

Design Response

Landscape Proposals

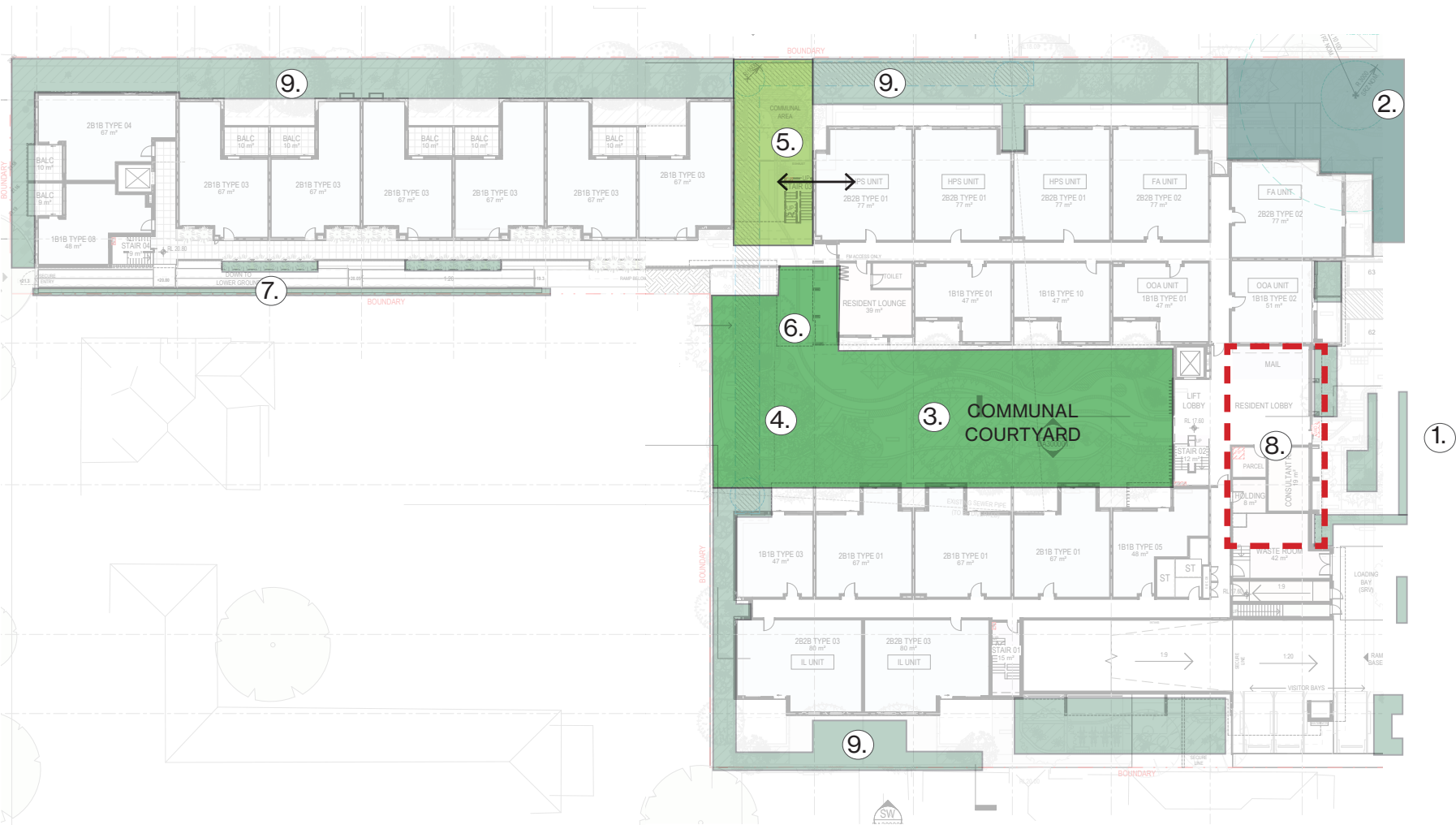
Our proposal for the 49 Smith Street development centres around a public garden that pays tribute to the rich historical, environmental and cultural heritage of Highgate. The goal is to create a diverse and thriving address that complements and adds to the well-established community and character of the Highgate and Mount Lawley area.

The proposed landscape design plays a connecting role to the adjacent urban green space and provides an abundance of texture, colour and varied landscape elements to create stimulating and functional spaces for residents.

This has been achieved by retaining the Smith Street facing mature and healthy lemon scented gum tree and utilising a plant palette that is predominantly comprised of native, water wise and shade tolerant species.

The planting palette has been carefully selected to respond to specific growing conditions identified throughout the site, such as wind exposed areas, building orientation and shaded locations with low light exposure.

With the integration of various materials and textures, the range of external amenity spaces provide a diverse range of shared outdoor experiences for the residents, visitors and community.

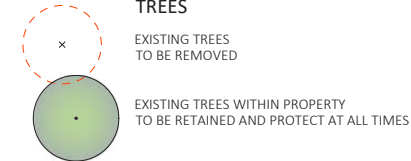


- | | | |
|---|--|---|
| 1. Smith Street landscaping frontage to resident arrival and lobby. | and seated areas for gathering. Courtyard provides green outlook for apartments. | 7. Upper-level external walkway planters with cable and cascading plants. |
| 2. Smith Street lemon scented gum community garden. | 4. Shaded nature play area. | 8. Level 3 roof terrace edible garden for resident community use and communal BBQ area. |
| 3. Shared central courtyard with a large feature tree, lawn, tall shrubs, shade tolerant planting | 5. Communal area between Stirling Street and Smith Street buildings with outdoor seating for residents to meet and gather. | 9. Private resident gardens connected to apartments |
| | 6. Shared resident lounge seating with shading. | |

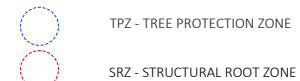
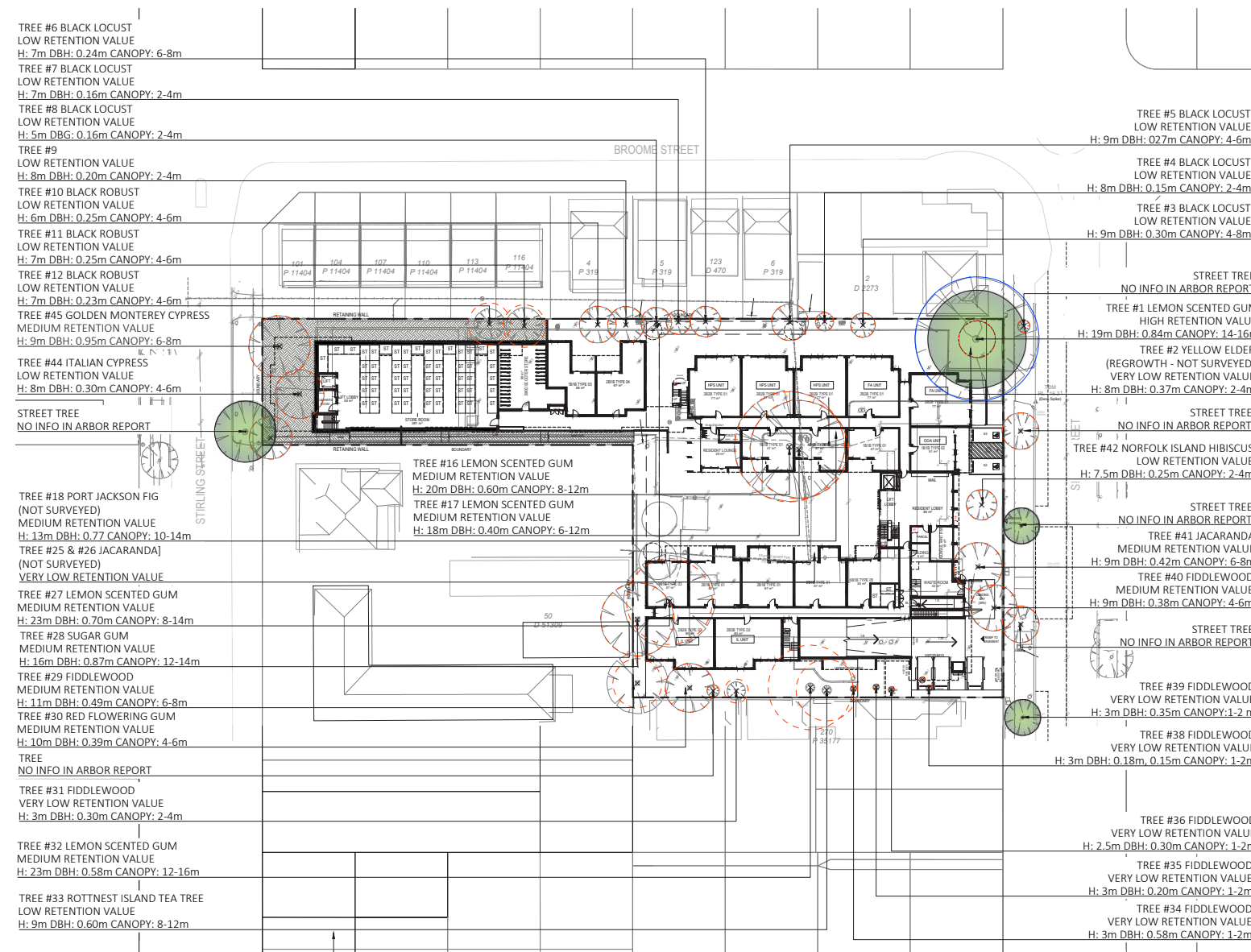
REV	DATE	DWN	APP	DESCRIPTION
A	15.04.24	GM	KD	INITIAL ISSUE
B	24.04.24	GM	KD	MINOR AMENDMENTS
C	30.04.24	GM	KD	FEATURE SURVEY UPDATED
D	01.05.24	KD	KD	FEATURE SURVEY UPDATED
E	28.05.24	GM	KD	VERGE STREET TREE RETENTION UPDATED

LEGEND

TREES



TREE PROTECTION + STRUCTURAL ROOT ZONE



NOTES

THIS PLAN HAS BEEN PREPARED BASED ON:

- UPDATED PRELIMINARY ARBORICULTURAL ASSESSMENT, STIRLING TOWERS, 49 SMITH STREET HIGHGATE, PREPARED BY ARBOR LOGIC, JUNE 2022
- UPDATED ASSESSMENT OF LEMON SCENTED GUM; 49 SMITH STREET, HIGHGATE, PREPARED BY ARBOR LOGIC, JUNE 2022
- FEATURE AND CONTOUR SURVEY, COMPLETED BY RM SURVEYES , REV 0 DATED 14/03/2024

FOR MORE INFORMATION REFER TO THE ABOVE DOCUMENTS.

1. GENERAL

- 1.1 TREES TO BE REMOVED BY CIVIL CONTRACTOR
- 1.2 BRACING IS PERMISSIBLE WITHIN TPZ, THOUGH INSTALLATION SHOULD AVOID DAMAGING ROOTS.
- 1.3 NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
- 1.4 SHOULD ANY WORK WITHIN TPZ BE REQUIRED, THEY MUST BE APPROVED BY THE SUPERINTENDENT AND CARRIED OUT AS PER THE AUSTRALIAN STANDARDS AND UNDER ARBORIST SUPERVISION.
- 1.5 CONTRACTOR TO CHECK GUIDELINES PRIOR TO INSTALLATION OF TPZ (AS 4970-2009).
- 1.6 TPZ - THE TREE PROTECTION ZONES ARE CALCULATED AS SET OUT IN AUSTRALIAN STANDARD PROTECTION OF TREES ON DEVELOPMENT SITES AS 4970-2009. NO SOIL DISTURBANCE OR CONSTRUCTION ACTIVITY IS TO OCCUR WITHIN THE ZONE.

2. TEMPORARY FENCE

- 2.1 THE FOLLOWING AS DOCUMENTS SHOULD BE REFERRED TO IN ESTABLISHING THE TREE PROTECTION FENCING.
 - AS 1319 SAFETY SIGNS FOR THE OCCUPATIONAL ENVIRONMENT
 - AS 4373 PRUNING OF AMENITY TREES
 - AS 4454 COMPOSTS, SOIL CONDITIONERS AND MULCHES
 - AS 4687 TEMPORARY FENCING AND HOARDINGS
- 2.2 FENCING SHOULD BE ERECTED BEFORE ANY MACHINERY OR MATERIALS ARE BROUGHT ONTO THE SITE AND BEFORE COMMENCEMENT OF WORKS INCLUDING DEMOLITION.
- ONCE ERECTED, PROTECTIVE FENCING MUST NOT BE REMOVED OR ALTERED WITHOUT APPROVAL BY THE PROJECT ARBORIST. THE TPZ SHOULD BE SECURED TO RESTRICT ACCESS.
- 2.3 AS 4687 SPECIFIES APPLICABLE FENCING REQUIREMENTS. SHADE CLOTH OR SIMILAR SHOULD BE ATTACHED TO REDUCE THE TRANSPORT OF DUST, OTHER PARTICULATE MATTER AND LIQUIDS INTO THE PROTECTED AREA.
- 2.4 FENCE POSTS AND SUPPORTS SHOULD HAVE A DIAMETER GREATER THAN 20mm AND BE LOCATED CLEAR OF ROOTS.



GENERAL NOTES:
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TREES



EXISTING TREES
TO BE REMOVED



EXISTING TREES WITHIN PROPERTY
TO BE RETAINED AND PROTECT AT ALL TIMES

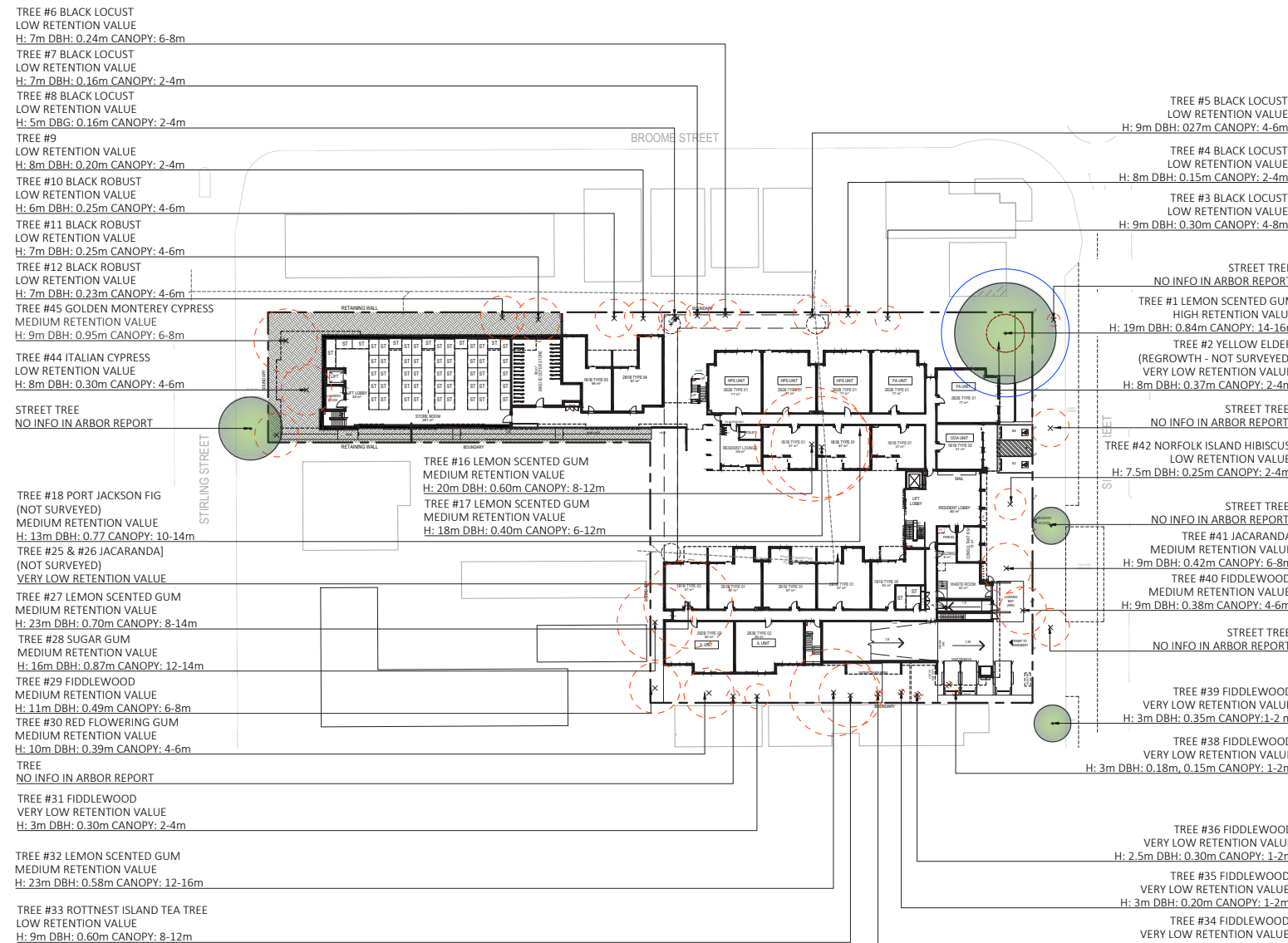
TREE PROTECTION + STRUCTURAL ROOT ZONE



TPZ - TREE PROTECTION ZONE



SRZ - STRUCTURAL ROOT ZONE



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C	02.05.24	GM	KD	RE-DESIGNED TO SUIT NEW BUILDING FOOTPRINTS
D	28.05.24	GM	KD	LANDSCAPE RE-DESIGNED
E	6.06.2024	GM	KD	VERGE INCL. BIN COLLECTION POINT AMENDED

LEGEND

DEEP SOIL AREAS



DEEP SOIL AREAS (DSA)



DEEP SOIL AREAS ON STRUCTURE
(CALCULATED AT 50%)

LANDSCAPE AREA CALCULATIONS

TOTAL SITE AREA:

Total Site Area = 4970m²
DSA Required: 348m² (7% with inclusion of existing mature tree)

LANDSCAPE AREAS

Total Landscape areas (all levels) = 1198m² (26.8% of site)

DEEP SOIL AREAS (DSA)

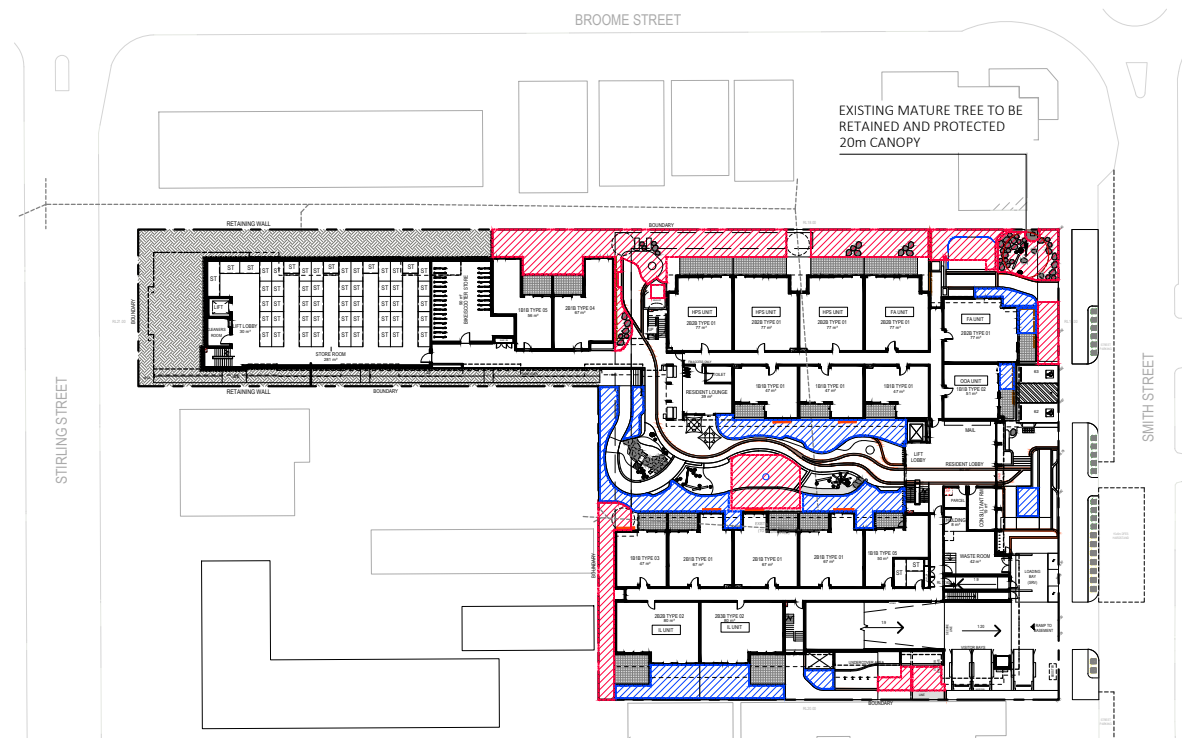
DSA (into natural earth, garden beds 1m deep) = 676m²
DSA ON STRUCTURE = 303m² (calculated at 50% = 151.5m²)
TOTAL DEEP SOIL AREA (DSA) = 827.5m² (12.7% of site)

Notes:

1. DSA assumed all garden beds to be 1m deep

REFER TO PAGE 102 FOR UPPER LEVELS
AND CANOPY COVER ANALYSIS

DSA: BASEMENT



DSA: GROUND - LOWER

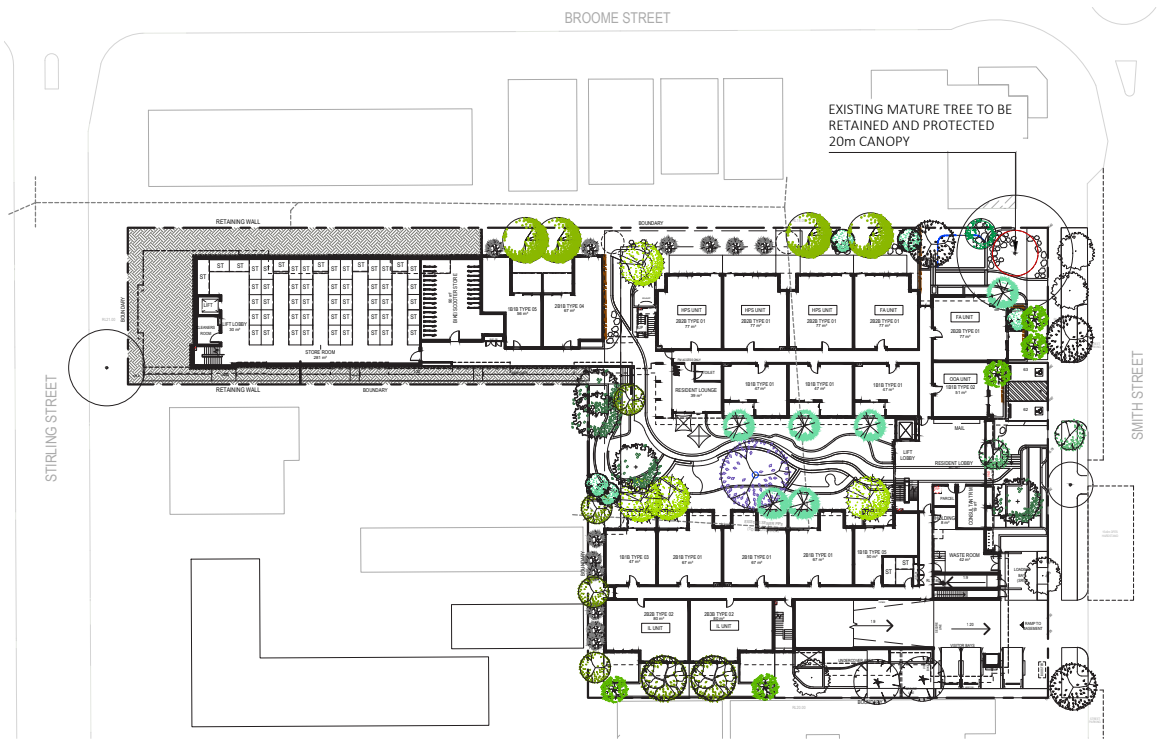
DSA: GROUND - UPPER / LEVEL 01

DSA: LEVEL 02

DSA: LEVEL 03



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CANOPY COVER ANALYSIS: GROUND- LOWER



DSA: LEVEL 02



CANOPY COVER ANALYSIS: GROUND - UPPER / LEVEL 01



CANOPY COVER ANALYSIS: LEVEL 03

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LEGEND

TREES

EXISTING TREES
TO BE REMOVED

EXISTING TREES
TO BE RETAINED

SELECTED LARGE TREE
CANOPY: >9m

SELECTED MEDIUM TREES
CANOPY: 6-9m

SELECTED SMALL TREES
CANOPY: 3-6m



LANDSCAPE AREA CALCULATIONS

TREE REQUIREMENTS

Required: 1 x Large Tree + 10 Medium Trees (additional)
Proposed: 1 x Large Tree (existing) + 1 x Large Tree (proposed)
+ 21 x Medium Trees + 48 Small Trees

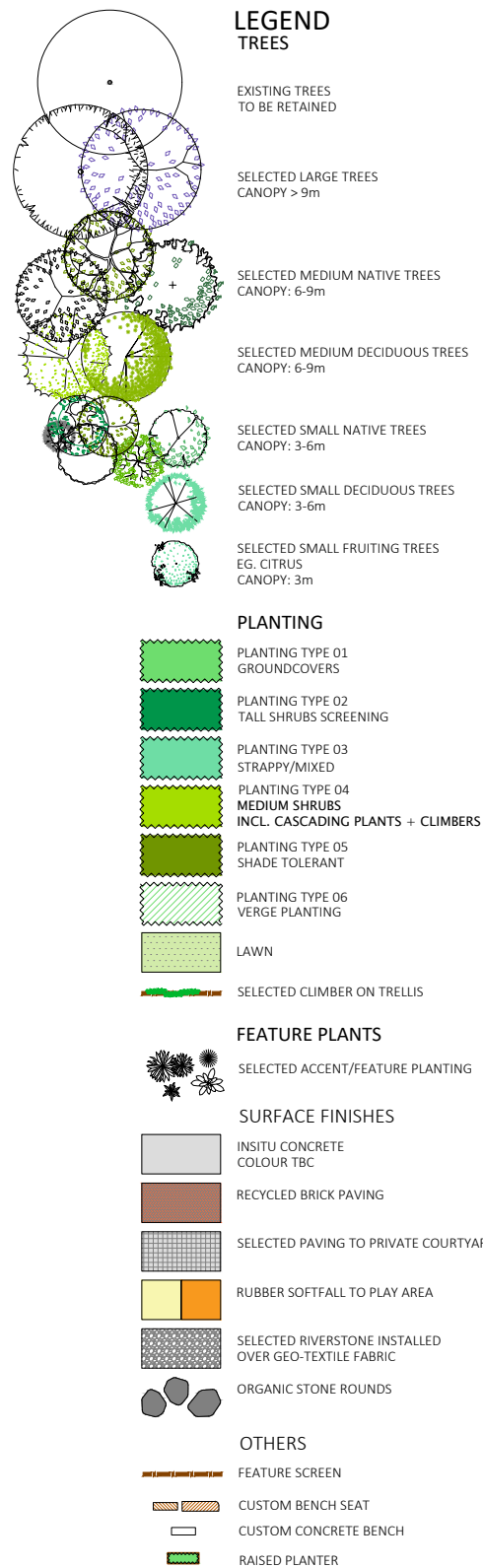
CANOPY COVER

Existing Large Trees (Approx canopy) x 1 = 187m²
Proposed Large Trees (>9m canopy) x 1 = 63.6m²
Proposed Medium Trees (6-9m canopy) x 21 = 594.3m²
Proposed Small Trees (3-6m canopy) x 36 = 453.6m²
Proposed Small Trees (2m canopy) x 12 = 24m²
Total Canopy Cover = 1322.5m² (26.6% of site)

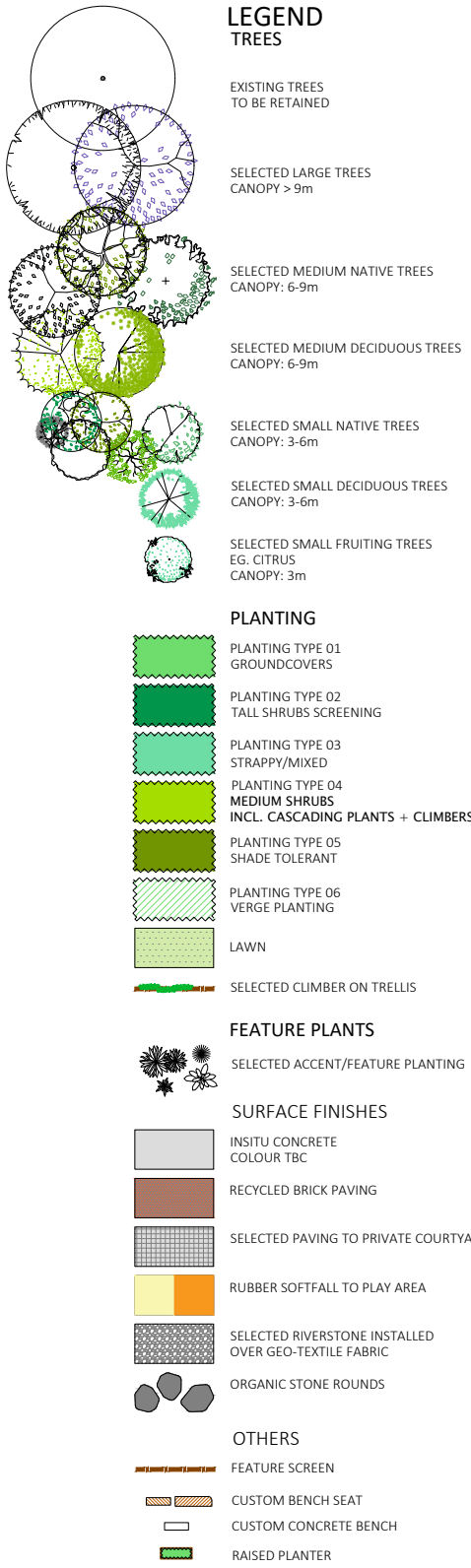


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SMITH STREET DEVELOPMENT LANDSCAPE CONCEPT PLAN - LEVEL 02

TETRIS CAPITAL
49 SMITH STREET, HIGHGATE



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LEGEND

TREES

EXISTING TREES TO BE RETAINED

SELECTED LARGE TREES CANOPY > 9m

SELECTED MEDIUM NATIVE TREES CANOPY: 6-9m

SELECTED MEDIUM DECIDUOUS TREES CANOPY: 6-9m

SELECTED SMALL NATIVE TREES CANOPY: 3-6m

SELECTED SMALL DECIDUOUS TREES CANOPY: 3-6m

SELECTED SMALL FRUITING TREES E.G. CITRUS CANOPY: 3m

PLANTING

PLANTING TYPE 01 GROUNDCOVERS

PLANTING TYPE 02 TALL SHRUBS SCREENING

PLANTING TYPE 03 STRAPPY/MIXED

PLANTING TYPE 04 MEDIUM SHRUBS INCL. CASCADING PLANTS + CLIMBERS

PLANTING TYPE 05 SHADE TOLERANT

PLANTING TYPE 06 VERGE PLANTING

LAWN

SELECTED CLIMBER ON TRELLIS

FEATURE PLANTS

SELECTED ACCENT/FEATURE PLANTING

SURFACE FINISHES

INSITU CONCRETE COLOUR TBC

RECYCLED BRICK PAVING

SELECTED PAVING TO PRIVATE COURTYARDS

RUBBER SOFTFALL TO PLAY AREA

SELECTED RIVERSTONE INSTALLED OVER GEO-TEXTILE FABRIC

ORGANIC STONE ROUNDS

OTHERS

FEATURE SCREEN

CUSTOM BENCH SEAT

CUSTOM CONCRETE BENCH

RAISED PLANTER

SMITH STREET DEVELOPMENT

LANDSCAPE CONCEPT PLAN - LEVEL 03

TETRIS CAPITAL

49 SMITH STREET, HIGHGATE





SMITH STREET DEVELOPMENT LANDSCAPE CONCEPT PLAN- GROUND FLOOR DETAIL

TETRIS CAPITAL
49 SMITH STREET, HIGHGATE

15x6m DFES
HARDSTAND

PRELIMINARY TREE SELECTION - EVERGREEN



PRELIMINARY TREE SELECTION - DECIDUOUS



SHRUBS + GROUNDCOVERS



FEATURE PLANTS



REV	DATE	DWN	APP	DESCRIPTION
A	30.04.24	GM	KD	INITIAL ISSUE
B	02.05.24	GM	KD	UPDATED PALETTE
C	28.05.24	GM	KD	ISSUED FOR DA

PLANTING PALETTE

Symbol	Species	Common Name	Quantities	Size
Trees:				
AGOfle	Agonis flexuosa	Weeping Peppermint	As Shown	100L
AGOfem	Agonis flexuosa 'Lemon and Lime'	Lemon and Lime Peppermint	As Shown	100L
BANmen	Banksia menziesii	Firewood Banksia	As Shown	100L
OTlat	Citrus latifolia	Persian Lime	As Shown	100L
OTlim	Citrus limon 'Meyer'	Eureka Lemon	As Shown	100L
CORfic	Corymbia ficifolia grafted	WA Red Flowering Gum	As Shown	100L
CUPana	Cupaniopsis anacardioides	Tuckeroo	As Shown	100L
DELreg	Delonix regia	Poinciana	As Shown	100L
EUJor	Eucalyptus forrestiana	Fuchsia Gum	As Shown	100L
EUJor	Eucalyptus torquata	Coral Gum	As Shown	100L
EUJvic	Eucalyptus vidrix 'Little Ghost Gum'	Little Ghost Gum	As Shown	100L
HAKlau	Hakea laurina	Pin Cushion Hakea	As Shown	100L
HYMfla	Hymenopscum flavum	Native Frangipani	As Shown	100L
Melpre	Melaleuca preissiana	Stout paperbark	As Shown	100L
Meilan	Melaleuca lanceolata	Rottneest Island Tea Tree	As Shown	100L
OLEaur	Olea europaea 'Bambalina Olive	Bambalina Olive	As Shown	100L
TRlaur	Tristanopsis laurina 'Luscious'	Luscious Water Gum	As Shown	100L
Deciduous Trees:				
LAGind	Lagerstroemia indica	White Crepe Myrtle	As Shown	100L
PYRcal	Pyrus calleryana 'Capital'	Capital	As Shown	100L
PYRbra	Pyrus calleryana 'Bradford'	Bradford	As Shown	100L
SAPseb	Sapium sebifera	Chinese Tallow	As Shown	100L
Shrubs and Groundcovers:				
ACACog	Acacia cognata 'Limelight'	Bower of Beauty Wattle	3/m2	140mm
ACAsal	Acacia saligna prostrate	Wattle	3/m2	140mm
CAScou	Casuarina glauca 'Cousin It'	Cousin It	3/m2	140mm
OLmini	Olivia miniata	Olivia	3/m2	140mm
CONcan	Conostylis candicans	Grey Cottonheads	3/m2	140mm
DIaeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DICrep	Dichondra repens	Kidney Weed	3/m2	140mm
DICsil	Dichondra 'Silver Falls'	Silver Falls	3/m2	140mm
DIScra	Disphyma crassifolium	Pig Face	3/m2	140mm
EREgla	Eremophila glabra 'Kalbarri Carpet'	Emu Bush	3/m2	140mm
FICpum	Ficus pumila	Creeeping Fig	3/m2	140mm
GREgin	Grevillea 'Gin Gin Gem'	Gin Gin Gem	3/m2	140mm
GREtan	Grevillea 'Tangerine Dream'	Grevillea Tangerine Dream	3/m2	140mm
HARwhi	Hardenbergia violacea 'White Out'	White Native Wisteria	3/m2	140mm
HIBsca	Hibbertia scandens	Snake Vine	3/m2	140mm
KALSil	Kalanchoe Silver Spoon	Silver Spoon	3/m2	140mm
LAUnob	Lauris nobilis	Bay Tree	3/m2	140mm
LIReme	Liriope 'Emerald Cascade'	Emerald Cascade	3/m2	140mm
LOMlon	Lomandra longifolia x confertifolia 'Lim	Matt Rush	3/m2	140mm
LOMsea	Lomandra 'Seascape'	Seascape	3/m2	200mm
MURpan	Murraya paniculata Min-a-min	Orange Jessamine	3/m2	200mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	3/m2	140mm
OLEaxi	Olearia axillaris	Coastal Daisy	3/m2	200mm
OPHjap	Ophiopogon japonicus	Mondo Grass	3/m2	140mm
PHixan	Philodendron Xanadu	Xanadu	3/m2	200mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	3/m2	200mm
RHAori	Rhaphiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	3/m2	200mm
ROSoft	Rosmarinus officinalis 'Prostratus'	Creeeping Rosemary	3/m2	140mm
SANtri	Sansevieria trifasciata laurentii	Mother-in-law's Tongue	3/m2	200mm
SANtri	Sansevieria trifasciata 'Moonshine'	Mother-in-law's Tongue	3/m2	200mm
TRajas	Trachelospermum jasminoides	Star Jasmine	3/m2	140mm
VIBodo	Viburnum odoratissimum	Dense Fence	3/m2	200mm
WESgre	Westringia 'Grey Box'	Compact Coastal Rosemary	3/m2	200mm
Feature Plants:				
AGAatt	Agave attenuata	Foxtail	As Shown	12L
ANlcel	Anigozanthos celebrations 'Masquara	Kangaroo Paw	As Shown	12L
ANlman	Anigozanthos manglesii	Red/Green Kangaroo Paw	As Shown	12L
ANlgor	Anigozanthos 'Gold Velvet'	Kangaroo Paw	As Shown	12L
STRreg	Strelitzia reginaea	Bird of Paradise	As Shown	12L
ZAMfur	Zamia furfuracea	Cardboard Palm	As Shown	12L



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MATERIAL SELECTION



SELECTED INSITU CONCRETE



RECYCLED BRICK PAVING



RECYCLED BRICK BORDER



PAVING TO PRIVATE COURTYARDS



ORGANIC STEPPERS



BRICK DETAILING



SOFT LEAF BUFFALO TURF



RUBBER SOFTFALL

PROPOSED PLAY EQUIPMENT



SCREENING TO PRIVATE COURTYARDS:
VERTICAL WIRES AND LASER CUT SCREENS



OFF-FORM CONCRETE



BRICK RAISED
PLANTERS



RENDERED BRICK RAISED
PLANTERS IN WHITE



CONCRETE SLIDE 900mmH



CONCRETE STEPPERS



STEPPED LOG + BOULDERS



TEE PEE



TIMBER STEPPERS + LOGS



CLUSTER CLIMBER



DUAL TIGHT ROPE

FURNITURE



CUSTOM TIMBER LOUNGE SEAT



IN-BUILT CUSTOM TIMBER BENCH SEATS
WITH CURVED CORNERS



DDA PICNIC SETTINGS



CUSTOM CONCRETE BENCH
TO STREET LIBRARY CORNER



STREET LIBRARY



SEMI HOOP BIKE RACKS