

# Leederville Town Centre Redevelopment

Proposed Concept and Vision



**HESPERIA**



CITY OF VINCENT

Hesperia acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of the Noongar nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

**OUR INVOLVEMENT WITH LEEDERVILLE SPANS  
OVER 30 YEARS, AND DURING THAT TIME  
WE'VE HAD THE PLEASURE OF DELIVERING  
AND OPERATING SEVERAL NOTABLE PROJECTS  
IN THE THRIVING TOWN CENTRE.**



# FOREWORD

Hesperia are delighted to introduce our proposal for the Leederville Town Centre Redevelopment.

Our Proposal is anchored by the following key principles:

1. **Deliver activation that complements, not competes**

We are uniquely positioned to deliver excellent masterplanned outcomes given our existing presence in the precinct and our relationships with key surrounding property owners.

2. **Embody a meaningful commitment to sustainability**

The Town Centre will be an exemplar green precinct. Hesperia brings a track record of delivering on sustainability outcomes at the high level expected by the City of Vincent ("City") and community.

3. **Deliver certainty**

The design must be deliverable and financially feasible to avoid leaving the City with an outcome that cannot be achieved - as evidenced by our track record.

4. **Retain and improve public parking outcome**

We recognise the importance of retaining this amenity for local businesses, residents and Town Centre visitation.

5. **Deliver a sustainable earnings stream for the City**

Ensuring the City can rely on continued parking revenue to fund ongoing costs and other initiatives.

6. **Commitment to a design selection and competition process**

Ensures an urban design and architectural outcome that Leederville and its community will be proud of.

Operating in Leederville for over 30 years, we've built enduring relationships, a strong understanding of the local dynamics, and we are invested in the long term success of the Town Centre.

We look forward to continuing to work with the City on this exciting opportunity.

Sincerely



Adrian Fini



Ben Lisle





The proposed concept and vision detailed throughout this document represents an outcome based on Hesperia's response to the City of Vincent's Request for Proposals for the Leederville Town Centre Redevelopment.

All images are artists impressions.

All numbers and areas are indicative, subject to further due diligence and detailed design.

# KEY DEVELOPMENT DELIVERABLES

Our Proposal introduces a carefully selected mix of land uses to the Leederville Town Centre.

We're prioritising the creation of local activation points, including generous green spaces for the community.

Hesperia will introduce a sustainable and balanced level of residents, workers and visitors. Importantly, we have been deliberate in not overburdening a particular use with the understanding of future development opportunities across the broader Town Centre precinct.

Importantly, Hesperia have a proven track record of funding and delivering high quality precinct developments of this scale, complexity and diversity. Our notable experience spans a range of property classes, including award-winning F&B venues, hotels, residential, boutique retail, office, medical and commercial.



## Diverse and Complementary Land Uses

Residential (e.g. BTR, BTS, short-stay/hotel), office, medical, boutique retail, supermarket/grocer, F&B, community spaces.



## Active Public Realm

Activated and vibrant public realm with retail uses on the ground floor fronting Georgiana Walk, Frame Court POS, and YMCA

Curated retail uses on the ground floor fronting Little Oxford Lane and both northern and southern sides of the Community Plaza.



## Design Collaboration

Commitment to a design selection and competitive process across the precinct with input from the City to ensure an architectural outcome that Leederville's community can be proud of.



## Hesperia Will Deliver Certainty for the City of Vincent

Hesperia have a proven track record delivering high quality precincts with this scale, complexity and diversity. Our experience includes all proposed uses (e.g. residential, office, medical, F&B, hotel, short-stay).



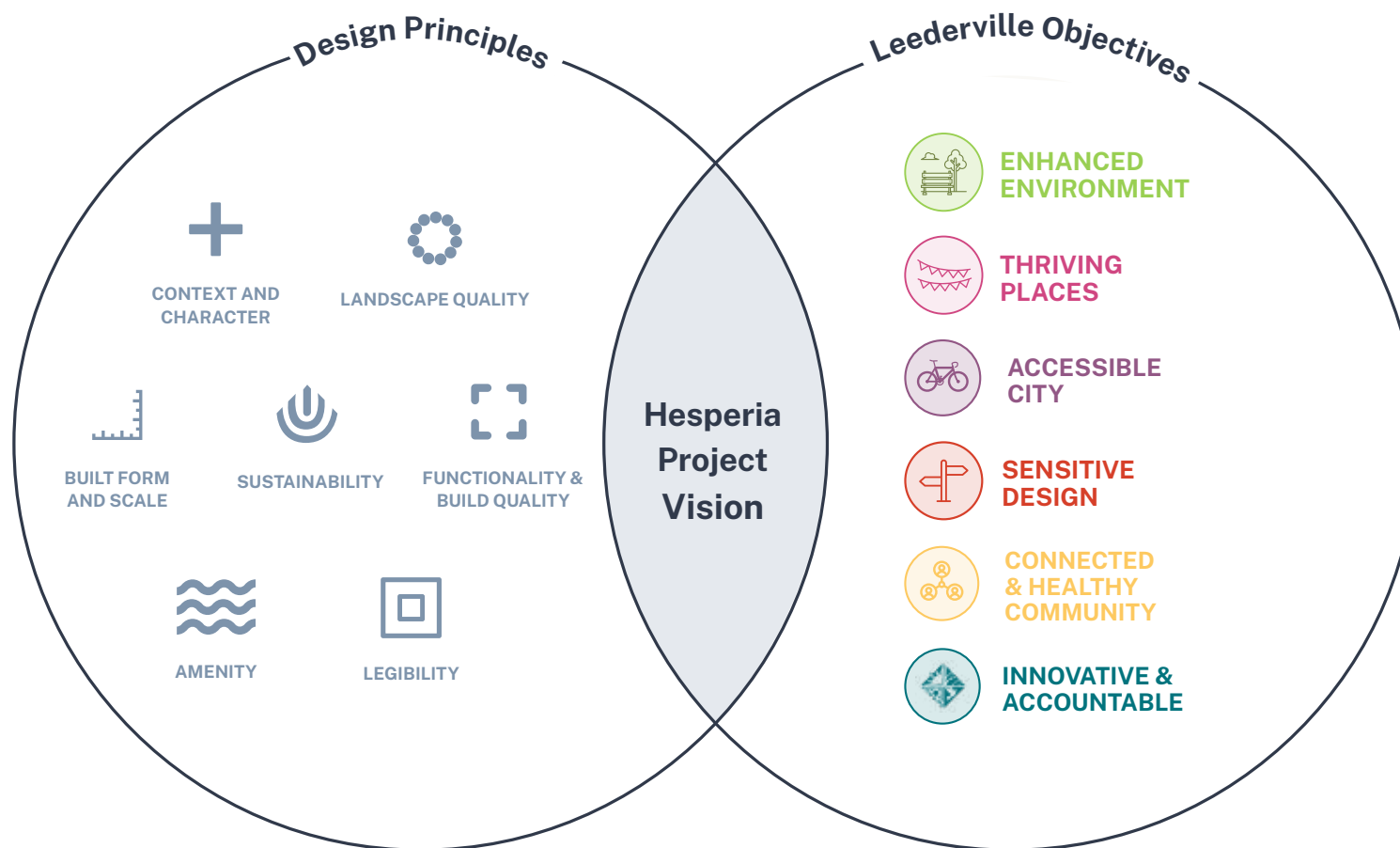
## 5 Star Green Star + Net Zero Carbon

5 Star Green Star achieved plus targeted net zero carbon approach through an estimated 80% diversion from landfill and net zero build

# VISION

## Vibrant and Liveable Community

Guided by both the City of Vincent's Leederville 'Objectives' and 'Design WA Design Principles', our Proposal will deliver a built environment that reflects the distinctive characteristics of Leederville and contributes to providing a vibrant and liveable community in the heart of Leederville.



# VISION

Hesperia's vision seeks to revitalise and connect the Leederville Town Centre reinforcing a sense of relevance and identity, that looks to the future and at the same time, respects the history and celebrates the connection to place.



## PLACE & DESIGN

The development draws upon Leederville's existing vibrant culture and strong sense of community.

Our architecture and design processes will ensure an outcome is delivered that the community will be proud of.



## LAYERED LANDSCAPES

The landscape design has a central focus, connecting the development and encourages strong urban links and neighborhood connection.

Through elevation and vertical layering, the design offers amenities to multiple planes and experiences within. The new development will support a series of elevated gardens and green roofscapes providing amenity through a sense of discovery and delight.



## COMMUNITY CONNECTION

Creating communities is at the heart of our vision for this project. We draw upon Leederville's rich community culture, providing a tailored and complementary response to this vibrant place.

A mix of uses, with active edges, local providers and quality streetscapes that allow for authentic community connection will cement this project as a vibrant local destination.

A range of housing models will encourage diversity and affordability to promote Leederville as a place that all people can come to live, work and play.



## RESPONSIVE

The Leederville Town Centre will be an exemplar green precinct. Hesperia brings a track record of delivering on sustainability outcomes at the high level expected by the City and community.



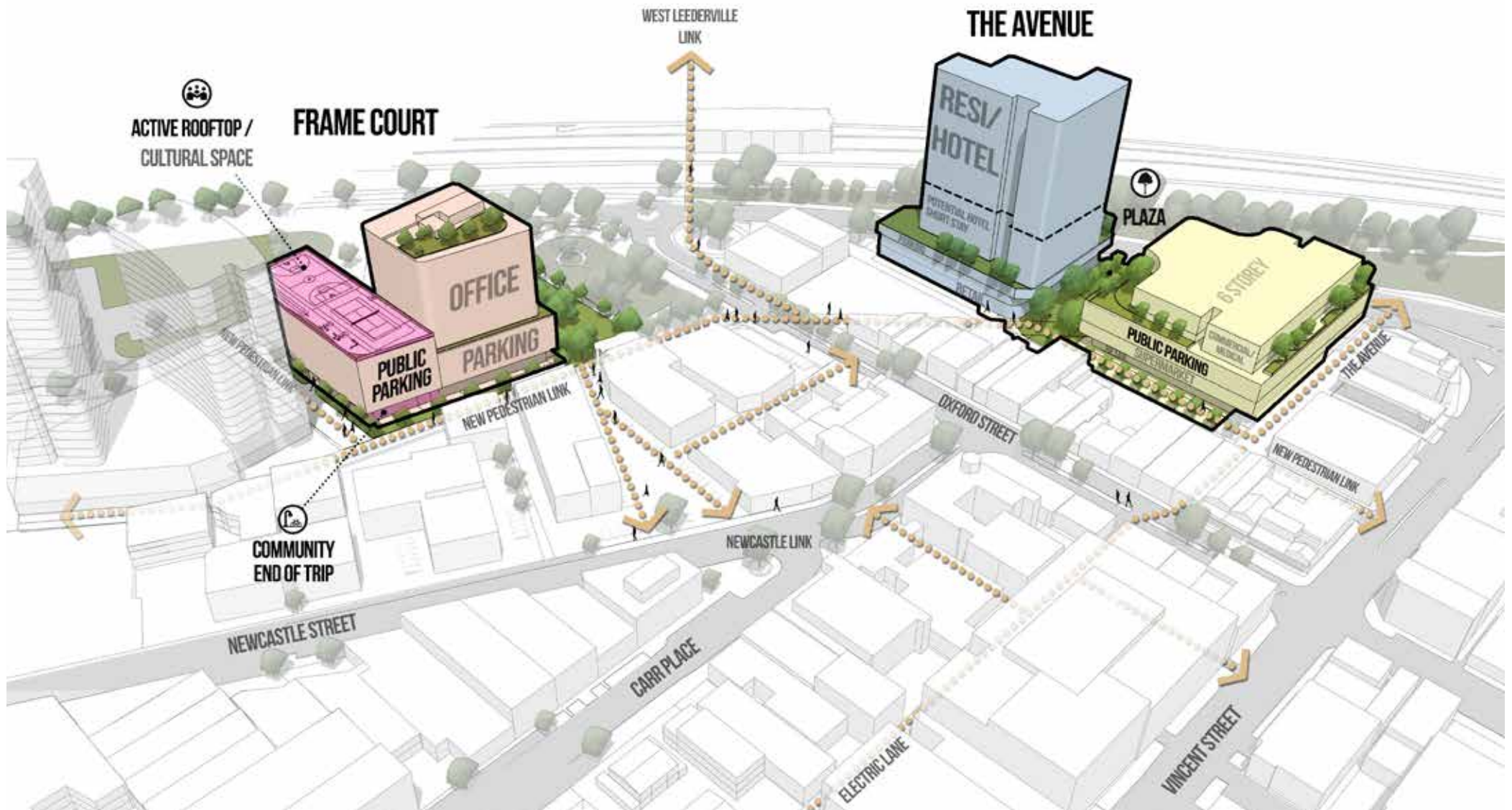
## CONNECTIVITY

The scheme enhances connectivity between the urban blocks of The Avenue and Frame Court, knitting into the existing fabric of Leederville.

Through activation of key focal points, nodes and intersections, the value creation of quality placemaking and landscape provides a social and animated street life, enhancing the streetscape experience complementary to the existing urban grain.

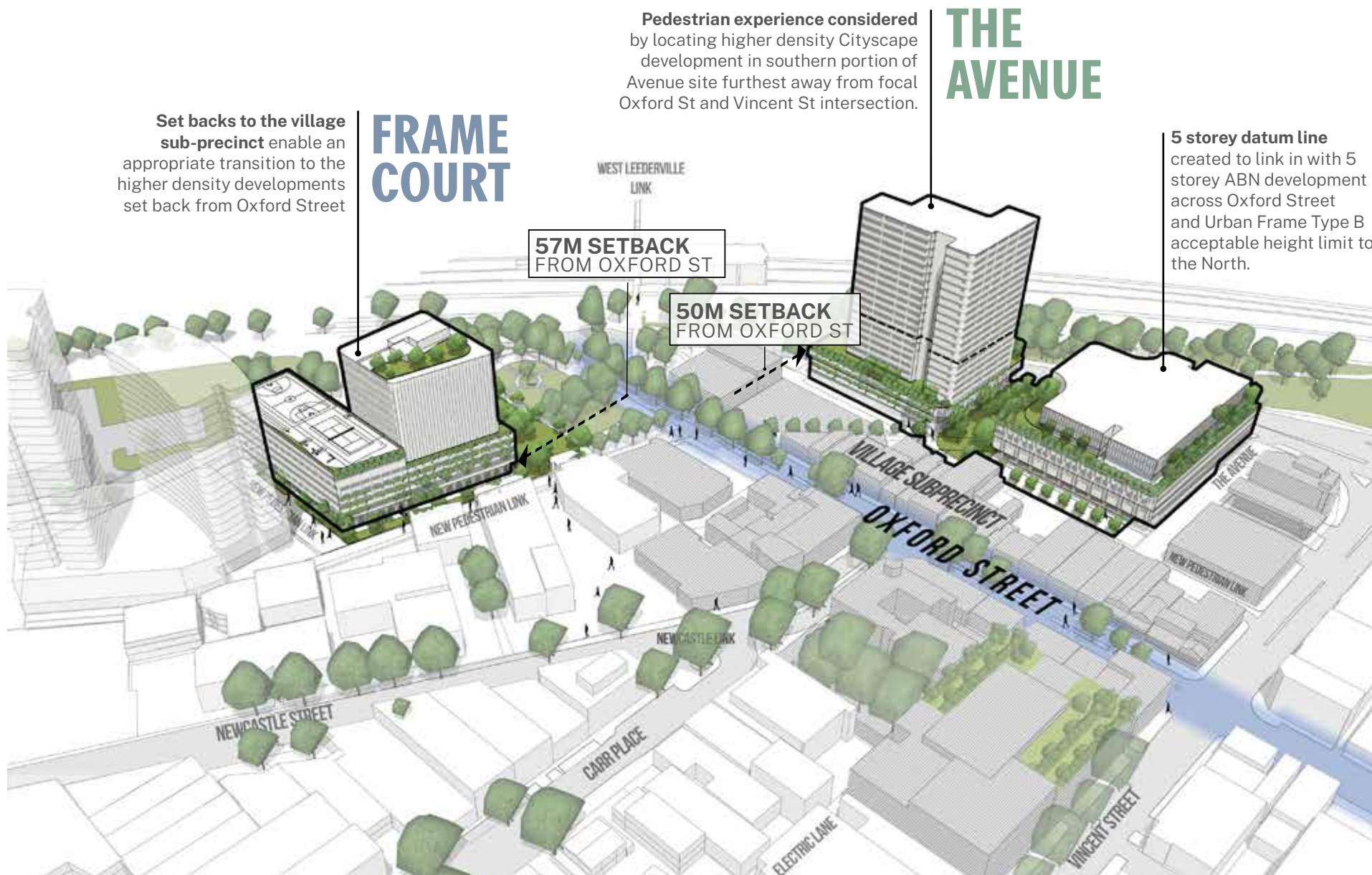
# VISION

Diverse and Complementary Land Uses



# VISION

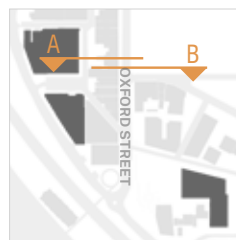
Sustainable Relationship with Oxford Street



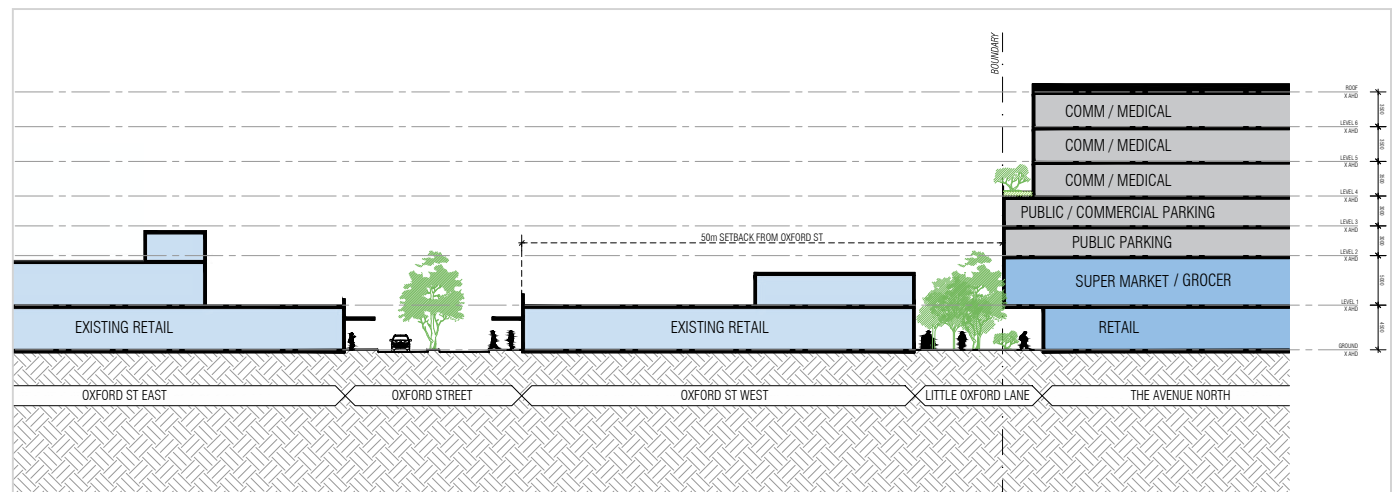
# VISION

## Sustainable Relationship with Oxford Street

With a scaled approach to urban density, the design proposition provides opportunities to connect the ground plane. The pedestrian connection from Oxford Street offers transitional scale that comfortably knits into the existing urban fabric that is anchored into everyday human experience.



SECTION A



# TARGETED DEVELOPMENT TIMELINE

Hesperia understand that following the City of Vincent’s advertising of a Business Plan in relation to this Proposal, the two parties will then enter a period of transaction negotiations before commencing planning and approval workstreams to support the staged development process.

The targeted timeline below should be considered as indicative based on information available at the time of the submission of the Proposal, that may be subject to change should a more beneficial development, car parking, or financial outcome be identified.

## TRANSACTION DOCUMENTS

- Advertising period.
- Council approval.
- Completion of Transaction Documents.

## PLANNING AND APPROVALS

- Planning scheme amendments.
- Lot amalgamation and subdivision design.
- First public carpark design agreed.

## STAGE 1 FRAME COURT

- Detailed public carpark design, construction, and handover to the City of Vincent for 251 parking bays.
- Completion of first commercial development with mix of uses.
- Handover of public realm to the City of Vincent

## STAGE 2 THE AVENUE NORTH

- Second public carpark design and construction.
- Second public carpark operational, with the City to have first rights to the management of 237 parking bays.
- Completion of second commercial development with mix of uses.
- Handover of public realm to the City of Vincent.

## STAGE 3 THE AVENUE SOUTH

- Cash consideration paid to the City of Vincent.
- Final commercial development completed with mix of uses.
- Handover of remaining public realm to the City of Vincent.

2023

2025

2027

2029

2031

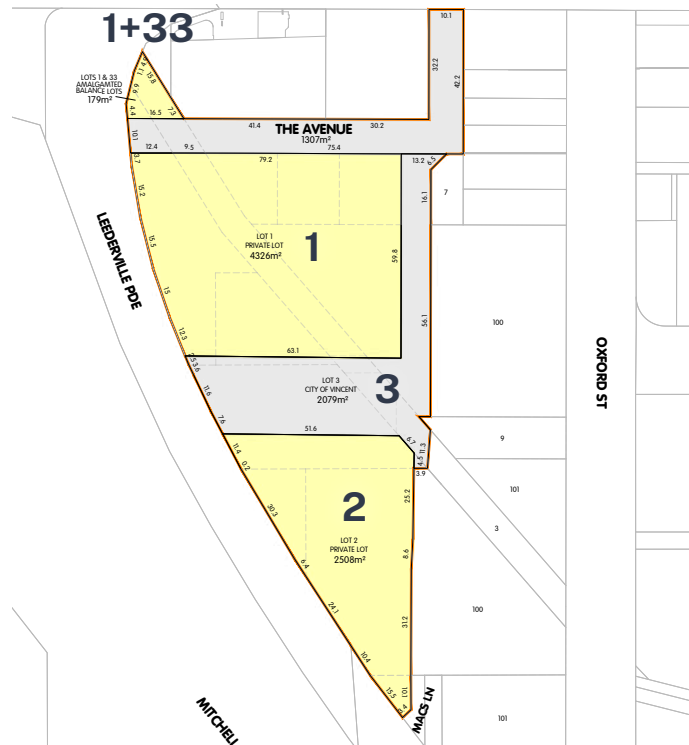
# SUBDIVISION PLAN

## Land Subdivision and Amalgamation

The lots are proposed to be amalgamated/subdivided to create three commercial redevelopment sites, plus an estimated 3,287m<sup>2</sup> of public realm handed back to the City via road reserve and freehold ownership (approximately 25% of total landholdings).

### Avenue Site

This subdivision also proposes to amalgamate and subdivide City of Vincent owned lots to create two developed sites- Avenue North and Avenue South, plus public realm areas captured within proposed Lot 3.

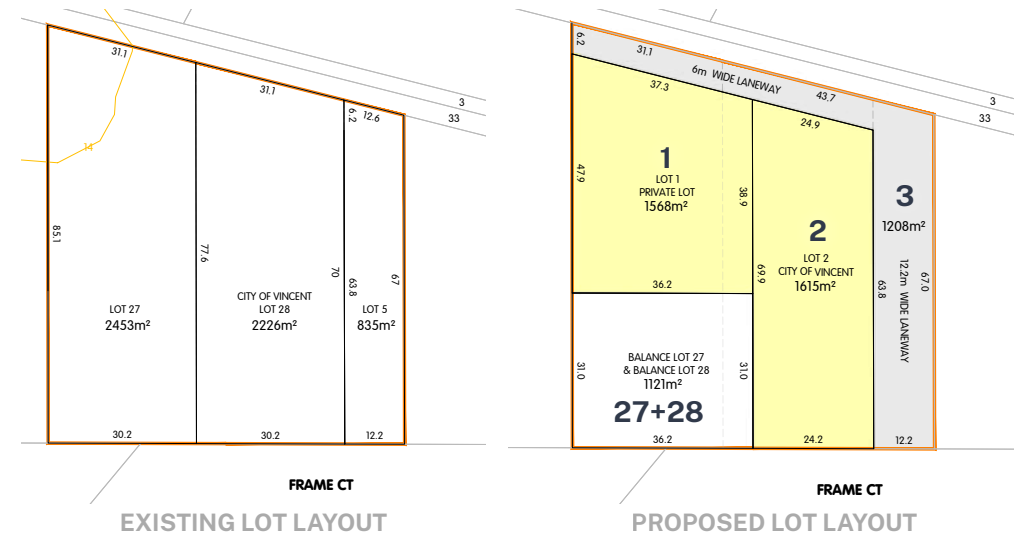


| LOT NUMBER         | AREA (APPROX)       | PROPOSED OWNER  |
|--------------------|---------------------|-----------------|
| 1                  | 4,326m <sup>2</sup> | Hesperia        |
| 2                  | 2,508m <sup>2</sup> | Hesperia        |
| 3 (road reserve)   | 2,079m <sup>2</sup> | City of Vincent |
| Balance Lot 1 + 33 | 179m <sup>2</sup>   | City of Vincent |

## Frame Court Site

This subdivision also proposes to create existing Lot 5 as a road reserve to provide access to proposed Lots 2 and 3 and the 6.0m northern portion of existing Lots 27 and 28 as road reserve to provide for a pedestrian link and gazetted road access to proposed Lot 2. Note that the vehicular access for Lot 1 will be through Lot 2. This access will be protected via a rights of carriageway easement.

The 6.0m laneway (part of proposed Lot 3) is required to provide a continuous pedestrian link due to the Hip-E Club beer garden being constructed over the Water Corporation infrastructure corridor, which is proposed to accommodate the pedestrian link.



| LOT NUMBER          | AREA (APPROX)       | PROPOSED OWNER  |
|---------------------|---------------------|-----------------|
| 1                   | 1,568m <sup>2</sup> | Hesperia        |
| 2                   | 1,615m <sup>2</sup> | City of Vincent |
| 3 (road reserve)    | 1,208m <sup>2</sup> | City of Vincent |
| Balance Lot 27 + 28 | 1,121m <sup>2</sup> | City of Vincent |

# AERIAL PLAN

- 1 Retained by City of Vincent (future multi storey public carpark)
- 2 Land transferred to Hesperia
- 3 Retained by City of Vincent (future public realm)
- 4 Retained by City of Vincent (current carparking, future public open space as per the Leederville Precinct Structure Plan)
- 5 Land transferred to Hesperia (includes future multi storey public carpark)
- 6 Retained by City of Vincent (future public realm)
- 7 Land transferred to Hesperia



## Community Facilities



End of Trip Facility



Rooftop Recreation Space



Art/Incubator Hub

# PUBLIC CARPARK OFFER

## THE AVENUE

### 233 PUBLIC BAYS

- 217 public bays provided in multi-use building (The Avenue North Carpark), with 37 bays at-grade.
- 16 public bays provided at-grade in the Community Plaza to be wholly owned by the City.

## FRAME COURT

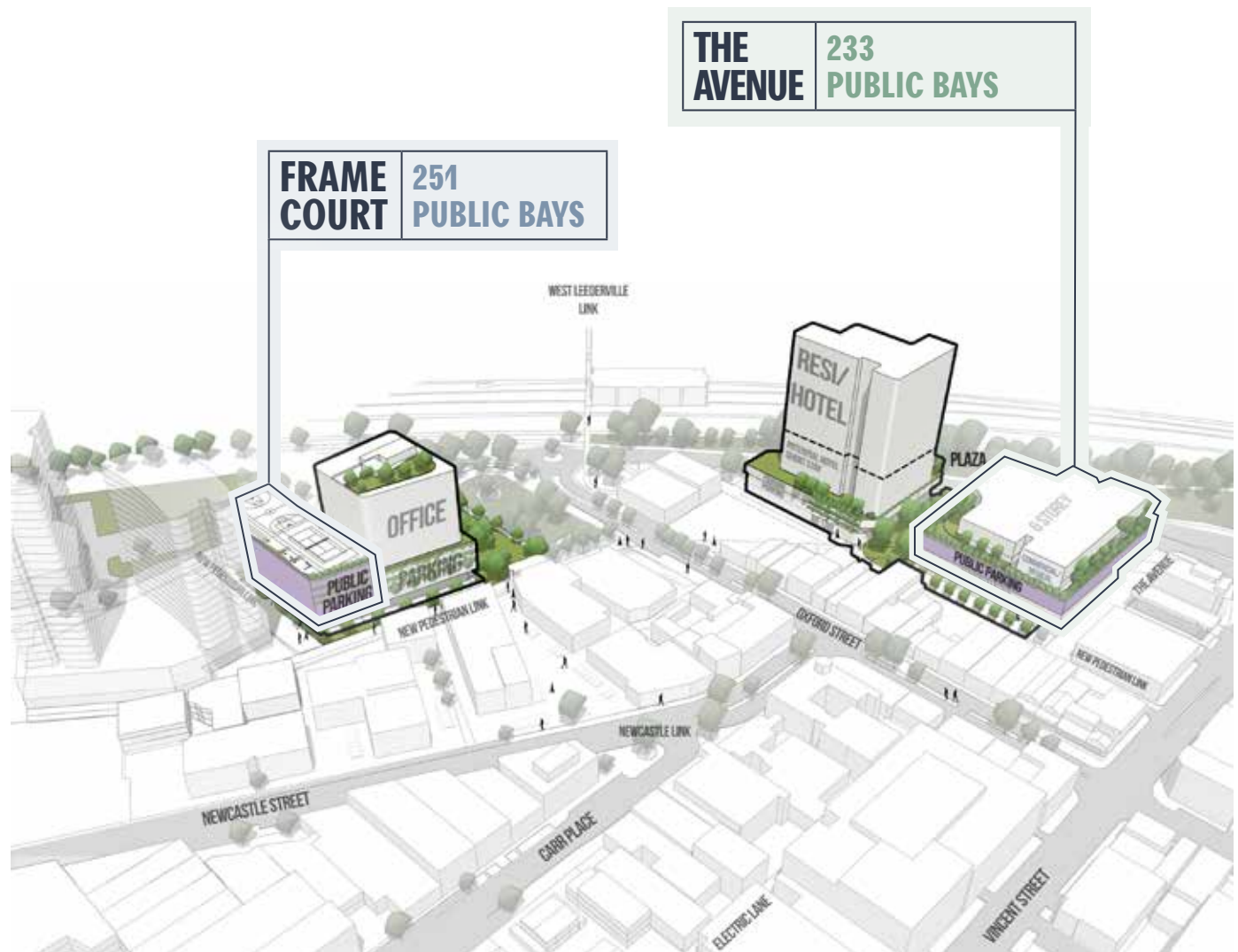
### 251 PUBLIC BAYS

- 226 public bays provided in new multi-storey carpark, freehold and wholly owned by the City, with 21 bays at grade.
- 25 bays retained at-grade in the Frame Court Extension to be wholly owned by the City.

+20

464 Current Public Bays

484 Future Public Bays  
Plus approx. 148 bays for public after hours use



# PUBLIC CARPARK OFFER

1

Net increase in public bays available

The City of Vincent will benefit from 20 more dedicated public car bays, plus a further approx. 148 bays that can be used by the public after hours.

2

Sustainable earnings and control for the City

The new multi-storey Frame Court public carpark will be fully owned by the City of Vincent ensuring they have full control and can receive ongoing parking revenue.

3

Supports precinct wide activation

Public carparking is spread across Frame Court and The Avenue ensuring effective activation across both sites.

4

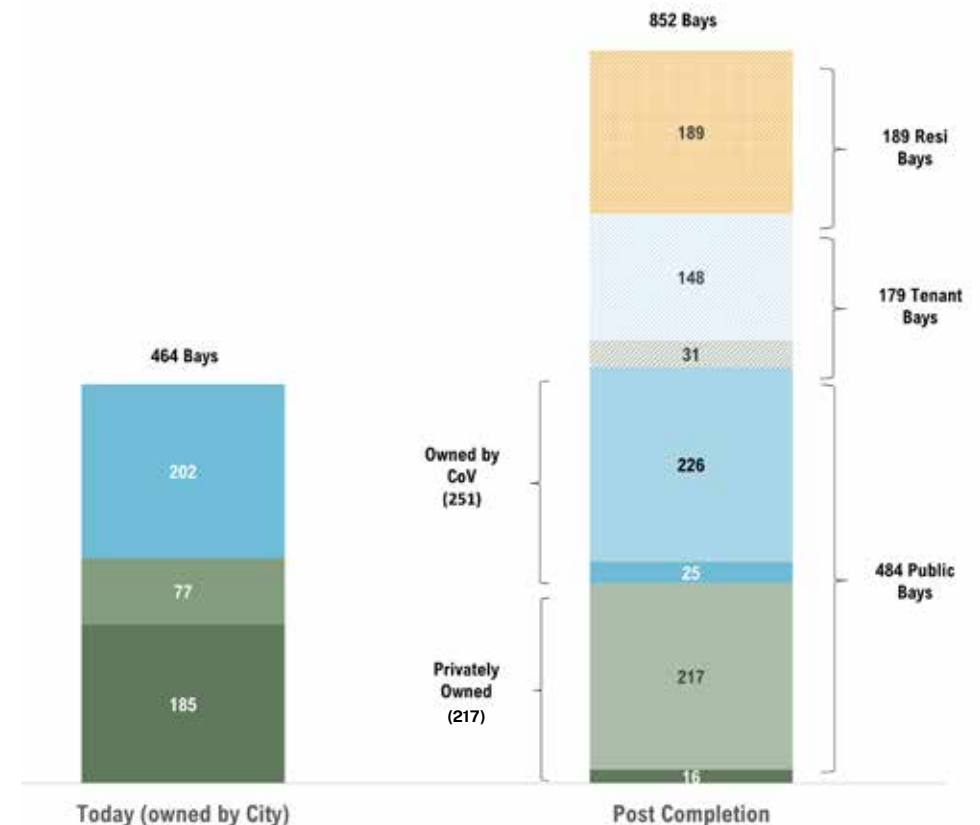
Development staging

We are able to effectively stage development to allow a minimum of 262 public carparking bays at all times during construction.

5

Sensitive integration

The provision of public carparking has been incorporated effectively without limiting the development potential or mix of uses for both sites.



## The Avenue Public Parking

- The Avenue (at grade North)
- The Avenue (at grade South)
- The Avenue (deck)

## Frame Court Public Parking

- Frame Court (at grade)
- Frame Court (deck)

## Tenant Parking

- The Avenue Commercial (deck)
- Frame Court Offices (deck)
- The Avenue Residential (deck)

# PUBLIC CARPARK OFFER

The below summary highlights the net increase in public bays that Hesperia are delivering for the City and how an appropriate supply of public parking is maintained throughout the planning and development phase of the project.

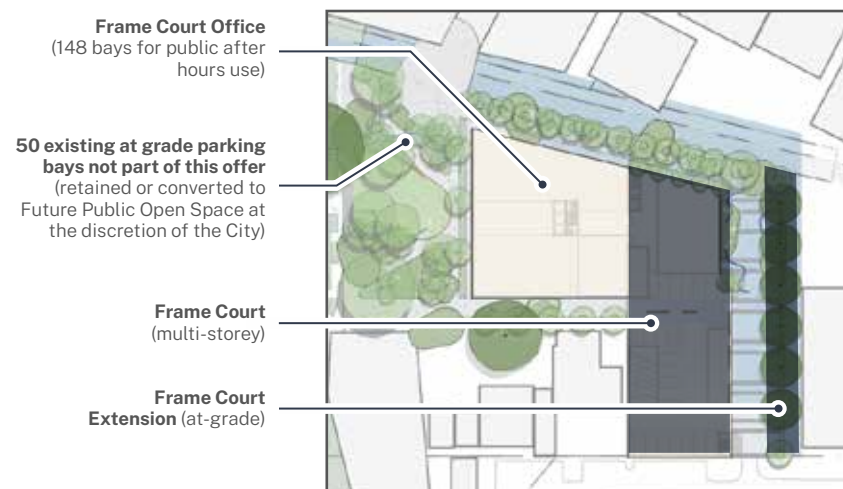
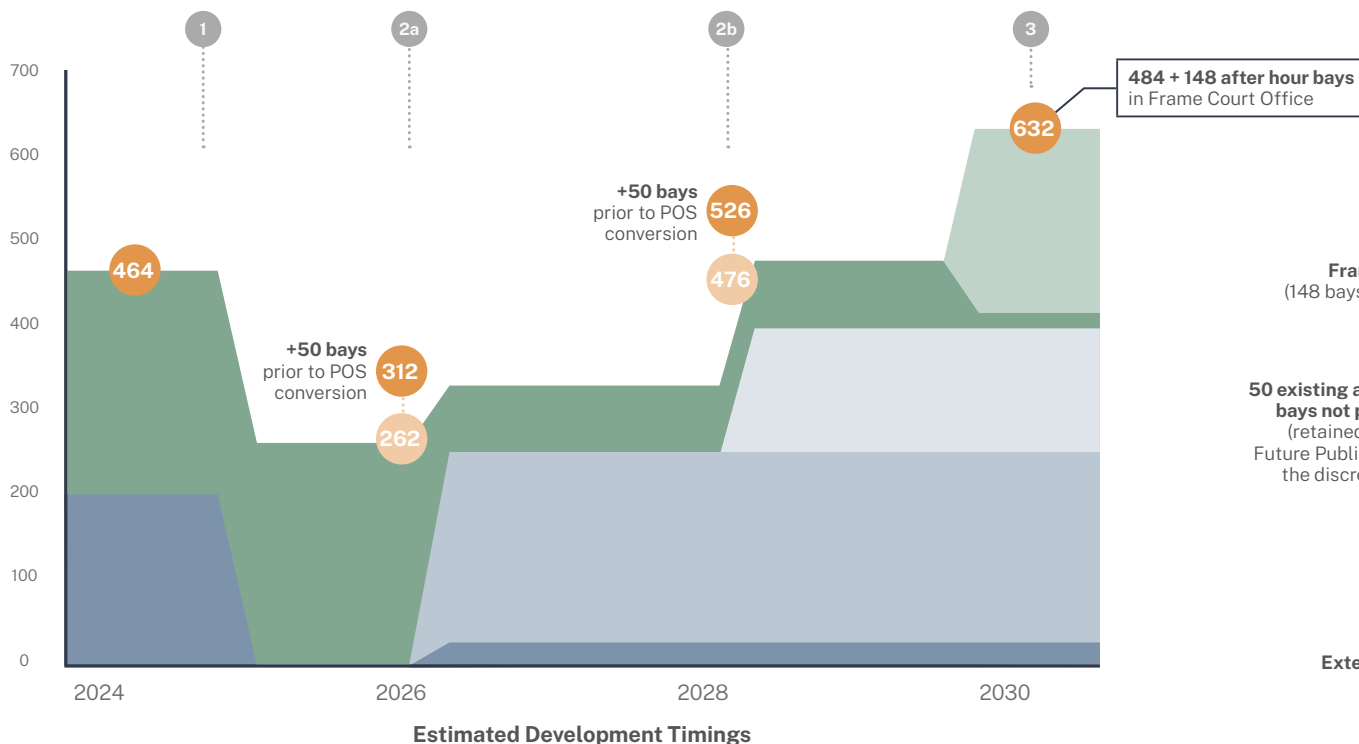
## The Avenue Public Parking

- The Avenue (at-grade)
- The Avenue (multi-storey)

## Frame Court Public Parking

- Frame Court (at-grade)
- Frame Court (multi-storey)
- Frame Court Office (after hours)

# Total Public Bays Available



# CIVIC AND COMMUNITY SPACES

Approximately 1,275m<sup>2</sup> of community civic spaces are proposed to be returned to the City under Freehold (Green Title) ownership as part of the Frame Court public carpark.

|                                      |                           |
|--------------------------------------|---------------------------|
| <b>EOT Facilities</b>                | 300m <sup>2</sup>         |
| <b>Community Art / Incubator Hub</b> | 95m <sup>2</sup>          |
| <b>Active Rooftop</b>                | 880m <sup>2</sup>         |
| <b>Total (est.)</b>                  | <b>1,275m<sup>2</sup></b> |

## FRAME COURT PUBLIC CARPARK



**GROUND**



Note: Illustrative example only

**LEVEL 6**

# PUBLIC SPACE, PLAZAS AND LANEWAYS

## THE AVENUE

Civic spaces have been used throughout the masterplan as tools for building separation and pedestrian connectivity. A large Community Plaza forms a green buffer between the residential tower in the south and the commercial tenancies to the north.

Existing linkages of Little Oxford Lane and the Infrastructure Corridor connecting the site to Oxford Street are also strengthened by the development. With the intention of creating many new opportunities for pedestrian movement throughout the precinct, we intend for these spaces to function as smaller plazas for the public and to be developed through high quality hard and soft landscaping.

All civic spaces will adopt Water Sensitive Urban Design (WSUD) principles and relink Leederville to its past as a connected wetland and ecological system, supporting healthy tree canopy and cool, nurturing spaces for everyone.

### THE AVENUE 2,079m<sup>2</sup> of Public Realm

Public Realm ceded back to the City of Vincent includes:

#### Little Oxford Lane (est. 526m<sup>2</sup>)

- Low speed pedestrian friendly environment providing quality landscaping and breakout spaces for adjoining retail uses.
- Facilitates single way car access through The Avenue site and maintains accessibility to existing Oxford Street retail tenancies.

#### Community Plaza (est. 1,553m<sup>2</sup>)

- Facilitates western/eastern movement into and out of the Town Centre with connection to the Principle Shared Path.
- Accommodates a number of short term parking bays at-grade for retail use.



# PUBLIC SPACE, PLAZAS AND LANEWAYS

## THE AVENUE



Community Plaza and Little Oxford Lane  
Conceptual Artist Impression

# PUBLIC SPACE, PLAZAS AND LANEWAYS

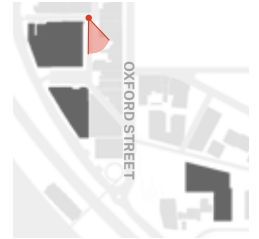
## THE AVENUE



Community Plaza  
Conceptual Artist Impression

# PUBLIC SPACE, PLAZAS AND LANEWAYS

## THE AVENUE



Little Oxford Lane  
Conceptual Artist Impression

# PUBLIC SPACE, PLAZAS AND LANEWAYS

## THE AVENUE



Little Oxford Lane  
*Conceptual Artist Impression*

# PUBLIC SPACE, PLAZAS AND LANEWAYS

## FRAME COURT

The proposed new development at Frame Court will be embraced by several existing and future public spaces as well as critical new pedestrian laneway linkages. The two ground floor tenancies primarily front onto the future Public Open Space, featuring a colonnade that wraps around the majority of the development. Future linkages have been considered between the site and the new EG development where The Frame Court Extension provides a landscaped transition space between both developments.

We will look to work with stakeholders to develop a strategy for the Water Corporation Infrastructure Corridor forming a connecting green spine throughout the precinct. Proposed lanes and parks will work in concert with this spine and offer integrated and activated features such as linear play spaces, informal seating areas, creative & flexible performance spaces, shady tree canopy and integrated water management zones that also support urban biodiversity and cooling.

Public art will be integrated to create a dynamic and stimulating environment across the precinct.

### FRAME COURT 1,208m<sup>2</sup> OF PUBLIC REALM

#### Public Realm ceded back to the City of Vincent includes: Georgiana Walk (370m<sup>2</sup>)

- Pedestrian friendly environment providing quality landscaping and tying into the existing access link to Newcastle Street.
- Provides a key connection from the public carpark into the Town Centre, allowing buffer from the adjacent Water Corporation infrastructure corridor.

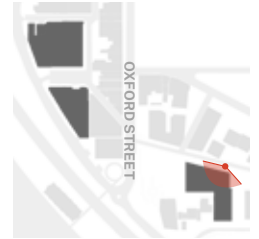
#### Frame Court Extension (838m<sup>2</sup>)

- Landscaped interface between adjoining development and facilitates access to the public carpark and at-grade parking.
- Provides a logical future connection to Newcastle Street/future development to the North.



# PUBLIC SPACE, PLAZAS AND LANEWAYS

## FRAME COURT



# PUBLIC SPACE, PLAZAS AND LANEWAYS

## FRAME COURT



Georgiana Walk  
Conceptual Artist Impression

# PUBLIC SPACE, PLAZAS AND LANEWAYS

## FRAME COURT



Georgiana Walk  
Conceptual Artist Impression

# PUBLIC SPACE, PLAZAS AND LANEWAYS

## FRAME COURT



YMCA HQ Interface  
Conceptual Artist Impression

# LANDSCAPING PROVISION

## SITE HISTORY

Leederville is situated over a rich network of wetlands and connected drainage lines that form a link from Herdsman Lake to Lake Monger and through to Claisebrook.

The Avenue and Frame Court sites are located upon this network and would have been an incredibly biodiverse ecosystem; a seasonally inundated landscape of melaleucas, sedge and other wetland species together with the interconnected web of fauna that they supported.

Indigenous occupation prior to colonisation would have involved a rich and deep connection with the land at both a spiritual and pragmatic level with hunting, food gathering, social meetings and storytelling.

Revealing a rich water history becomes a strong design element for Hesperia's Proposal and is an opportunity to incorporate this into an Urban Centre for the Leederville community.



# LANDSCAPING PROVISION

FRAME  
COURT

THE  
AVENUE



Frame Court Illustration



The Avenue Illustration



# LANDSCAPING PROVISION

## THE AVENUE

### Ground Floor

- 1 Landscaped entry marker with key wayfinding plantings.
- 2 'The Avenue' upgraded laneway for vehicle and service entries to development and neighbouring lots.
- 3 Little Oxford Lane providing access for pedestrians and vehicles, integrating with adjacent tenancies and connecting to the Community Plaza.
- 4 Network of multi-purpose bio-swales (blue-green infrastructure) that captures, retains, purifies and reuses rain and stormwater.
- 5 Trafficable grating providing connection over bioswales, link larger green spaces, generate pleasant microclimates and provide spaces for cultural program, play and ecology.
- 6 Short term parking areas with permeable paving feature.
- 7 Community Plaza referencing site histories, providing key hub as a place of urban gathering and connecting into the heart of Leederville.
- 8 Activated and enhanced urban infrastructure corridor with spaces for urban gathering at a variety of scales and connecting to adjacent laneways and tenancies.
- 9 Existing trees retained, protected and enhanced.

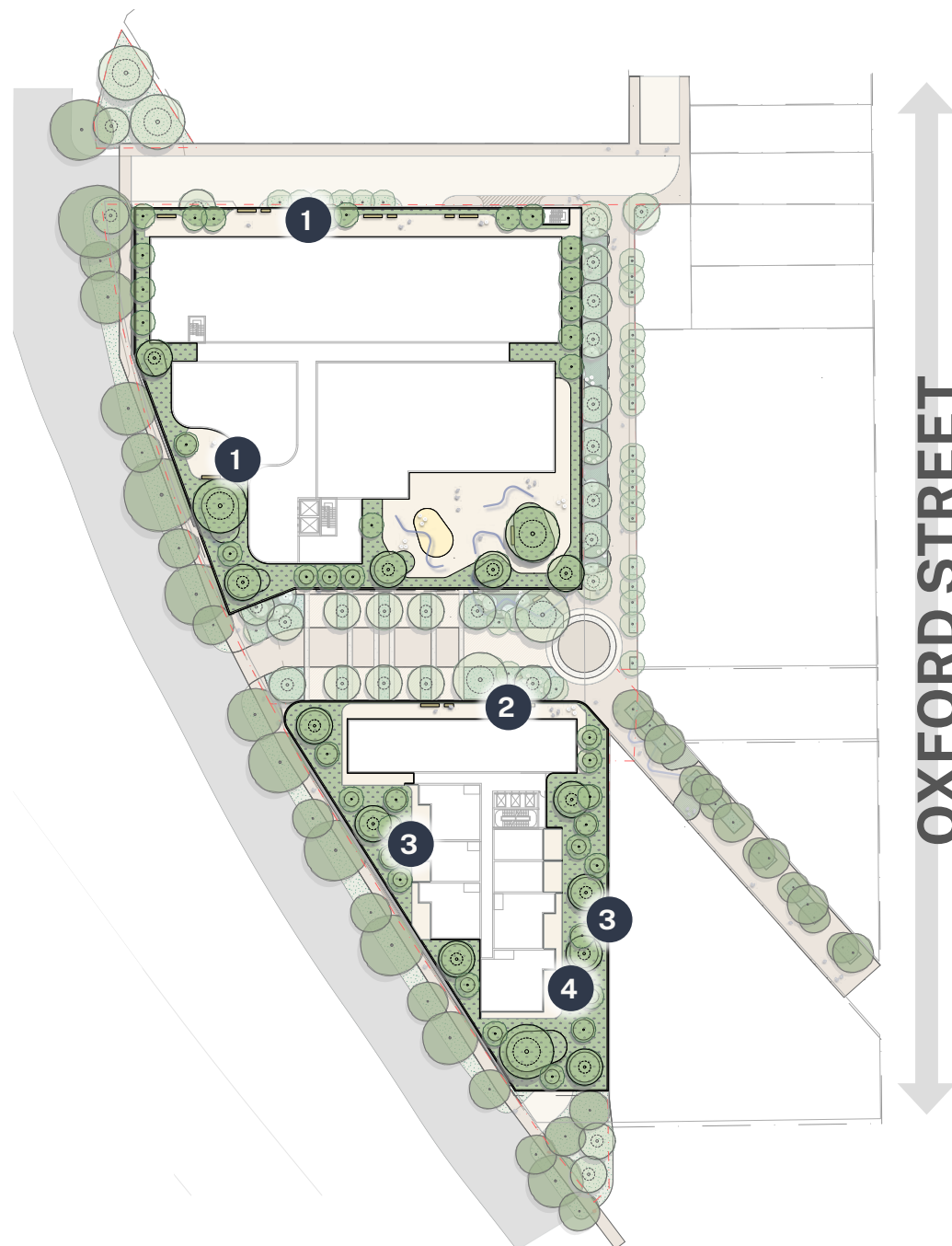


# LANDSCAPING PROVISION

## THE AVENUE

Level 4 (Avenue North) and Level 3 (Avenue South)

- 1 Tenancy outdoor spaces with seating and shade provision.
- 2 Communal outdoor space with integrated internal/external productive plantings, gathering places and kitchen.
- 3 Landscaping with significant planting zones and mature trees.
- 4 Private outdoor alfresco spaces.



# LANDSCAPING PROVISION

## THE AVENUE

### DESIGN WA DEEP SOIL AREA (DSA) MINIMUM REQUIREMENTS

|                                                                                                                                                                                       |                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| SITE AREA                                                                                                                                                                             | 9,099m <sup>2</sup> |
| REQUIRED DEEP SOIL PLANTING                                                                                                                                                           | 1,365m <sup>2</sup> |
| 15% of site area in order to achieve Development Incentives for Community Benefit. (i.e. 5% more deep soil area above what is required by CoV Built Form Policy Part 1, Clause 5.1.3) |                     |

### DSA PROVIDED BY HESPERIA

|                        |                   |
|------------------------|-------------------|
| DEEP SOIL PLANTED AREA | 756m <sup>2</sup> |
| PERMEABLE PAVING       | 151m <sup>2</sup> |
| TOTAL DSA ON GROUND    | 907m <sup>2</sup> |

### ADDITIONAL REQUIREMENTS

|                                           |                   |
|-------------------------------------------|-------------------|
| DEEP SOIL AREA SHORTFALL                  | 458m <sup>2</sup> |
| ADDITIONAL PLANTING ON STRUCTURE REQUIRED | 916m <sup>2</sup> |

### ADDITIONAL PLANTING ON STRUCTURE

|                             |                    |
|-----------------------------|--------------------|
| LEVELS ONE-FOUR             | 865m <sup>2</sup>  |
| LEVEL FIVE                  | 936m <sup>2</sup>  |
| TOTAL ON STRUCTURE PLANTING | 1801m <sup>2</sup> |

### TOTAL PLANTING

|                                   |                    |
|-----------------------------------|--------------------|
| TOTAL DSA + PLANTING ON STRUCTURE | 2717m <sup>2</sup> |
|-----------------------------------|--------------------|

### DESIGN WA MINIMUM TREE REQUIREMENT

|                                                                                                                                                                                    |                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| TREES REQUIRED                                                                                                                                                                     | 2 x Large Trees<br>40 x Medium Trees<br>Small Trees to suit area |
| Double amount of trees are required in order to achieve Development Incentives for Community Benefit. (i.e. twice the amount of trees required by Clause A3.3.5 of R Codes Vol. 2) |                                                                  |

### TREES PROVIDED BY HESPERIA

|                               |                        |
|-------------------------------|------------------------|
| LARGE                         | 7 (3 x On-structure)   |
| MEDIUM (2x Existing Retained) | 40 (12 x On-structure) |
| SMALL                         | 70 (41 x On-structure) |

100% additional DSA provided by Hesperia, equating to 30% of total site area

More than double the required number of trees provided by Hesperia

### DSA Provision

- Deep Soil Area
- On-Structure Planting
- Permeable Paving (Grate)
- Permeable Paving (Paver)

### Tree Provision

- Proposed Medium Tree
- Proposed Large Tree
- Existing Large Tree

All small trees and all off-lot trees showed greyed out for clarity.



# LANDSCAPING PROVISION

## FRAME COURT

### Ground Floor

- 1 Activated and enhanced urban infrastructure corridor with spaces for urban gathering at a variety of scales.
- 2 Ability for the City of Vincent to create future Public Open Space (POS) integrating with adjacent POS, referencing site histories and providing key passive recreation space. Featuring playgrounds, community productive gardens, gathering places, BBQs, shelters and integrated WSUD.
- 3 Network of multi-purpose bio-swales (blue-green infrastructure) that captures, retains, purifies and reuses rain and stormwater.
- 4 Laneway integrating with adjacent YMCA HQ and skate facilities. Also providing connection with Frame Court Extension and adjacent development.
- 5 Trafficable grating providing connection over bioswailes, link larger green spaces, generate pleasant microclimates and provide spaces for cultural program, play and ecology.
- 6 Frame Court Extension providing landscaped interface to adjoining development and connection to future development to the North.
- 7 Existing trees retained, protected and enhanced.

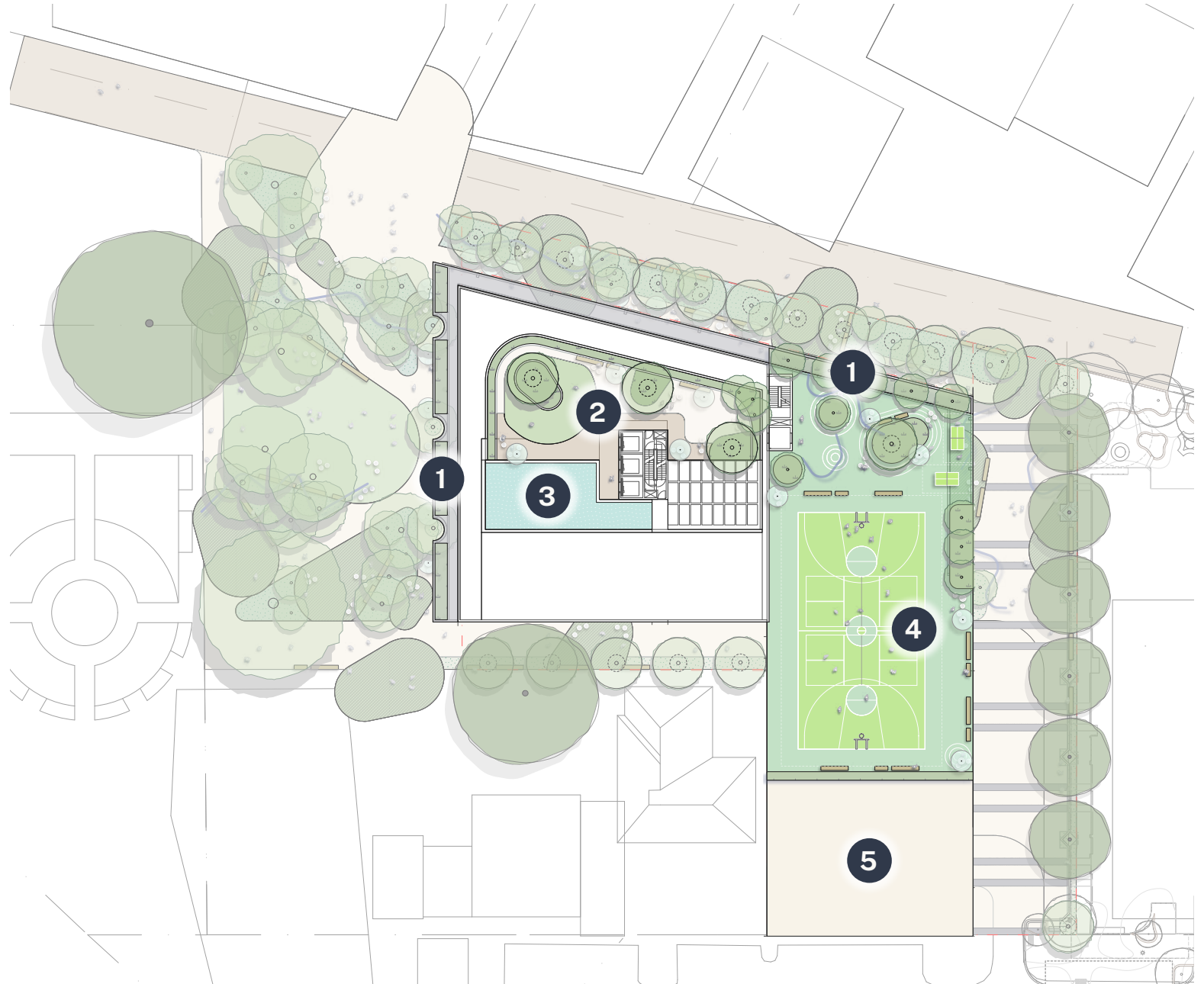


# LANDSCAPING PROVISION

## FRAME COURT

Roof Terrace (Level 15) and Active Rooftop Space (Level 6)

- 1 Multi-level landscaped facade with integrated planting zones and mature trees.
- 2 Office outdoor space with integrated internal/external productive plantings, gathering places, lawn and kitchen.
- 3 Office recreation facilities.
- 4 Active community urban rooftop play space complementary to YMCA and skate facilities.
- 5 Services and plant area located behind green wall/trellis planting.



# LANDSCAPING PROVISION

## FRAME COURT

### DESIGN WA DEEP SOIL AREA (DSA) MINIMUM REQUIREMENTS

|                                                                                                                                                                                       |                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| SITE AREA                                                                                                                                                                             | 4,391m <sup>2</sup> |
| REQUIRED DEEP SOIL PLANTING                                                                                                                                                           | 659m <sup>2</sup>   |
| 15% of site area in order to achieve Development Incentives for Community Benefit. (i.e. 5% more deep soil area above what is required by CoV Built Form Policy Part 1, Clause 5.1.3) |                     |

### DSA PROVIDED BY HESPERIA

|                        |                   |
|------------------------|-------------------|
| DEEP SOIL PLANTED AREA | 323m <sup>2</sup> |
| PERMEABLE PAVING (20%) | 64m <sup>2</sup>  |
| TOTAL DSA ON GROUND    | 387m <sup>2</sup> |

### ADDITIONAL REQUIREMENTS

|                                           |                   |
|-------------------------------------------|-------------------|
| DEEP SOIL AREA SHORTFALL                  | 272m <sup>2</sup> |
| ADDITIONAL PLANTING ON STRUCTURE REQUIRED | 544m <sup>2</sup> |

### ADDITIONAL PLANTING ON STRUCTURE

|                             |                   |
|-----------------------------|-------------------|
| LEVELS 01 + 02              | 98m <sup>2</sup>  |
| LEVELS 03, 04 + 05          | 261m <sup>2</sup> |
| LEVEL 06                    | 137m <sup>2</sup> |
| LEVEL 15 (ROOF TERRACE)     | 169m <sup>2</sup> |
| TOTAL ON STRUCTURE PLANTING | 661m <sup>2</sup> |

### TOTAL PLANTING

|                                   |                    |
|-----------------------------------|--------------------|
| TOTAL DSA + PLANTING ON STRUCTURE | 1052m <sup>2</sup> |
|-----------------------------------|--------------------|

### DESIGN WA MINIMUM TREE REQUIREMENT

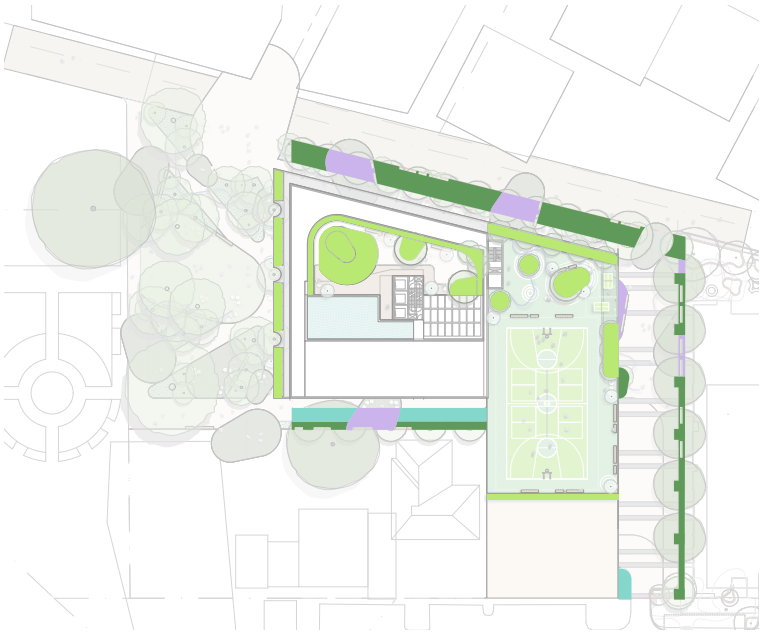
|                                                                                                                                                                                    |                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| TREES REQUIRED                                                                                                                                                                     | 2 x Large Trees<br>16 x Medium Trees<br>Small Trees to suit area |
| Double amount of trees are required in order to achieve Development Incentives for Community Benefit. (i.e. twice the amount of trees required by Clause A3.3.5 of R Codes Vol. 2) |                                                                  |

### TREES PROVIDED BY HESPERIA

|                              |                        |
|------------------------------|------------------------|
| LARGE (6x Existing Retained) | 7                      |
| MEDIUM                       | 22 (4 x On-structure)  |
| SMALL                        | 25 (13 x On-structure) |

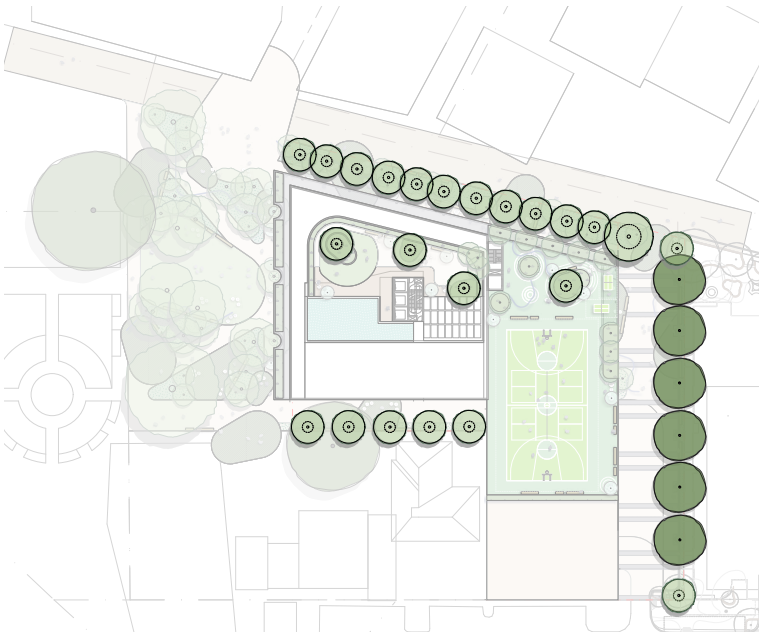
60% additional DSA provided by Hesperia, equating to 24% of total site area

More than double the required number of trees provided by Hesperia



### DSA Provision

- Deep Soil Area
- On-Structure Planting
- Permeable Paving (Grate)
- Permeable Paving (Paver)



### Tree Provision

- Proposed Medium Tree
- Proposed Large Tree
- Existing Large Tree

All small trees and all off-lot trees showed greyed out for clarity.

A vibrant, modern courtyard scene. The architecture features light-colored walls with large, rounded arches. A large, leafy tree hangs down from the top left. People are engaged in various activities: some are walking, some are sitting on a wooden bench, and others are gathered around a table. The scene is filled with greenery, including plants in planters and tall grasses in the foreground. The overall atmosphere is bright and lively.

**THANK YOU**