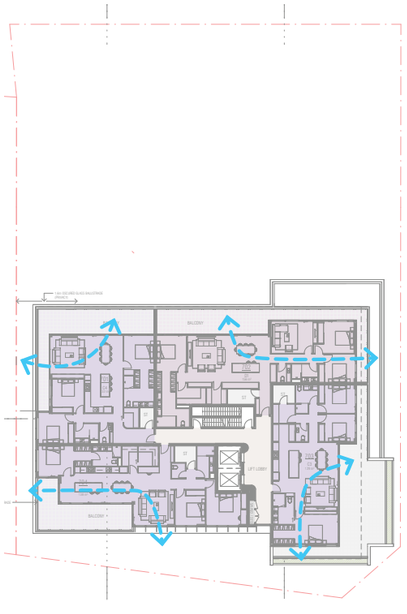
2nd Floor Plan

3rd Floor Plan

4th Floor Plan



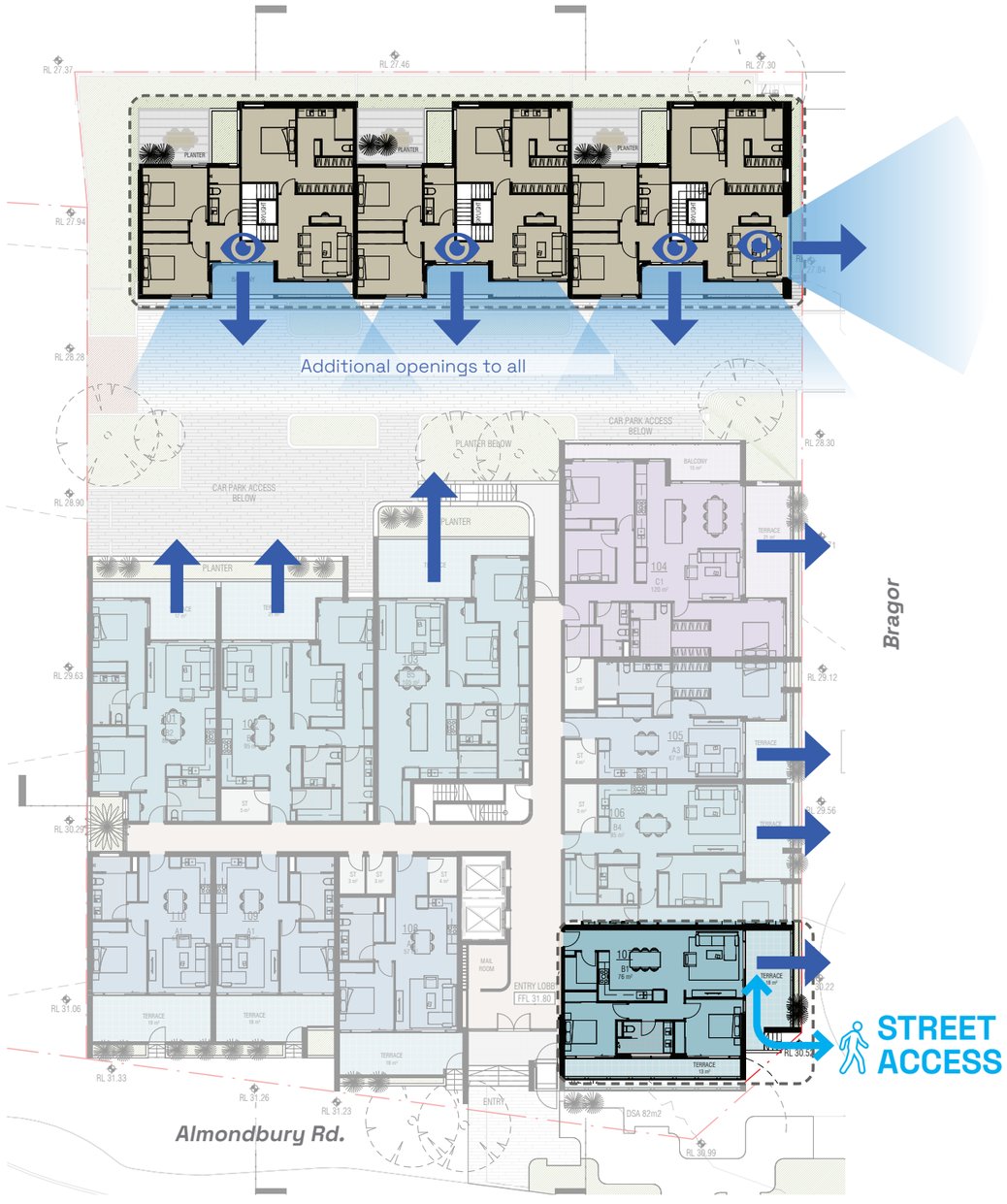
5th Floor Plan



6th Floor Plan

4.2 Passive Surveillance

+ Direct street access to all Bragor Place units is not feasible due to the level difference between the ground floor and street. Stair access will significantly compromise terrace amenity and parking below.
+ Direct street access has been provided to the corner apartment.
+ The townhouse units have been reconfigured for a primary outlook to the access way (ground and L1), increasing passive surveillance.
+ Moreover, additional windows to the corner townhouse optimize passive surveillance to Bragor Place.



Ground Floor Plan

Passive Surveillance Opportunities (Bragor Pl. & Access Way)

4.2 Passive Surveillance

CROSS SECTION - ACCESS WAYAPARTMENTS / TOWNHOUSES

Functionality+
Build Quality_

Passive Surveillance to Shared access way

4.2 Passive Surveillance

CROSS SECTION - BRAGOR PLACE

Functionality+
Build Quality_

Passive Surveillance to Bragor Place

Sustainability_

Sustainable Design Initiatives

Indoor Environmental Quality

+ All material selections to be low VOC formaldehyde, including paints, carpets and laminates
+ Naturally ventilated apartments
+ LED Low consumption Lighting

Materials in Construction

+ Double Glazing throughout
+ Responsible Building Materials
+ Re-use of existing building materials
+ 90% of all formwork, pipes and cabling to be PVC free
+ 95% of steel to be from a responsible steel maker and 60% to be produced using energy reduced processes
+ 90% of construction and demolition waste to be diverted from landfill

Transport

+ Infrastructure for future EV Charging Stations
+ Bicycle bays

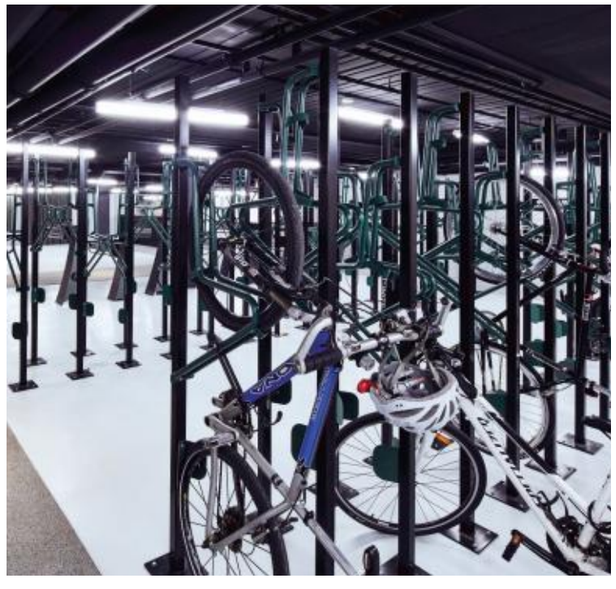
Energy Efficiency

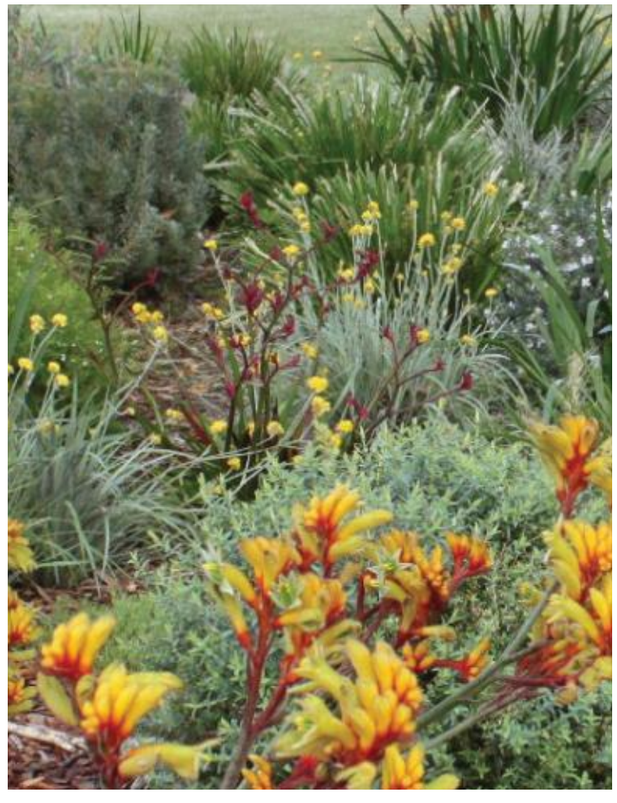
+ 7 Star Average Nathers rating
+ Full electric building
+ Heat Pump Hot Water system
+ Provision of solar PV Array
+ Metering & Monitoring
+ EV Battery Storage
+ Maximised daylighting and solar control to minimise demands of energy use

Water Efficiency

+ Provision of water efficient appliances & equipment
+ Waterwise Plants & drip irrigation
+ Stormwater collected filtered and used for sub-soil irrigation
+ Target rainwater collection tanks for Townhouses
+ Maximum rating energy and water efficient fixtures

EMERGEN





Sustainability_

Refer ESD Consultant's report for further detail regarding the proposed strategy.

EMERGEN

GREEN STAR DESIGN REPORT

3 BRAGOR PLACE, 17 & 19 ALMONDBURY ROAD, ARDROSS, WA

PREPARED BY

NYONIKA OBERAI

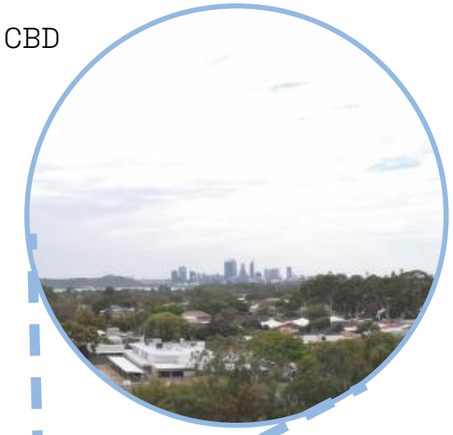
PROJECT: 128753

PUBLISHED DATE.

28/12/2023

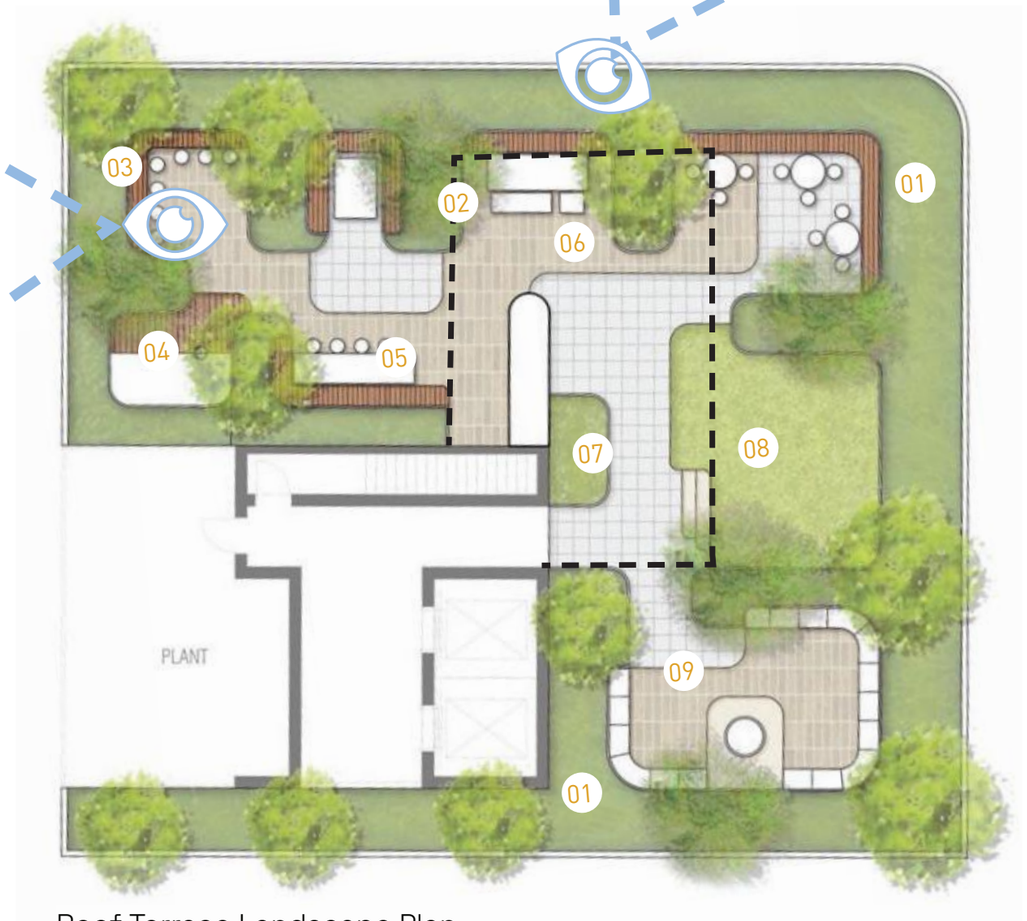
3.4 Communal Open Space

+ Communal open space is consolidated on the rooftop terrace (180m^2).
+ A mix of considered shaded areas, seating and landscaped zones ensure high-quality residential amenity. Refer to landscape report extract on the right.
+ The rooftop terrace also affords key views looking West to Wireless Hill and North East to Perth CBD



Looking North East to Perth CBD

Looking west to Wireless Hill

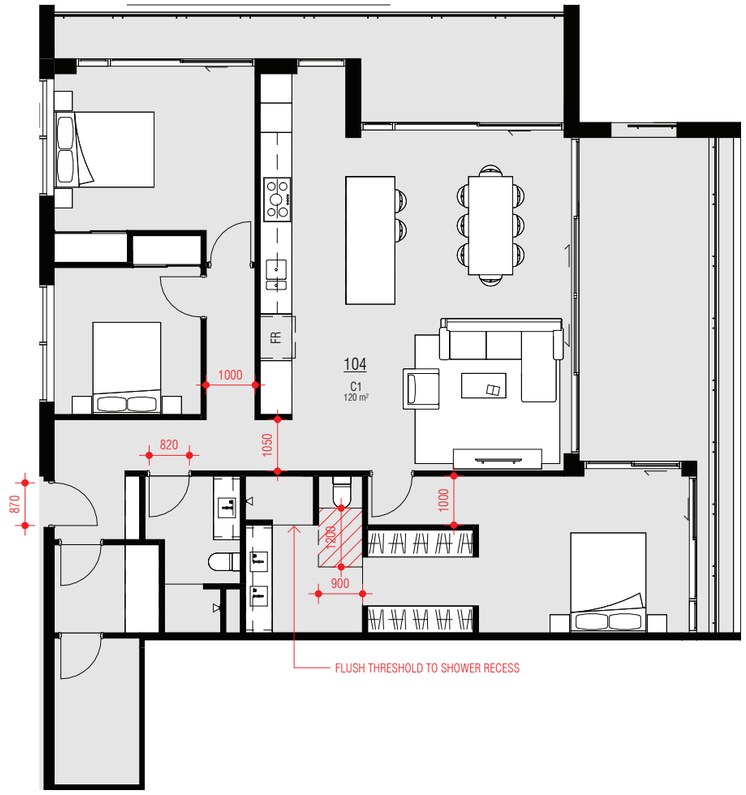


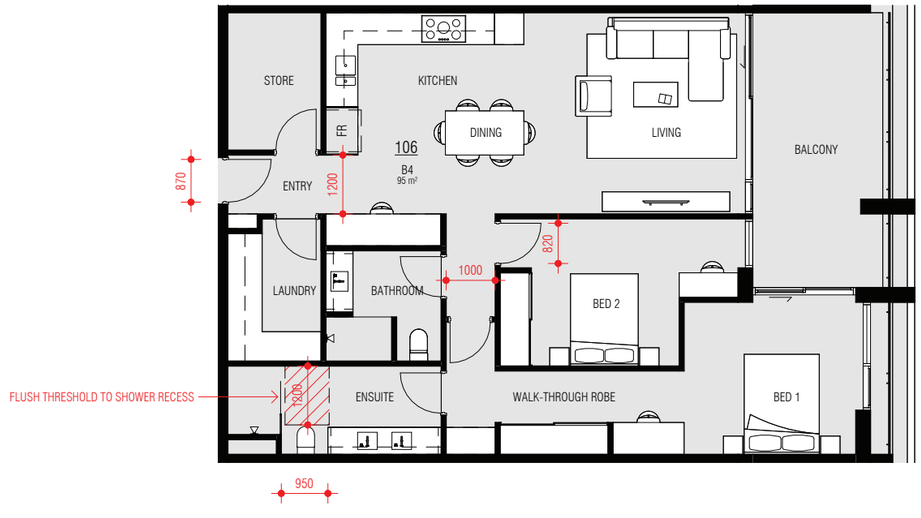
Roof Terrace Landscape Plan

4.9 Universal Design

75% of apartments are able to achieve Silver Level Livable Housing requirements. Key features include:

+ A level dwelling entrance
+ Internal doors and corridors that facilitate unimpeded movement between spaces
+ Hob less shower recesses
+ Easy access to toilet
+ Reinforced walls around the toilet to support grab rail installation at a later date.





Landscape
Quality_

Landscape key figures:

Deep Soil Area	12.7% (327m²)
Existing Trees to be retained	5
Tree Canopy Cover	186m2
New Significant Verge Trees	5
Surplus New Trees	18 On site
Additional bonus verge upgrades	360m²

00

almondbury road

landscape concept

march 2024

01 LANDSCAPE ANALYSIS

site context

PLAN E

LANDSCAPE ARCHITECTS

LEVEL 1 278 RAILWAY PDE WEST LEEDERVILLE WA 6007
T: (08) 9388 9566 E: mail@plane.com.au

ALMONDBURY ROAD, ARDROSS

PREPARED FOR SCENTRE GROUP
NOVEMBER 2023

C1.102

REV F
NTS @ A3

02 LANDSCAPE ANALYSIS
site character

NATIVE VEGETATION
wireless hill park




SWAN RIVER AND CITY VIEWS
wireless hill park paths & Lookout


RAW/NATURAL MATERIALS
sites of importance




PLAN E

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03 LANDSCAPE ANALYSIS
existing conditions

LEGEND

Existing pedestrian crossing - main movement towards westfield booragoon shopping centre

FAVOURABLE EXISTING TREE CANOPY ALONG ALMONDBURRY ROAD

OPPORTUNITY FOR DEVELOPMENT TO TIE INTO EXSITING LANDSCAPE TREATMENT

LEVEL CHANGE/BLOCK RETAINING FROM VERGE TO ROAD

APPROX. 3.5M LEVEL CHANGE ALONG BRAGOR PLACE

PLAN E

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SEPTEMBER 2023

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04 LANDSCAPE ANALYSIS

existing trees - retention & salvage opportunities

LEGEND

Potential trees to be retained
Trees to be pruned and loose branches removed by arborist

Melaleuca lanceolata
11x10m
retention value: medium

Umbrella tree
8x4m
retention value: high

Unknown Deciduous Tree
6x4m
retention value: high

Jacaranda mimosifolia
12x10m
retention value: medium

Callistemon Kings Park Special
4x6m
retention value: high

Eucalyptus leucoxylon
7x8m
retention value: medium

Camphor Laurel
16x14m
retention value: medium

Eucalyptus caesia
7.5 x 6m
retention value: medium

Eucalyptus erythrocorys
6 x 6m
retention value: medium

PLAN E

LANDSCAPE ARCHITECTS

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NOVEMBER 2023

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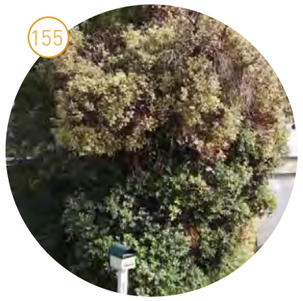
05 LANDSCAPE ANALYSIS
existing trees - removed

LEGEND

trees to be salvaged/ relocated

trees to be removed within proposed deep soil due to poor condition/form - opportunity to plant new native trees

trees to be removed



NZ Christmas Tree
5x4m
poor condition - shrub form

NZ Christmas Tree
5x4.5m
poor condition - shrub form

Brazilian Peppertreecalophylla
7 x 6.5m
poor condition

Existing citrus trees to be salvaged and relocated on site

Laurel Magnolia
11x9m
retention value: medium

Existing grass trees on site to be salvaged and relocated on site

Corymbia maculata
9 x 3.5m
Mature size will conflict with proposed development

PLAN E

LANDSCAPE ARCHITECTS

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ALMONDBURY ROAD, ARDROSS

PREPARED FOR SCENTRE GROUP
NOVEMBER 2023

C1.106

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NTS @ A3

1.0

almondbury road

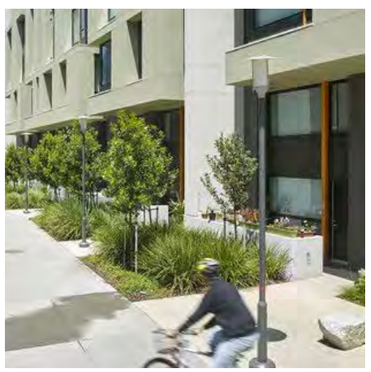
landscape imagery

1.1 LANDSCAPE IMAGERY
laneway & vehicular entry

KEY PLAN
NTS

DRIVEWAY
Feature permeable trafficable paving pattern to slow traffic and planting in deep soil

VISITORS BAYS
adjacent planting and creepers up to pergola over



PLAN E

LANDSCAPE ARCHITECTS
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PREPARED FOR SCENTRE GROUP
NOVEMBER 2023

C1.108
REV F
NTS @ A3

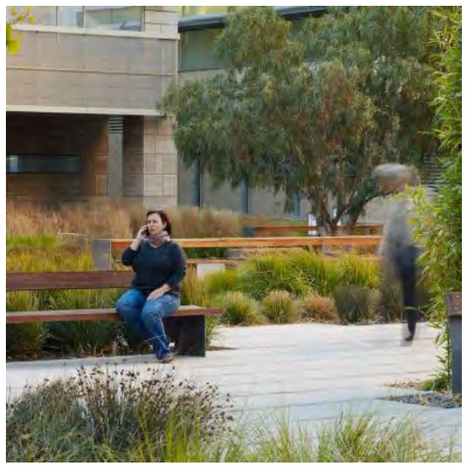
1.2 | LANDSCAPE IMAGERY
pedestrian entry & street interface

KEY PLAN
NTS

ALMONDBURY
Street activation through informal pedestrian connections and native planting

PEDESTRIAN ENTRY
Entry experience through feature planting and seating/meeting opportunitues

LANDSCAPE ZONE
Native screening planting along bragor place - opportunity for seating / pedestrian activation nodes



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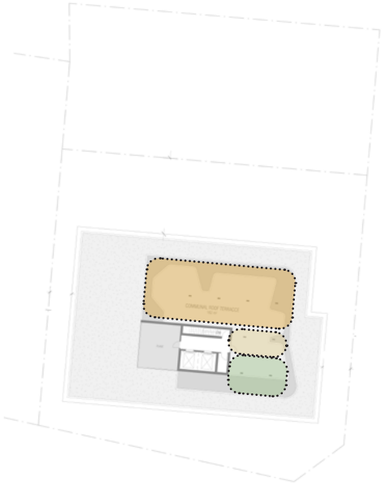
1.3 | LANDSCAPE IMAGERY
pedestrian entry & street interface

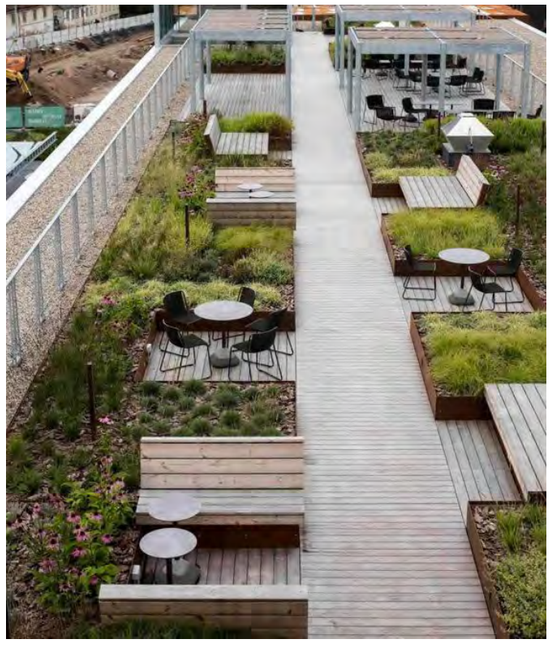
KEY PLAN
NTS

DINING
Dining table settings, bbq and informal breakfast bar

FLEXIBLE SPACE
Turf area for passive excercise, lounging and herbs/edible garden

SEMI PRIVATE NODES & PLAY
Informal semi private seating nodes with opportunities for a fire pit and play elements





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NTS @ A3

2.0

almondbury road

landscape concept

2.1 LOWER GROUND FLOOR
concept

LEGEND

- Lot boundary
- Extend of Existing landscape treatment
- Existing trees to be retained & protected
- New proposed tree planting

01 Screening planting and small/medium trees in townhouse backyard

02 Feature small trees and groundcovers planting in front of townhouses

03 Raised planters with low-medium native planting to townhouses

04 Permeable paved driveway / shared zone

05 Raised planter with feature Shrubs

06 Proposed medium native tree in deep soil

07 Low native planting with natural items (logs; rock boulders) to end of laneway

08 Low native planting at driveway entrance to allow for open sight lines to road

09 Low to native planting to verge

10 Footpath to townhouses to connect to verge footpath

PLAN E

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C1.1012

REV F
1:200 @ A3

0 2 4 6 12 20m

2.2 GROUND FLOOR
concept

LEGEND

- Lot boundary
- Extend of Existing landscape treatment
- Existing trees to be retained & protected
- New proposed tree planting
- Screening native planting
- Low/Groundcovers native planting

01 Informal seating node along Bragor Place

02 Existing landscape treatment - red gravel with tree planting and limestone boulders - opportunity to replace existing bollards with boulders

03 Pedestrian entry - feature paving with seating walls, feature planting and limestone boulders to continue adjacent treatment and street interface

04 Visitors bike racks in permeable paving

05 Private informal entry path to front units along Almondbury road

06 Planter to edge of apartment balconies with hanging plants

07 Proposed native groundcovers with screening planting along verge to Bragor Place

08 Raised planters to upper level of townhouses

Raised planters with cascading hanging plants to outside of apartment buildings

PLAN E

LANDSCAPE ARCHITECTS

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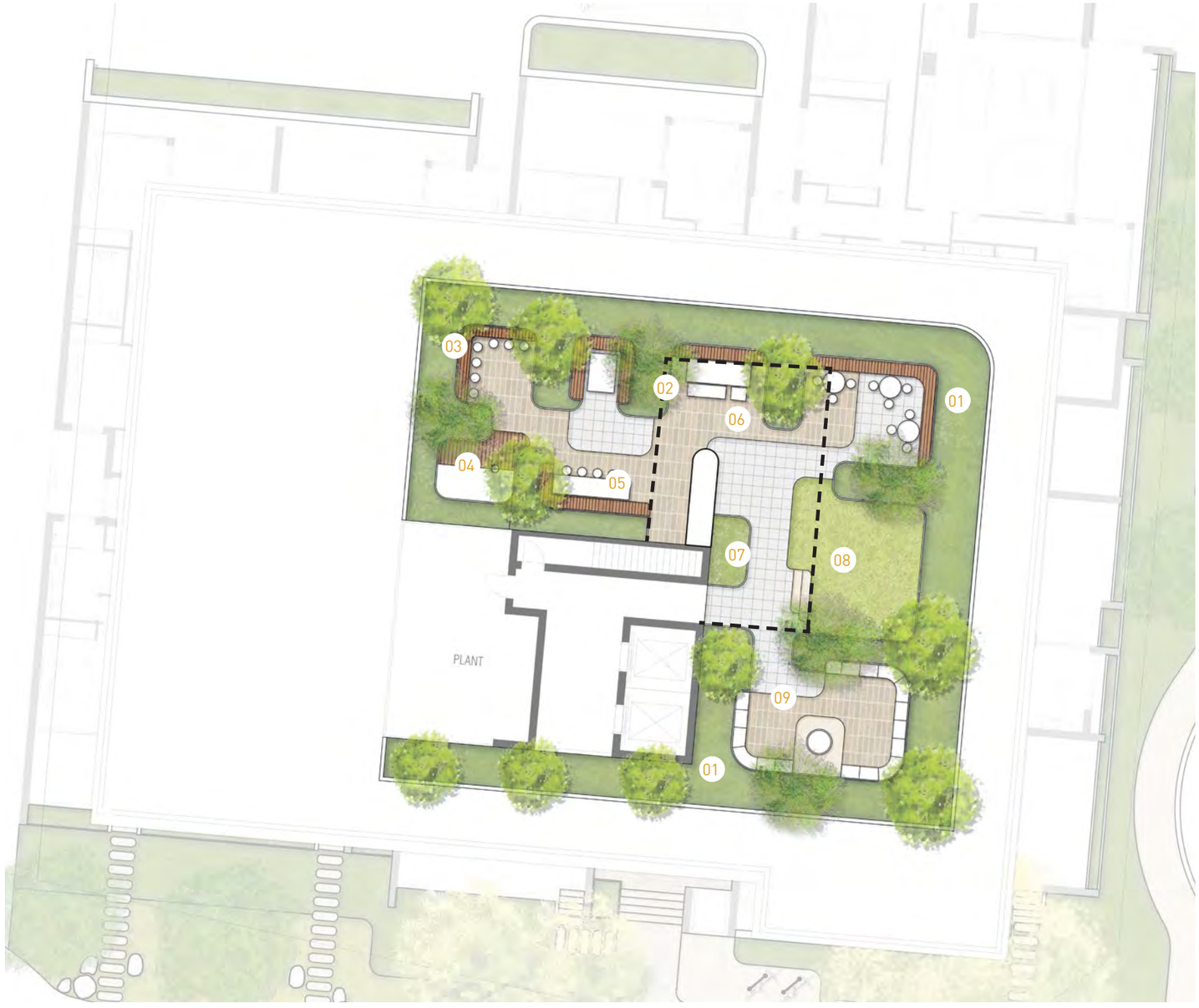
C1.1013

REV F
NTS @ A3

2.3 LEVEL 7
concept

LEGEND

- New proposed tree planting
- 01 High planters with lush and cascading planting
- 02 Shade structure over main dining area and circulation zone
- 03 In built high bench bar with stools
- 04 Raised platform sunset lounge area
- 05 BBQ area with sink and fridge facilities
- 06 Dining area with integrated seating benches against planting
- 07 Low edible herb planters
- 08 Flexible turf area with opportunity for passive recreation
- 09 Private seating / fire pit



BRAGG PLACE

PLAN E

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C1.1014

REV F
1:100 @ A3

0 1 2 3 6 10m

3.0

almondbury road

co-design opportunities

indigenous cultural interpretation

3.1 CO-DESIGN STRATEGY

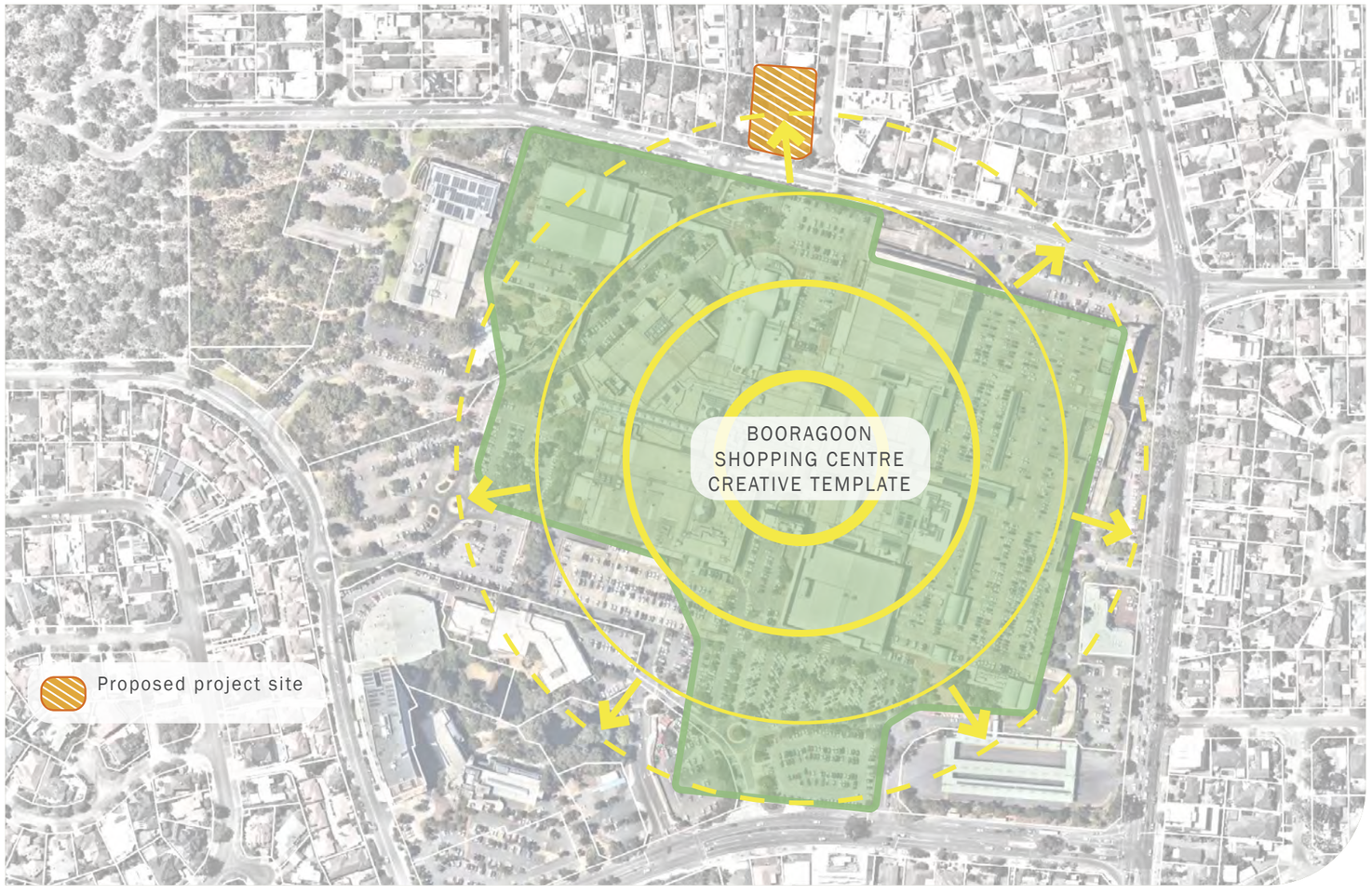
site location

The Almondbury residential development sits in conjunction with the identified residential development sites which are located at the shopping centre's perimeter on all four sides and interface with the residential suburbs beyond.

Through a co-design strategy the project ensures that the creative template emerging for the Booragoon shopping centre redevelopment is also used in coordinating relationships between the development and all the perimeter sites marked for development.

Understanding that the coordination of signage, cultural interpretation and culturally resonant environments across both projects is clearly important, the landscape design seeks to support the creative template through landscape relationality to ensure all components sit on the right place.

In this way, design themes, stories and design expressions are to respond and co-relate to the themes already developed for the shopping centre project.



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C1.1016

REV F
NTS @ A3

3.2 CO-DESIGN OPPORTUNITIES
indigenous cultural interpretation

NATIVE PLANTING SPECIES

Endemic plant species and native bush tucker plants providing edibles, seeds and supporting habitat for native birds, bees and other insects.











PLAN E

LANDSCAPE ARCHITECTS

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C1.1017

REV F
1:200 @ A3

0 2 4 6 12 20m

3.3 CO-DESIGN OPPORTUNITIES
indigenous cultural interpretation

MEETING PLACE

opportunity to create a welcoming space through design and a strong sculptural element that reflects sense of belonging.








PLAN E

LANDSCAPE ARCHITECTS

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C1.1018

REV F
1:200 @ A3

0 2 4 6 12 20m

4.0

almondbury road

planting palette

4.1 PLANTING PALETTE

trees

IN-GROUND

Eucalyptus victrix
LITTLE GHOST GUM
MATURE SIZE: 8 X 4 M

Eucalyptus torquata
CORAL GUM
MATURE SIZE: 6 X 5 M

Corymbia citradora
DWARF PINK LEMON-SCENTED GUM
MATURE SIZE: 7 X 4 M

Agonis flexuosa variegata
VARIEGATED WA WEEPING PEPPERMINT
MATURE SIZE: 6 X 3 M

Eucalyptus sideroxylon rosea
RED IRON BARK
MATURE SIZE: 10 X 8 M

LEVEL 7

Cupaniopsis anacardiodes
TUCKEROO
MATURE SIZE: 8 X 4 M

Citrus limon
LEMON HEAVEN EUREKA SEEDLESS
MATURE SIZE: 4 X 3 M

Citrus aurantium
MIDNIGHT SEEDLESS ORANGE
MATURE SIZE: 5 X 3 M

Lagerstroemia indica
NATCHEZ CREPE MYRTLE
MATURE SIZE: 7 X 5 M

Olea europaea
KALAMATA OLIVE
MATURE SIZE: 6 X 4 M

PLAN E

LANDSCAPE ARCHITECTS

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C1.1020

REV F

4.2 PLANTING PALETTE
ground floor

TALL SHRUBS > 1000mm

Anigozanthos flavidus Red
KANGAROO PAW
MATURE SIZE: 2.0 X 1.0 M

Grevillea petrophiloides
GREVILLEA
MATURE SIZE: 2.0 X 1.0 M

Grevillea Gelato Dream
GREVILLEA
MATURE SIZE: 1.5 X 1.5 M

Banksia menziesii dwarf
BANKSIA
MATURE SIZE: 1.5 X 1.5 M

Eremophila nivea Spring Mist
SILKY EREMOPHILA
MATURE SIZE: 1.5 X 1.5 M

Pimelea ferruginea Pink Selec
RICE FLOWER
MATURE SIZE: 1.0 X 2.0 M

Dianella revoluta
BLUE FLAX-LILY
MATURE SIZE: 1.0 X 1.5 M

Trachymene coerulea
ROTTNEST ISLAND DAISY
MATURE SIZE: 1.0 X 0.8 M

Adenanthos sericeus purpurea
WOOLY BUSH
MATURE SIZE: 1.0 X 1.0 M

Coleonema pulchellum aurea
GOLDEN DIOSMA
MATURE SIZE: 1.0 X 1.0 M

PLAN E

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NOVEMBER 2023

C1.1021

REV F

3.3 PLANTING PALETTE
ground floor

LOW SHRUBS <1000mm

Lomandra fluvia Shara
MAT RUSH
MATURE SIZE: 0.4 X 0.5 M

Hibbertia Racemosa
STALKED GUINEA FLOWER
MATURE SIZE: 0.5 X 0.3 M

Lomandra 'Lime Tuff'
MAT RUSH
MATURE SIZE: 0.5 X 0.5 M

Adenanthos cunningham. prostrate
PROSTRATE WOOLLY BUSH
MATURE SIZE: 0.5 X 1.5 M

Conostylis candicans
GREY COTTONHEADS
MATURE SIZE: 0.3 X 0.5 M

Patersonia occidentalis
PURPLE FLAG, NATIVE IRIS
MATURE SIZE: 0.8 X 0.5 M

Anigozanthos Bush Pearl
KANGAROO PAW
MATURE SIZE: 0.5 X 0.45 M

Banksia spinulosa
BIRTHDAY CANDLES
MATURE SIZE: 0.4 X 0.8 M

Eremophila glabra Dawes
SMOOTH/ROTTNEST EMU BUSH
MATURE SIZE: 0.8 X 1.0 M

PLAN E

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C1.1022

REV F

4.4 PLANTING PALETTE
ground floor

GROUNDCOVERS

Eremophila Kalbarri Carpet
EMU BUSH
MATURE SIZE: 0.2 X 2.0 M

Darwinia citriodora Sea spray
PROSTRATE LEMON SCENTED MYRTLE
MATURE SIZE: 0.1 X 0.9 M

Dampiera linearis Blue
DAMPIERA
MATURE SIZE: 0.3 X 1.0 M

Grevillea crithmifolia prostrate
GREVILLEA
MATURE SIZE: 0.3 X 2.0M

Myoporum parvifolium alba
CREEPING BOOBIALLA
MATURE SIZE: 0.3 X 1.5 M

Hardenbergia comptoniana
NATIVE WISTERIA
MATURE SIZE: 0.3 X 3.0 M

Casuarina glauca 'Cousin It'
COUSIN IT
MATURE SIZE: 0.5 X 2.5M

PLAN E

LANDSCAPE ARCHITECTS

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REV F

4.5 PLANTING PALETTE

LEVEL 7

PLANTERS

Zamia furfuracea
CARDBOARD PALM
MATURE SIZE: 1.0 X 1.0 M

Rhodanthe manglesii
PINK SUNRAY OR MANGLES' EVERLASTING
MATURE SIZE: 0.4 M

Lomandra fluvia Shara
MAT RUSH
MATURE SIZE: 0.4 X 0.5 M

Cotyledon Silver Waves
SILVER WAVES PIG'S EAR
MATURE SIZE: 0.3 X 0.7 M

Conostylis candicans
GREY COTTONHEADS
MATURE SIZE: 0.3 X 0.5 M

Pimelea Marshmallow
RICE FLOWER
MATURE SIZE: 0.8 X 1.0 M

Patersonia occidentalis
PURPLE FLAG, NATIVE IRIS
MATURE SIZE: 0.8 X 0.5 M

Anigozanthos Bush Pearl
KANGAROO PAW
MATURE SIZE: 0.5 X 0.45 M

Dianella Breeze
BLUE FLAX LILY
MATURE SIZE: 0.6 X 0.6M

Acacia cognata Limelight
BOWER OF BEAUTY WATTLE
MATURE SIZE: 0.8 X 1.0M

PLAN E

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C1.1024

REV F

4.6 PLANTING PALETTE

LEVEL 7

PLANTERS GROUNDCOVERS/CASCADING

Lechenaultia biloba
BLUE LECHENAULTIA
MATURE SIZE: 0.3 X 0.5 M

Casuarina glauca 'Cousin It'
COUSIN IT
MATURE SIZE: 0.5 X 2.5M

Ficus pumila
CREEPING FIG
MATURE SIZE: 2.0 X 4.0 M

Hardenbergia comptoniana
NATIVE WISTERIA
MATURE SIZE: 0.3 X 3.0 M

HERBS

Rosmarinus Benenden's Blue
FINE LEAF BLUE ROSEMARY
MATURE SIZE: 1.0 X 1.0 M

Salvia officinalis
COMMON SAGE
MATURE SIZE: 0.4 X 0.3 M

Coriander
MATURE SIZE: 0.4 X 0.4 M

Mint
COMMON MINT
MATURE SIZE: 0.3 X 0.3M

Basil thai
MATURE SIZE: 0.5 X 0.3M

PLAN E

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5.0

almondbury road

compliance items

5.1 DESIGN WA COMPLIANCE ITEMS
deep soil & tree canopy

ITEM 3.3A - TREE CANOPY & DEEP SOIL AREA

REQUIRED DEEP SOIL AREA: 179 SQ.M - BASED ON A SITE AREA OF 2565 SQ.M

REQUIRED TREE CANOPY AREA: 128 SQ.M - BASED ON A SITE AREA OF 2565 SQ.M

DEEP SOIL AREA & TREE CANOPY REQUIREMENTS - TABLE 01

THE DEVELOPMENT SEEKS TO 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: 2564 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC DEEP SOIL AREA REQUIREMENTS	MORE THAN 1000 SQ.M	7% OF DEEP SOIL AREA ON SITE (179 SQ.M) IF EXISTING TREES RETAINED ON SITE 5 x EXISTING TREE RETAINED ON LOT 1 x EXISTING TREE TO BE RELOCATED	PROVIDED DEEP SOIL AREA OF 324 SQ.M PROVIDED ADDITIONAL PLANTING ON STRUCTURE AS DEEP SOIL AREA OF 293.5 SQ.M PLANTING ON STRUCTURE (LESS THAN 1M DEPTH) 94 SQ.M

LANDSCAPE AREA REQUIREMENTS - TABLE 02

THE DEVELOPMENT SEEKS TO EXCEED THE REQUIRED LANDSCAPE PROVISION FOR DEEP SOIL AREA AS DEFINED IN DESIGN WA 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 - NO DEEP SOIL)	SOFT LANDSCAPE GARDEN AREA
LOWER GROUND FLOOR	277 SQ.M	50.5 SQ.M		327.5 SQ.M
GROUND FLOOR	47 SQ.M	38 SQ.M	56 SQ.M	141 SQ.M
LEVEL 7	-	205 SQ.M	38 SQ.M	243 SQ.M
TOTAL	324 SQ.M	293.5 SQ.M	94 SQ.M	711.5 SQ.M

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

THE DEVELOPMENT SEEKS TO RETAIN EXISTING TREES WITHIN THE LOT AND ADJACENT STREETSCAPE AND TO 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 04: TREE CANOPY REQUIREMENTS

	LOT AREA: 2564 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC TREE CANOPY REQUIREMENTS	MORE THAN 1000 SQ.M	1 LARGE TREES AND 4 MEDIUM TREES (1 MEDIUM TREE FOR EACH ADDITIONAL 400 SQM IN EXCESS OF 1000 SQM)	MINIMUM OF 128 SQ.M OF TREE CANOPY COVER WHICH EQUATES TO APPROX. 5.0% CANOPY COVER OF THE DEVELOPMENT SITE AREA TOTAL SURPLUS TREES: 4 No. ON LOT. TOTAL CANOPY COVER: 60.8 SQ.M WHICH EQUATES TO APPROX. 2.3% 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)
LOWER GROUND FLOOR	3	4	1	138 SQ.M
LEVEL 7	15			48 SQ.M
TOTAL	57.6 SQ.M CANOPY COVER AT MATURITY	78.4 SQ.M CANOPY COVER AT MATURITY	50 SQ.M CANOPY COVER AT MATURITY	186 SQ.M PROPOSED TREE CANOPY COVER

IRRIGATION REQUIREMENTS

A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR THE ALMONDBURY ROAD 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.

PLAN E

LANDSCAPE ARCHITECTS

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ALMONDBURY ROAD, ARDROSS

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NOVEMBER 2023

C1.1027

REV F

COMMUNITY BENEFIT SUMMARY:

75%
Silver LHA apartments

Surplus Landscape
Provided

EV Charging
for Visitor Bays on Ground

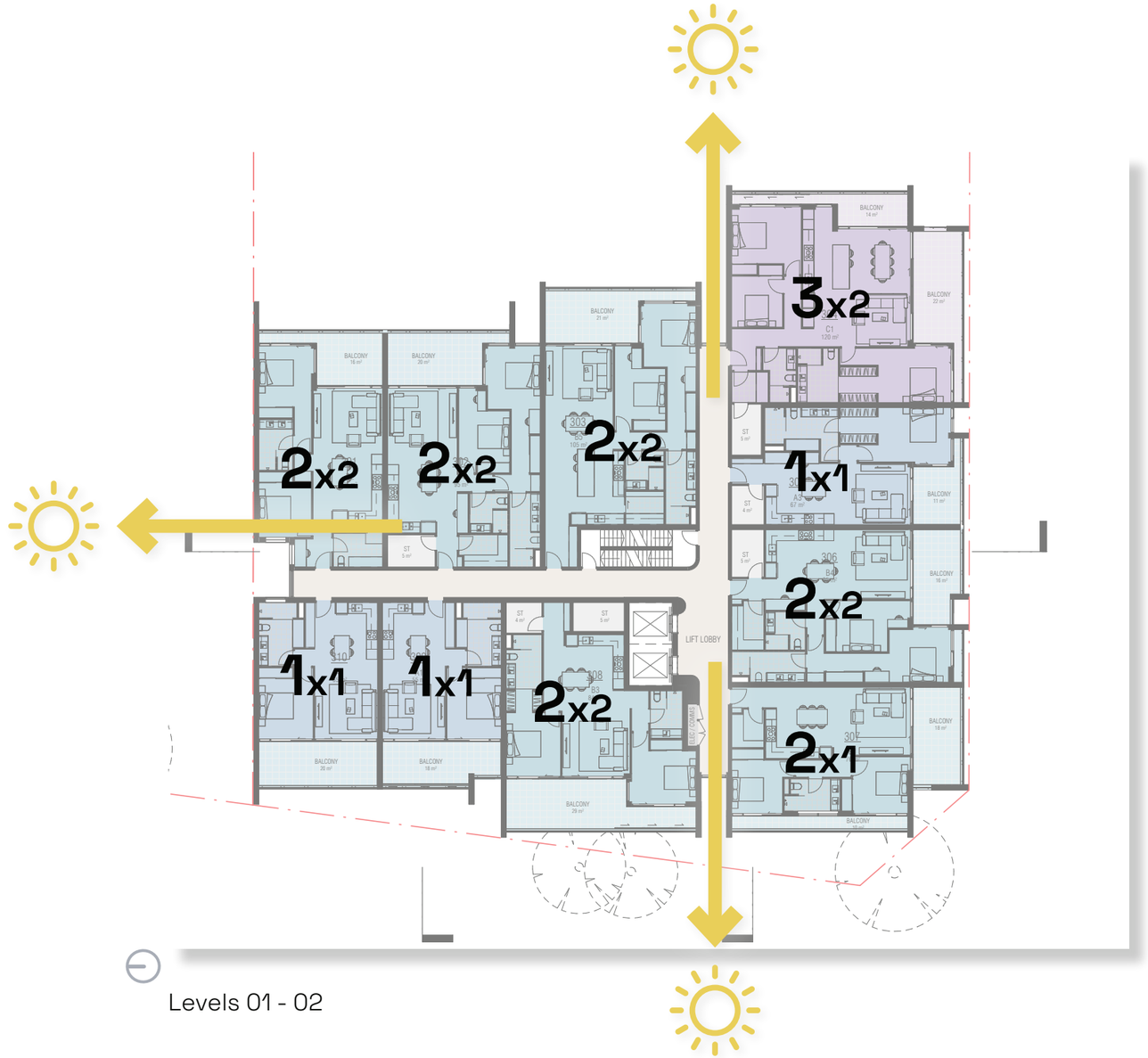
Activated Ground
for passive surveillance

Public Art
New public art at street level

4.9 Dwelling Mix

A range of dwelling types have been provided, with generous internal areas exceeding minimum requirements.

+ Dual aspect living + dining areas have been configured where applicable
+ Appropriately sized stores are directly accessible within apartments where possible. The remainder of resident stores are in the car park
+ 100% of apartments achieving required 3x floor to ceiling ratio for open plan living spaces



Levels 01 - 02

4.9 Dwelling Mix

APARTMENT MIX
17-19 ALMONDBURY RD

	A1 1x1	A2 1x1	A3 1x1	B1 2x1	B2 2x2	B3 2x2	B4 2x2	B5 2x2	B6 2x2	B7 2x2	C1 3x2	C2 3x2	C3 3x2	C4 3x2	C5 3x2	C6 3x2	D1 4x2	TOTAL APT
	55	57	67	76	80	84	95	105	110	113	120	123	129	132	138	145	156	
B1																		0
LG																		0
GR	2	1	1	1	1		2	1			1							10
L1	2		1	1	1	1	2	1			1							10
L2	2		1	1	1	1	2	1			1							10
L3			1	1	1	1	2	1		1	1							9
L4			1	1	1	1	2	1		1	1							9
L5									1			1		1	1	1		5
L6													1	1	1		1	4
L7																		0
Total	6	1	5	5	5	4	10	5	1	2	5	1	1	2	2	1	1	57
	12			32							12						1	
Strata	330	57	335	380	400	336	950	525	110	226	600	123	129	264	276	145	156	5342
Mix	10.5%	1.8%	8.8%	8.8%	8.8%	7.0%	17.5%	8.8%	1.8%	3.5%	8.8%	1.8%	1.8%	3.5%	3.5%	1.8%	1.8%	100.0%
	21.1%			56.1%							21.1%						1.8%	100.0%

TOWNHOUSE

	TOWNHOUSE 4x3	COUNT	NLA m2 (STRATA)
GF	70		210
L1	103		309
TOTAL	173	3	519
			66.3%

TOTAL YIELD	60	TOTAL COMBINED SITE'S		
		NLA m2 (STRATA)	GROSS TOTAL m2	PLOT RATIO m2
		5861	13035	6588
		45.0%	PLOT RATIO 1:	2.57

Aesthetics_

M1: Light Texture coat acrylic render

M2: Charcoal texture coat acrylic render

M3: Sand texture coat acrylic render

M4: Semi-Frameless Glass Balustrade

M5: Pure Gold Powdercoated Aluminium Screens

M6: Curved Planters

M7: Feature Bronze Metallic Cladding to Entrywall

M8: New feature paving in grey

M9: Pure Gold powdercoat glazing frames

Key Development

Transitional height to North neighbour's boundary
2

Max. building separation to Northern neighbours
30m

Shared access way for consolidated vehicular movement

Varying height to Bragor Place
2-7 storeys

Dwellings
57 Apts, 3 T/hs

Deep Soil Area
327m^2 (12.7%)

Existing Trees to be retained
5

Electric Car Charging Bays
Min. 10%

% of apartments receiving winter sun
77%

LHA Silver Apartments
75%

Aesthetics_

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