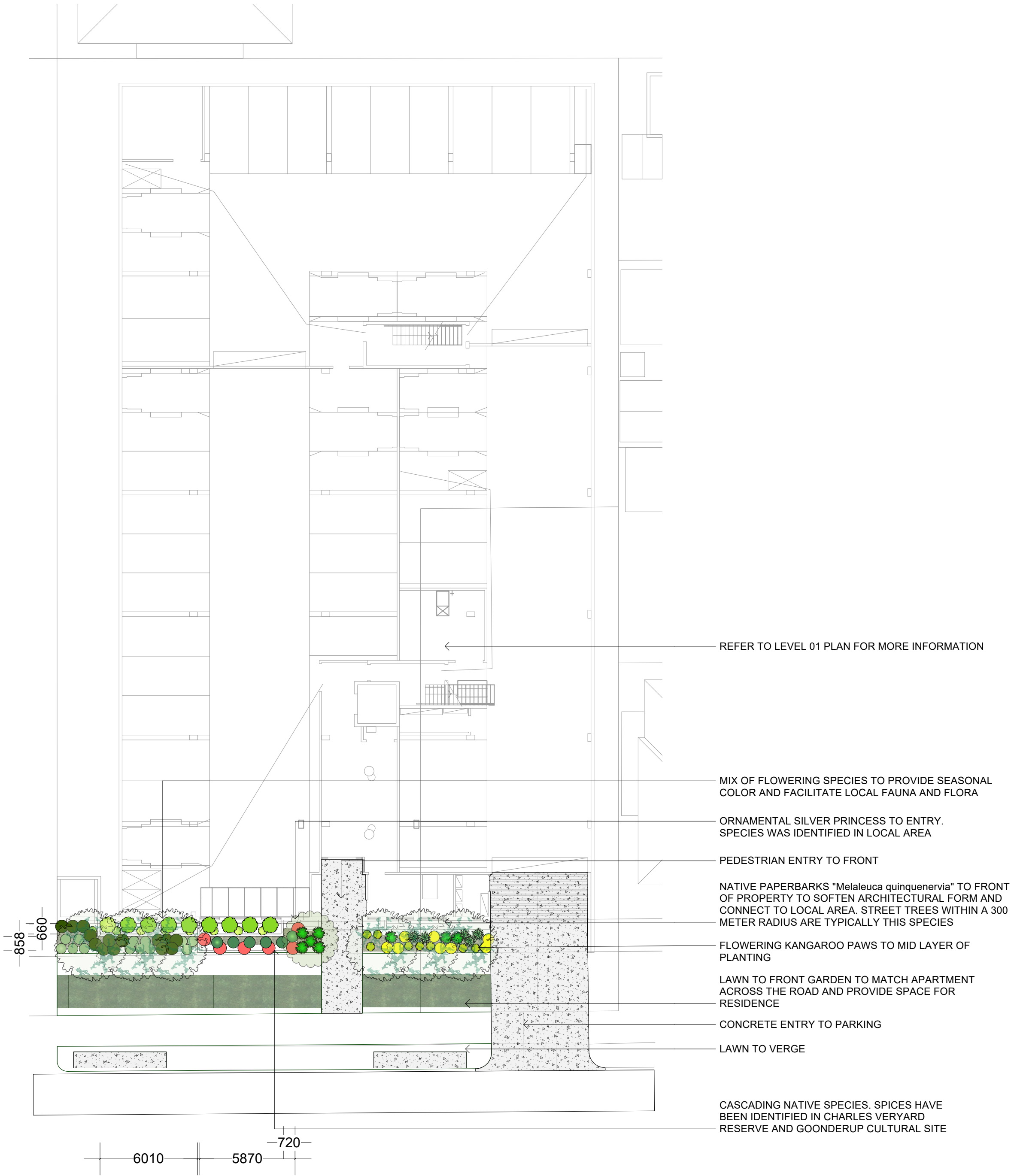


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Cadastral alignment and boundary repeg required for any works within proximity of property boundary



LEGEND

- IRRIGATED GARDEN BEDS
- INSTANT SOFT LEAF BUFFALO TURF AS SUPPLIED BY COMPLETE TURF CARABOODA
- DRIVEWAY & CROSSOVER
BORAL EXPOSED AGGREGATE
"LUCKY BAY"
- COLOR CONCRETE BORAL "LINSEED"
- OUTDOOR TERRACE FLOOR ETERNITY TILE "TIME STONE CINDER"ANTI SLIP P4/R11
- FIRE ESCAPE PATH ETERNITY TILES "LAVE KRAKA"ANTI SLIP P4/R11
- MAIN ROAD



copyright: YOXALL LANDSCAPE ARCHITECTURE

CLIENT

DEVELOP WISE

DRAWING

GROUND FLOOR PLAN

REVISION

256 & 258 CHARLES STREET, NORTH PERTH

PROJECT NUMBER

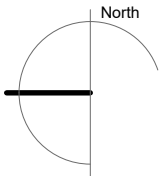
0091_LS

SCALE

1:200 @ A2

DRAWING

3.02



E

04.09.2025

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LEGEND



IRRIGATED GARDEN BEDS

INSTANT SOFT LEAF BUFFALO TURF AS SUPPLIED BY COMPLETE TURF CARABOODA

DRIVEWAY & CROSSOVER
BORAL EXPOSED AGGREGATE
"LUCKY BAY"

COLOR CONCRETE BORAL "LINSEED"

OUTDOOR TERRACE FLOOR ETERNITY TILE "TIME STONE
CINDER"ANTI SLIP P4/R11

FIRE ESCAPE PATH ETERNITY TILES "LAVE KRAKA"ANTI SLIP
P4/R11

MAIN ROAD

YOXALL
LANDSCAPE ARCHITECTURE

copyright: YOXALL LANDSCAPE ARCHITECTURE

CLIENT

DEVELOP WISE

DRAWING

LEVEL 1 PLAN

SCALE

1:200 @ A2

DRAWING

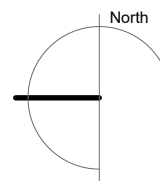
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PROJECT NUMBER

0091_LS

256 & 258 CHARLES STREET, NORTH PERTH

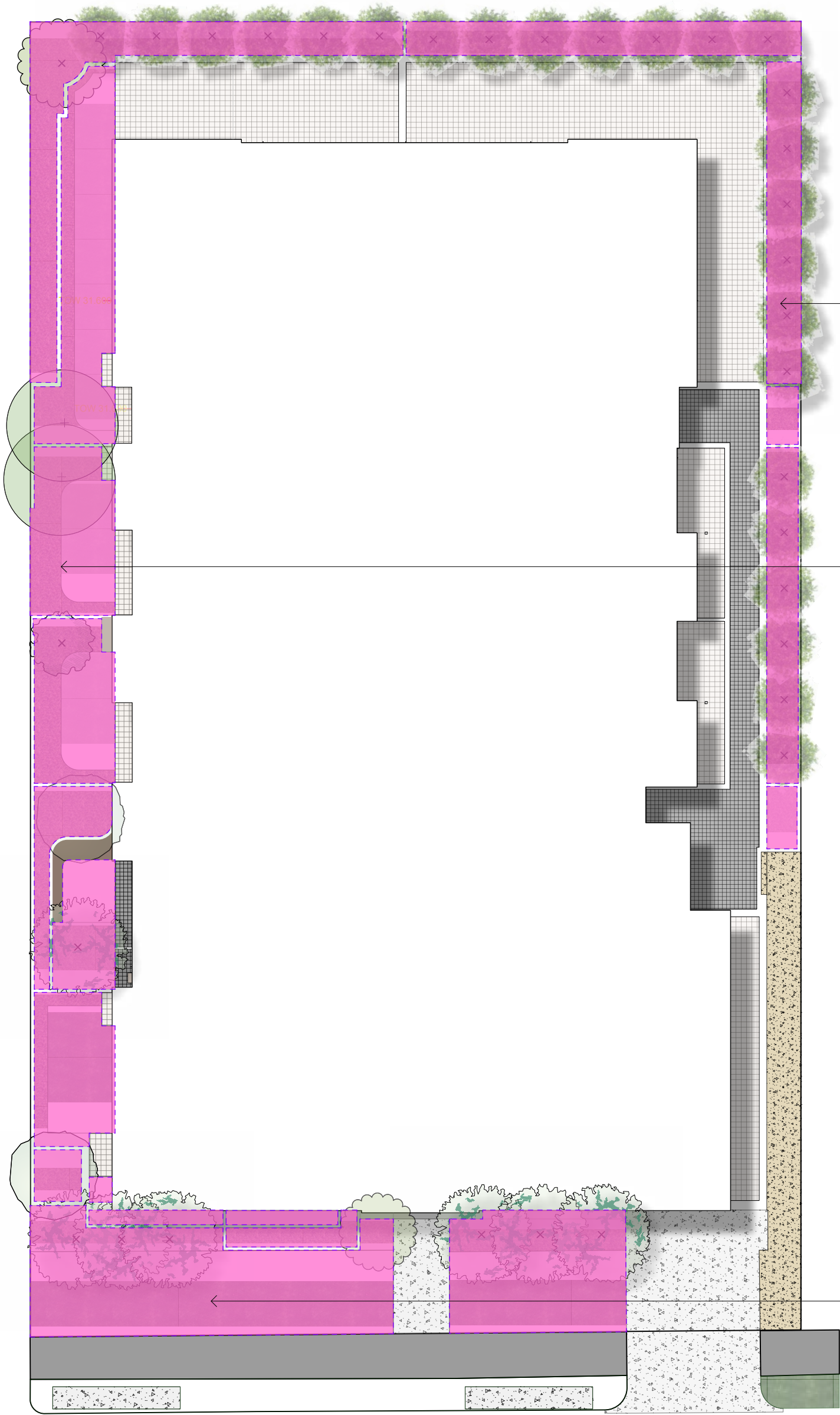
REVISION



E

04.09.2025

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Deep Soil
437.65Sqm
21%

Planting on Slab (communal space)
13Sqm
0.163Sqm

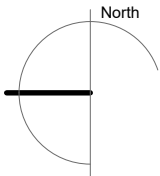
GARDEN BED

GARDEN BEDS AND LAWN

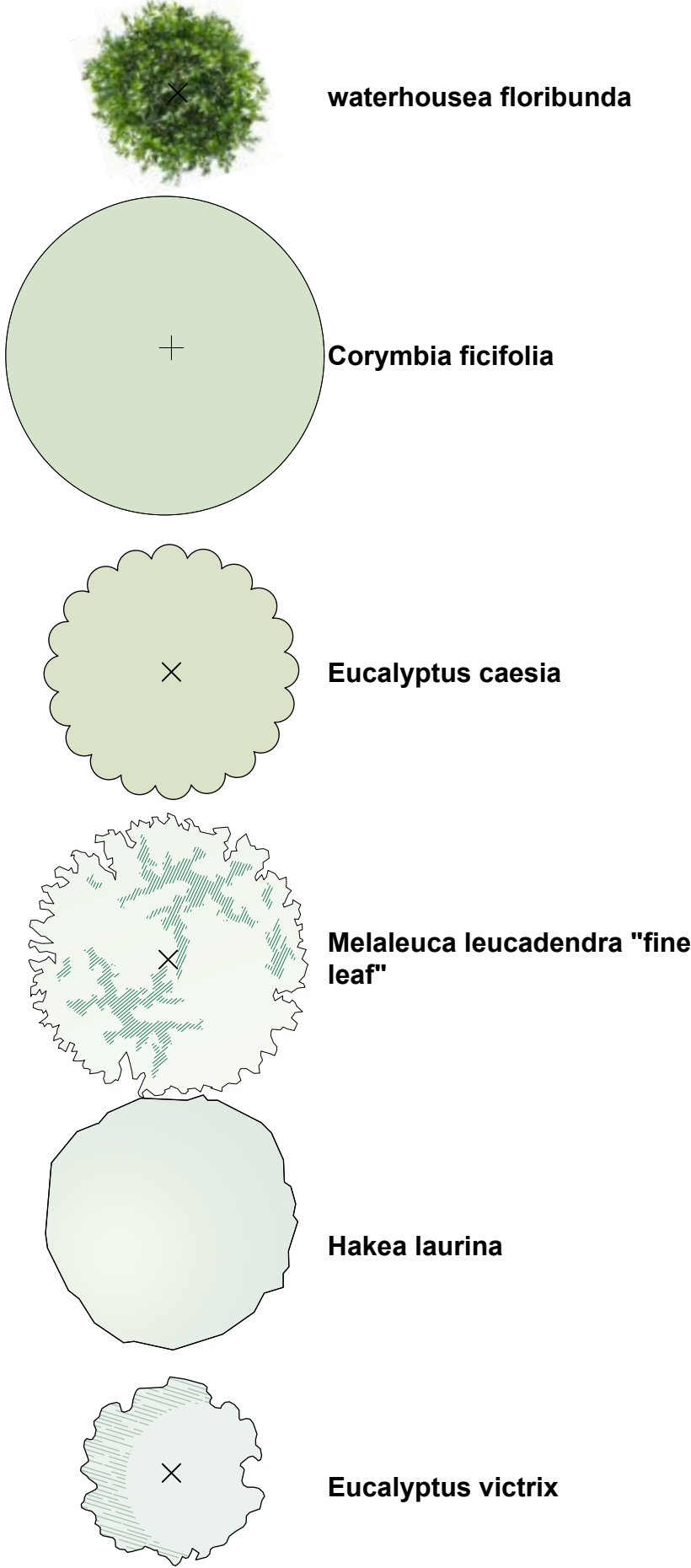
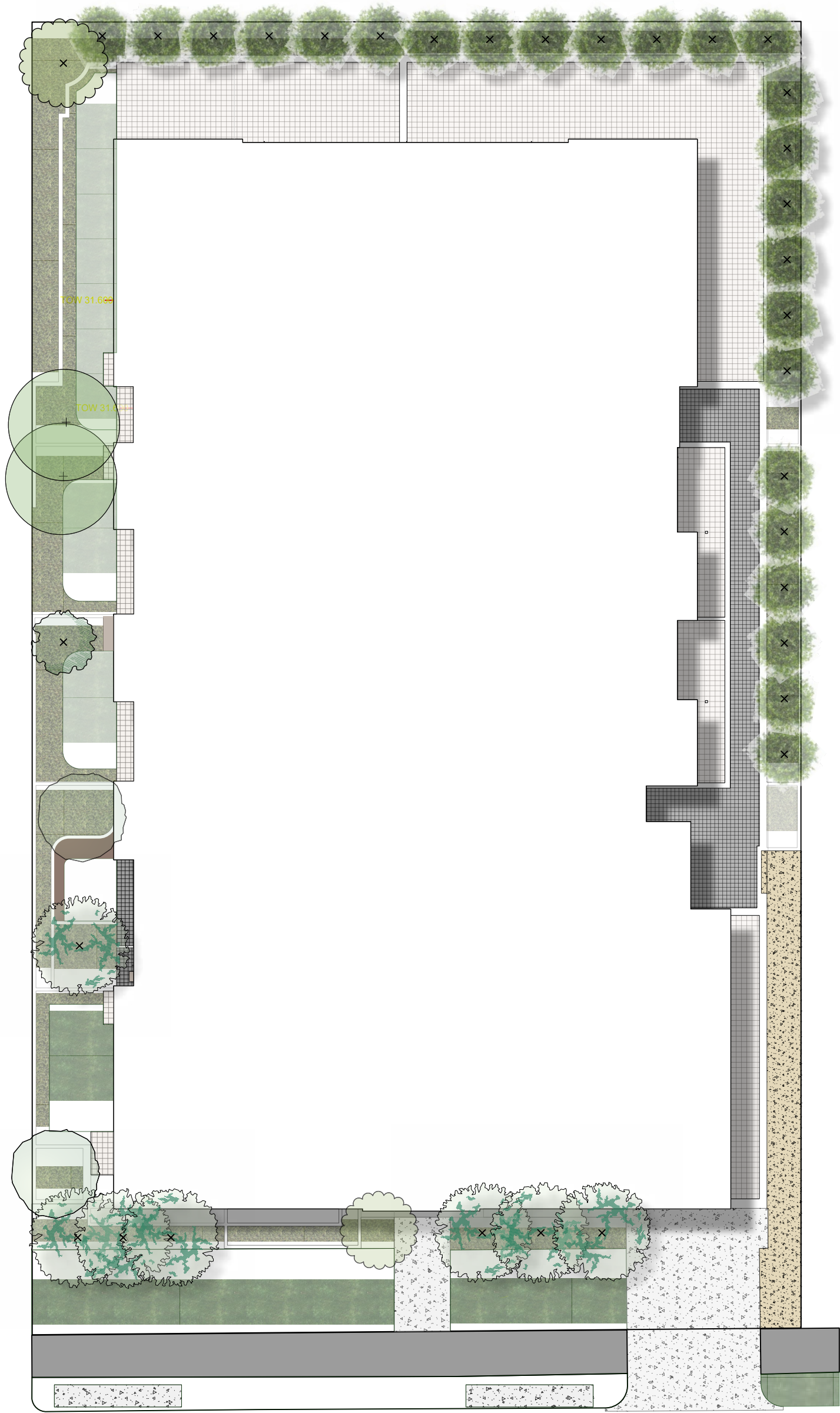
GARDEN BEDS AND LAWN

LEGEND

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- DRIVEWAY & CROSSOVER
BORAL EXPOSED AGGREGATE
"LUCKY BAY"
- COLOR CONCRETE BORAL "LINSEED"
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- FIRE ESCAPE PATH ETERNITY TILES "LAVE KRAKA"ANTI SLIP P4/R11
- MAIN ROAD
- DEEP SOIL AREAS



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Canopy Coverage:
Canopy Coverage Requirement: 611.1sqm (30% of site) Lot size: 2037sqm

Canopy Cover of Proposed development: Approx 272Sqm (13.35%)

Canopy coverage of open space:
Built up area (site coverage by structure/balcony) = 1247sqm (61%)

Remaining open space = 790sqm (39%)

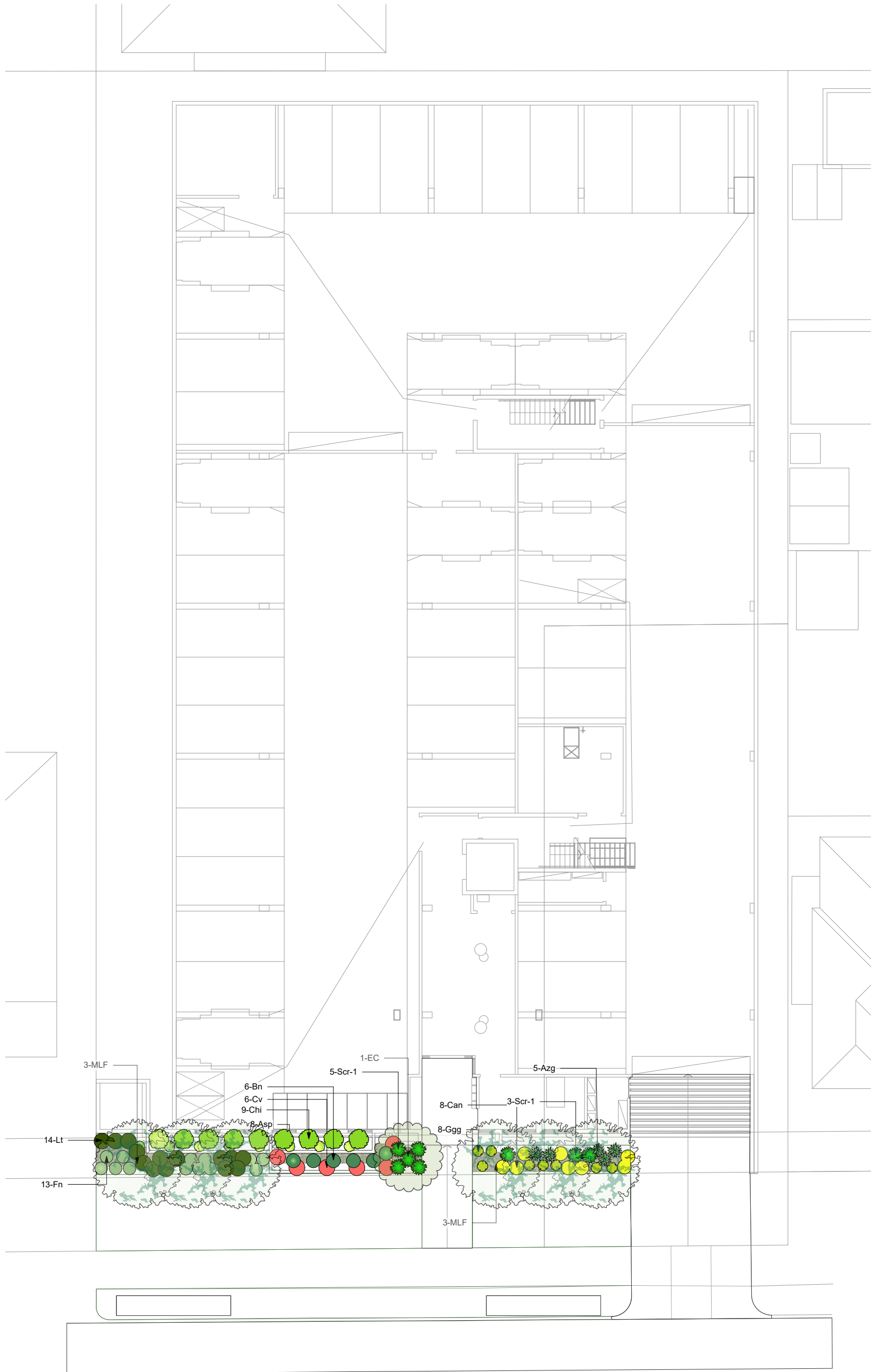
Therefore appoximntly 35% of open space is canopy coverage

Deep Soil
437.65Sqm
21%

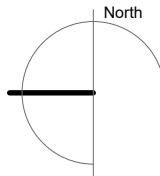
On Slab Planting
13Sqm
0.163Sqm

LEGEND	
	IRRIGATED GARDEN BEDS
	INSTANT SOFT LEAF BUFFALO TURF AS SUPPLIED BY COMPLETE TURF CARABOODA
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	MAIN ROAD

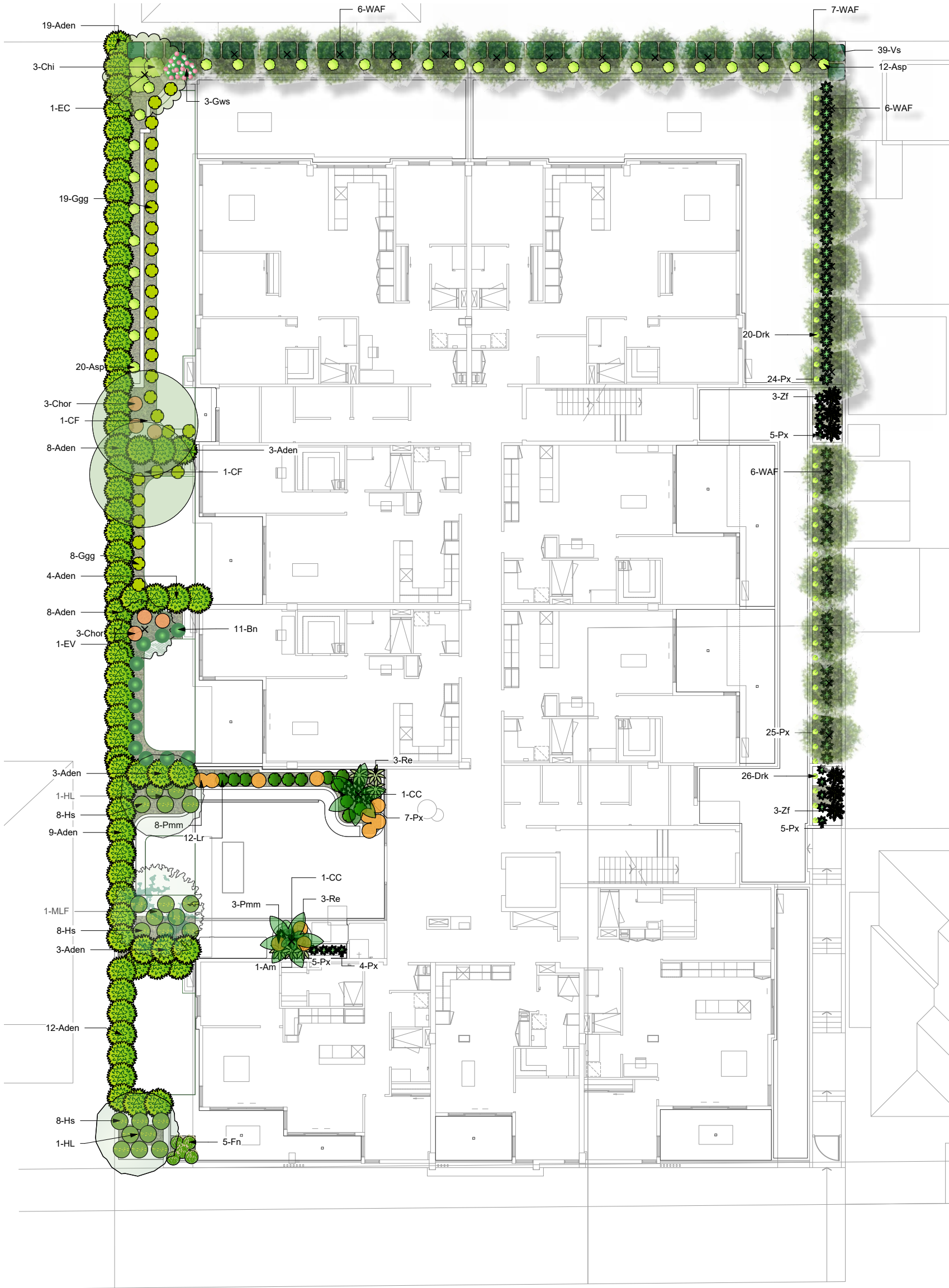
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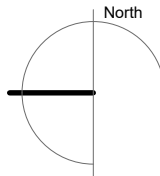
Plant List				
ID	Qty	Common Name	Botanical Name	Remarks
Trees				
CF	2	Red flowering gum "Baby Crimson"	Corymbia ficifolia "Dwarf"	3-5M Canopy and 3-5M Height
CC	2	Tree fern	Dicksonia antarctica	2-3M Canopy and 2-4M Height
EC	2	Gungurru, Silver Princess	Eucalyptus caesia	4-5M Canopy and 4-6M Height
EV	1	Little Ghose Gum	Eucalyptus Vitrix	4-5M Canopy and 4-6M Height
HL	2	Pincushion Hakea	Hakea laurina	3-5M Canopy and 3-6M Height
MLF	7	Weeping Paper Bark	Melaleuca leucadendria 'Fine Leaf'	4-5M Canopy and 4-6M Height
WAF	25	Weeping Lilly Pilly	Waterhousia floribunda	2-4M Canopy and maintained to 2-4 Meters High
Shrubs				
Asp	40	Acacia saligna prostrate	Acacia saligna prostrate	
Aden	69	woolly bush, silver streak	Adenanthos seiceus	
Am	1	Elephant's Ear	Alocasia macrorrhiza	
Azg	5	Kangaroo Paw Green	Anigozanthos Flavidus Green	
Bn	17	Honeypot Dryandra	Banksia nivea	
Chi	12	Hairy Claw Flower	Calothamnus hirsutus	
Gws	3	Geraldton Wax	Chamelaucium My Sweet Sixteen	
Chor	6	Heart-leaved Flame Pea	Chorizema cordatum	
Can	8	Grey Cottonheads	Conostylis candicans	
Lr	12	Tractor seat plan	Ligularia reniformis	
Px	75	Philodendron	Philodendron xanadu	
Pmm	11	Pittosporum Miss Muffet	Pittosporum tobira	
Re	6	Broad Leaf Lady Palm	Raphis excelsa	
Scr-1	8	Cushion Fan Flower Flat Freddy	Scaevola crassifolia "Flat Freddy"	
Vs	39	Sandankwa	Viburnum suspensum	
Zf	6	Cardboard Palm	Zamia furfuracea	
Ground Covers				
Cv	6	Pig Face	Carpobrotus virescens	
Drk	46	Kidney Weed	Dichondra repens	
Ggg	35	Gin Gin Gem	Grevillea obtusifolia prostrate	
Grasses				
Fn	18	Knobby club-rush	Ficinia nodosa	--
Lt	14	Spiny-head mat rush	Lomandra longifolia 'Tanika'	
Climbers				
Hs	24	Snake Vine	Hibbertia scandens	
Total	502			



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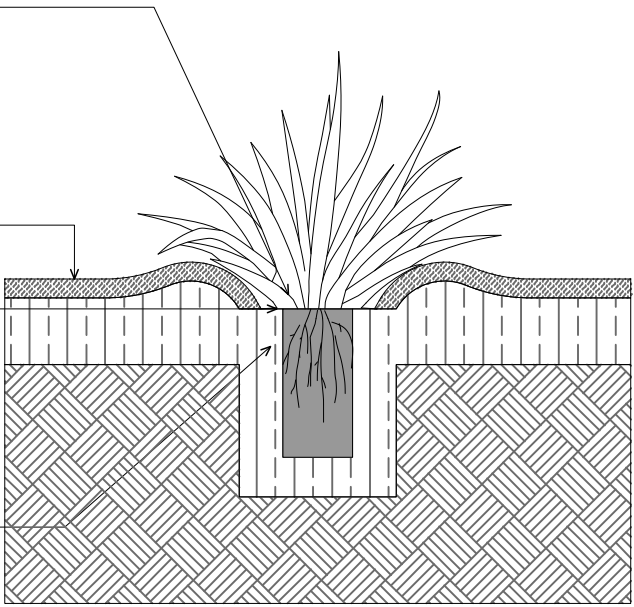
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PLANTS SHOULD BE PLACED SO THAT THE TOP OF THE ROOTBALL IS THE SAME LEVEL AS FINISHED SOIL LEVEL AND THAT THE SOIL OR MULCH SHOULD NOT COVER PLANTS STEM, TO AVOID CROWN ROT

MULCHED WITH 'FINE BLACK' MULCH AS SUPPLIED TO A MINIMUM DEPTH OF 75MM

MULCH DEPRESSION AROUND BASE TO ACT AS RESERVOIR

DIG IN ORGANIC MATTER TO 50-75MM DEPTH INTO EXISTING SOIL BEFORE PLANTING. ONCE ROOTBALL HAS BEEN POSTIONED, BACKFILL WITH 100MM OF FRESH IMPORTED SOIL



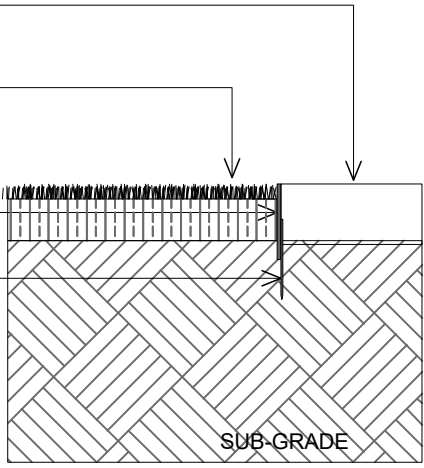
1 TYPICAL PLANTING
3.08 Scale: 1:20

FINISH AS NOMINATED ON PLANS

TURF AS SPECIFIED - REFER TO DETAIL

6mm STEEL EDGE - HEIGHT MAY VARY - 100MM MIN

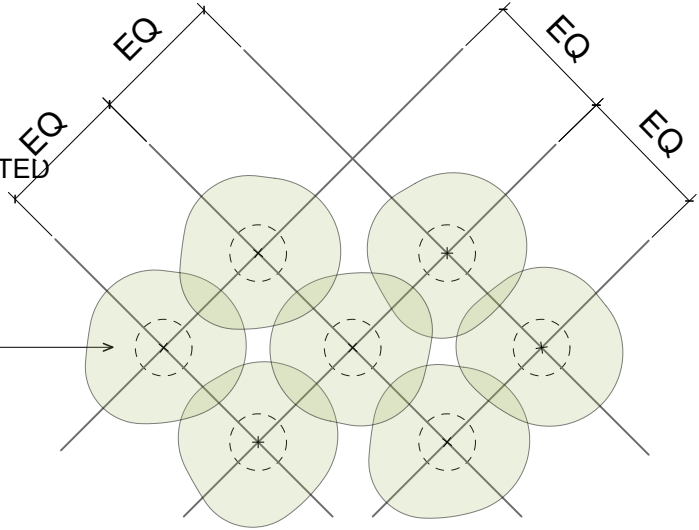
FULLY WELDED PIN HOLDING EDGING IN PLACE EVERY 1500MM



2 TYPICAL LAWN EDGE
3.08 Scale: 1:10

NOTE:
IF EVEN NUMBERS ARE NOMINATED - CONFIRM WITH LANDSCAPE ARCHITECT

TYPICAL STAGGER PATTERN FOR LARGE PLANTED SPACES - ALWAYS PLANT IN ODD NUMBERS (1,3,5,7,9 ECT)



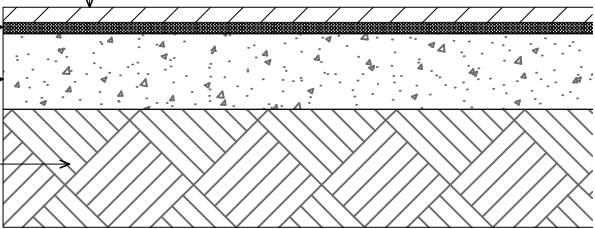
3 TYPICAL PLANTING LAYOUT
3.08 Scale: 1:20

SELECTED TILE - CONTRACTOR TO CONFIRM TILE SIZE, THICKNESS AND TREATMENT METHOD WITH SUPPLIER

20-50MM MORTAR BED

REINFORCED CONCRETE FOOTING OR BLINDING TO ENGINEERS DETAIL

EXISTING SOIL - COMPACTED AS NECCESARY



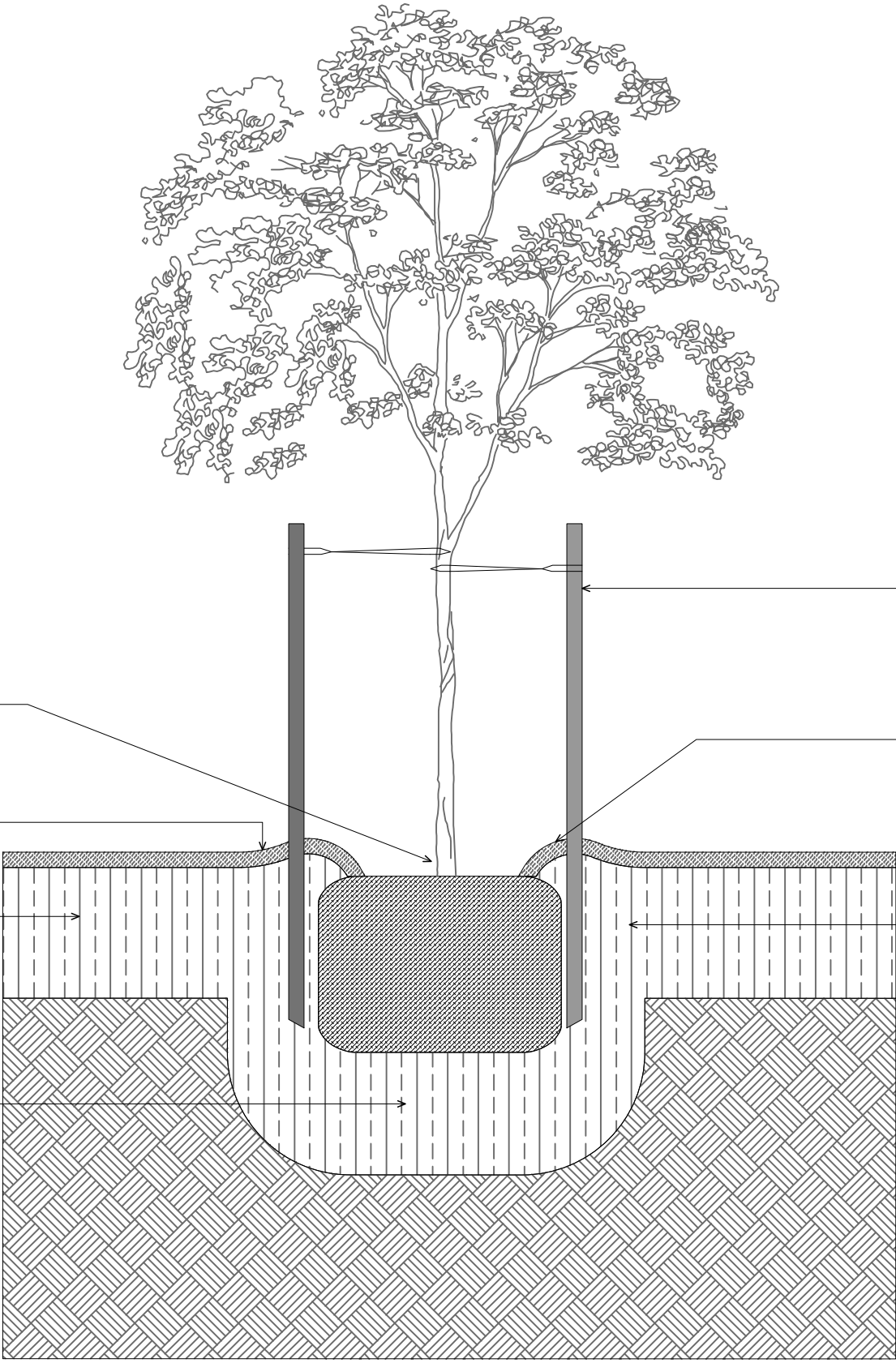
4 TYPICAL TILE DETAIL
3.08 Scale: 1:20

TREES SHOULD BE PLACED SO THAT THE TOP OF THE ROOTBALL IS AT THE SAME LEVEL AS THE FINISHED SOIL LEVEL AND THAT THE SOIL OR MULCH SHOULD NOT COVER THE PLANT'S TRUNK, TO AVOID CROWN ROT.

MULCHED WITH 'FINE BLACK' MULCH AS SUPPLIED TO A MINIMUM DEPTH OF 75MM

RE-CONDITION SOIL TO 400MM DEEP WITH COMPOSTED WEED-FREE GARDEN SOIL.

OVER-EXCAVATE HOLE BY AT LEAST 2 TIMES THE WIDTH & SLIGHTLY DEEPER THAN THE TREE'S ROOTBALL. IF THE EXISTING SOIL PROFILE IS OF A CLAY STRUCTURE, CULTIVATE & ADD GYPSUM AT MANUFACTURER'S RECOMMENDED RATES. ENSURE SIDES OF HOLE ARE ROUGHENED. BACKFILL HOLE WITH NEW COMPOSTED ENRICHED WEED-FREE SOIL.



STAKE TREES WITH 3 CHISEL-POINTED HARDWOOD STAKES 2.4M X 50 X 50MM, DRIVEN 800MM INTO GROUND TOOUTSIDE OF ROOT BALL. TIE TREES IMMEDIATELY AFTER PLANTING WITH JUTE WEBBING TIES.

SOIL BERM FORMING A WATERING SAUCER AROUND IMMEDIATE CROWN OF PLANT TO HOLD AT LEAST 5-10% OF ROOTBALL SIZE OF WATER.

APPLY OSMOCOTE SLOW-RELEASE FERTILISER WATER-STORING CRYSTALS (AT MANUFACTURER'S RECOMMENDED RATES) INTO SOIL SURROUNDING TREE.

5 TYPICAL TREE DETAIL
3.08 Scale: 1:20

DETAILS ARE FOR DA AND DRP ONLY AND NOT FOR CONSTRUCTION

256 & 258 CHARLES STREET
NORTH PERTH

AUGUST 2025
LANDSCAPE DESIGN

- 
- The background of the entire page is a dark green topographic map. It features intricate, light-colored contour lines that create a sense of depth and texture, resembling a landscape with hills and valleys. The lines are more densely packed in some areas, indicating steeper slopes, and more spread out in others, indicating flatter terrain. The overall effect is a subtle, artistic representation of a natural environment.
- 01. PRE DESIGN
 - 02. SITE CONTEXT
 - 03. LANDSCAPE APPROACH
 - 04. STRATEGY
 - 05. DEEP SOIL
 - 06. CANOPY COVER

01. DESIGN PRINCIPLES

The landscape design for 256–258 Charles Street, North Perth has been developed by Yoxall Landscape Architecture in collaboration with Abel Ling Architects. The design responds to the built form and character of the architecture, while drawing inspiration from the surrounding neighbourhood and streetscape to deliver a cohesive and attractive landscape outcome.

The external spaces are designed to strengthen the interface between the building and Charles Street, improve the quality of communal areas for residents, and contribute positively to the City of Vincent's objectives for urban greening, deep soil planting, and increased tree canopy.

The guiding ideas behind the landscape approach include:

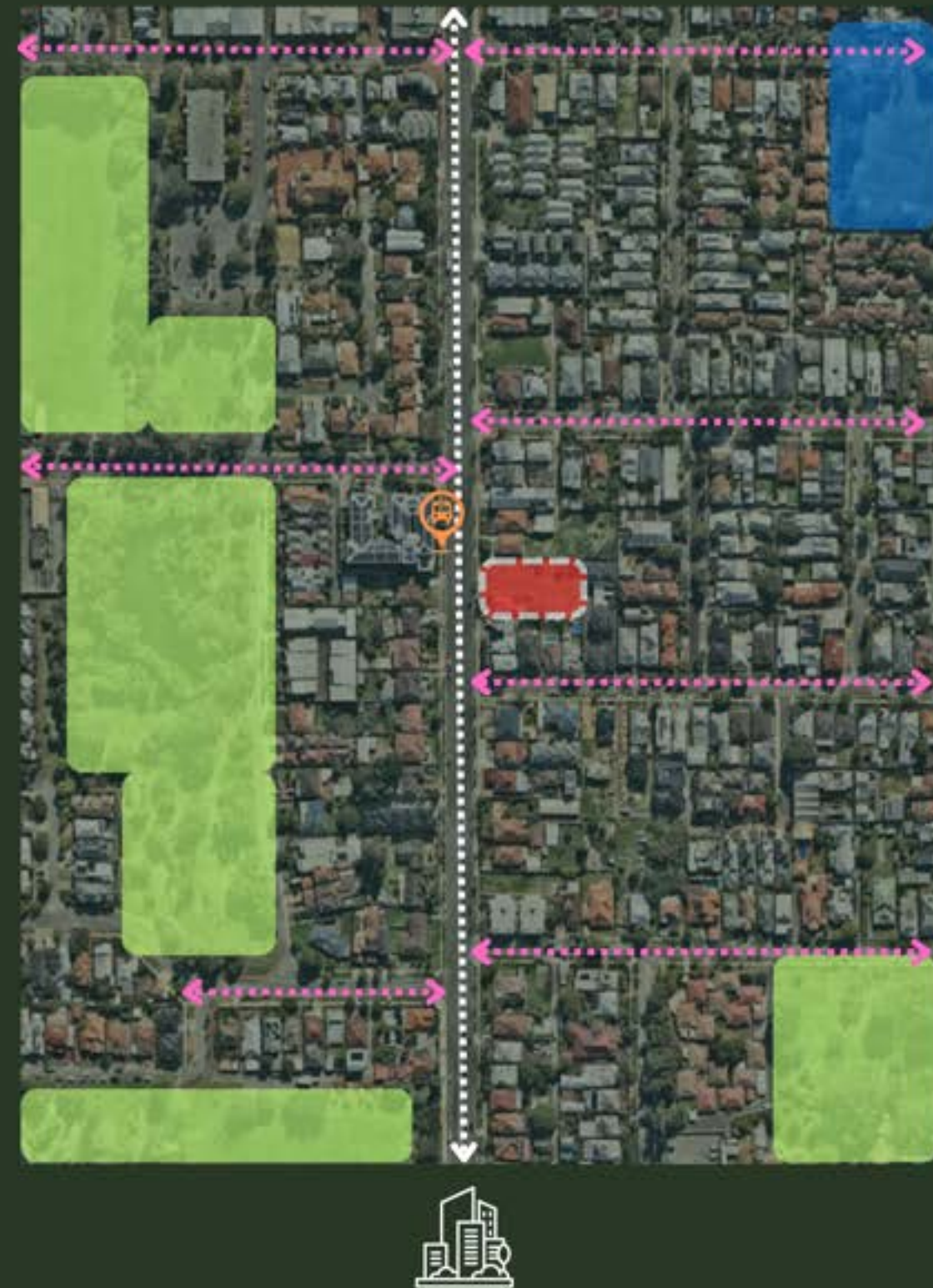
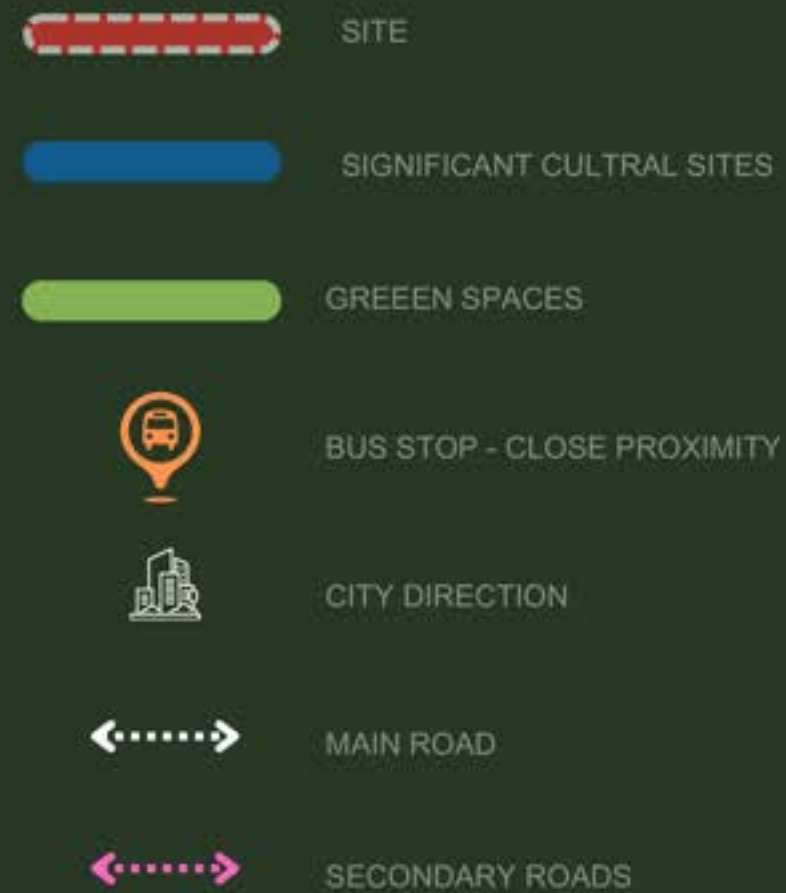
- Delivering a refined landscape that stitches the development into its immediate context along Charles Street and the wider neighbourhood.
- Establishing a clear and functional arrangement of outdoor areas that connect residents with both the street frontage and internal communal zones.
- Creating a variety of spaces with distinct roles and characters to enhance daily use and amenity.
- Supporting active, people-focused spaces that encourage casual interaction and community life.
- Incorporating seating, planting, and shared features that invite social gathering and flexible use.
- Employing robust and enduring materials, well-tested plant selections, and strong forms to ensure longevity and ease of upkeep.
- Using predominantly native and climate-appropriate species to support local ecology and water efficiency.
- Designing screening and structural landscape elements as extensions of the architectural palette, ensuring they sit comfortably alongside built form and planting.
- Overall, the landscape strategy is intended to complement the architectural design through form, planting, and materiality, embedding the development within its local setting and contributing to a high-quality urban environment.



01. SITE CONTEXT

Geology

The site lies within the Karrakatta Complex Central and South, which is characterised by deep yellow leached quartz sands overlaying sections of Tamala Limestone. These well draining soils historically supported diverse native vegetation communities and continue to influence planting selection and stormwater infiltration in the area.



01. SITE CONTEXT - SITE PHOTOS

Goonderup

LEARNINGS

Key take aways from Goonderup have been the use of boulders (sandstone and granite), Australian natives such as a queensland bottle tree, woolly bush, Westringia species and Lomandra species. The studio feels that reflecting the planting aesthetic and using Australian plants is a subtle way to pay tribute to the sites significance



01. SITE CONTEXT - SITE PHOTOS

Street Scape

LEARNINGS

The local street scape is a mix of unkept verges and nature strips along with manicured lawns. It appears the dominate species of verge trees are *Melaleuca quinquenervia* and *Callistemon* species. The design intent must pay respect to character of the area and offer breathing space for the built form



01. SITE CONTEXT - SITE PHOTOS

Charles Veryard Reserve

LEARNINGS

Charles Veryard Reserve is a green space and water catchment area located near site. It consists of WA native planting, such as Conostylis, Gin Gin Gem, Lomandras, Ficinia nodosa and Bankisa species. The use of similar planting species can be used within the landscape design intent along with large lawn areas.



01. DESIGN INTENT

Based on the learnings from the local area, the following design elements will be included in the proposed landscape. native planting, lawn areas for gathering, the use of melaleuca trees, communal spaces for gathering, cascading plants to soften building bulk / walls, mass planting of endemic species.



NATIVE GARDEN



COMMUNAL BBQ AREA



LAWN AND GREEN GARDENS FOR RESIDENCE



CASCADING ROSEMARY



FACINIA NADOSA PLANTING



NATIVE FLOWERING PLANTS

04. PLANTING STRATEGY

The planting approach for the Charles Street development is intended to establish a strong, well vegetated character that enriches both the immediate site and its contribution to the broader neighbourhood. The strategy emphasises resilience, diversity, and quality, ensuring the landscape matures into a robust and sustainable asset for residents and the City of Vincent.

The planting palette combines a mix of native and climate responsive exotic species to provide structural layering, seasonal variation, and ecological benefit. Ground level planting focuses on hardy, locally appropriate species that contribute to canopy cover and improve the streetscape, while upper level and podium planting will incorporate a selection of adaptable species suited to constrained soils, wind exposure, and microclimatic conditions.

The planting design seeks to:

- Establish a distinctive landscape identity that enhances the amenity of residents and strengthens the public realm along Charles Street.
- Define, soften, and frame communal open spaces to encourage alfresco use and activation.
- Support ecological diversity through the inclusion of habitat forming species and flowering plants for pollinators.
- Match planting selections to the anticipated microclimate and site conditions, ensuring durability and long term success.
- Incorporate appropriate soil depths, volumes, and irrigation to maximise plant health within the development constraints.
- Provide shade to communal and outdoor areas, improving comfort and reducing heat loads.
- Mitigate urban heat island effects by lowering surface temperatures through canopy shade.
- Contribute to the City of Vincent's Urban Forest objectives by increasing canopy cover and improving biodiversity at both a site and precinct scale.
- Prioritise species with low water demand, low maintenance requirements, and proven performance in urban environments.

Through this approach, the planting scheme aims to deliver a high quality landscape outcome that complements the architecture, integrates with its urban context, and provides lasting ecological and community value.



