

COMMERCIAL DEVELOPMENT  
882 CANNING HWY  
APPLECROSS

LANDSCAPE ARCHITECTURE

**DEVELOPMENT APPLICATION  
AUGUST 2025**

# LANDSCAPE STRATEGY

## KEY DESIGN MOVES

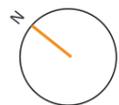
The Landscape response takes cues from the historic legacies of the neighbourhood - the ancient geology and lush residential gardens.

The Tamala limestone has a characteristic organic pattern of permeable air pockets and hollows. The landscape strategy will allow this to inform the general shape, form and texture of elements such as planters, paving and feature materials.

Reference to the iconic Jacaranda lined-streets and garden character of Applecross has shaped the generous areas of planting, which are filled with species that provide stunning blooms, seasonal interest and shelter from climatic conditions.

The communal landscape spaces on ground level and level 3 have been activated with a range of fixed and loose furniture, positioned within the gardens to support a variety of social interactions whilst allowing easy circulation and intuitive way-finding

The meadow-style roof garden on level 3 provides occupants with a unique landscape space. The terrace level is created by a set-down in the structural slab to accommodate a vast shallow profile garden featuring low native shrubs and ground covers. Localised mounding provides soil deep enough for small trees and taller plants, which offer shade, screening, and visual interest. The garden avoids raised edges and barriers, instead using the planting and furniture to frame a series of social spaces.

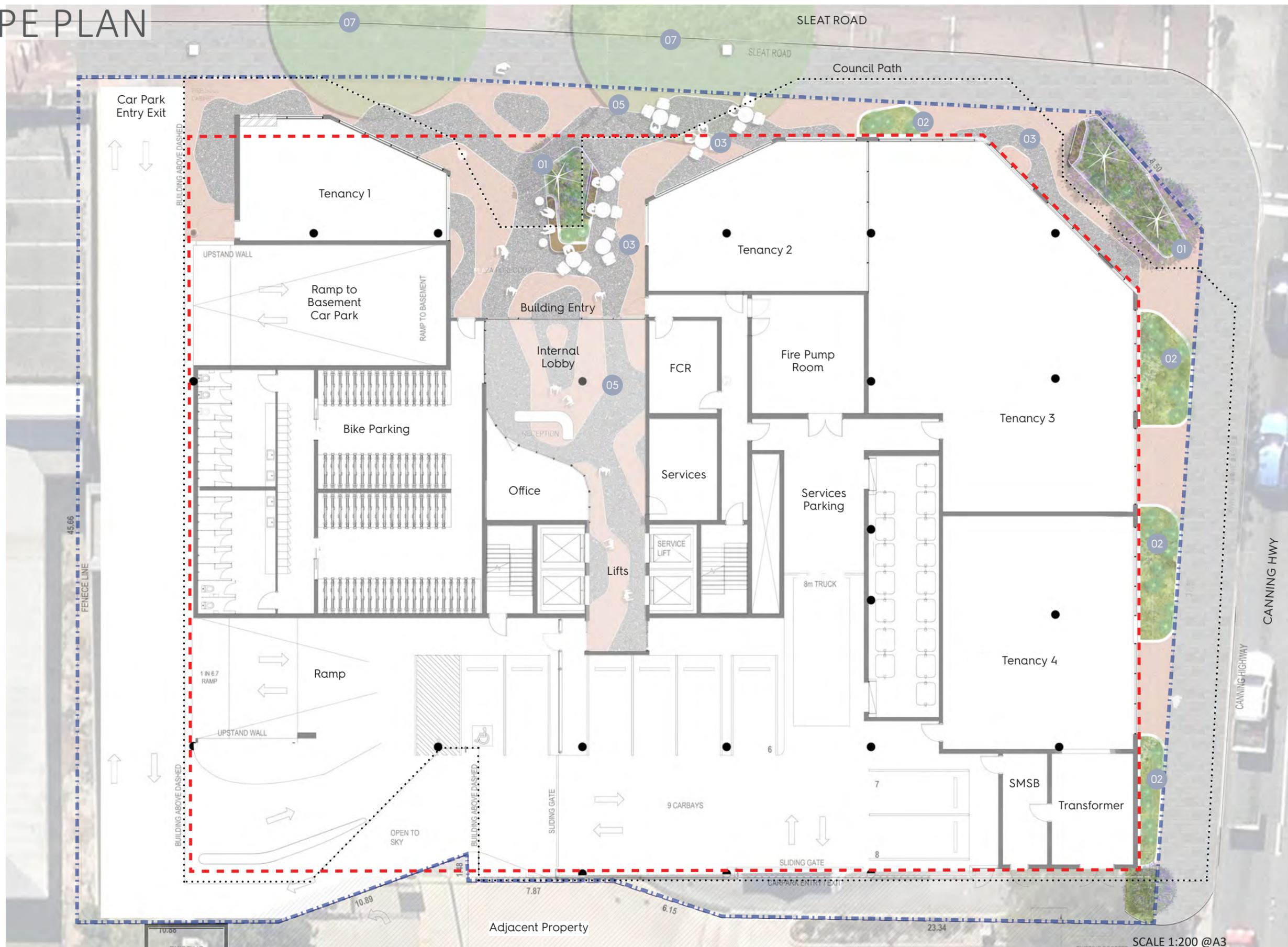


# LANDSCAPE PLAN

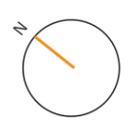
Ground Level

## Legend

- Lot Boundary
- Basement Boundary
- Canopy Line
- 01 Raised Planter with trees
- 02 Raised Planter with low shrubs
- 03 Alfresco Dining Area
- 04 2-tone pixelated paving pattern
- 05 Bike Racks
- 06 Paving inside Lobby
- 07 Existing Street Trees To be Retained *Platanus acerifolia* (London Plane)
- Existing Street Trees
- Proposed trees



SCALE 1:200 @A3



COMMERCIAL DEVELOPMENT  
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DEVELOPMENT APPLICATION

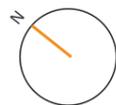
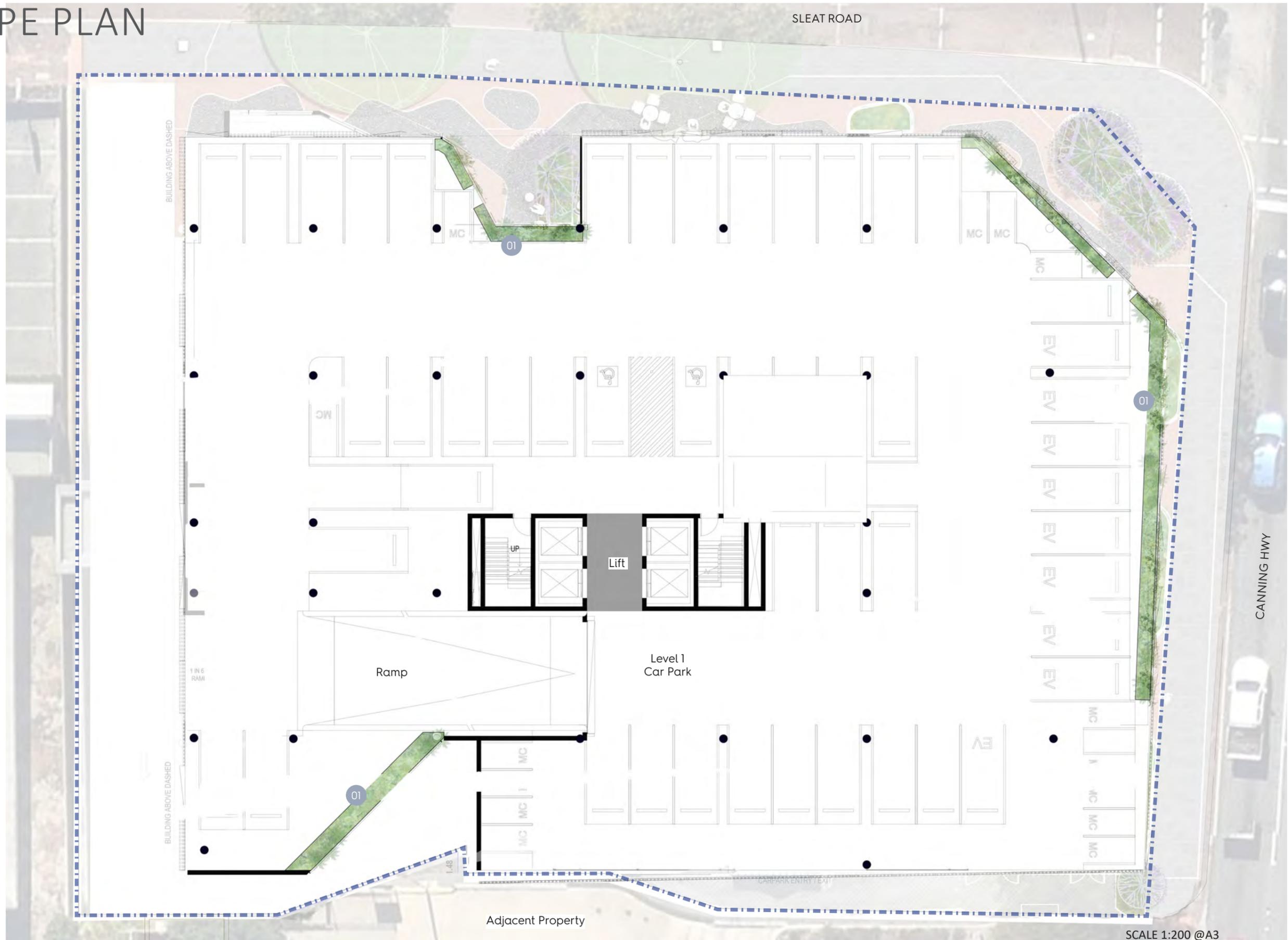
LANDSCAPE  
QUALITY  
Pg-3

# LANDSCAPE PLAN

Level 01 Car park

## Legend

- - - Lot Boundary
- - - Basement Boundary
- 01 Raised (Balustrade height) planter with climbing and cascading plant mix

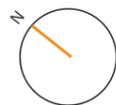
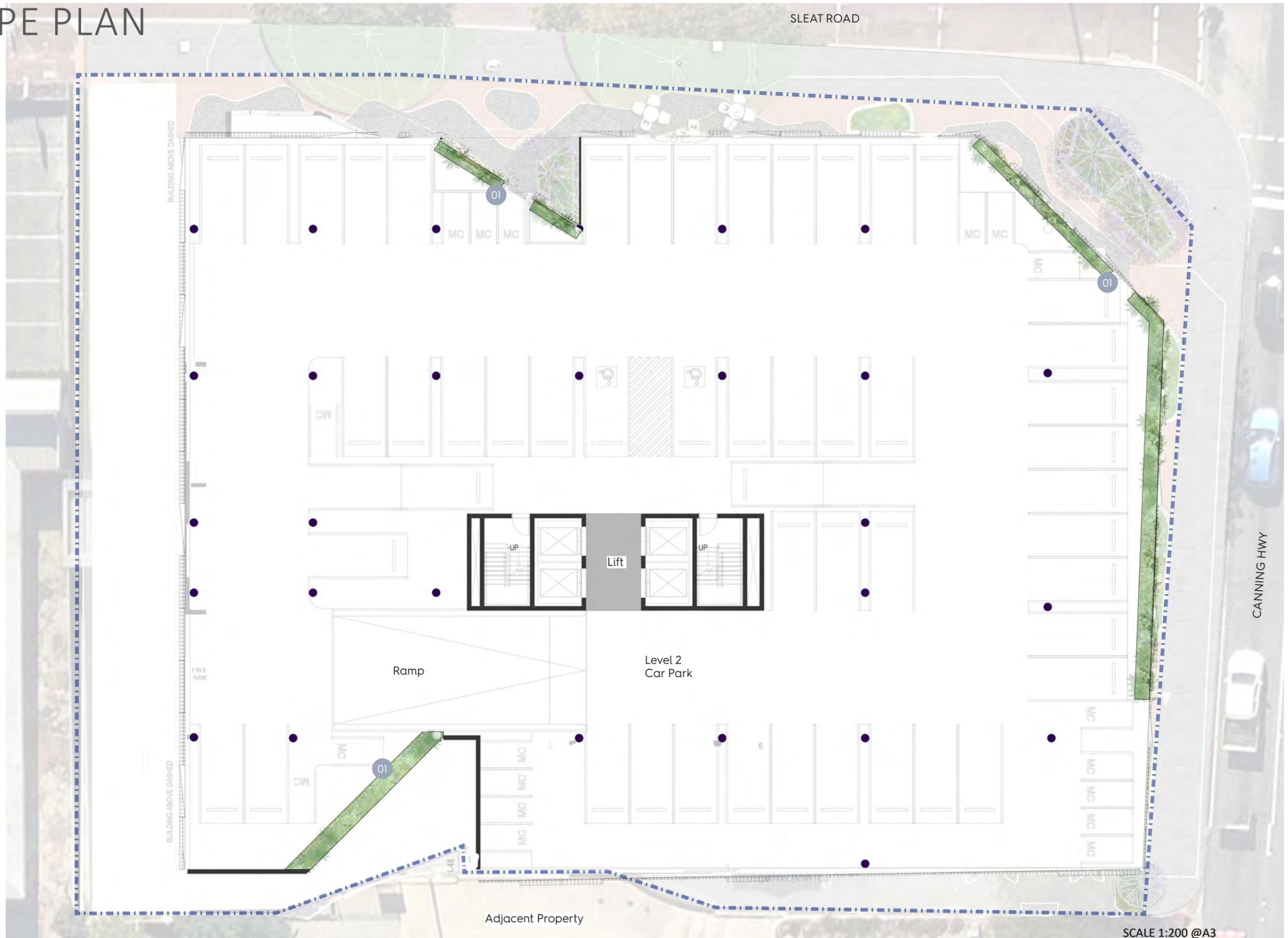


# LANDSCAPE PLAN

Level 02 Car park

## Legend

-  Lot Boundary
-  Basement Boundary
-  Raised (Balustrade height) planter with climbing and cascading plant mix

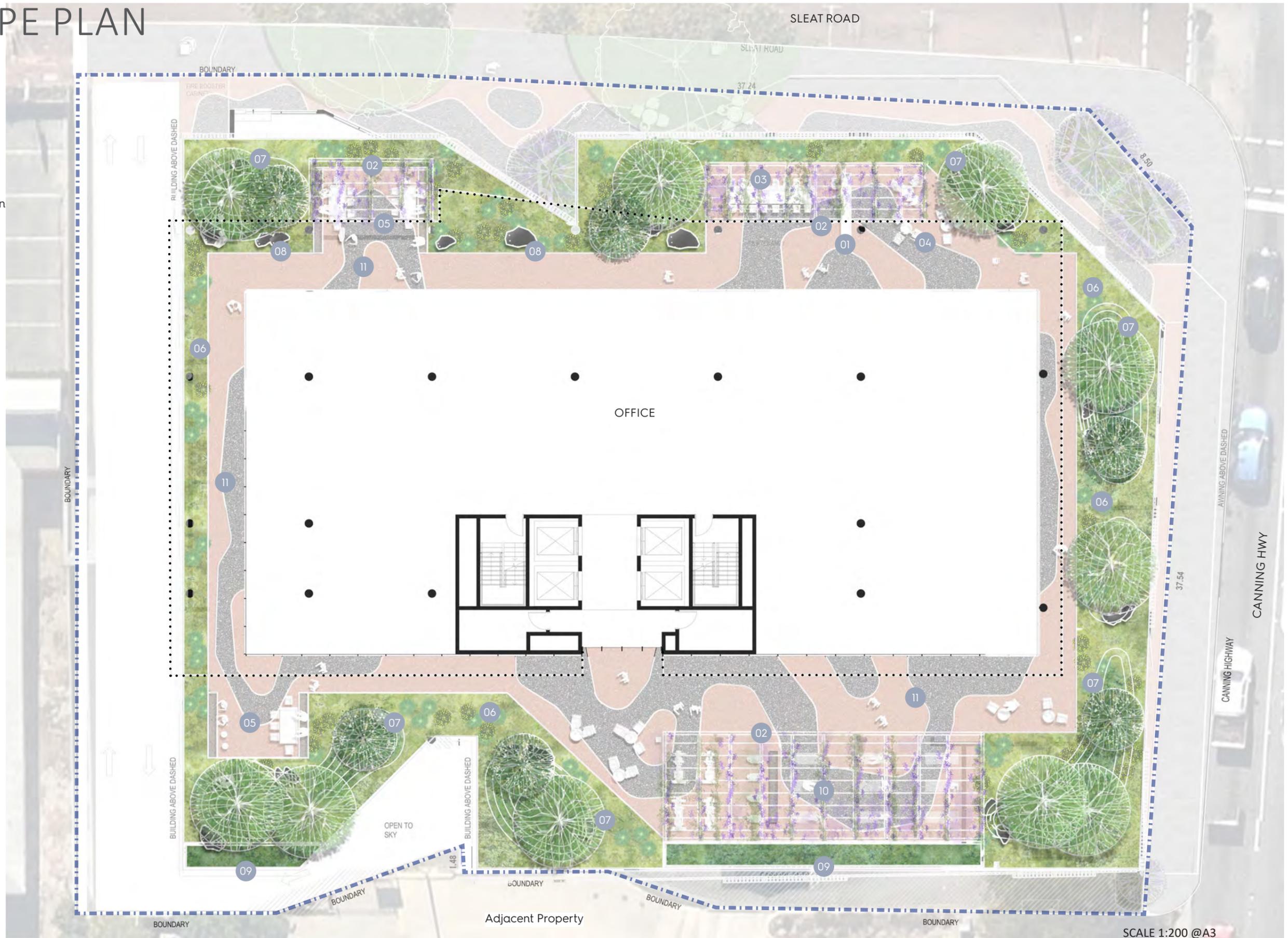


# LANDSCAPE PLAN

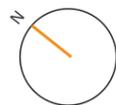
## Level 03 Podium

### Legend

-  Lot Boundary
-  Canopy Line
-  01 BBQ /Outdoor Kitchen
-  02 Arbour / Shelter
-  03 Long Table Social Dining
-  04 Casual Social Space
-  05 Flexible Work Space
-  06 Meadow Planting (Shallow Profile)
-  07 Mounded Planting
-  08 Feature Stone Boulders
-  09 Raised Planter (Balustrade height) with screening plants
-  10 Outdoor Wellness Space (Rowing machines/ Yoga/ Stretch)
-  11 2-tone pixelated paving pattern
-  Proposed trees

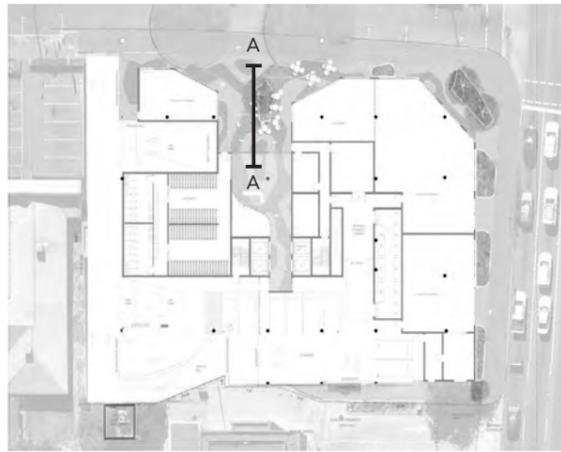


SCALE 1:200 @A3

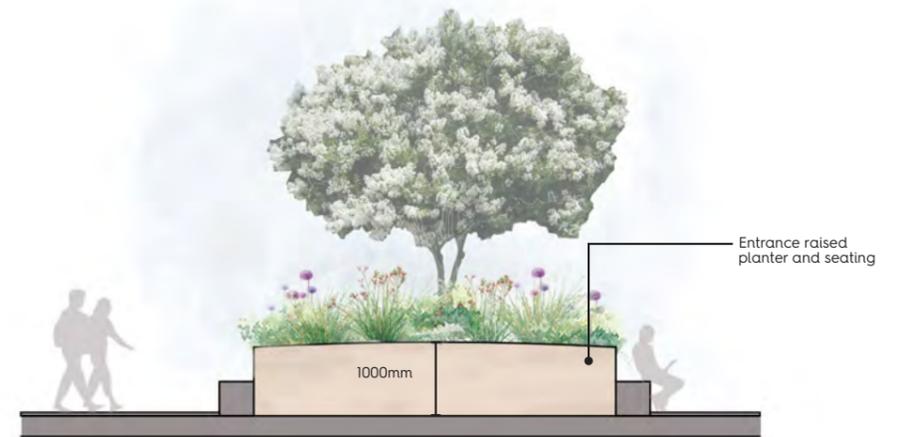
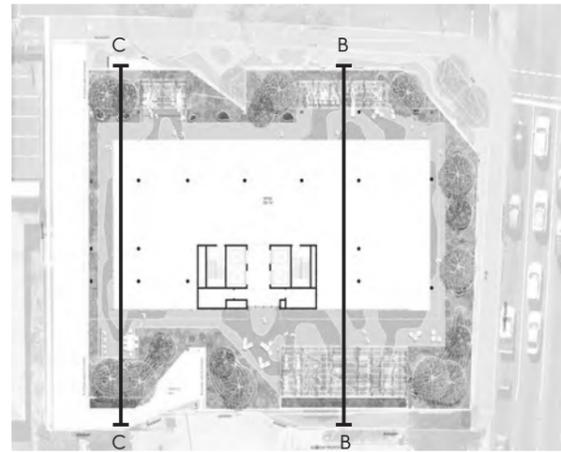


# LANDSCAPE SECTIONS

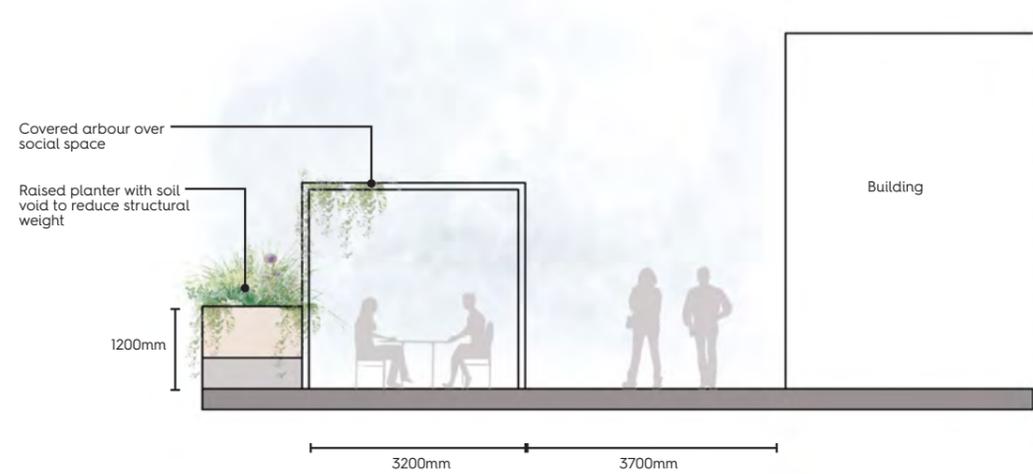
GROUND FLOOR



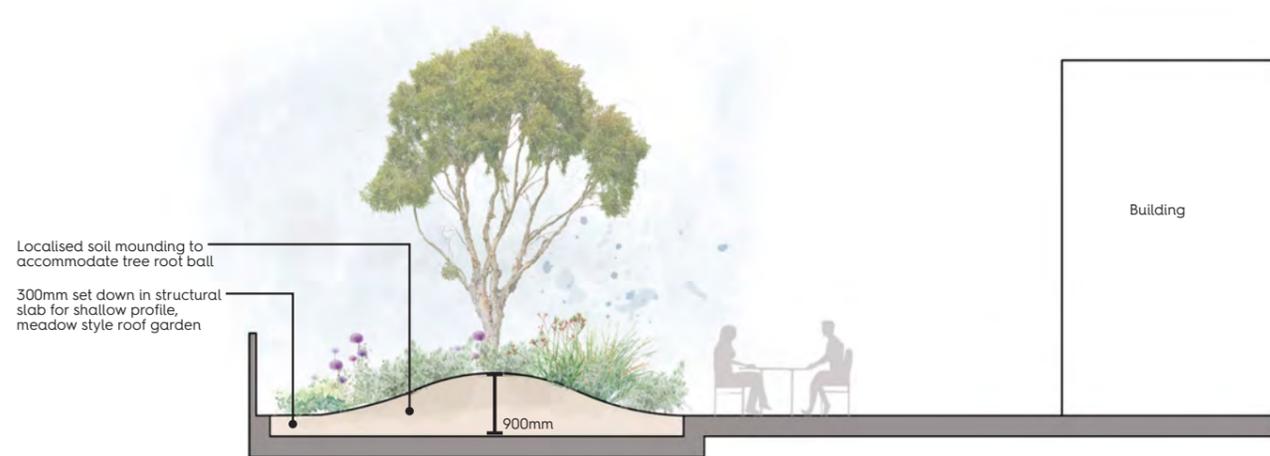
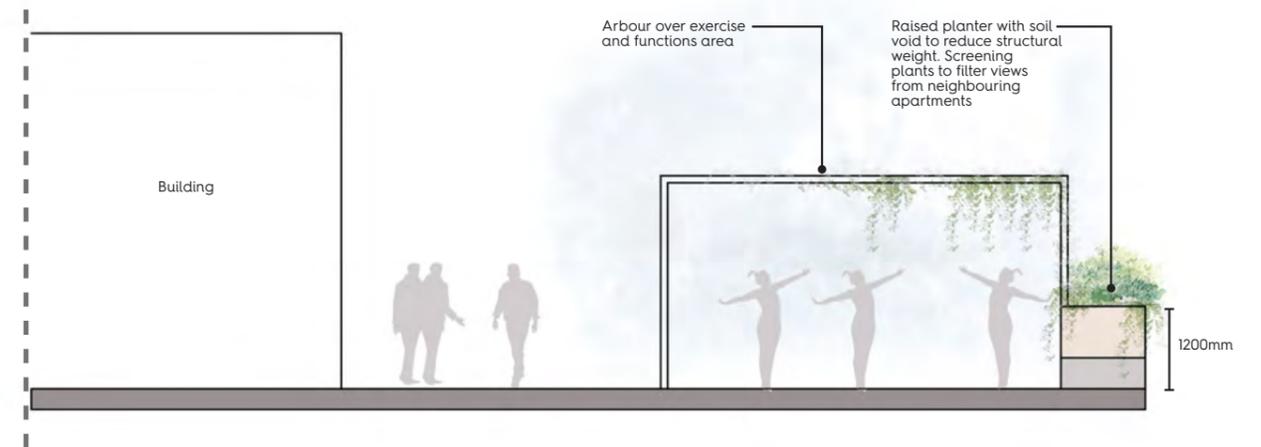
L3 PODIUM



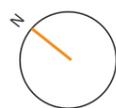
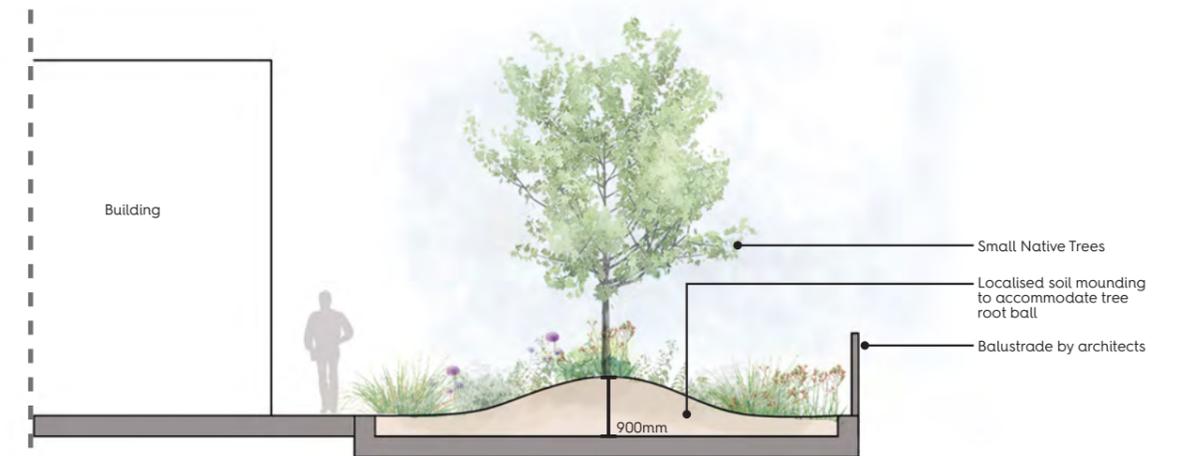
SECTION A-A GROUND FLOOR



SECTION B-B L3 PODIUM



SECTION C-C L3 PODIUM



# LANDSCAPE SECTIONS

## Landscape Notes

All planting beds are to be fully irrigated and operated off a timed controller with rain sensor shut-off.

Irrigation design to comply with water-wise design principles and the City's tree policy. Detailed irrigation plan to be provided at building license stage.

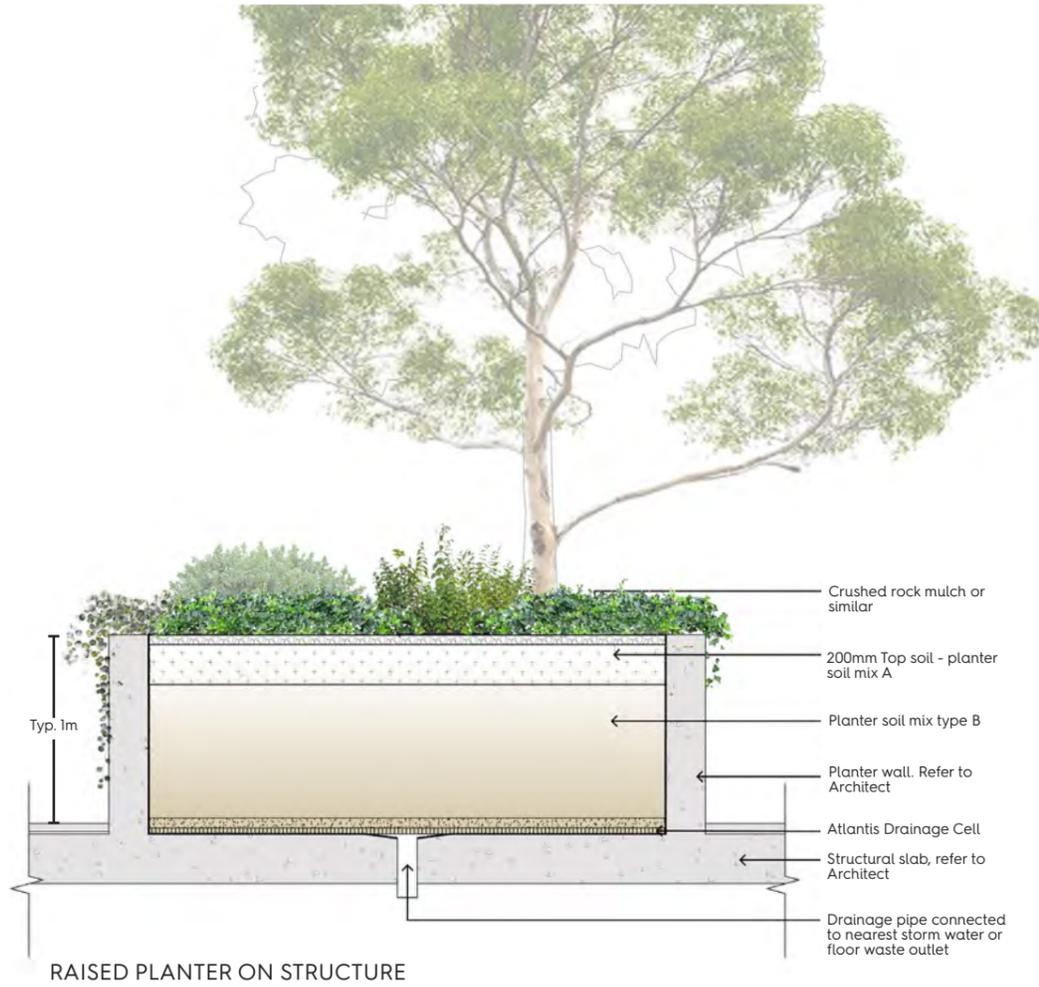
Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.

Additional water-wise design principles employed:

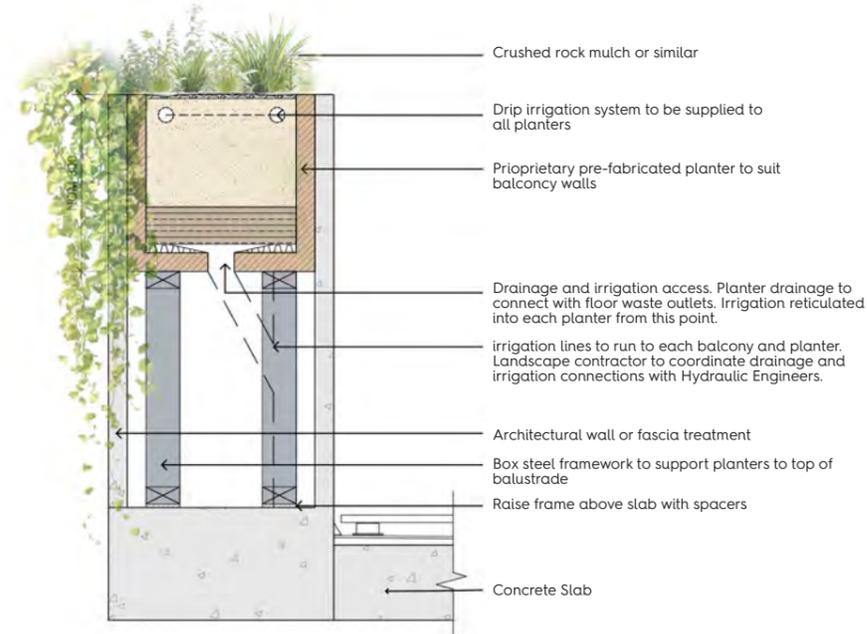
- Low water use plant selection suited to the local soil complex.
- Complete omission of water intensive turf areas.
- Water retention soil preparation.
- Reduction in soil water loss through prescribing course mulch.

Proposed plant distribution rate 4 per m2. Proposed minimum plant pot sizes:

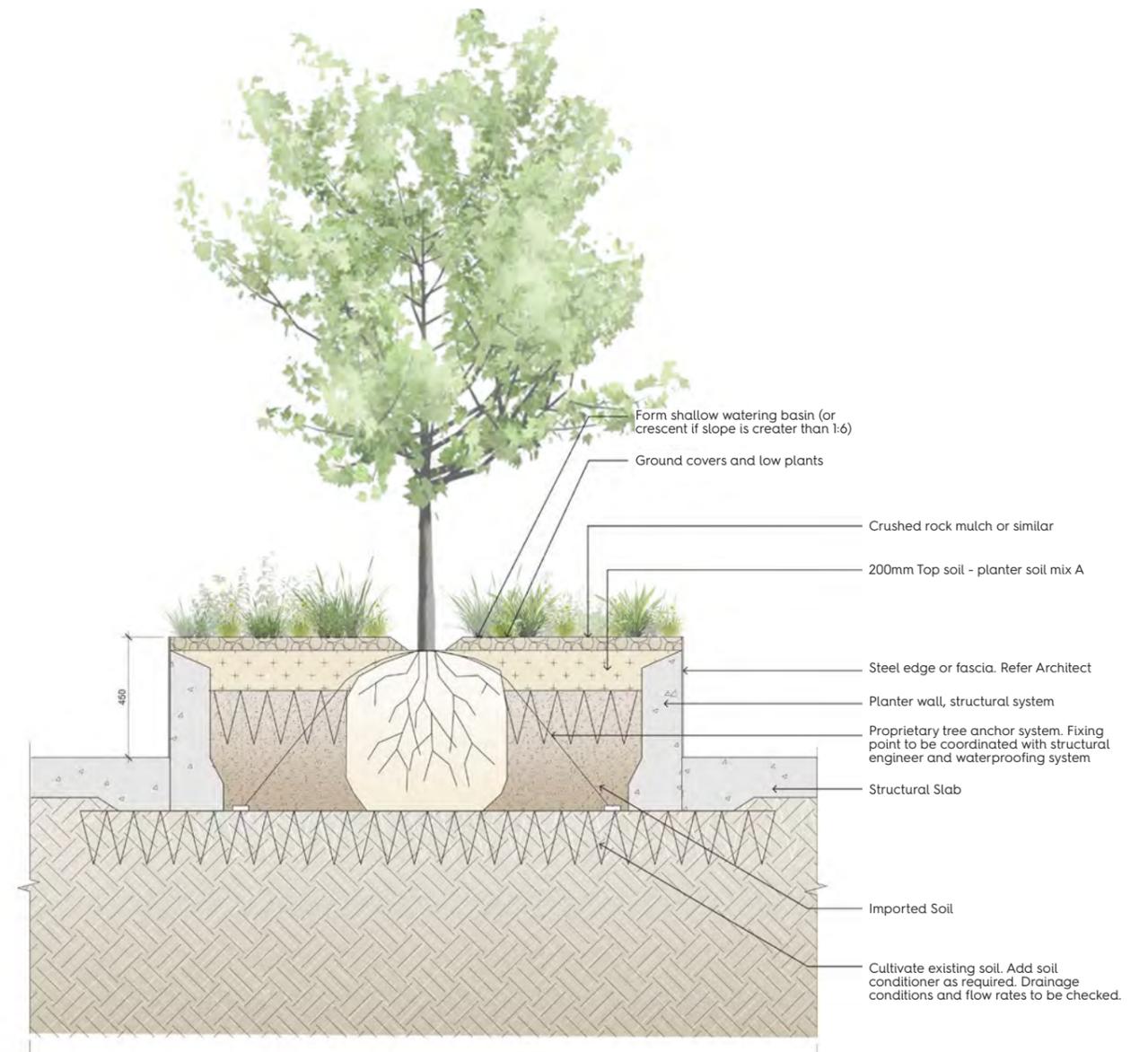
- Small Tree 100L
- Medium 200L
- Shrubs/ground covers 140mm-200mm



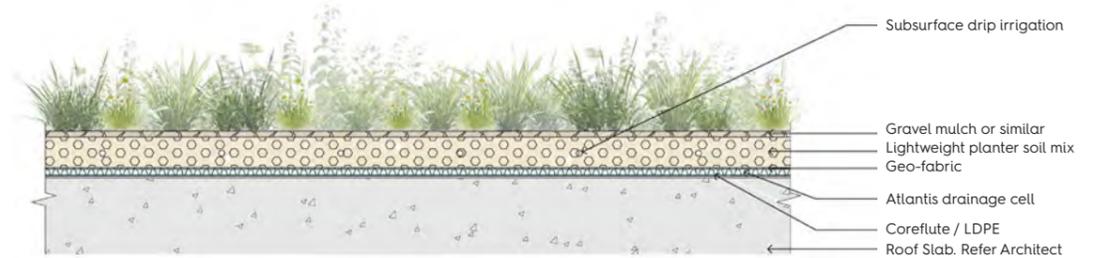
RAISED PLANTER ON STRUCTURE



BALCONY EDGE PLANTER DETAIL



RAISED PLANTER ON DEEP SOIL



SHALLOW PROFILE ROOF PLANTER DETAIL

# PLANT PALETTE

## STREET INTERFACE



*Lagerstroemia indica x fauriei*  
*'Natchez'*  
Crepe Myrtle



*Lagerstroemia indica x fauriei*  
*'Zuni'*  
Zuni Crepe Myrtle



*Pittosporum tobira 'Miss Muffett'*  
Dwarf Pittosporum



*Raphiolepis indica*  
Indian Hawthorn



*Grevillea crithmifolia prostrate*



*Westringia fruticosa*  
Coastal Rosemary



*Festuca glauca*  
Blue Fescue Grass



*Myoporum parvifolium*  
*'Yareena'*  
Myoporum

## SHADE MIX



*Asplenium antiquum*  
Birds Nest Fern



*Liriope muscari 'Just Right'*  
Lily Turf



*Hibbertia scandens*  
Snake Vine



*Philodendron bipinnatifidum*  
Xanadu



*Trachelospermum asiaticum*  
*'Snow-N-Summer'*  
Asiatic Jasmine



*Melaleuca hederacea*  
Native Violets



*Tristania luscious*  
Water Gum

## BALCONY MIX



*Hibbertia scandens*  
Snake Vine



*Casuarina glauca*  
*'Cousin It'*



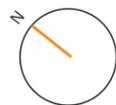
*Hardenbergia comptoniana*  
Native Wisteria



*Acacia saligna prostrate*  
Golden Wattle



*Trachelospermum jasminoides*  
Chinese Star Jasmine



# PLANT PALETTE

LEVEL 3 MEADOW



*Hakea francisiana*  
Emu Tree



*Eucalyptus websteriana*  
Websters Mallee



*Eucalyptus foecunda*  
Fremantle Mallee



*Hypocalymma robustum*  
Swan River Myrtle



*Lechenaultia biloba*  
Blue Lechenaultia



*Conostylus candicans*  
Cotton Heads



*Kennedia prostrata*  
Running Postman



*Hemiandra pungens*  
Snakebush



*Myoporum parvifolium* Yareena  
Myoporum



*Calothamnus quadrifidus*  
prostrate - One Sided  
Bottlebrush



*Chamelaucium* Local Hero  
Wax flower



*Festuca glauca*  
Blue Fescue



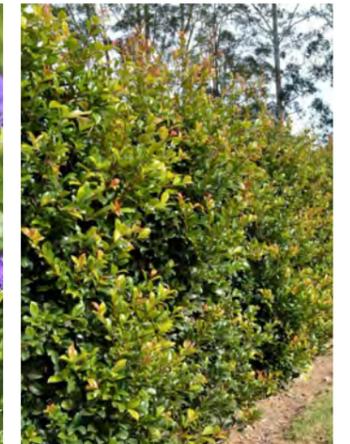
*Westringia fruticosa*  
Grey Box



*Bougainvillea* Rijnstar Pink  
Bougainvillea



*Dampiera diversifolia*  
Blue Dampiera



*Syzygium* Resilience  
Lilly Pilly



*Eremophila glabra*  
Emu Bush



*Banksia integrifolia* prostrate  
Roller Coaster



*Chrysocephalum apiculatum*  
Clustered Everlasting



*Hardenbergia violacea*  
Happy Wanderer



*Acacia cognata* Limelight  
Bower of Beauty Wattle



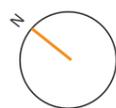
*Eucalyptus kruseana*  
Bookleaf Mallee



*Dianella tasmanica*  
Tasmanian Flax Lily



*Dichondra repens*  
Kidney Weed



# LANDSCAPE COMPLIANCE

## Legend

Total Site Area - 2,616m<sup>2</sup>

- Deep soil Area- 16m<sup>2</sup>  
16m<sup>2</sup> (Ground floor)
- Planting On Structure - 666m<sup>2</sup>  
46m<sup>2</sup> (Ground floor) + 40m<sup>2</sup> ( Level 1) + 40m<sup>2</sup> ( Level 2) + 540m<sup>2</sup> ( Level 3)
- Lot Boundary
- Existing Tree to be Retained on site - 0  
Existing Trees to be Protected - 2 in Road Reserve adjacent
- Small Canopy Tree- 19  
3-8m Height x 2-6m Spread (Area per canopy: 12.6m<sup>2</sup>)

## TREE CANOPY AND DEEP SOIL

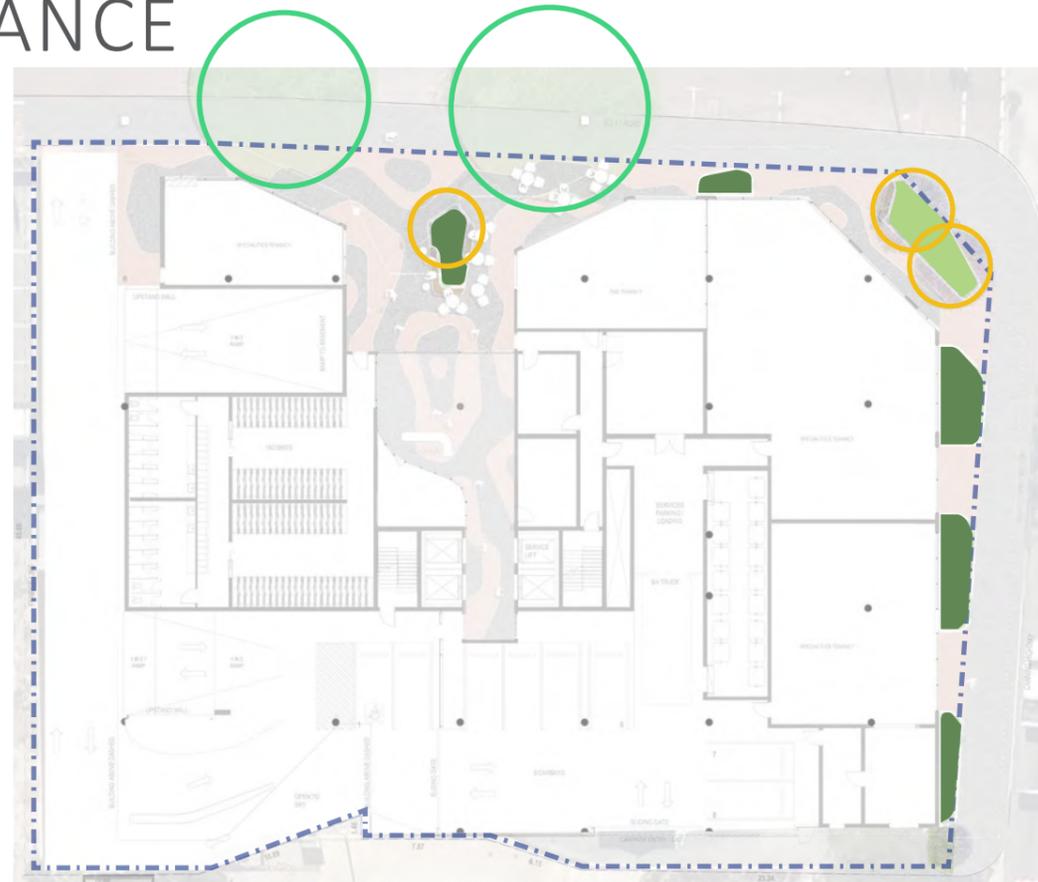
CRITERIA	SPP7.3 REQUIREMENT	DEVELOPMENT PROPOSAL
Site Area	>1,000m <sup>2</sup>	2,616m <sup>2</sup>
Planting On Structure / DSA	523m <sup>2</sup> (20% of site - on structure)	666m <sup>2</sup> (25.5% of site - on structure) + 16m <sup>2</sup> DSA (0.6%) = 26% Total
Tree Canopy	2 Large Trees Equivalent to 2 x 64m <sup>2</sup> = 128m <sup>2</sup> Total Canopy	19 Small Trees to suit Proposed Tree Canopy: 239.4m <sup>2</sup> (9.1% of site)

## SPP7.3 COMPLIANCE CRITERIA

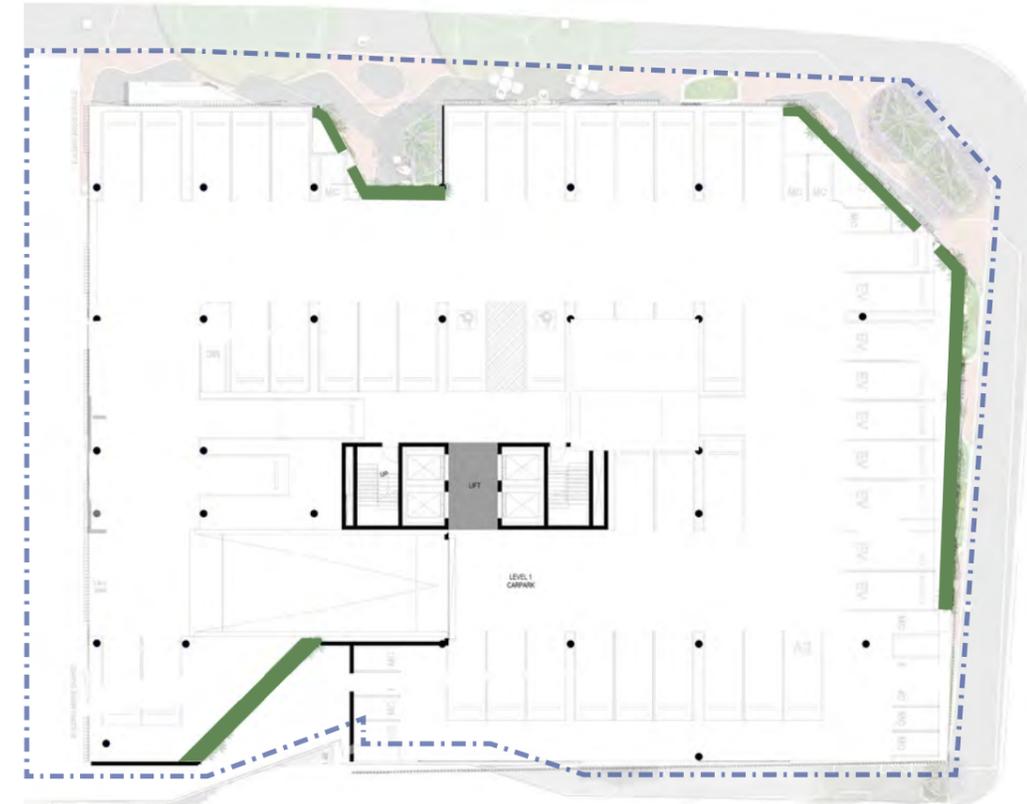
### ACCEPTABLE OUTCOMES

A 3.3.7 Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

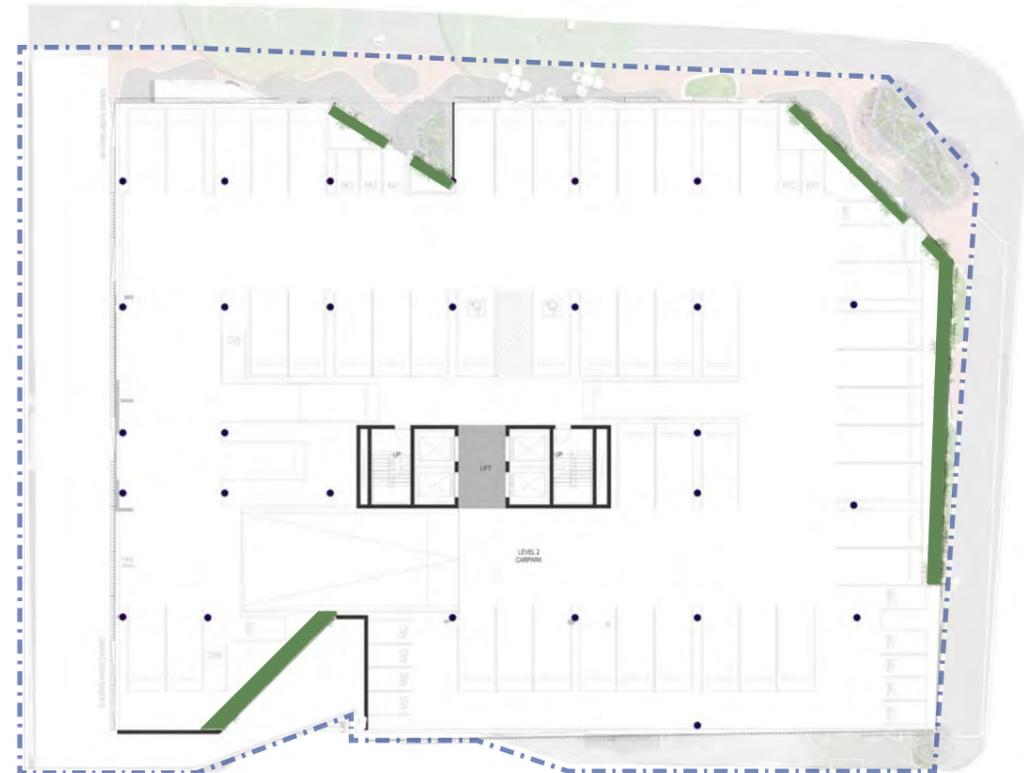
SITE AREA SPP7.3	MIN. DSA SPP 7.3	MIN. TREES SPP7.3
Less than 700m <sup>2</sup>	10%	1 medium tree plus small trees to suit area
700-1000m <sup>2</sup>		2 medium trees
Greater than 1,000m <sup>2</sup>	7% if existing tree(s) retained (% site area)	OR
		1 large tree and small trees to suit area
		OR
		1 large tree and 1 medium tree for each additional 400m <sup>2</sup> in excess of 1,000m <sup>2</sup>
		OR
		1 large tree for each additional 900m <sup>2</sup> in excess of 1,000m <sup>2</sup> and small trees to suit area



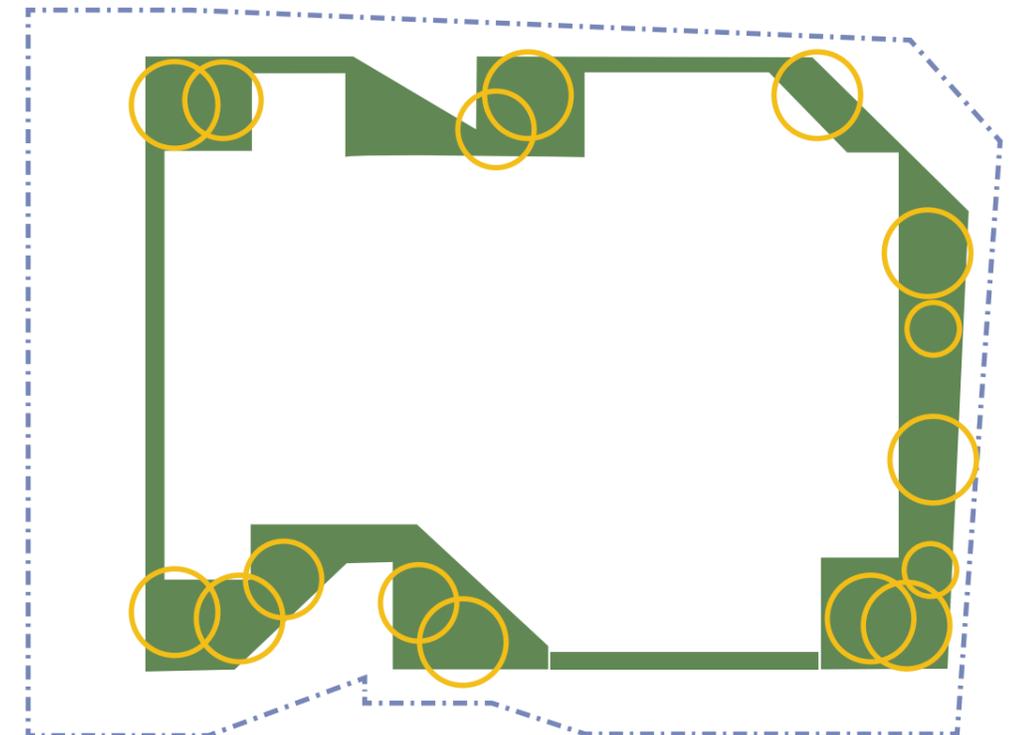
GROUND LEVEL



LEVEL 01 CAR PARK



LEVEL 02 CAR PARK



LEVEL 03 - PODIUM

