



BRONZE STEEL PLANTER



BRONZE STEEL EDGE



FEATURE ART DECO TILES

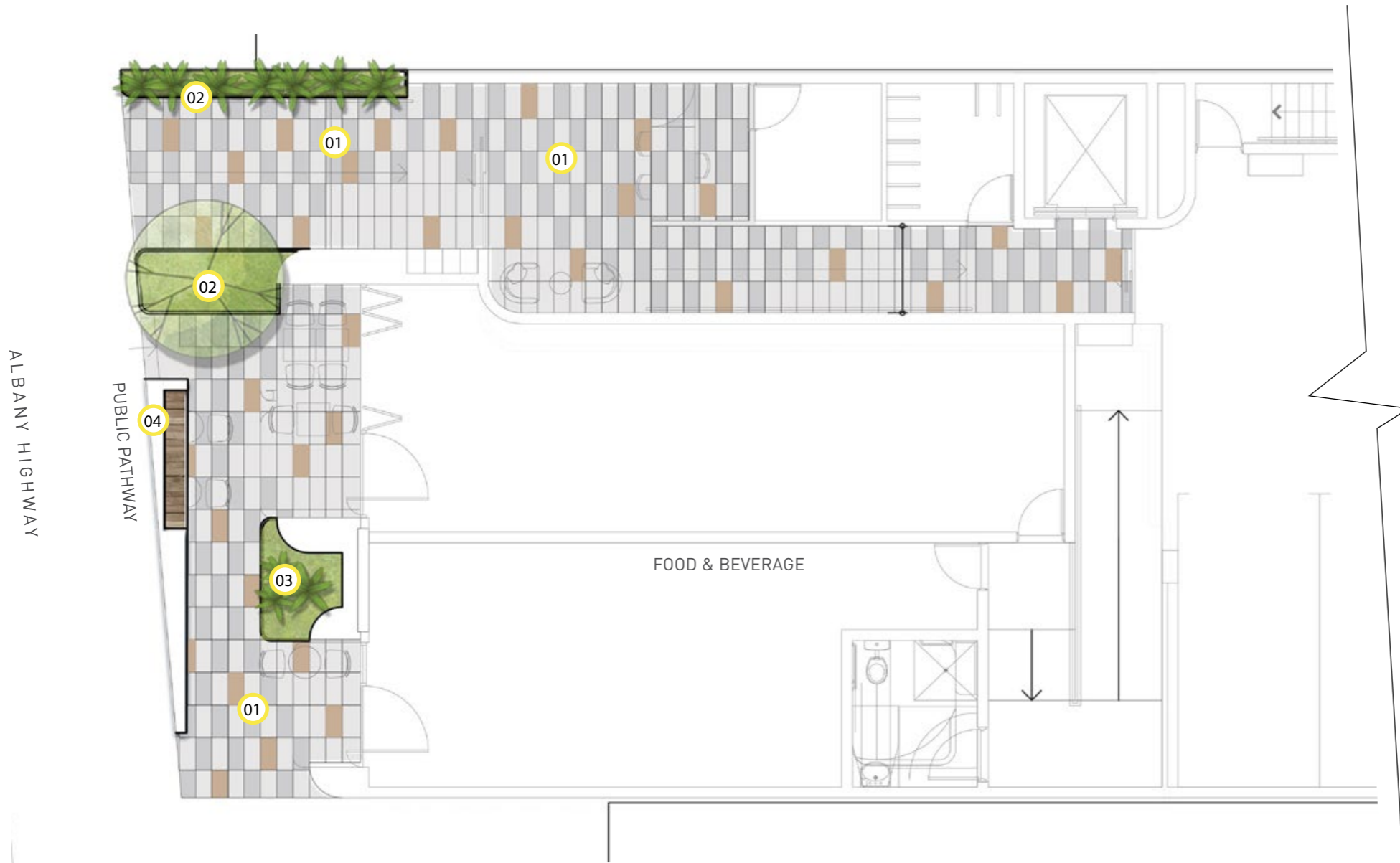


DECORATIVE GRAVEL



LEGEND

- 01 FEATURE TILES ART DECO PATTERN
- 02 600mm HIGH BRONZE STEEL PLANTER WITH FEATURE TREE
- 03 IN-GROUND FEATURE LOW/MEDIUM PLANTING
- 04 CONCRETE RETAINING WALL WITH BENCH BY ARCHITECTS
- 05 IN-GROUND GARDEN BED WITH TREE PLANTING AND LOW SHRUBS



998 ALBANY HIGHWAY

PREPARED FOR SPACE COLLECTIVE ARCHITECTS

LANDSCAPE CONCEPT - GROUND FLOOR  
FEBRUARY 2023

JOB NO. 2208101

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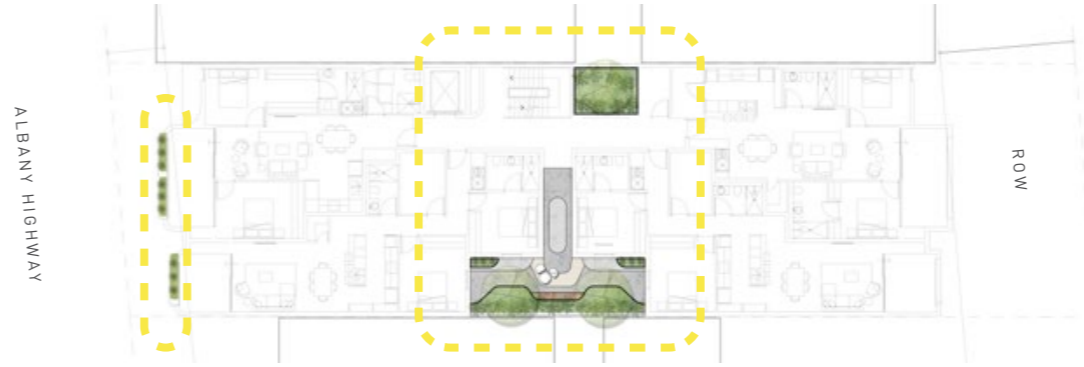
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LANDSCAPE ARCHITECTS

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**LEGEND**

- 01 FEATURE TREE IN 1.0m HIGH PLANTER
- 02 FEATURE TILES AND CONCRETE PATTERNS
- 03 1.0m HIGH BRONZE STEEL PLANTER WITH FEATURE TREES & LOW/MEDIUM PLANTING
- 04 FEATURE SMALL TREE AT END OF VIEW CORRIDOR
- 05 1.2m HIGH BRONZE STEEL PRIVATE PLANTER WITH FEATURE LOW CASCADING PLANTING
- 06 1.8m HIGH PRIVACY SCREEN BY ARCHITECTS



TREE OPTIONS



*Cupaniopsis anacardioides*  
*'Tuckeroo'*  
Beach Tamarind



*Ilex crenata 'NIWAKI'*  
Japanese Holly

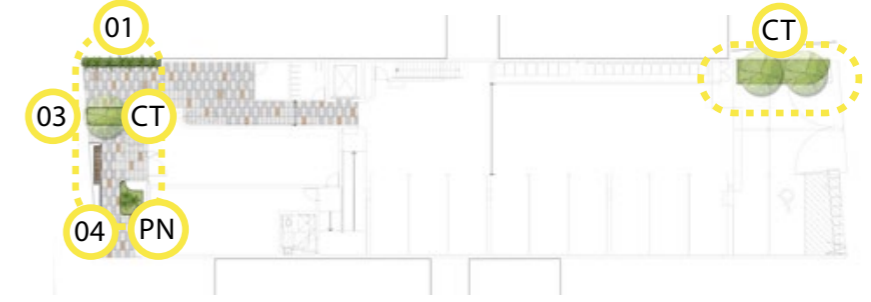


*Taxus cuspidata 'NIWAKI'*  
Japanese Yew

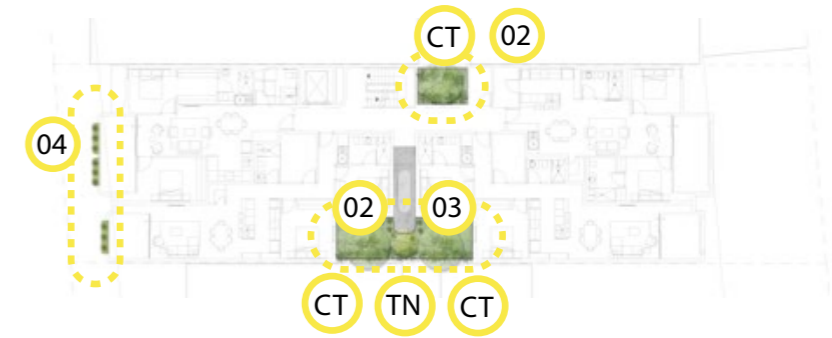


*Phillyrea latifolia 'NIWAKI'*  
Green Olive

GROUND FLOOR



LEVEL 1



MIX 01



*Rapis excelsa*  
1m h x 1m w  
Part sun/shade

MIX 02



*Licuala peltata*  
Elegant Fan Palm  
3m h x 2m w  
Part sun/shade



*Zamia Furfuracea*  
Cardboard Palm  
1m h x 1m w



*Casuarina glauca*  
Cousin It  
0.1 x 1m  
full sun

MIX 03



*Lomandra tropic cascade*  
0.6 x 0.6m  
full/part sun



*Casuarina glauca*  
Cousin It  
0.1 x 1m  
full sun



*Senecio blue chalk sticks*  
Blue Chalk Sticks  
0.1 x 1m  
Full sun



*Sedum donkeys tail*  
Donkeys Tail  
0.6 x 0.2m  
full/part sun

MIX 04



*Dichondra silver falls*  
Silver Nickel Vine  
0.1m h  
part sun/shade



*Dianella little jess*  
Flax Lilly  
0.4 x 0.4m  
full/part/shade sun



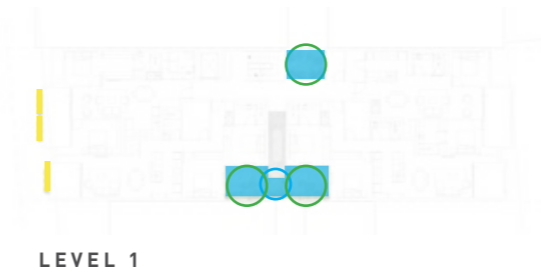
*Philidendron xanadu*  
Pholidendron  
0.6 x 0.5m  
part sun/shade



# DESIGN WA ASSESSMENT ITEMS

## DSA & TREE CANOPY BREAKDOWN - LEVELS

- MEDIUM TREES
- SMALL TREES
- DEEP SOIL
  - IN GROUND - DEEP SOIL
  - ON STRUCTURE - 1M TALL PLANTERS
  - ON STRUCTURE - LESS THAN 1M TALL PLANTERS



### ITEM 3.3A - TREE CANOPY & DEEP SOIL AREA

**REQUIRED DEEP SOIL AREA: 68.6 SQ.M - BASED ON A SITE AREA OF 686 SQ.M**  
 PROVIDED DEEP SOIL AREA OF 15.8 OR 51.8 SQ.M. ON STRUCTURE PLANTING DOES NOT MEET MINIMUM REQUIREMENT- REFER TABLES 01-02

**REQUIRED TREE CANOPY AREA: 22.8 SQ.M - BASED ON A SITE AREA OF 686 SQ.M**  
 PROVIDED TREE CANOPY AREA OF 104.4 SQ.M. EXCEEDS MINIMUM REQUIREMENT - REFER TABLES 04-05

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.

	LOT AREA: 686	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC DEEP SOIL AREA REQUIREMENTS	<700 SQ.M	10% OF DEEP SOIL AREA ON SITE (SQ.M) A3.3.7 APPLIES- ADDITIONAL PLANTING ON STRUCTURE WITH AN AREA OF 2 X SHORTFALL OF 52.8 SQ.M= 105.6 SQ.M IS REQUIRED.	PROVIDED DEEP SOIL AREA OF 15.8 SQ.M  PROVIDED ADDITIONAL PLANTING ON STRUCTURE AS DEEP SOIL AREA OF 31.6 SQ.M  TOTAL PLANTING ON STRUCTURE OF 51.8 SQ.M

LANDSCAPE AREA REQUIREMENTS - TABLE 02

THE DEVELOPMENT SEEKS TO MEET 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.

	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	15.0 SQ.M	-	-	17.2 SQ.M
LEVEL 1	-	31.6 SQ.M	3.0 SQ.M	34.6 SQ.M
TOTAL	15 SQ.M	31.6 SQ.M	3.0 SQ.M	51.8 SQ.M

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

THE DEVELOPMENT SEEKS TO PROVIDE SIGNIFICANT DEEP SOIL AREA, ROOTABLE SPACE, AND SOFT LANDSCAPE AREA THROUGH ALL LEVELS OF LANDSCAPE, INCLUDING EXTERNAL LANDSCAPE SPACES.

SPECIES	POT SIZE	HEIGHT AT DAY	MATURE HEIGHT
CUPANIOPSIS ANARCARDIODES 'TUCKEROO'	500L	4M	12M
ILEX CRENATA 'NIWAKI'	50L	1M	3M (topiary)
TAXUS CUSPIDATA 'NIWAKI'	50L	1M	3M (topiary)
PHILLYREA LATIFOLIA 'NIWAKI'	50L	1M	3M (topiary)

THE TABLE BELOW OUTLINES MINIMUM REQUIREMENTS FOR TREE CANOPY COVER AS DEFINED IN DESIGNWA.

	LOT AREA: 686 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC TREE CANOPY REQUIREMENTS	<700 SQ.M	1 MEDIUM TREE AND SMALL TREES TO SUIT AREA	MINIMUM OF 22.8 SQ.M OF TREE CANOPY COVER WHICH EQUATES TO APPROX. 3.3 % CANOPY COVER OF THE DEVELOPMENT SITE AREA

	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	1	2	-	42.4 SQ.M
LEVEL 1	1	3	-	62 SQ.M
TOTAL	6.4 SQ.M	98 SQ.M	-	104.4 SQ.M PROPOSED TREE CANOPY COVER

### IRRIGATION REQUIREMENTS

A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR THE 998 ALBANY HIGHWAY 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.

