



96 Capel Drive

landscape concept | october 2024 [C]

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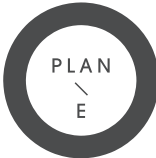
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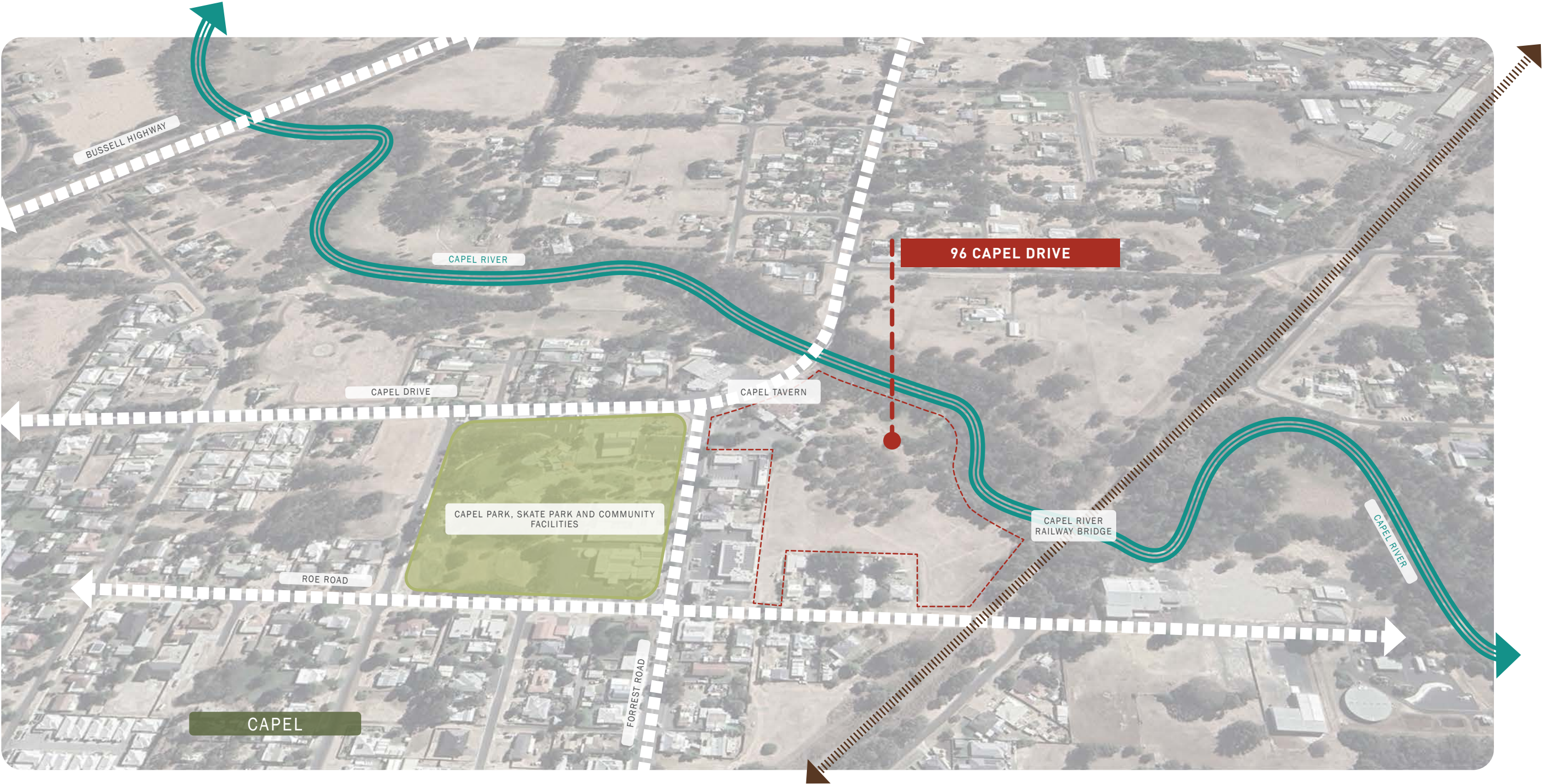
27 DESIGN WA COMPLIANCE ITEMS



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LANDSCAPE CONCEPT
PREPARED FOR DOEPEL MARSH ARCHITECTS
OCTOBER 2035

SITE CONTEXT



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LANDSCAPE DESIGN STRATEGY

KEY DESIGN OBJECTIVES:

- 1. CREATING LEGIBLE PATH NETWORKS AROUND THE SITE THAT LINK KEY LANDSCAPE AREAS WITH EACH OTHER.
- 2. GATHERING SPACES ALONG THE CORE CENTRAL PATHS THAT PROMOTE WELL-BEING AND SOCIAL INTERACTION FOR RESIDENTS, GUESTS, AND VISITORS.
- 3. USING SWALES, RAIN GARDENS, AND RETENTION BASINS TO MANAGE STORMWATER VISUALLY AND SUSTAINABLY. INCORPORATE WATER-WISE IRRIGATION SYSTEMS AND RAINWATER HARVESTING & USE OF PERMEABLE PAVING IN PARKING AND PATHWAY AREAS.
- 4. USING WARM TONED MATERIALS THAT SUIT THE EXISTING PALETTE IN CAPEL.
- 5. UNIVERSAL DESIGN PRINCIPLES APPLIED THROUGH SITE, INCLUDING LEVEL PATHWAYS, SLIP-RESISTANT SURFACES AND GENTLE GRADIENTS.
- 6. PRIORITISE LOW-MAINTENANCE, NON-TOXIC, AND NON-ALLERGENIC PLANT SPECIES, AND INCLUDE A MIX OF:
- 7. SENSORY PLANTING: FRAGRANT HERBS, SOFT TEXTURES, COLOURFUL SEASONAL INTEREST.
- 8. NATIVE AND DROUGHT-TOLERANT SPECIES: TO SUPPORT BIODIVERSITY AND REDUCE WATER USE.
- 9. EDIBLE GARDENS AND RAISED PLANTER BEDS IN COMMUNAL AREAS TO ENCOURAGE ENGAGEMENT.

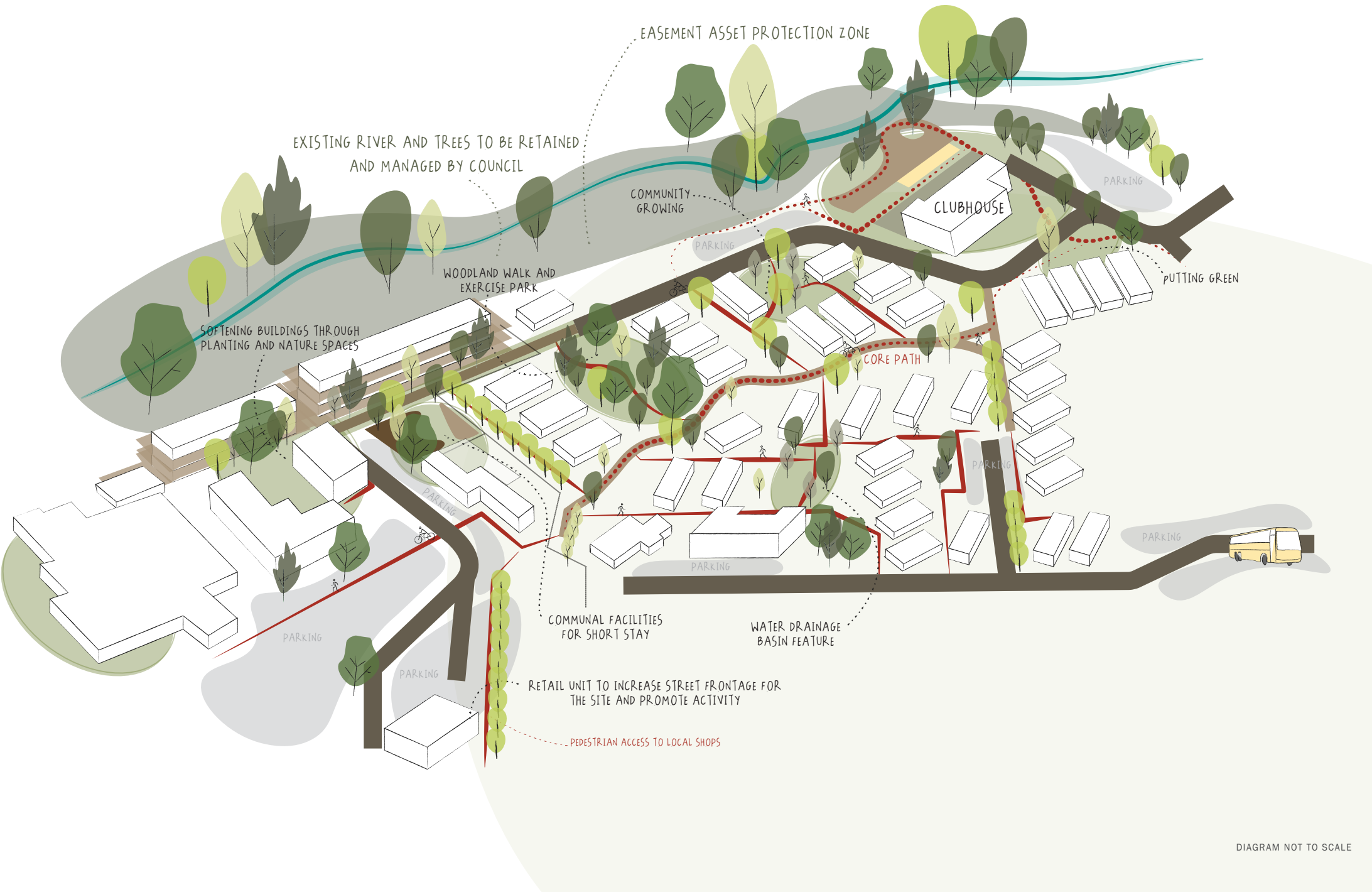
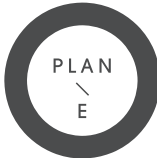


DIAGRAM NOT TO SCALE



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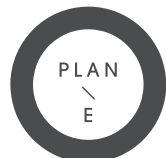
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LEGEND

- 01 SHORT STAY ACCOMMODATION COMMUNITY FACILITY SPACE WITH OPEN ALFRESCO DINING SPACE, BBQ, TIMBER PAVILION AND INTERACTIVE PLAY AREA - REFER TO DETAIL PLAN [C1.20](#)
- 02 ACTIVE WOODLAND SPACE WITH EXERCISE NODES AND SEATING REST POINTS - REFER TO DETAIL PLAN [C1.15](#)
- 03 FOOD GROWING WALKWAY WITH RAISED PLANTER BEDS, VEGETABLE AND HERB GROWING OPPORTUNITIES SCATTERED THROUGH OVER 55S AREA - REFER TO DETAIL PLAN [C1.13](#)
- 04 ORCHARD FRUIT TREES
- 05 ARBOUR OVER PATHWAY DOWN TO FOREST WALKWAY WITH CLIMBING VINES AND VIEWS TO RIVER
- 06 VIEWING DECK WITH SEATING NODES, GAP IN DECK TO ALLOW EXISTING TREE TO BE RETAINED AND GROW THROUGH
- 07 PETANQUE AND COMMUNITY ACTIVITY AREA WITH LANDSCAPED TERRACES - REFER TO DETAIL PLAN [C1.09](#)
- 08 BUGGY AND PEDESTRIAN ROUTE
- 09 RAIN GARDENS / LANDSCAPE SWALES COLLECTING RUNOFF FROM NEW ROADS AND CAR PARKING BAYS
- 10 SHALLOW RETENTION PONDS FOR RUN OFF FROM SURROUNDING HOUSES WITH INFORMAL PATHWAYS AND LOW TIMBER BRIDGES - REFER TO DETAIL PLAN [C1.17](#)
- 11 ARRIVAL ROAD WITH LARGE ART FEATURE
- 12 PROPOSED SCREENING TREES ALONG SECURE 1.8M FENCE LINE
- 13 PAINTED WALL ART FEATURE TO PROVIDE VISUAL AMENITY FOR BUILDINGS FACING BOUNDARY
- 14 THE OLD STABLES / SHED RETAINED AS ARCHITECTURAL FEATURE
- 15 PROPOSED PUTTING GREEN AND ARBOUR WALKWAY - REFER TO DETAIL PLAN [C1.11](#)
- 16 TIMBER CARPORT STRUCTURES TO OVER 55'S CARPORTS
-  ART FEATURE OPPORTUNITIES

GENERAL NOTE: ALL LANDSCAPE STRUCTURES TO BE NON COMBUSTIBLE BAL 29 RATED.



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TREE MASTERPLAN



LEGEND

- EXISTING TREES RETAINED ON SITE
- LARGE FEATURE DECIDUOUS TREE E.G. JACARANDA; ZELKOVA SERRATA
- LARGE FEATURE TREE E.G. EUCALYPTUS SPECIES; ULMUS PARVIFOLIA
- SCREENING TREE E.G. TRISTANIOPSIS LAURINA; CARPINUS BETULUS
- MEDIUM TREE E.G. PISTACIA CHINENSIS;
- MEDIUM TREE E.G. BANKSIA SPECIES; MELALEUCA SPECIES
- MEDIUM TREE E.G. AGNOIS FLEXUOSA; BRACHYCHITON
- MEDIUM TREE E.G. TRISTANIOPSIS LAURINA
- SMALL TREE E.G. LAGERSTROEMIA; CERCIS;
- SMALL TREE E.G. BANKSIA SPECIES;
- SMALL SCREENING TREE E.G. MAGONLIA SPECIES
- SMALL FRUIT TREE E.G. PRUNUS SPECIES; PYRUS SPECIES



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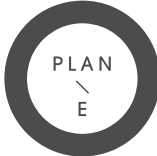
C1.06
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DRAINAGE MASTERPLAN

LEGEND

- BELOW GROUND DETENTION AREA - REFER TO CIVIL
- LANDSCAPE WATER RUN OFF COLLECTION THROUGH SERIES OF SWALES



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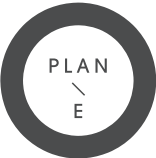
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OVER 55s KEY LANDSCAPE AREAS



LEGEND	
01	CLUBHOUSE LANDSCAPE
02	PUTTING GREEN LANDSCAPE
03	COMMUNITY GARDEN LANDSCAPE
04	WOODLAND WALK LANDSCAPE
05	SUSTAINABLE URBAN DRAINAGE POND LANDSCAPE
	MAIN ROADWAY [6M]
	PERMEABLE SECONDARY ROADWAY [4M]
	MAIN PATHWAY [2.4M]
	SECONDARY PATHWAY [1.5M]
	PRIVATE PATHWAYS/BUGGY PARKING [1.2M]
	CAR PARKING



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C1.08
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NTS



OVER 55'S CLUBHOUSE LANDSCAPE CONCEPT



LEGEND

01

DECK LOOKOUT SPACE WITH INTEGRATED TIMBER SEATING AROUND CUT OUT FOR EXISTING TREE

02

BALUSTRADE ALONG EDGE - THIN TIMBER POSTS TO MINIMISE VISUAL IMPACT

03

SMALL COMMUNITY GROWING SPACE WITH RAISED CIRCULAR PLANTERS/FOR SMALL SPECIES E.G. HERBS

04

TIMBER SCREENING FOR POWER POLE BEHIND

05

MEDIUM-LARGE SIZED FEATURE BOULDERS IN PLANTING

06

OUTDOOR CHESS TABLES

07

PETANQUE AREA WITH TIMBER INTEGRATED BENCHES ON EITHER SIDE FOR VIEWING

08

FIXED WEATHERPROOF OUTDOOR TABLE TENNIS

09

TREES IN FEATURE GRATES WITHIN PAVING

10

TERRACED PLANTING BEDS TO ACCOMMODATE FOR CHANGE IN LEVELS

11

TIMBER DECK WITH ALFRESCO DINING AND BBQ FACILITIES UNDER BUILDING COVER OR SHADE UMBRELLAS (NON COMBUSTIBLE)

12

LARGE FEATURE TREE E.G. JACARANDA TO ADD TO ENTRY STATEMENT AND PROVIDE SEASONAL INTEREST

13

CLIMBING PLANT SPECIES BELOW TO FURTHER SCREEN BIN BUILDING

14

BUGGY PARKING / BIKE PARKING

15

PEDESTRIAN CROSSING

ENTRY STATEMENT / ART FEATURE

KEY PLAN: NTS



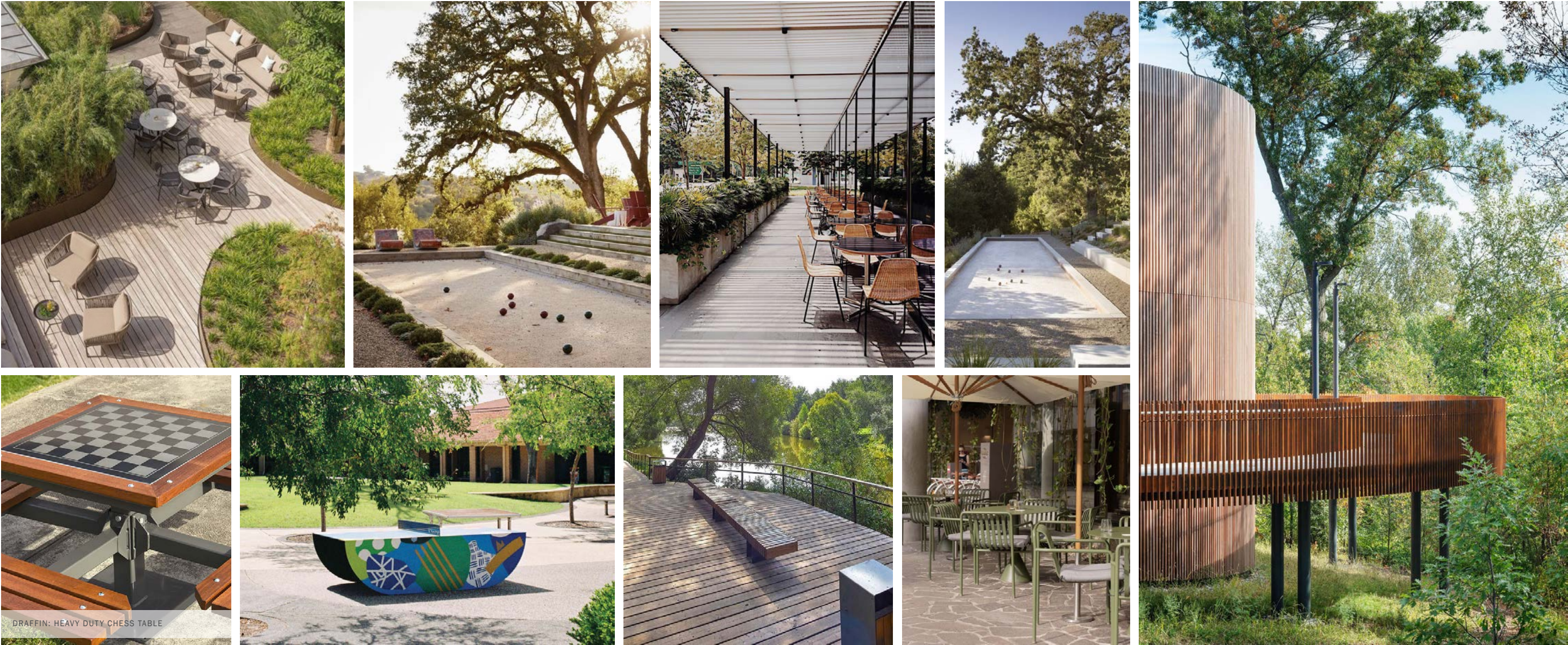
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C1.09
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1:250 @ A3



OVER 55'S CLUBHOUSE IMAGERY



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PUTTING GREEN LANDSCAPE CONCEPT



LEGEND

01

FEATURE LAWN WITH SPACE FOR ART INSTALLATION AND/
OR SIGNAGE

02

PROPOSED BUGGY PARKING LOCATION

03

TIMBER ARBOURS OVER 2.4M PATHWAY WITH CLIMBINGS TO
PROVIDE SOFTENING/ SCREENING TO RESIDENTS

04

TIMBER SCREENING BETWEEN ARBOURS TO FURTHER
SCREEN RESIDENCES FROM THE PUTTING GREEN SPACE

05

PUTTING GREEN WITH CRAZY PAVER STEPPERS CONNECTING
GREENS - BOULDERS AND EARTH MOUNDS FRAMING THE
OUTSIDE OF THE GREENS WITH SOFT NATIVE PLANTING

06


LARGE FEATURE TREES WITH SMALLER TREES IN THE
CENTRAL AREAS

07

TIMBER CARPORT STRUCTURE OVER CAR BAYS

08

PEDESTRIAN CROSSING



ENTRY STATEMENT / ART FEATURE

KEY PLAN: NTS



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C1.11
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1:250@ A3

0


1.25

2.5

5

7.5

12.5m



PUTTING GREEN IMAGERY



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C1.12
REV C

COMMUNITY GROWING LANDSCAPE CONCEPT



- LEGEND
- 01 LAWN WITH FEATURE FRUIT TREE TO SIGNIFY ENTRANCE INTO GROWING AREA WALKWAY
 - 02 LOGS AND LARGE BOULDERS FRAMING EDGE OF PATH
 - 03 RAISED PLANTERS ALONG 1.5M PATH
 - 04 TIMBER SCREENING WITH LARGER SHRUB / HEDGE PLANTING MIXES TO SCREEN RESIDENCES - IN PARTICULAR AT BEDROOM WINDOWS
 - 05 COMMUNITY RAISED PLANTER IN LAWN AND/OR GARDEN BED
 - 06 PROPOSED FRUIT TREE AVENUE
 - 07 PRIVATE TIMBER DECKS TO RESIDENCES
 - 08 SEATING / REST NODES ALONG 2.4M PATH
 - 09 PRIVATE BUGGY PARKING
 - 10 TIMBER CARPORT STRUCTURE OVER CAR BAYS
 - 11 PEDESTRIAN CROSSING
 - 12 CAR SLOW ZONE



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COMMUNITY GROWING IMAGERY

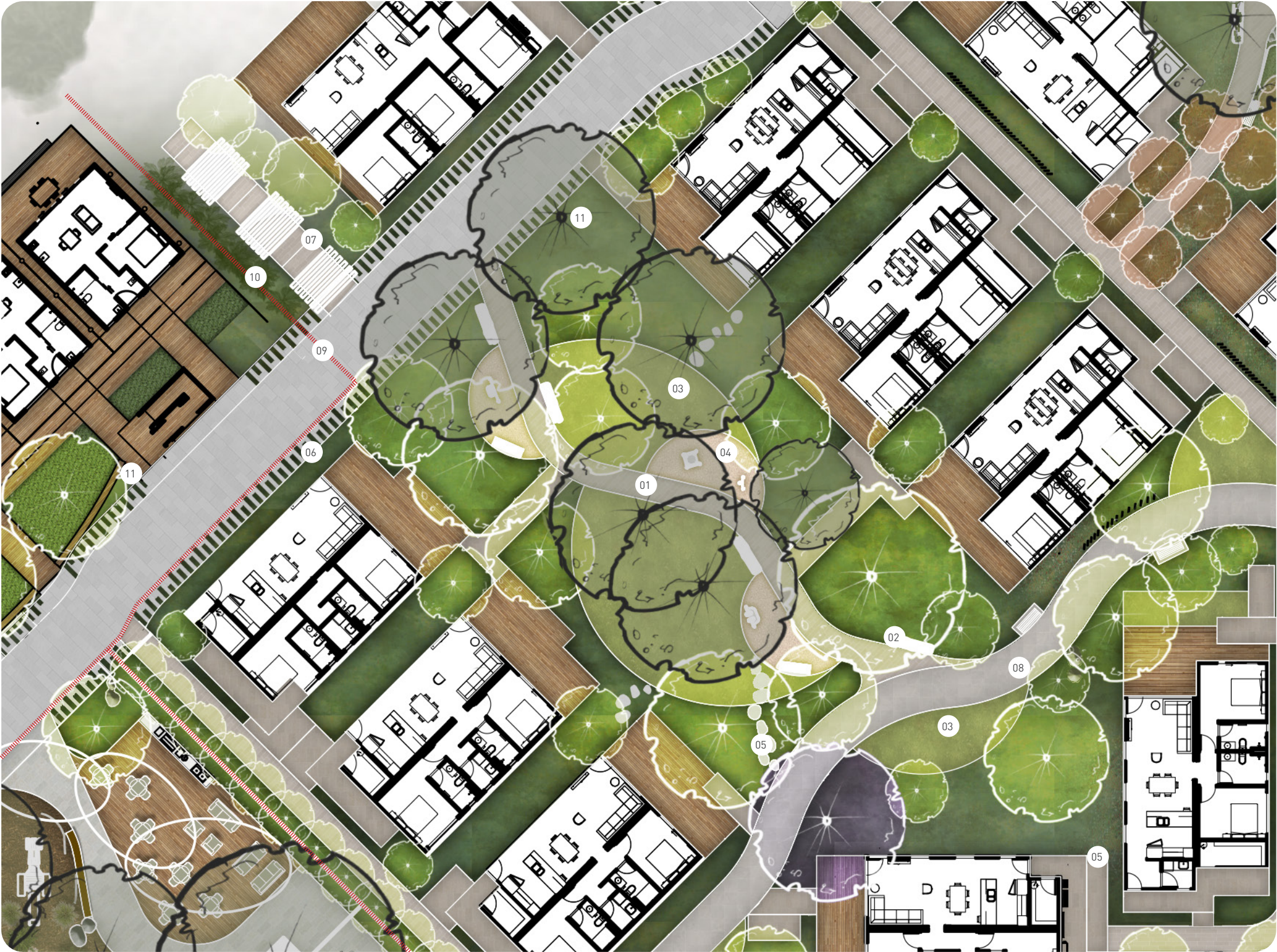


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WOODLAND WALK LANDSCAPE CONCEPT



- LEGEND
- 01 1.5M PATH CONNECTING PERMEABLE ROADWAY TO 2.4M PATH
 - 02 LOGS NESTLED IN PLANTING LINING PATHWAY
 - 03 LAWN SPILL OUT SPACES FOR FLEXIBLE USE
 - 04 ACTIVITY AREA WITH OUTDOOR EXERCISE EQUIPMENT AND SEATING BENCHES
 - 05 CRAZY PAVERS THROUGH PLANTING CONNECTING SURROUNDING RESIDENCES TO PATH NETWORK
 - 06 GRADIENT FROM ROAD PAVING TO PLANTING WITH LOW GROWING SPECIES TO INTEGRATE HARD MATERIAL TO SOFT MATERIALS
 - 07 STEPS DOWN TO RIVER FOREST AREA WITH TIMBER ARBOUR OVERHEAD ON LANDING POINTS OF PATH
 - 08 MAIN 2.4M PEDESTRIAN / BUGGY PATHWAY
 - 09 SECURE 1.8M FENCE WITH FIRE TRUCK GATE ACCESS
 - 10 CLIMBING PLANT GROWING ON WIRES ON SECURE FENCE TO SCREEN BOUNDARY
 - 11 EXISTING TREES



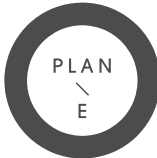
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WOODLAND WALK IMAGERY



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SUSTAINABLE URBAN DRAINAGE LANDSCAPE CONCEPT [05]



- LEGEND
- 01 LOW TIMBER BRIDGE OVER DRAINAGE BASIN POND
 - 02 DRAINAGE BASIN POND WITH PLANT SPECIES CHOSEN FOR THEIR ABILITY TO SIT IN A WET SOIL - LINED WITH BOULDERS TO PROVIDE VISUAL INTEREST
 - 03 PERMEABLE PAVING TO CAR BAYS TO ALLOW FOR WATER COLLECTION
 - 04 FEATURE TREES IN RAIN GARDEN BED
 - 05 CRAZY PAVERS CONNECTING RESIDENCE TO PATH NETWORK
 - 06 SCREENING TREES
 - 07 PRIVATE LAWN TO RESIDENCE
 - 08 LAWN SPILL OUT SPACE WITH BUGGY PARKING
 - 09 STANDARD SCREENING TO SPACES IN BETWEEN RESIDENCES WITH LARGER SHRUB / HEDGE PLANTING MIXES TO FURTHER SCREEN
 - 10 FRUIT TREE AVENUE



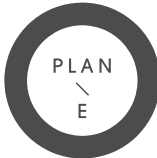
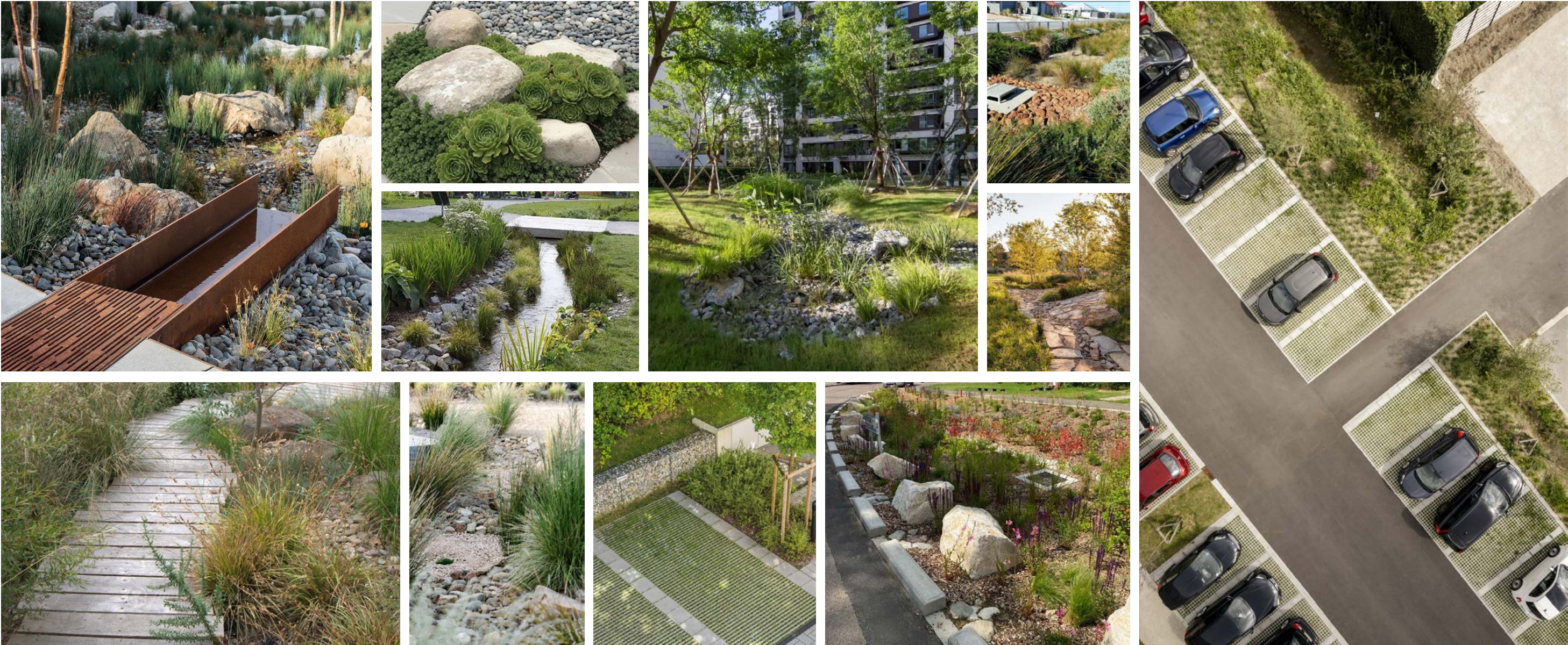
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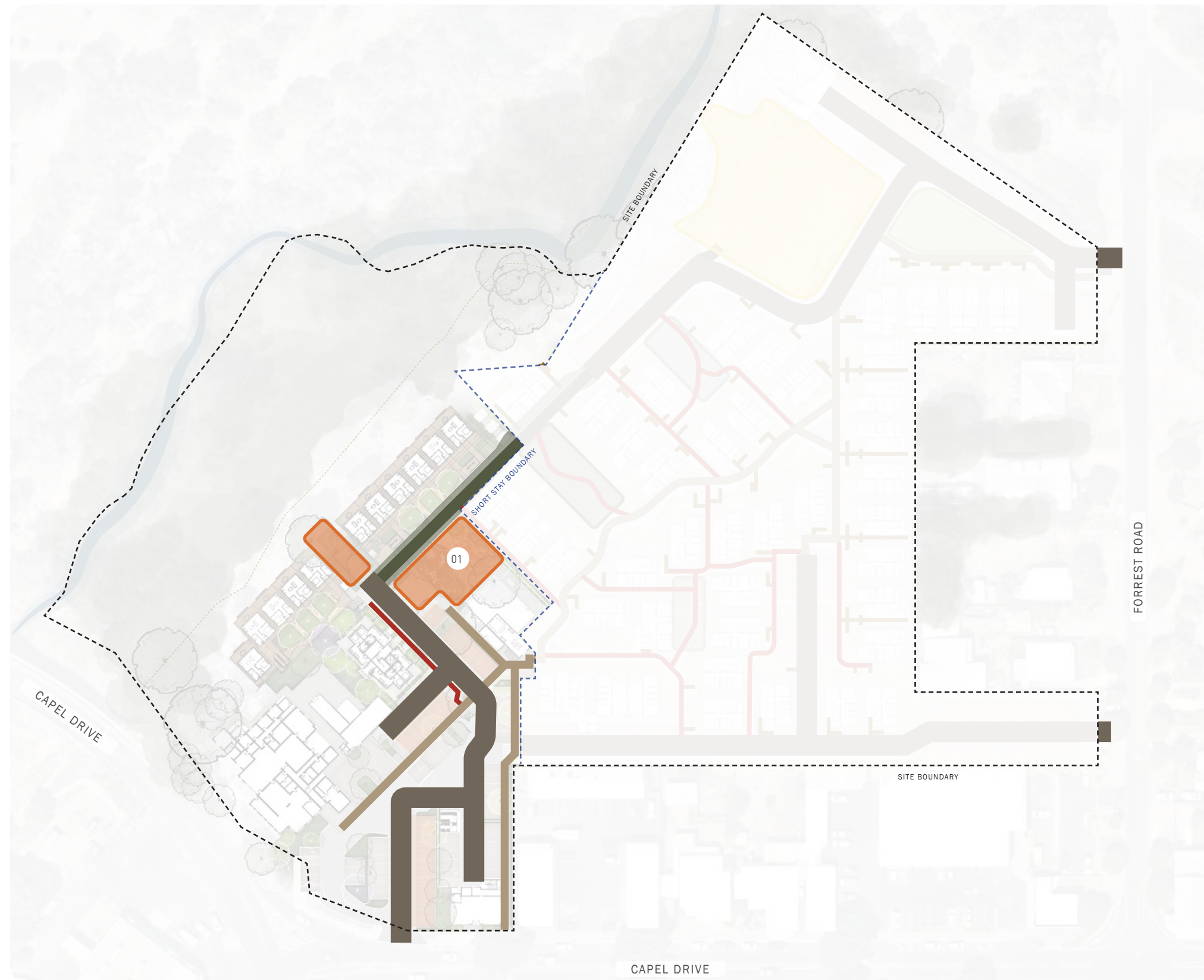
DRAINAGE IMAGERY



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LEGEND

01 SHORT STAY FACILITIES

MAIN ROADWAY [6M]

PERMEABLE SECONDARY ROADWAY [4M]

MAIN PATHWAY [2.4M]

SECONDARY PATHWAY [1.5M]

CAR PARKING



SHORT STAY FACILITIES LANDSCAPE CONCEPT [01]



- LEGEND
- 01 ALFRESCO DINING SPACE ON DECK WITH FEATURE SHADE COVER OVERHEAD TO MATCH BUILDING COVER
 - 02 BBQ FEATURE BENCH WITH SINK, BBQ & DRINK FRIDGE
 - 03 SECURE FENCE LINE SEPARATING SHORT STAY TO OVER 55S ACCOMMODATION, AND ACCESS INTO STABLES BUILDING
 - 04 PUBLIC ART OPPORTUNITY 'PONIES ON PARADE'
 - 05 EXISTING TREES PROTECTED AND RETAINED
 - 06 FEATURE PLAY SPACE WITH EQUIPMENT E.G. TRACTOR AS A NODE TO THE HISTORY OF THE SITE & NATURAL PLAY ELEMENTS E.G. LOG ROUNDS, TIMBER STRUCTURES, LARGE BOULDERS AND PLANTING IN MULCHED PLAY AREA
 - 07 SERVICE AREA
 - 08 ACCESSIBLE PARKING BAYS
 - 09 SCREENING TREES TO OVER 55S FENCE LINE TO PROVIDE PRIVACY AND GREENING
 - 10 LOW RAISED PLANTING BED TO SHORT STAY FENCE LINE WITH EDIBLE SPECIES E.G. HERBS
 - 11 TIMBER SEATING BENCHES ALONG PLAY AREA
 - 12 EXISTING & PROPOSED TREES TO GROW IN FRONT OF DECKING TO NEW SHORT STAY ACCOMMODATION TO PROVIDE SCREENING
 - 13 LOWER LEVEL PLANTING TO FEATURE CLIMBING SPECIES ON WIRES TO PROVIDE GREENING AND SCREENING
 - 14 HEDGE / SMALL TREE TO SCREEN FENCE LINE AROUND 3 STOREY BUILDING
 - 15 PRIVATE PATIOS TO GROUND LEVEL SHORT STAY ACCOMMODATION UNITS
 - 16 SCREENING PLANTING BETWEEN SHORT STAY ACCOMMODATION & TAVERN/ PUB
- KEY PLAN: NTS



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SHORT STAY FACILITIES IMAGERY



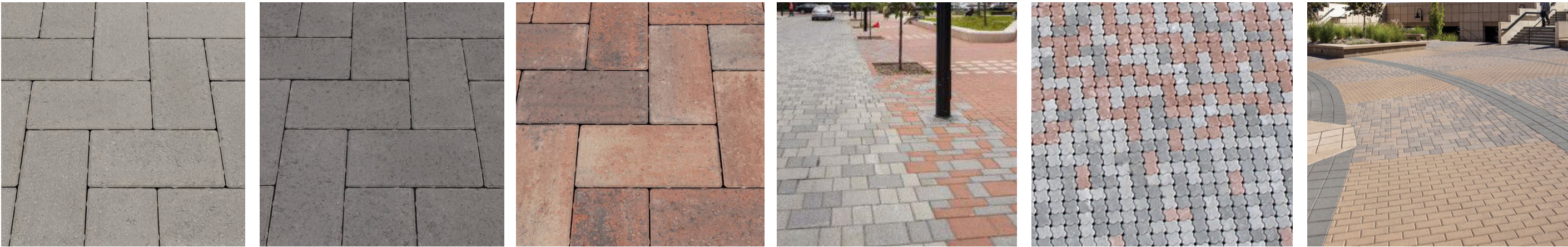
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MATERIALS

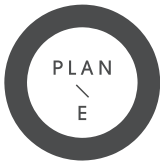
ROADS; CAR PARKS & DFES PATHWAY



PEDESTRIAN PATHWAYS



FEATURE PAVEMENTS; DECKING; PAVERS



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MATERIALS - FURNITURE & STRUCTURES

SEATING & TABLES



EXERCISE EQUIPMENT



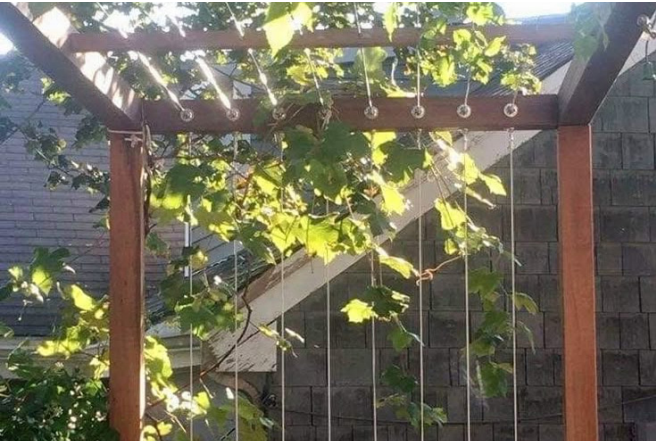
FEATURE SCREENS



ARBOR STRUCTURES



CARPORT STRUCTURE - TO BE FULLY TIMBER















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PLANTING

groundcovers

					
<i>Hemiandra pungens</i>	<i>Hibbertia grossulariifolia</i>	<i>Conostylis candicans</i>	<i>Chorizema rhombeum</i>	<i>Anigozanthos humilis</i>	<i>Eremophila Kalbarri Carpet</i>
					
<i>Anigozanthos manglesii</i>	<i>Thysanotus multiflorus</i>	<i>Threlkeldia diffusa</i>	<i>Viola hederacea</i>	<i>Myoporum parvifolium</i>	<i>Callistemon 'Rocky Rambler'</i>

climbers

					
<i>Hardenbergia violacea</i>	<i>Pandorea pandorana</i>	<i>Trachelospermum jasminoides</i>	<i>Hibbertia scandens</i>	<i>Lonicera periclymenum</i>	<i>Clematis microphylla</i>



PLANTING

feature plants / shrubs					
					
Adenathos barbiger	Adenathos meisneri	Acacia stenoptera	Banksia dallanneyi	Hypocalymma angustifolium	Hovea chorizemifolia
					
Calytrix angulata	Pimelea rosea	Grevillea 'Boongala Spinebill'	Chorizema cordatum	Melaleuca parviceps	Scaevola crassifolia
					
Verticordia plumosa	Hakea lissocarpha	Leucophyta brownii	Lomandra wingarra	Dianella 'Tasred'	Eremophila glabra prostrate
					
Acacia alata	Beaufortia sparsa	Astartea scoparia	Calothamnus quadrifidus	Diplolaena dampieri	Macrozamia riedlei

PLANTING

trees

					
<i>Callistemon viminalis</i>	<i>Eucalyptus torquata</i>	<i>Melaleuca lanceolata</i>	<i>Banksia grandis dwarf</i>	<i>Banksia illicifolia</i>	<i>Eucalyptus rudis</i>
					
<i>Brachychiton acerifolia</i>	<i>Tristaniopsis laurina 'Luscious'</i>	<i>Jacaranda mimosifolia</i>	<i>Xylomelum occidentale</i>	<i>Banksia littoralis</i>	<i>Pistacia chinensis</i>
					
<i>Ulmus parvifolia</i>	<i>Zelkova serrata 'Green Vase'</i>	<i>Melaleuca quinquenervia</i>	<i>Agonis flexuosa</i>	<i>Hymenosporum flavum</i>	<i>Lagerstroemia indica</i>
					
<i>Citrus lemon</i>	<i>Malus domestica 'Liberty'</i>	<i>Pyrus communis 'Packham's Triumph'</i>	<i>Fig 'Sweet Temptation'</i>	<i>Prunus elvins</i>	<i>Cercis chinensis</i>

DESIGN WA COMPLIANCE ITEMS - OVER 55'S DEVELOPMENT

1.1 PRIVATE OPEN SPACE - TABLE 01 REQUIREMENTS						
	NO OF UNITS	UNIT LOT SIZE (AVERAGE SQ.M)	PRIMARY GARDEN AREA (SQ.M) AVERAGE PER UNIT	SECONDARY PRIVATE OPEN SPACE (SQ.M) AVERAGE PER UNIT	LANDSCAPE GARDEN AREA TOTAL (SQ.M) PER UNIT	LANDSCAPE GARDEN AREA TOTAL (COMBINED UNITS) SQ.M
2 & 3 STOREY UNITS	2	700 SQ.M	392 SQ.M	-	392 SQ.M	392 SQ.M
UNIT TYPE 2C & 2D	8	111.75 SQ.M	24 SQ.M	18 SQ.M	40 SQ.M	320 SQ.M
UNIT TYPE 3A	11	238 SQ.M	56Q.M	31 SQ.M	87 SQ.M	957 SQ.M
UNIT TYPE 3B	11	215 SQ.M	59 SQ.M	16 SQ.M	75 SQ.M	825 SQ.M
UNIT TYPE 3C	9	214 SQ.M	61 SQ.M	0 SQ.M	61 SQ.M	549 SQ.M
UNIT TYPE 4A	2	248.5 SQ.M	62 SQ.M	32 SQ.M	94 SQ.M	188 SQ.M
UNIT TYPE 4B	2	233 SQ.M	70 SQ.M	12 SQ.M	82 SQ.M	164 SQ.M
TOTAL	45					3,395 SQ.M

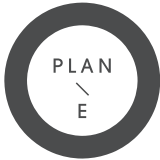
1.2 TREES & LANDSCAPING- TABLE 02 - SOFT LANDSCAPE REQUIREMENTS					
	NO OF UNITS	UNIT LOT SIZE (BASED ON AVG)	SOFT LANDSCAPE (SQ.M) PER UNIT (BASED ON AVG)	SOFT LANDSCAPE % BASED ON AVG)	SOFT LANDSCAPE GARDEN TOTAL (SQ.M) COMBINED UNITS
2 & 3 STOREY UNITS	1 (COMBINED)	700 SQ.M	304 SQ.M	43%	304 SQ.M
UNIT TYPE 2C & 2D	8	111.75 SQ.M	18 SQ.M	16%	144 SQ.M
UNIT TYPE 3A	11	238 SQ.M	102 SQ.M	42%	1122 SQ.M
UNIT TYPE 3B	11	215 SQ.M	69 SQ.M	32 %	759 SQ.M
UNIT TYPE 3C	9	214 SQ.M	70 SQ.M	32%	630 SQ.M
UNIT TYPE 4A	2	248.5 SQ.M	91.5 SQ.M	36%	183 SQ.M
UNIT TYPE 4B	2	233 SQ.M	58.5 SQ.M	25 %	117 SQ.M
TOTAL	45		SQ.M		3259 SQ.M

1.2 TREE & LANDSCAPING - TABLE 03 - TREES REQUIREMENT			
	DWELLING TYPE	MIN. REQUIREMENTS - DWELLINGS	MIN REQUIREMENT - PRIMARY STREET SETBACK
WAPC TREE CANOPY REQUIREMENTS REQUIREMENT(SQ.M)	GROUPED DWELLINGS (PER DWELLING)	1 SMALL TREE OR 2 SMALL TREES WHERE PRIMARY GARDEN AREA IS REDUCED IN ACCORDANCE WITH C1,1,2	WHERE THE PRIMARY STREET SETBACK IS 1.5M OR GREATER: FRONTAGES LESS THAN 20M: 1 SMALL TREE IN THE PRIMARY STREET SETBACK AREA;
WAPC TREE CANOPY REQUIREMENTS REQUIREMENT(SQ.M)	MULTIPLE DWELLINGS	SITES 700-1000M2	2 MEDIUM TREES OR 1 LARGE TREE AND 1 SMALL TREE

1.2 TREES & LANDSCAPING - TABLE 04 -TREE SIZES					
	NO OF UNITS	SMALL TREES - 2-6M DIAMETER AT MATURITY	MEDIUM TREES - 6-9M DIAMETER AT MATURITY	LARGE TREES - 9M DIAMETER AT MATURITY	TREES TOTAL (COMBINED UNIT NOS)
2 & 3 STOREY UNITS	1	10	3	1	15 TREES
UNIT TYPE 2C & 2D	8	2 PER UNIT (16 TOTAL)	0	0	8 TREES
UNIT TYPE 3A	11	1 PER UNIT (11 TOTAL)	1 PER UNIT (11 TOTAL)		22 TREES
UNIT TYPE 3B	11	1 PER UNIT (11 TOTAL)	1 PER UNIT (11 TOTAL)		22 TREES
UNIT TYPE 3C	9	1 PER UNIT (9 TOTAL)	1 PER UNIT (9 TOTAL)		18 TREES
UNIT TYPE 4A	2	1 PER UNIT (2 TOTAL)		1 PER UNIT (2 TOTAL)	4 TREES
UNIT TYPE 4B	2	1 PER UNIT (2 TOTAL)	1 PER UNIT (2 TOTAL)		4 TREE
COMMUNAL	-	30	15	7	52 TREES
EXISTING TREES	-	1	8	2	
TOTAL		91 TREES	51 TREES	10 TREES	152 TREES

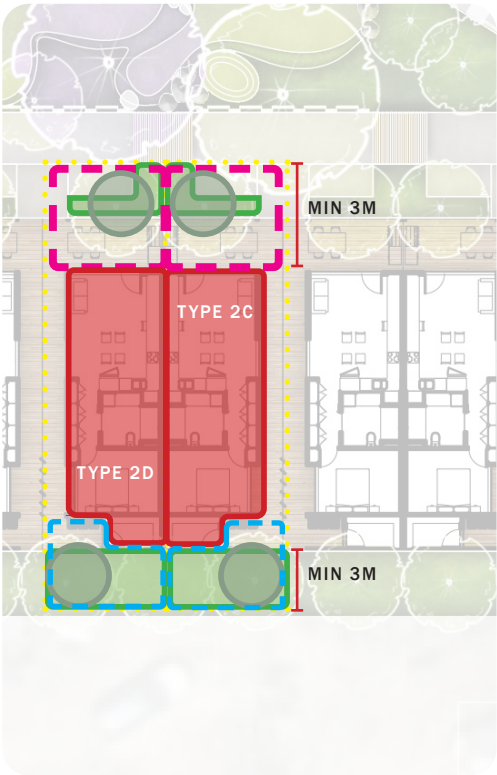
1.2 TREES & LANDSCAPING - TABLE 05 -TREE DEEP SOIL				
	SMALL TREES -DEEP SOIL 9 SQ.M	MEDIUM TREES - DEEP SOIL 36 SQ.M	LARGE TREES - DEEP SOIL 64 SQ.M	DEEP SOIL SQ.M TOTAL
2 & 3 STOREY UNITS	90 SQ.M	108 SQ.M	64 SQ.M	262 SQ.M
UNIT TYPE 2C & 2D	144 SQ.M	-	-	144 SQ.M
UNIT TYPE 3A	99 SQ.M	396 SQ.M	-	495 SQ.M
UNIT TYPE 3B	99 SQ.M	396 SQ.M	-	495 SQ.M
UNIT TYPE 3C	81 SQ.M	324 SQ.M	-	405 SQ.M
UNIT TYPE 4A	18 SQ.M	-	128 SQ.M	146 SQ.M
UNIT TYPE 4B	18 SQ.M	72 SQ.M	-	90 SQ.M
COMMUNAL	270 SQ.M	540 SQ.M	448 SQ.M	1258 SQ.M
TOTAL	819 SQ.M DEEP SOIL AREA	1836 SQ.M DEEP SOIL AREA	640 SQ.M DEEP SOIL AREA	3295 SQ.M DEEP SOIL AREA

1.3 COMMUNAL SPACE REQUIREMENTS- TABLE 06				
DEVELOPMENT SIZE	MIN OPEN SPACE REQUIREMENT	MIN ACCESSIBLE/ HARD LANDSCAPE AREAS	MIN OPEN SPACE DIMENSION	OVERALL REQUIREMENT FOR PROVI-SION
MORE THAN 10 DWELLINGS	6M2 PER DWELLING UP TO MAX 300M2 REQUIRED MIN 270 SQ.M	2M2 PER DWELLING UP TO 100M2 REQUIRED MIN 90 SQ.M	4M	REQUIRED MIN OF 270SQ.M
	PROVIDED MIN 3534 SQ.M	PROVIDED MIN 1505 SQ.M	EXCEEDS 4M	PROVIDED AREA OF 3534sq.M,

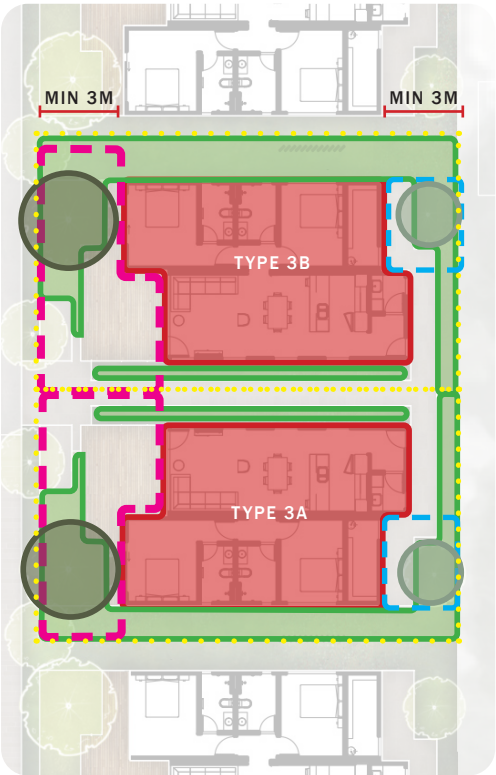


DESIGN WA COMPLIANCE ITEMS - OVER 55'S DEVELOPMENT TYPICAL LANDSCAPE PROVISION

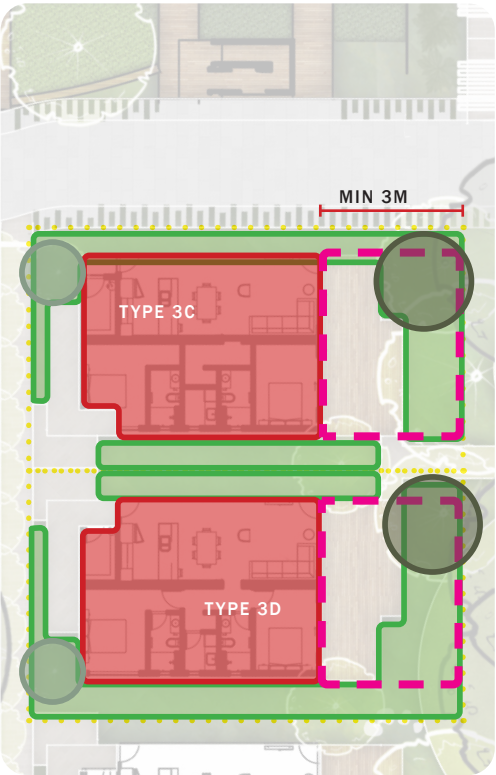
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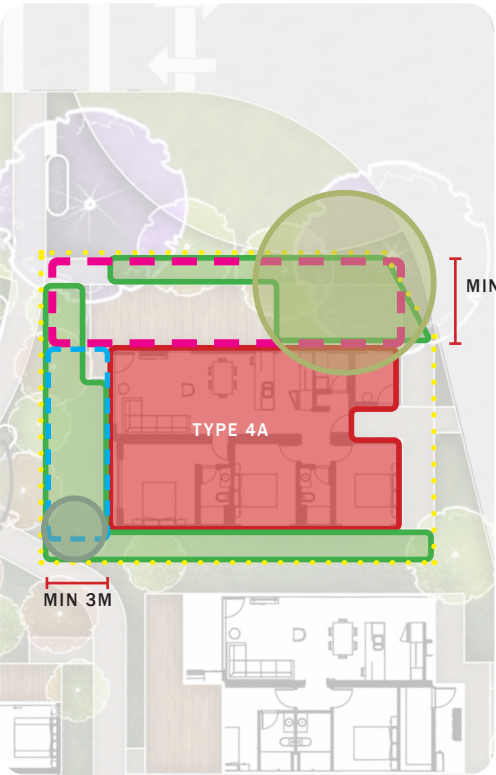
TYPE 3A & 3B



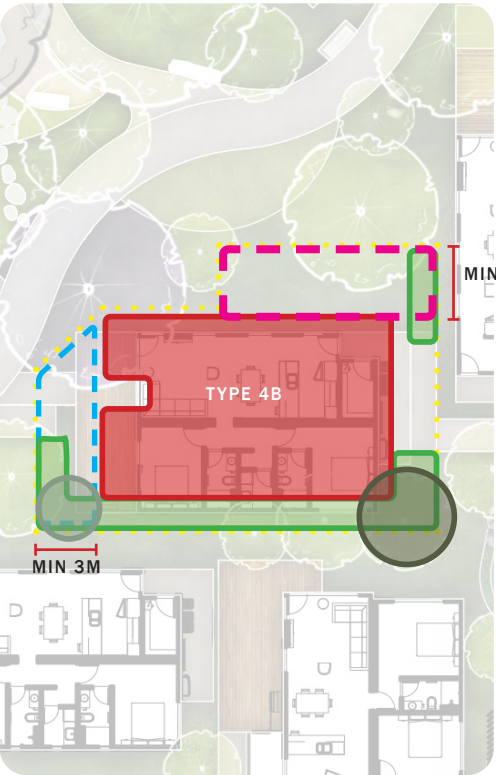
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TYPE 4A

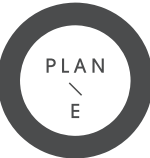


TYPE 4B



LEGEND

- SMALL TREE [3M CANOPY]
- MEDIUM TREE [6M CANOPY]
- LARGE TREE [9M CANOPY]
- SOFT LANDSCAPE AREA
- PRIMARY GARDEN AREA
- SECONDARY PRIVATE OPEN SPACE
- LOT BOUNDARY



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DESIGN WA COMPLIANCE ITEMS - SHORT STAY

1.1 PRIVATE OPEN SPACE - TABLE 01 REQUIREMENTS			
	NO UNITS	PRIMARY OPEN SPACE REQUIREMENT MIN 8M2 PER STUDIO/1 BEDROOM	COMMUNAL OPEN/ GARDEN SPACE TO UNITS
2 STOREY UNITS (RIVERSIDE)	10 (5 PER LEVEL)	19 SQ.M (PER STUDIO UNIT)	387 SQ.M
3 STOREY UNITS (RIVERSIDE)	18 (6 PER LEVEL)	20 SQ.M	338 SQ.M
3 STOREY SHORT STAY (TAVERN SIDE)	12 (4 PER LEVEL)	15 SQ.M GROUND FLOOR PER UNIT	206 SQ.M

1.2 TREES & LANDSCAPING- TABLE 02 - SOFT LANDSCAPE REQUIREMENTS			
	LOT SIZE	SOFT LANDSCAPE (SQ.M)	SOFT LANDSCAPE %
2 STOREY UNITS (RIVERSIDE)	792 SQ.M	178 SQ.M	22%
3 STOREY UNITS (RIVERSIDE)	858 SQ.M	205 SQ.M	23%
3 STOREY SHORT STAY (TAVERN SIDE)	338 SQ.M	88 SQ.M	26 %

1.2 TREE & LANDSCAPING - TABLE 03 - TREES REQUIREMENT			
	DWELLING TYPE	MIN. REQUIREMENTS - DWELLINGS	MIN REQUIREMENT - PRIMARY STREET SETBACK
WAPC TREE CANOPY REQUIREMENTS REQUIREMENT(SQ.M)	GROUPED DWELLINGS (PER DWELLING)	1 SMALL TREE OR 2 SMALL TREES WHERE PRIMARY GARDEN AREA IS REDUCED IN ACCORDANCE WITH C1,1,2	WHERE THE PRIMARY STREET SETBACK IS 1.5M OR GREATER: FRONTAGES LESS THAN 20M: 1 SMALL TREE IN THE PRIMARY STREET SETBACK AREA;
WAPC TREE CANOPY REQUIREMENTS REQUIREMENT(SQ.M)	MULTIPLE DWELLINGS	SITES 700-1000M2	2 MEDIUM TREES OR 1 LARGE TREE AND 1 SMALL TREE

IRRIGATION REQUIREMENTS

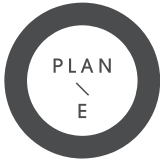
A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR THE PROJECT.
THE SCOPE WILL INCLUDE:

- 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.

1.2 TREES & LANDSCAPING - TABLE 04 -TREE SIZES				
	SMALL TREES - 2-6M DIAMETER AT MATURITY	MEDIUM TREES - 6-9M DIAMETER AT MATURITY	LARGE TREES - 9M DIAMETER AT MATURITY	TREES TOTAL
2 STOREY UNITS (RIVERSIDE)	3	1	1	5 TREES
EXISTING TREES 2 STOREY		1		1 TREES
3 STOREY UNITS (RIVERSIDE)		3		3 TREES
EXISTING TREES 3 STOREY			1	1 TREES
3 STOREY SHORT STAY (TAVERN SIDE)	3	2		5 TREES
COMMUNAL		1		1 TREE
EXISTING TREES COMMUNAL		2	1	3 TREES
TOTAL	6 TREES	10 TREES	3 TREES	23 TREES

1.2 TREES & LANDSCAPING - TABLE 05 -TREE DEEP SOIL				
	SMALL TREES -DEEP SOIL 9 SQ.M	MEDIUM TREES - DEEP SOIL 36 SQ.M	LARGE TREES - DEEP SOIL 64 SQ.M	DEEP SOIL SQ.M TOTAL
2 STOREY UNITS (RIVERSIDE)	27 SQ.M	36 SQ.M	64 SQ.M	127 SQ.M
EXISTING (2 STOREY UNITS)		36 SQ.M		36 SQ.M
3 STOREY UNITS (RIVERSIDE)	-	108 SQ.M	-	108 SQ.M
EXISTING (3 STOREY UNITS)	-	-	64 SQ.M	64 SQ.M
3 STOREY SHORT STAY (TAVERN SIDE)	27 SQ.M	72 SQ.M	-	99 SQ.M
COMMUNAL PROPOSED	-	36 SQ.M	-	36 SQ.M
EXISTING (COMMUNAL AREA)	-	72 SQ.M	64 SQ.M	136 SQ.M
TOTAL	54 SQ.M DEEP SOIL AREA	360 SQ.M DEEP SOIL AREA	256 SQ.M DEEP SOIL AREA	606 SQ.M DEEP SOIL AREA

1.3 COMMUNAL SPACE REQUIREMENTS- TABLE 06				
DEVELOPMENT SIZE	MIN OPEN SPACE REQUIREMENT	MIN ACCESSIBLE/ HARD LANDSCAPE AREAS	MIN OPEN SPACE DIMENSION	OVERALL REQUIREMENT FOR PROVISION
MORE THAN 10 DWELLINGS	6M2 PER DWELLING UP TO MAX 300M2 REQUIRED MIN 240 SQ.M	2M2 PER DWELLING UP TO 100M2 REQUIRED MIN 80 SQ.M	4M	REQUIRED MIN OF 240SQ.M
	PROVIDED MIN 458 SQ.M	PROVIDED MIN 223 SQ.M	EXCEEDS 4M	PROVIDED AREA OF 458.M,



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DESIGN WA COMPLIANCE ITEMS - LOT 12

1.1 PRIVATE OPEN SPACE - TABLE 01 REQUIREMENTS			
	NO UNITS	PRIMARY OPEN SPACE REQUIREMENT MIN 8M2 PER STUDIO/1 BEDROOM	TOTAL PRIVATE OPEN/ GARDEN SPACE TO UNITS
GROUND FLOOR	-	64 SQ.M	64 SQ.M
FIRST FLOOR	4	2 X 10 SQ.M; 2 X 8 SQ.M	36 SQ.M
SECOND FLOOR	4	2 X 10 SQ.M; 2 X 8 SQ.M	36 SQ.M

1.2 TREES & LANDSCAPING- TABLE 02 - SOFT LANDSCAPE REQUIREMENTS			
	UNIT LOT SIZE	SOFT LANDSCAPE (SQ.M)	SOFT LANDSCAPE %
LOT 12 MIXED USE	606.8 SQ.M	88.6 SQ.M	15%

1.2 TREE & LANDSCAPING - TABLE 03 - TREES REQUIREMENT			
	DWELLING TYPE	MIN. REQUIREMENTS - DWELLINGS	MIN REQUIREMENT - PRIMARY STREET SETBACK
WAPC TREE CANOPY REQUIREMENTS REQUIREMENT(SQ.M)	GROUPED DWELLINGS (PER DWELLING)	1 SMALL TREE OR 2 SMALL TREES WHERE PRIMARY GARDEN AREA IS REDUCED IN ACCORDANCE WITH C1,1,2	WHERE THE PRIMARY STREET SETBACK IS 1.5M OR GREATER: FRONTAGES LESS THAN 20M: 1 SMALL TREE IN THE PRIMARY STREET SETBACK AREA;
WAPC TREE CANOPY REQUIREMENTS REQUIREMENT(SQ.M)	MULTIPLE DWELLINGS	SITES 700-1000M2	2 MEDIUM TREES OR 1 LARGE TREE AND 1 SMALL TREE

IRRIGATION REQUIREMENTS

A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR THE PROJECT. THE SCOPE WILL INCLUDE:

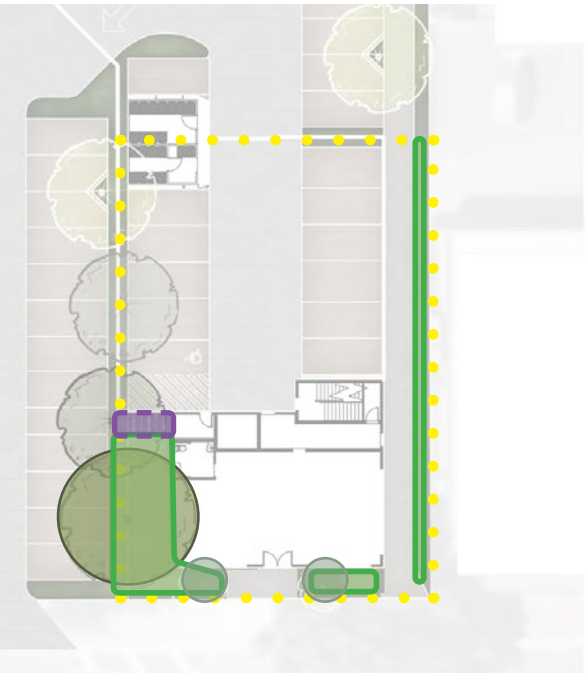
- IRRIGATION TO ALL LANDSCAPE AREAS
- MOISTURE SENSORS THROUGHOUT, TO ENSURE WATER USE IS MINIMISED
- USE OF LOW WATER USE EMITTERS TO ENSURE ONLY SUFFICIENT WATER IS PROVIDED TO IRRIGATE PLANTING AREAS
- IN-LINE FERTILISATION UNIT TO ENSURE FERTILISING AND MOISTURE RETENTION IS CONTROLLED
- USE OF POP - 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.

EXISTING TREES ON SITE

- 3 EXISTING TREES TO BE RETAINED ALONG EDGE OF BUILDING - 1 TREE TO SIT WITHIN LOT DSA

1.2 TREES & LANDSCAPING - TABLE 04 -TREE SIZES				
	SMALL TREES - 2-6M DIAMETER AT MATURITY	MEDIUM TREES - 6-9M DIAMETER AT MATURITY	LARGE TREES - 9M DIAMETER AT MATURITY	TREES TOTAL
LOT 12 MIXED USE	2			2 TREE
EXISTING TREES		1		1 TREES
TOTAL	2 TREES	1 TREES	-	3 TREES

1.2 TREES & LANDSCAPING - TABLE 05 -TREE DEEP SOIL				
	SMALL TREES -DEEP SOIL 9 SQ.M	MEDIUM TREES - DEEP SOIL 36 SQ.M	LARGE TREES - DEEP SOIL 64 SQ.M	DEEP SOIL SQ.M TOTAL
LOT 12 MIXED USE	18 SQ.M		-	18 SQ.M
EXISTING TREES		36 SQ.M		
TOTAL	18 SQ.M DEEP SOIL AREA	36 SQ.M DEEP SOIL AREA		54 SQ.M DEEP SOIL AREA



GROUND FLOOR



FIRST & SECOND FLOORS

LEGEND

- SMALL TREE [3M CANOPY]
- EXISTING TREE
- SOFT LANDSCAPE AREA
- PRIMARY GARDEN AREA
- LOT BOUNDARY
- PERMEABLE PAVING



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