

-
BURSWOOD PENINSULA
PRECINCT A
-

SCHEMATIC DESIGN STAGE

- 240229_Revised DA Report
- 240227_Revised DA Report
- 231025_DA Report
- 230920_Schematic Design Package
- 230809_Concept Design Proposal

KEY VIEWS

TOWN OF VICTORIA PARK
Received: 1/03/2024



PERTH CITY SKYLINE



BELMONT RACECOURSE + OPTUS STADIUM



SWAN RIVER + GREEN PANORAMIC VIEWS

KEY ITEMS

- SITE
- SITE PRECINCT
- PRECINCT GATEWAY
- LANDMARKS
- PARKS + WETLANDS
- WATER BODIES
- MAIN ROADS
- RAILWAY LINES





WATER CENTRAL

water a key element and motif in landscape,
providing feature and central amenity

entry water feature

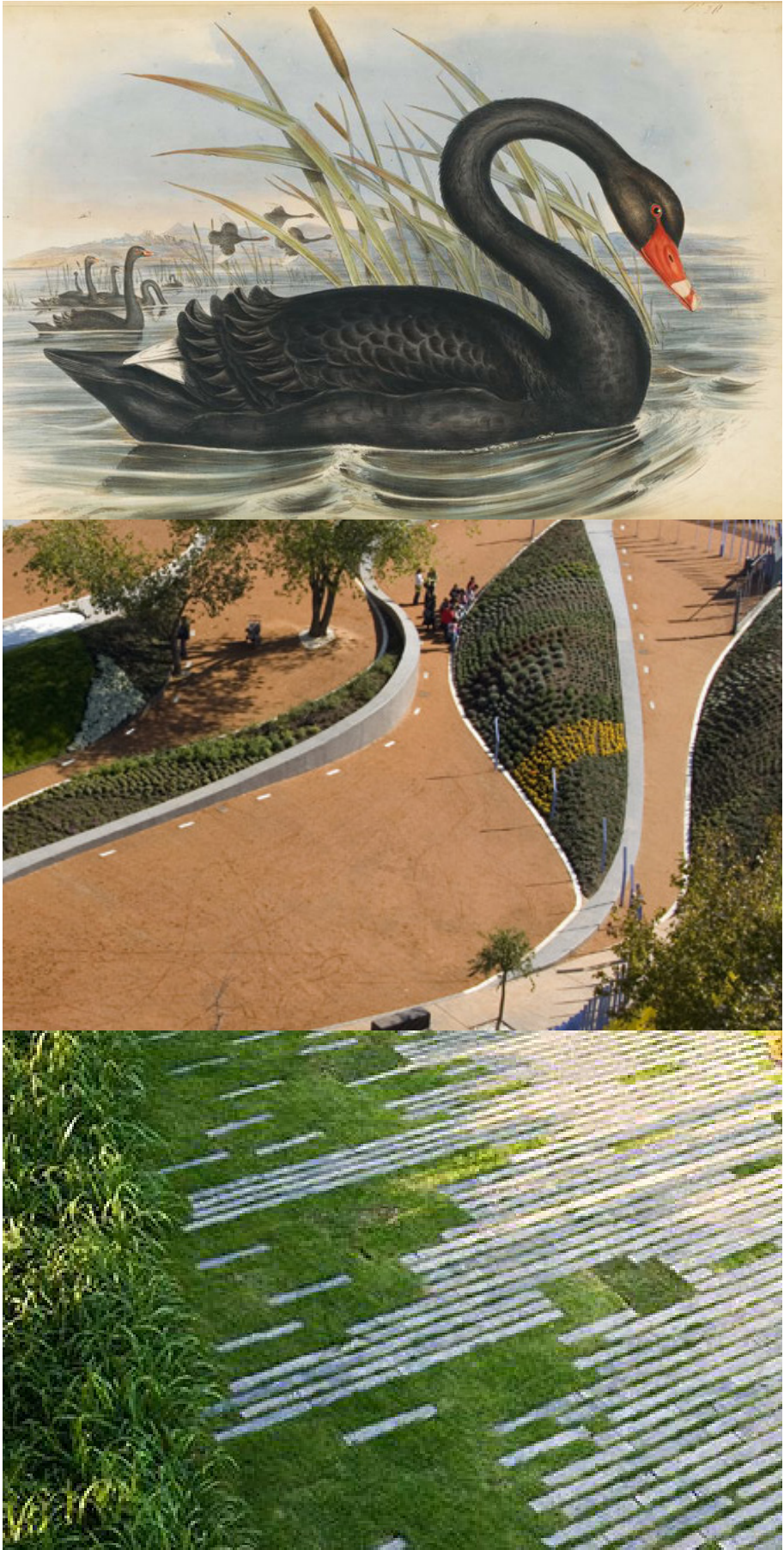
crafted pool and water play at centre



SHARED AMENITIES

social spaces for a diversity of aged groups and
functions

ground plane accessibility to units and gardens



RIVERINE

planting selections Perth's riverine landscapes to be
integrated in planting palette

sculptural forms echoing coves and sanctuary

river vistas from shared terraces



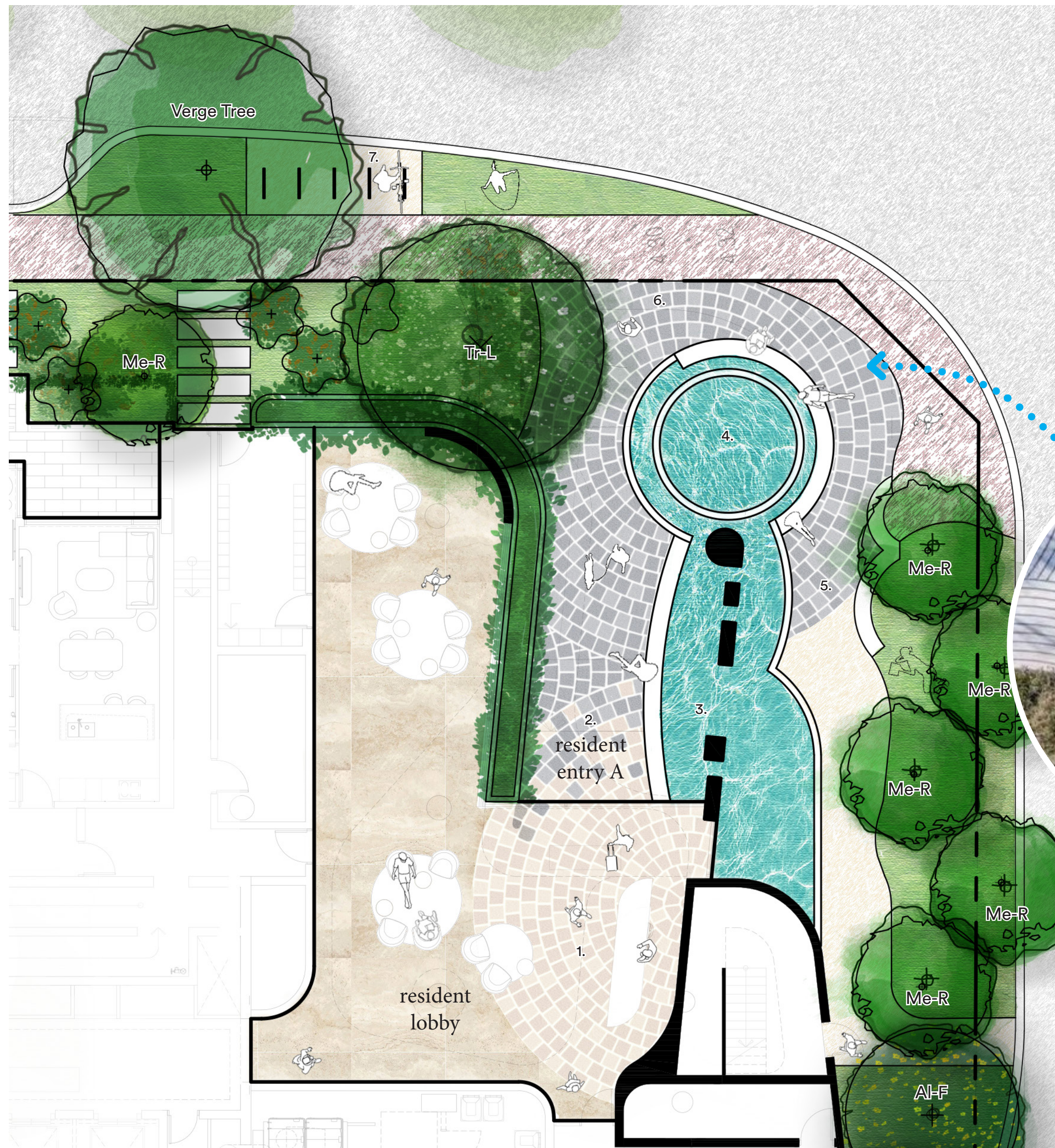
GREEN FILIGREE
Extended planting to Level 02
adjacent Library amenities and
building elevation.

GREEN PERIPHERIES
Screening trees planted
in Deep Soil Area, with
consolidated garden areas
and seating

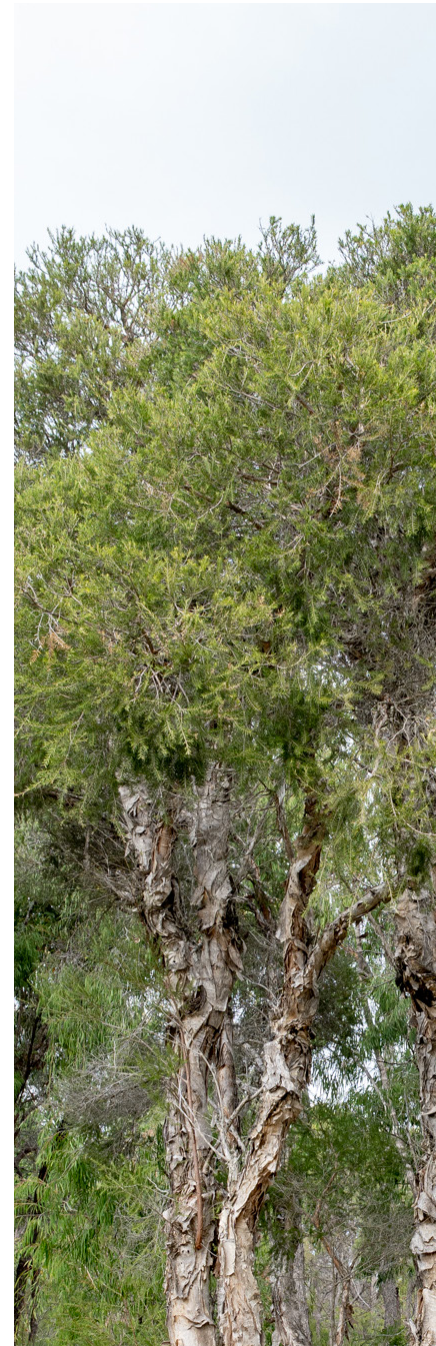
WATER ELEMENT FEATURE
Integrated water feature with
water cascading towards
Lobby Entry

STREETSCAPE + RESIDENT ENTRY
Generous, high quality paved entry to
Lobby from street, with consolidated
planting adjacent to the foyer.





FEATURE ENTRY POND + LANDSCAPE



FEATURE TREES
Melaleuca raphiophylla
'Swamp Paper Bark'



Me-R FEATURE EVERGREEN TREES
Tristaniopsis laurina
'Water Gum'



Tr-L FEATURE TREES
Allocasuarina fraseriana
'Sheoak'



FEATURE EVERGREEN
Lomandra longifolia 'Tanika' + Buxus



FEATURE SHADE PLANTING
Aspidistra elatior + Alpinia caerulea red
'Red Back Ginger'



AI-F FEATURE LOW LEVEL PLANTING
Adenanthos cuneatus 'Coral carpet' +
Grevillea prostrata sp.

KEY

1. Main Foyer
Primary residence foyer/lobby space with lush and calming outlook.
2. Elevated Entry Walkway
Entry walkway sloped up to main entry door with shade planting and large feature planting.
3. Lower Level Feature Pond
Curved pond at same level as the height of entry walkway.
4. Feature Entry Pond
Layered circular pond at entrance as a feature element anchoring the volume of the building to the landscape. The water flows toward to lower level pond.
5. Entry Courtyard
Pockets of stone seats following the curve of the landscape.
6. Feature Paving
Stone paving arrayed in radial manner to replicate the water ripple from the pond.
7. Bicycle Racks
Communal bicycle racks on verge.



KEY

1. Feature Small Tree
Flowering small feature tree at west corner to provide contrast and connection to surround landscape.
2. Secondary Entry
Lush garden with tall feature plants and layered ground planting.
3. Bicycle Racks
Communal bicycle racks on verge.
4. Feature Paving
Feature radial paving to entrance.



FEATURE SHADE TREE
Eucalyptus caesia 'Silver Princess'



TYPICAL VERGE PLANTING
Lomandra longifolia 'Tanika' + Dianella variegated



FEATURE CLIMBER
Grevillea superb + Grevillea crithmifolia prostrate



Eu-C SOFT EDGE CASCADE
Westringia sp. + Olearia 'Little Smokie'



FEATURE PLANTS
Dichondra repens + Eremophila Blue Horizon 'Emu Bush'



FEATURE PLANTS
Banksia menziesii dwarf

TRELLIS PLANTING
Low maintenance cascade/
climbing softscape selections.

PERMEABLE TREES
Permeable feature trees to
provide green outlook while
allowing views to Swan river.

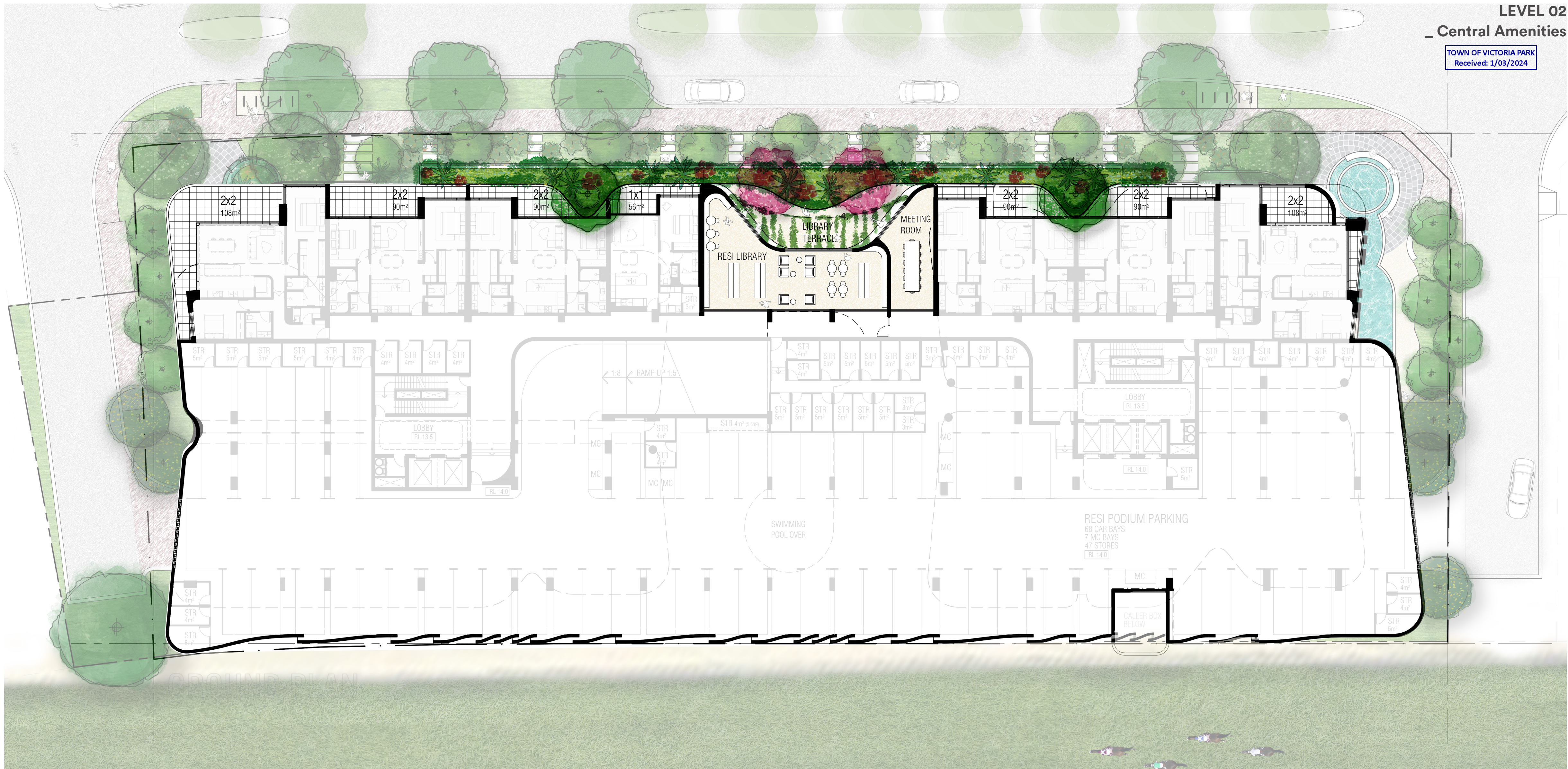


GREEN FILIGRE
Mixture of bright and vibrant
foliage to soften the edges of
the structure.

LIBRARY LOUNGE

FEATURE SMALL TREES
Small flowering trees
anchoring each corner with
underplanting and cascading
plants.

FEATURE STONE SEATING
Seating wrapped around the
exterior wall with feature
stone complimenting the
colour palette.





- KEY
- 1. Small Feature Trees
Small Feature flowering trees with under-planting and cascading plants.
 - 2. Feature Cascade Planting
Bright and vibrant foliage to soften the edges of the structure.
 - 3. Feature trees
Permeable feature trees to allow for views of the swan river.
 - 4. Trellis Planting
Low maintenance climber/cascade planting.



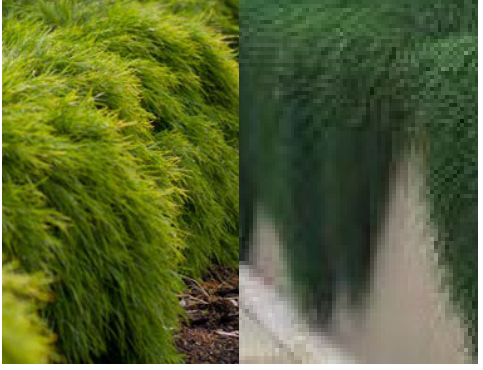
FEATURE TREE
Agonis flexuosa burgundy



FEATURE PLANTING
Banksia intergrifolia



FEATURE PLANTS
Lomandra 'lime tuff' + Dianella variegated



SOFT EDGE CASCADE
Casuarina glauca + acacia cognata prostrate



FEATURE UNDER PLANTING
Succulents mix



FEATURE PLANTS
Leucospermum 'Yellow 'Nodding Pincushion'

FEATURE PLANTING
Tall silver bismarck palms to pool area

POOL PLANTING
Small tree plantings to raised planters, with consolidated ground planting.

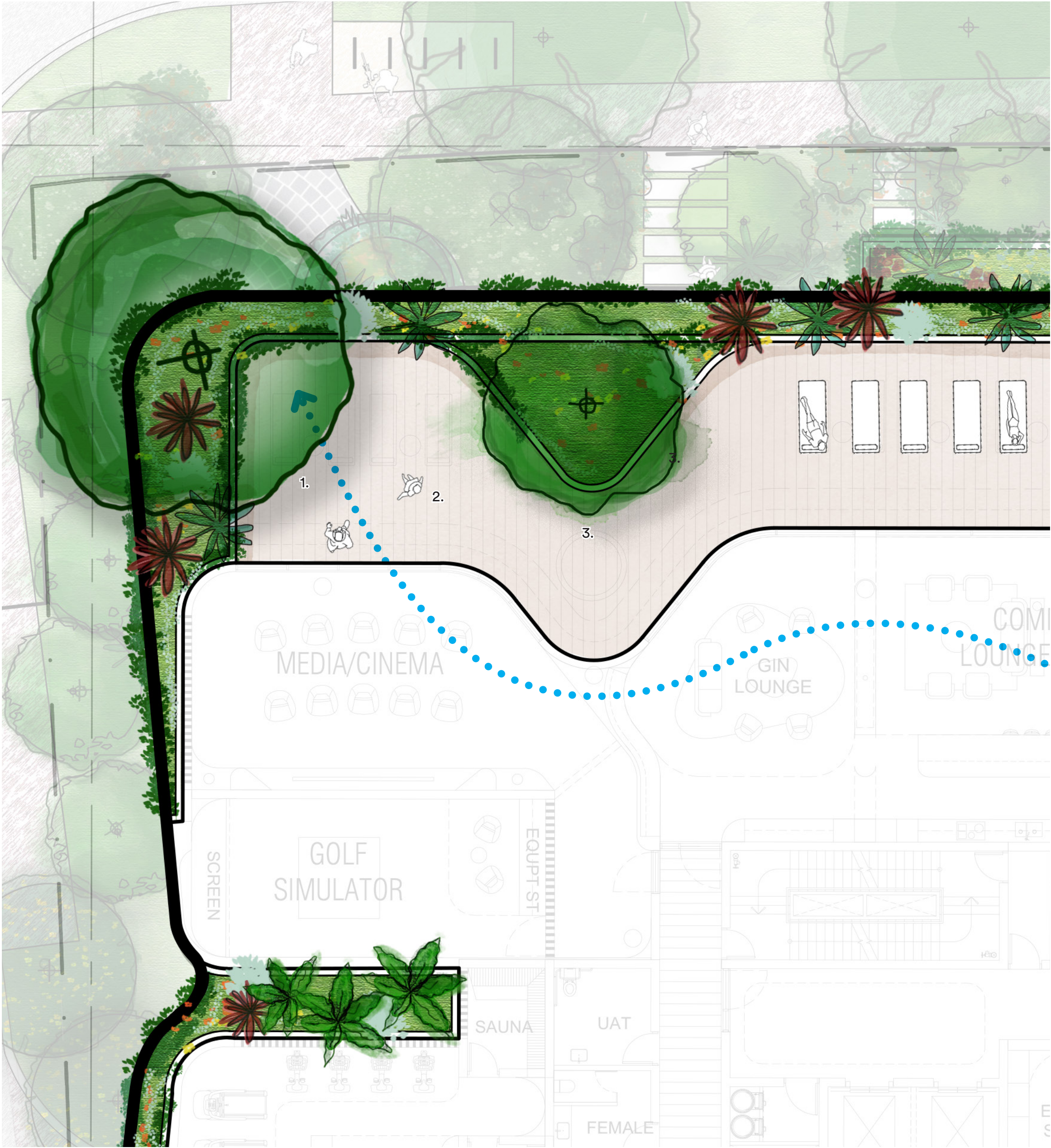
SHARED AMENITIES
Outdoor BBQ, kitchen and dining area

POOL SHADE
Bespoke pool canopies over pool areas.

FEATURE POOL
Pool raised to sitting height with shallow areas for children play

SKY TERRACE





LAYERED LANDSCAPE TAILORS TO ORIENTATION



- KEY
- 1. Micro-Climature Landscape
Softscape selections tailors to North-West orientation.
 - 2. Feature Timber Deck
Feature timber deck to shared amenities.
 - 3. Small Feature Tree
Small flowering tree complimenting the softscape_Banksia intergrifolia



FEATURE SHADE TREE TO NORTH-WEST
TBC



SUCCULENTS MIX
Copper spoons, silver spoons + crassula 'purple dragon'



FEATURE PLANTS
Hybrid Variegated and Lomandra longifolia
'Tanika'



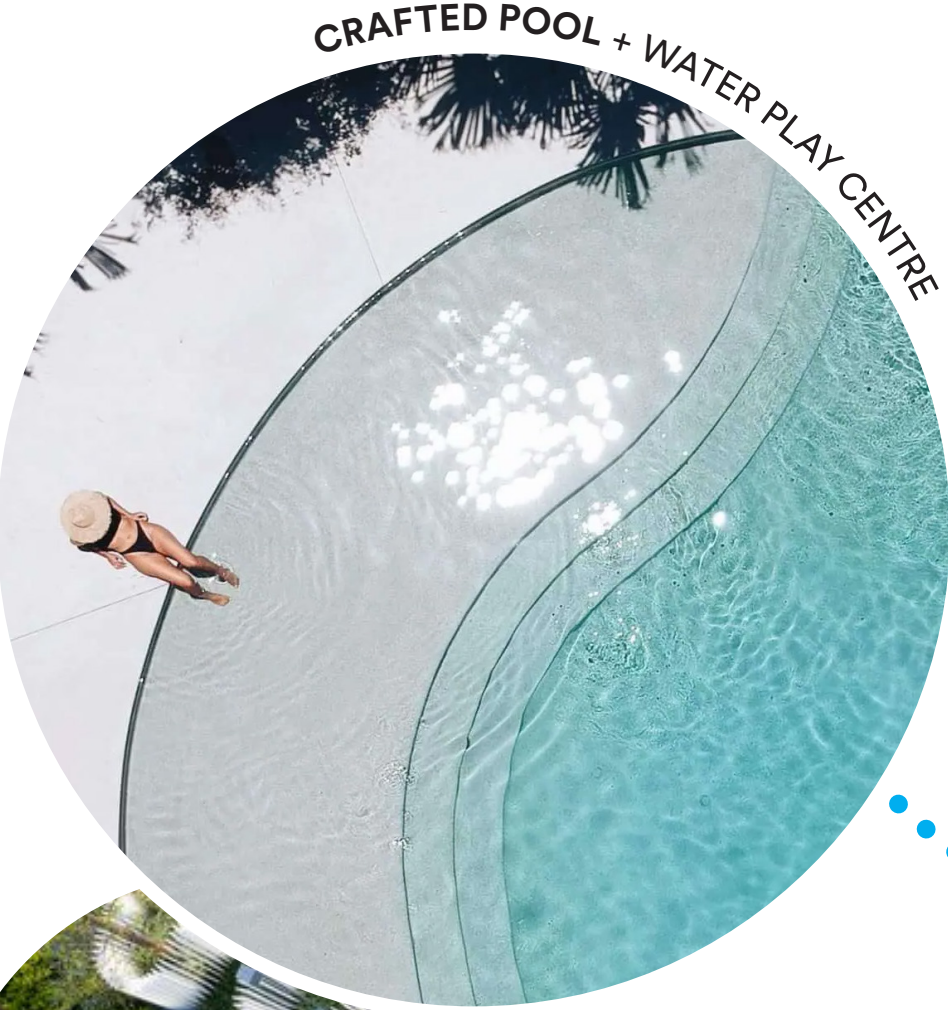
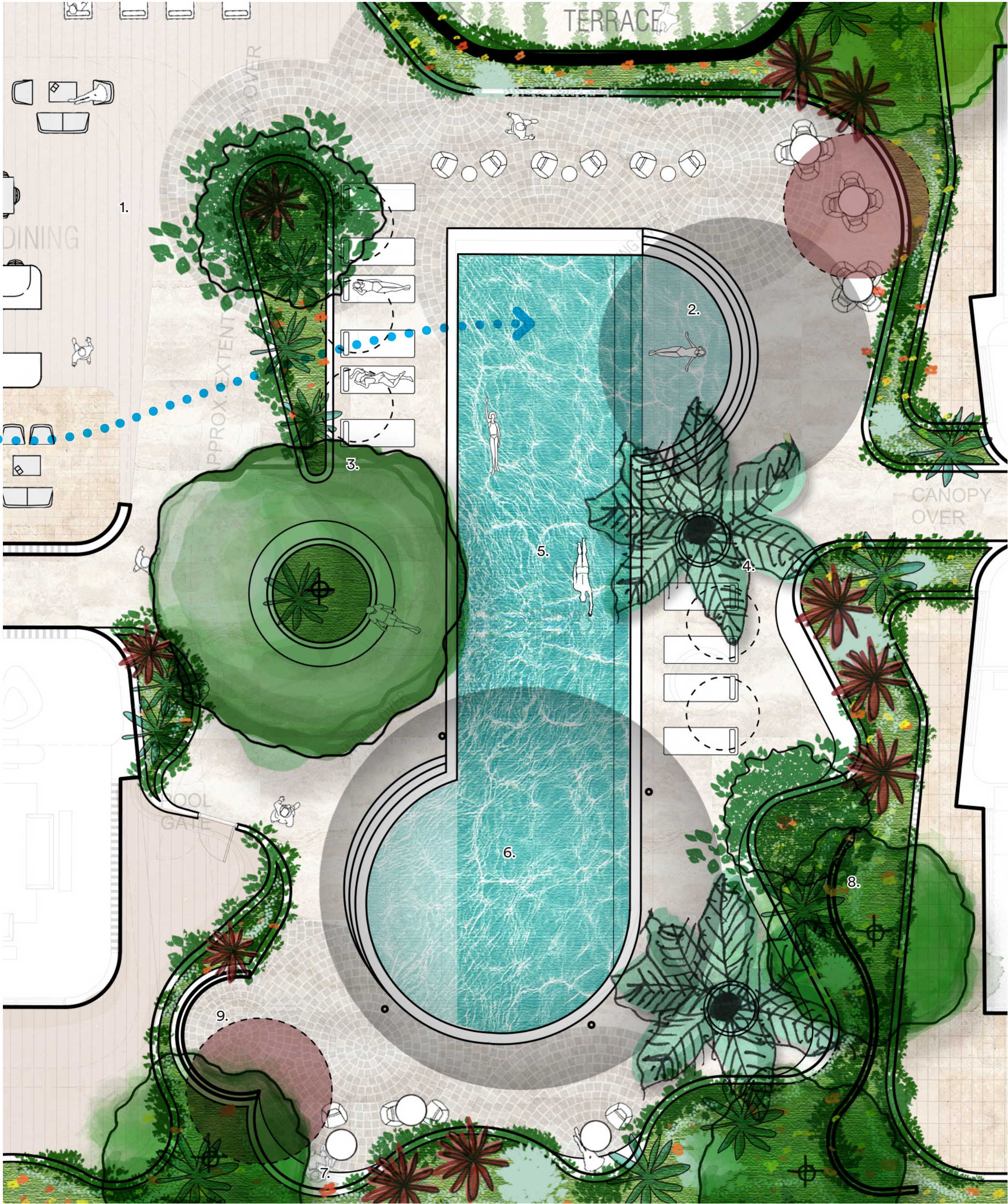
FEATURE LOW LEVEL PLANTING
Adenanthos cuneatus 'Coral carpet' +
Grevillea bronze Rambler



SOFT EDGE CASCADE
Acacia saligna prostrate + casaurina glauca



FEATURE UNDER PLANTING
Zamia furfuracea 'Cardboard Plant'



- KEY
1. Outdoor Dining/BBQ Area
Outdoor kitchen/dining and BBQ area connects the formal dining as well as outdoor amenity spaces.
 2. Shallow Water Area
Shallow water steps underneath the canopy.
 3. Feature Tree
Large feature tree with platform seat under.
 4. Silver Bismarck Palms
Large feature silver Bismarck palms.
 5. Raised Lap Pool
Pool raised 500mm above finished floor level.
 6. Misting Canopy
Large donut canopy with built-in misting system to provide cooling in Summer.
 7. Curved Seats
Curved seats carved into the landscape.
 8. Permeable Fencing
Permeable fencing to provide privacy to apartments.
 9. Outdoor Shower
Curved outdoor shower with feature radial paving and canopy over.



FEATURE POOL SIDE TREES
Silver Bismarck Palm



FEATURE PLANTING
Poa labillardieri eskdale 'Bluegrass', Rosemarinus officinalis prostrate, Olearia axillaris 'Little Smokie'



FEATURE TREE
Plumeria obtusa (Frangipani)



VIBRANT FEATURE PLANTS
Phormium evening glow + Sedum 'Purple Emperor'



SOFT EDGE CASCADE
Acacia cognata lime light + Trachelospermum jasminoides (Star Jasmine)



FEATURE TREE_LARGE
Eucalyptus rudis 'Flooded Gum'
Tall, majestic Australia Native tree with subtle grey green foliage and small flowers.
Size: 12-15m high x 8m wide
Environment: Full-sun



FEATURE TREES_SMALL
Melaleuca raphiophylla 'Paperbark'
Australian native with needle like green foliage and soft fluffy white flowers from January to July.
Height: 6m high x 3m wide
Environment: Full sun



FEATURE TREES_MEDIUM
Tristaniopsis laurina 'Water Gum'
Evergreen slow growing Australian native tree with lance-shaped foliage and smooth bark that is light grey in colour. Short clusters of cream to orange yellow flowers are produced in summer.
Height: 8-10m high x 6m wide
Environment: Prefers full-sun



FEATURE TREE_SMALL
Eucalyptus caesia 'Silver Princess'
Evergreen, slow growing, ornamental, Australian native tree with lance-shaped silver grey foliage amd pink-red flowers from Winter to Spring.
Height: 8m high x 4m wide
Environment: Prefers full-sun



FEATURE TREES - SMALL
Allocasuarina fraseriana 'Sheoak'
WA native tree with needle like foliage that are dark green in colour.
Height: 10m high x 6m wide
Environment: Prefers full-sun to part shade

KANOOKA

KULURDA

BIBOOL

GUNGURRU

KULLI



ENDEMIC TREES_SMALL
Agonis flexuosa burgundy ‘Burgundy Weeping Peppermint’
Western Australian native tree with lush foliage and spectacular new growth shaded deep burgundy. Clusters of petite white flowers appear during late spring.
Size: 6m high x 4m wide
Environment: Full-sun



ENDEMIC TREES_SMALL
Banksia integrifolia ‘Coast Banksia’
Australian native tree with toothed pale green foliage and silver undersides. The flowers are lime-green to yellow forming cylindrical from late summer to winter.
Height: 9m h x 5m w
Environment: Full-sun



FEATURE TREES_SMALL
Bauhinia x blakeana ‘Hong Kong Orchid tree’
Striking evergreen tree that displays a rounded spreading canopy composed of large thick bilobed leaves and fragrant pink-purple flowers that bloom from late spring to early autumn.
Height: 9m h x 5m w
Environment: Full-sun to part shade



FEATURE TREES_SMALL
Plumeria Obtusa ‘Evergreen Frangipani’
Evergreen medium-sized tree with large lance-shaped, dark green glossy foliage and highly fragrance flowers of white and yellow centres in colours that bloom for long period of time over summer and autumn.
Size: 8m high x 4m wide
Environment: Full-sun



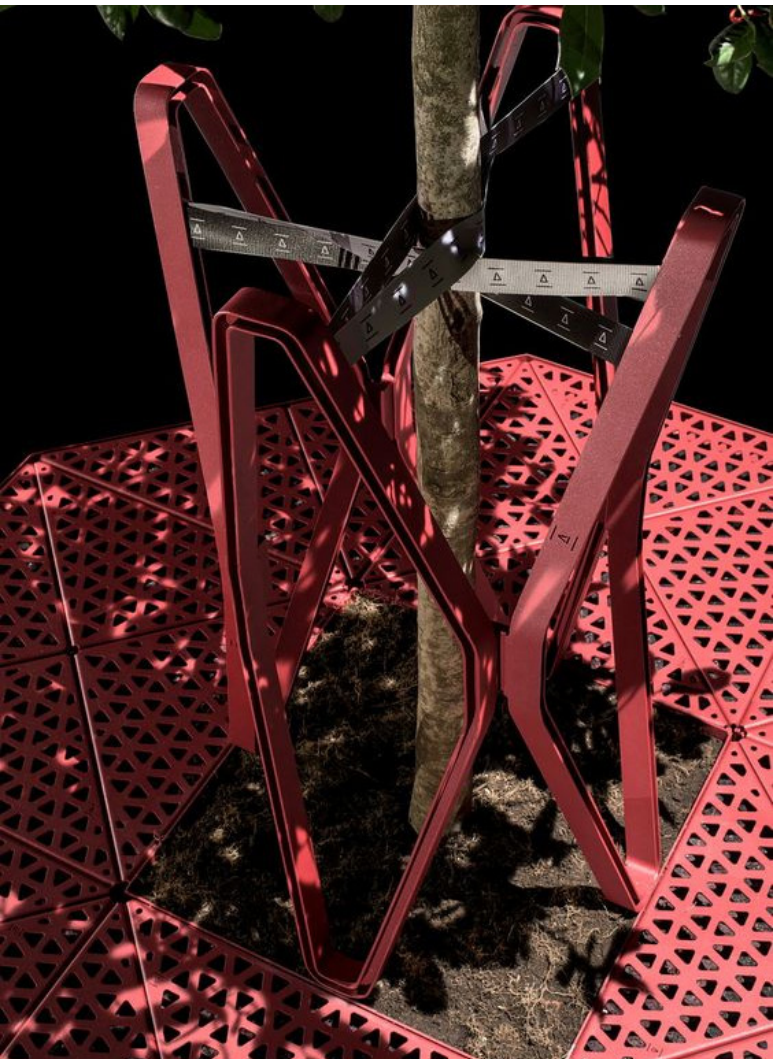
ENDEMIC TREE _ SMALL
Eucalyptus kruseana ‘Brookleaf Mallee’
Unusual and very attractive small tree with tiny round blue-grey stalkless leaves which cling densely to the branches. Clusters of creamy-yellow flowers are produced between autumn to winter.
Height: 2m high x 1.5m wide



FEATURE POOL SIDE TREES

Bismarckia nobilis 'Bismarck Palm'
Evergreen palm with striking silver-blue foliage that form a symmetrical crown and produces small inconspicuous flowers that are followed by round fruit.
Size: 15m high x 5-7m wide
Environment: Full-sun

PALM TREE SUPPORTS
DESIGN TO COMPLIMENT THE OVERALL
LANDSCAPE AND COLOUR PALETTE



FEATURE TREES

Waterhousea floribunda 'Weeping Lilly Pilly'
Australian native medium to large evergreen tree, with dense oval crown and a beautiful weeping habit. The foliage are lush, dark green in colour with lance-shaped and wavy edge. Clusters of small fluffy white, fragrant flowers appear during spring to mid summer.
Height: 10m h x 8m w
Environment: Full-sun to part shade



FEATURE TREES

Melaleuca leucadendra 'Weeping Paper Bark'
Evergreen Australian native tree of soft weeping habit with papery thick, pale spongy bark, and dull green, pendulous foliage. Profuse bloom of white to creamy flowers are produced almost all year round.
Size: 10m high x 5m wide
Environment: Full-sun



lush + verdant softscape palette to general ground planting
FEATURE PLANT
Lomandra 'tanika'
70cm h x 60cm w



ACCENT FEATURE PLANT
Lomandra 'lime tuff'
50cm h x 50cm w



ACCENT FEATURE PLANT
Poa labillardieri eskdale 'Bluegrass'
60cm h x 45cm w



FEATURE VIBRANT PLANT
Phormium evening glow
75cm h x 75cm w



FEATURE PLANT
Dianella variegated (Flax lily)
50cm h x 1m w



soft cascade texture
FEATURE CASCADE PLANT
Acacia cognata limelight
1m h x 1m w



FEATURE CASCADE PLANT
Casuarina glauca 'Cousin It'
10cm h x 1m w



Australian native feature planting
FEATURE PLANT
Banksia menziesii dwarf
1.5m h x 1.5m w



FEATURE NATIVE SHRUB
Westringia sp.



FEATURE TALL PLANT
Alpinia caerulea red 'Red Back Ginger'
1.5m h x 2m w



CONTRAST PLANTING
Olearia axillaris 'Little Smokie'
1m h x 1m w



FEATURE SHRUB PLANT
Acacia saligna prostrate
60cm h x 2m w



FEATURE NATIVE SHRUB
Grevillea Superb
2m h x 2m w



CASCADE + GROUND PLANTING
Rosemarinus officinalis prostrate
50cm h x 2m w



succulents mix

FEATURE PLANT
Kalanchoe orgyalis 'copper spoons' + 'silver spoons' 1m h x 1m w



FEATURE PLANT MIX
Senecio barbertonicus + senecio viatii 1.5m h x 1.5m w



FEATURE PLANT
Crassula undulatifolia 'Max Cook' 1m h x 1m w



FEATURE PLANT
Cotyledon orbiculata 'Blue Wave' 50cm h x 1m w



CASCADE FEATURE
Senecio mandraliscae dwarf 45cm h x 45cm w



FEATURE SHRUB
Crassula multicava 'Purple Dragon' 60cm h x 60cm w



Crassula ovata 'Hummel's Sunset' 30cm h x 2m w



evergreen shade planting

FEATURE SHADE PLANT
Aspidistra elatior 'Cast iron plant' 1m h x 1m w



FEATURE PLANT
Philodendron xanadu 50-70cm h x 50-70cm w



FEATURE CONTRAST PLANT
Sedum 'Purple Emperor' 60cm h x 60cm w



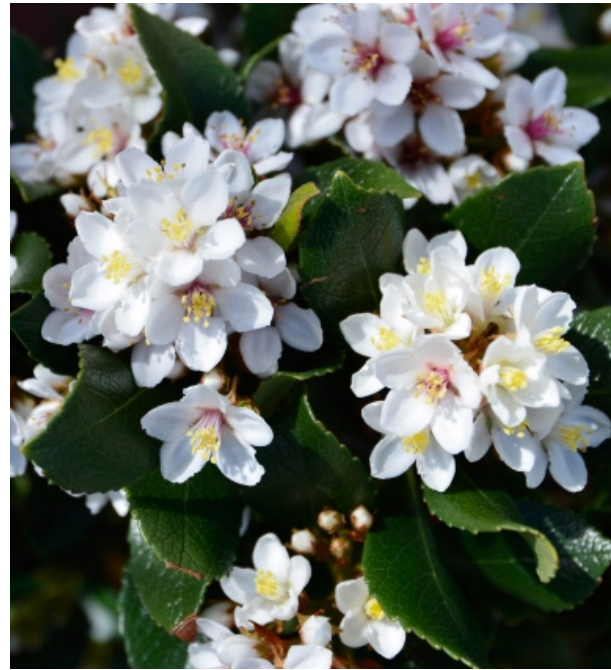
FEATURE PLANT
Leucospermum Yellow 'Nodding Pincushion' 1.5m h x 1m w



FEATURE PLANT
Zamia furfuracea 'Cardboard Plant' 1.5m h x 1.5m w



FEATURE FORMAL SHRUB
Buxus sempervirens 2m h x 2m w



HEDGE PLANTING
Raphiolepis indica 'Indian Hawthorn' 3m h x 3m w



lush verge planting mix

FEATURE PLANT
Ficinia nodosa 'Club Rush'
1m h x 1m w



ACCENT FEATURE PLANT
Banksia petiolaris
60cm h x 4m w



FEATURE PLANT_MID TIER
Dianella sp.
50cm h x 60m w



FEATURE GROUND PLANT
Grevillea Bronze Rambler
30cm h x 3m spread



HEDGE PLANTING
Adenanthos cuneatus 'Coral carpet'
30cm h x 2m w



CONTRAST GROUND PLANTING
Eremophila Blue Horizon 'Emu Bush'
25cm h x 1m w



Typical groundcover

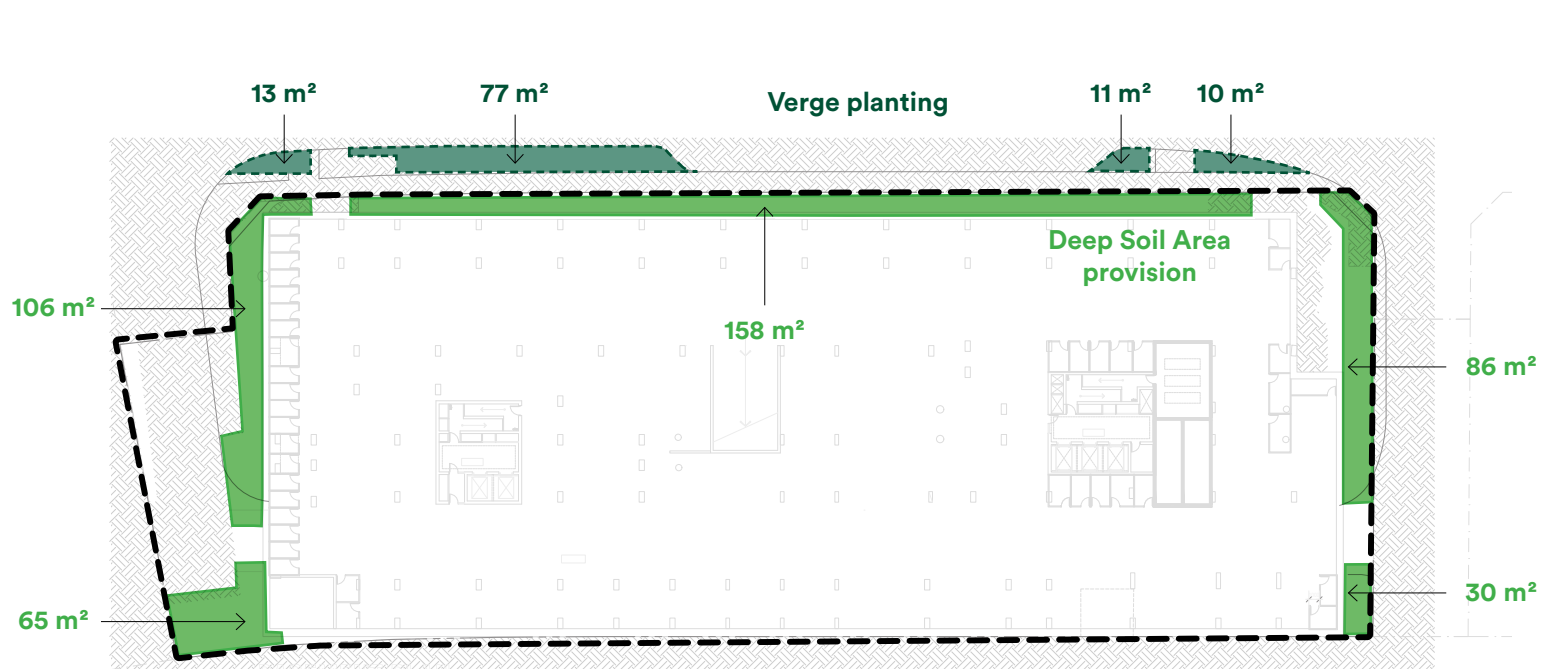
FEATURE PLANT
Trachelospermum jasminoides (Star Jasmine)
40cm h x 6m w



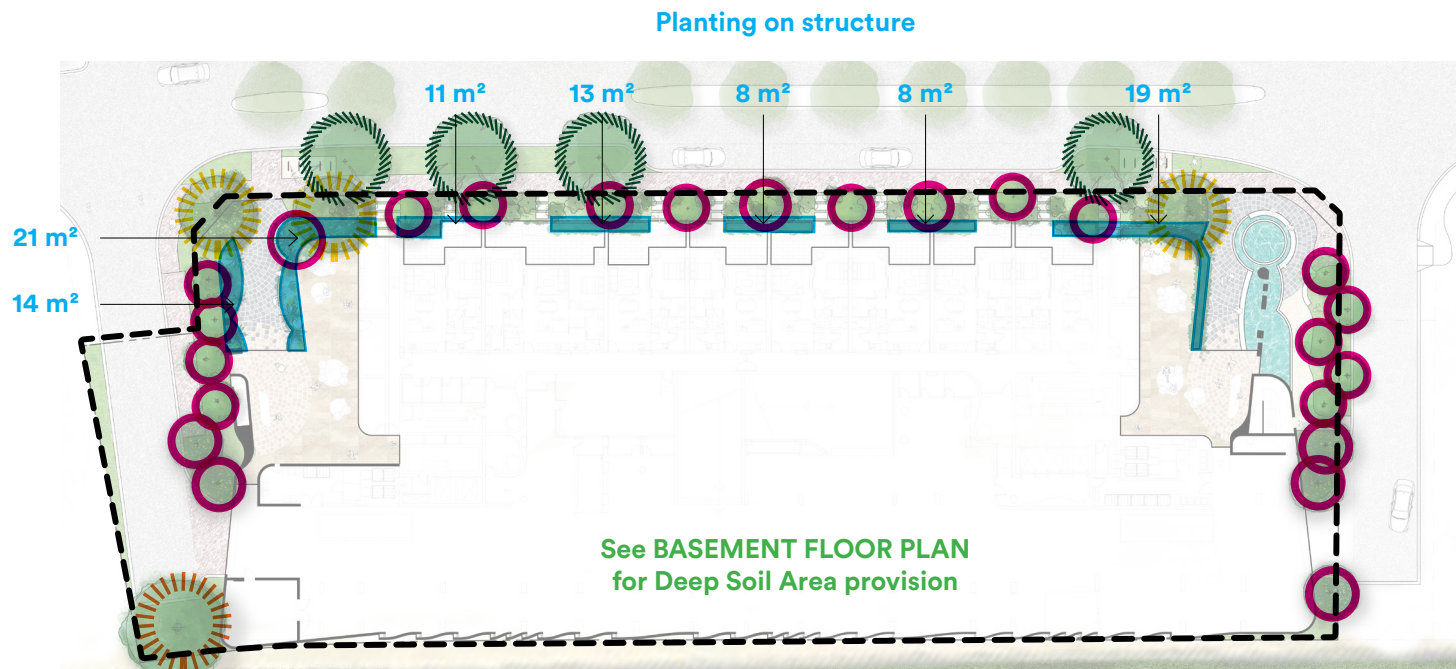
GROUND PLANTING
Grevillea crithmifolia prostrate
30cm h x 2m w



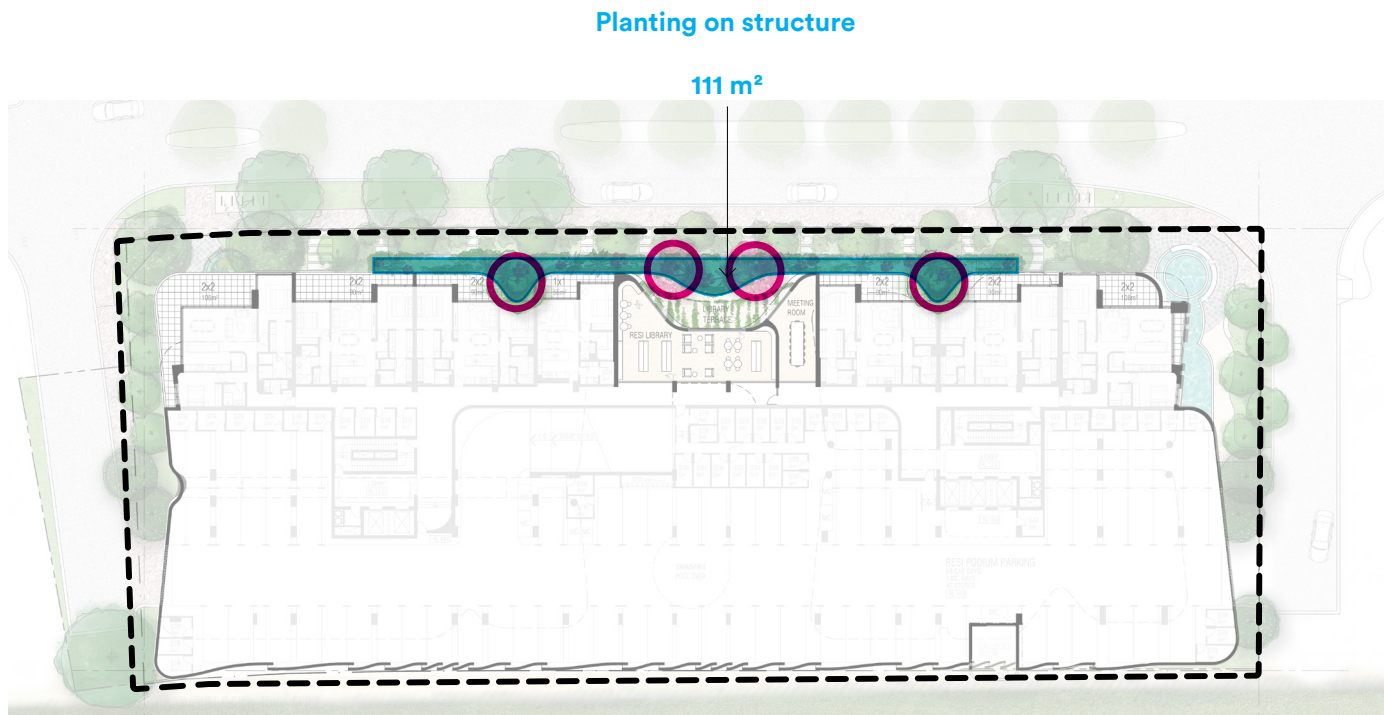
GROUND COVER
Dichondra repens 'Kidney Plant'
10cm h x 30cm w



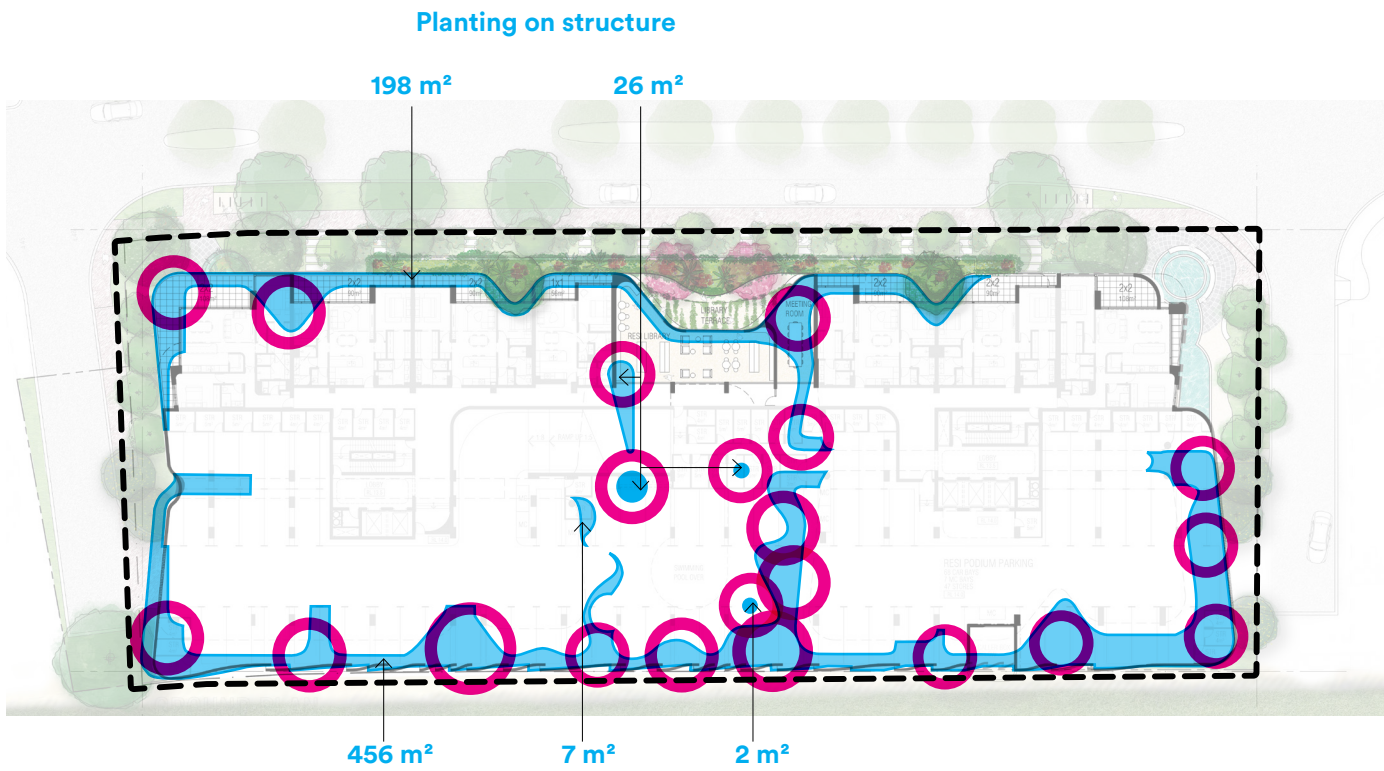
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN











LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

LANDSCAPE DEEP SOIL AREA (DSA) METRIC	
Site Area	4761m²
Recommended Deep Soil Area	476 m² (10%_SPP 7.3 Volume 2)
Deep Soil Area (DSA) provision	445 m² (9.3%_of site area)
Deep Soil Area Metric Balance	DSA shortfall 31m² ** Shortfall of DSA (31m2) achieved with double planting on structure (62m2) provided as noted below.
** Additional planting	
Required Planting on structure	62m² (31m² x 2)
Other Planting to structure with garden (1 to <1m depth)	Total provided in design: 894m² Ground level= 94m², Level 2= 111m², Level 3= 689m² (14 times above minimum requirement)
Verge planting)	111 m² (9.5%_of site area)
Overall Deep Soil Area Metric Balance	total 445m² + 894m² = 1339m² (2.8 times above requirement)* *Due to site restrictions, total DSA can be provided by seeking acceptable outcome A3.3.7 (SPP 7.3), which includes planting on structure with an area equivalent to two times the shortfall in deep soil area provision. Overall provided deep soil area as per State Planning Policy 7.3 Residential Design Codes Volume 2 (SPP 7.3) is 1339m², which exceeds 2.8 times above the required Deep Soil Area (DSA)

TREE CANOPY METRIC	
Site Area	4761 m²
Design WA Recommended Trees	1 large tree and small trees to suit area or 1 large tree and 8 medium trees.
New Trees	Large Tree: 1 Medium Trees: 3 Small Trees: 40+
Additional Verge Trees	Large Trees: 4

KEY		
	Small Trees (40+ off)	 Medium Trees (3 off)
	Large Verge Trees (4 off)	 Large Tree (1 off)
	Deep soil area	 Deep soil area (verge)
	Site boundary	 Other planting area (<1m depth)

NOTES:

The provision of deep soil areas is to support and sustain the development of tree canopy.