

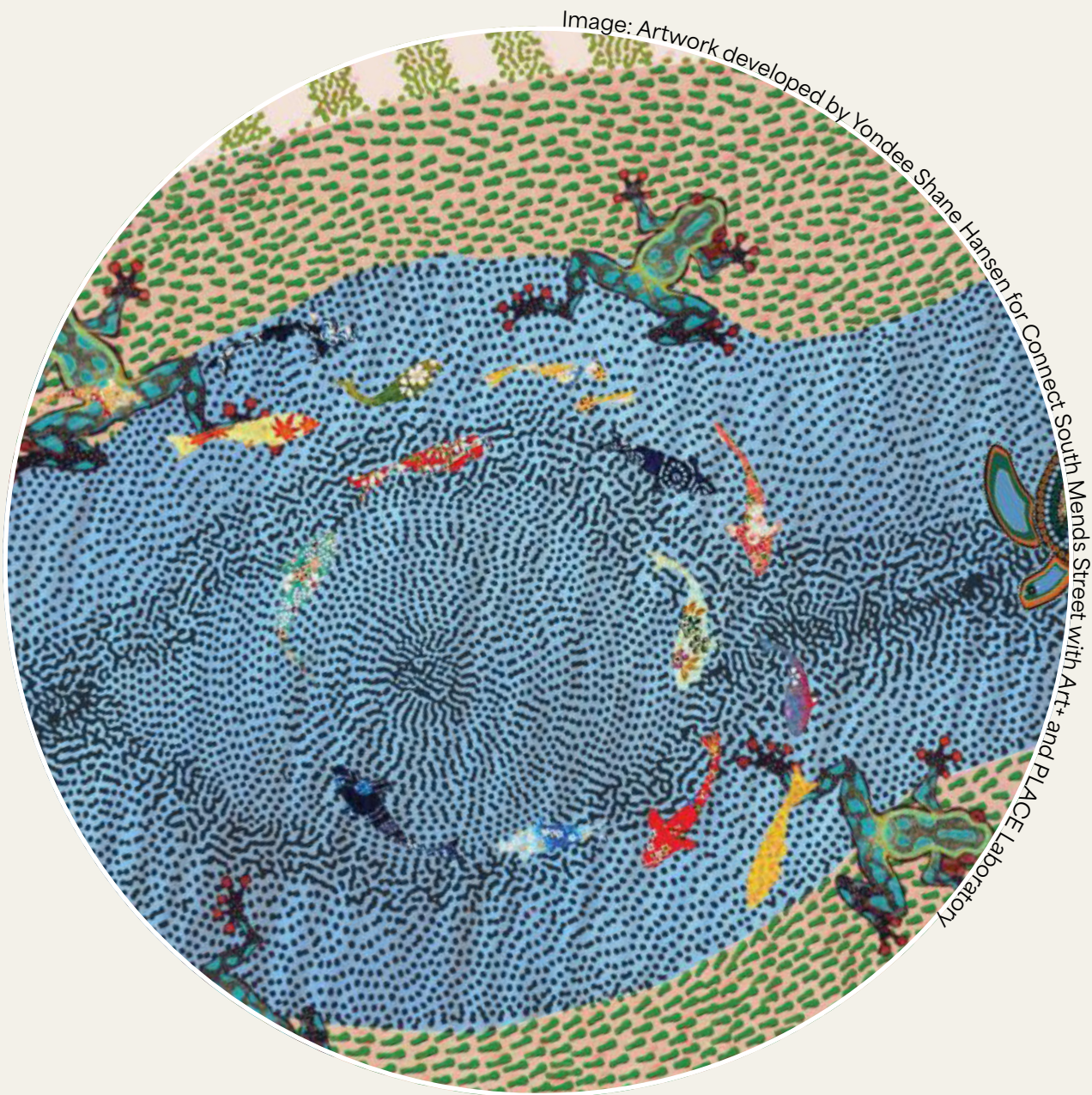
EDWARD ST MICROLOTS →

6 TOWNHOUSE DEVELOPMENT PERTH
CONCEPT REPORT
JUNE 2026



Acknowledgment of Country

PLACE Laboratory acknowledges the People of Whadjuk country as the Traditional Custodians of the land and waters on which the project is located. We pay our respect to their Elders, past, present, and emerging and thank them for their continuing connection to country, culture and community.



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Project Name	Edward St Microlots		
Project Number	25077		
Project Team	IB,NP,SS		
Revision	Status	Checked	Date issued
A	Preliminary Draft	SS	21.11.2025
B	Concept Report	SS	27.01.2026
C	Revised Concept Report	SS	03.03.2026
D	Revised Concept Report	SS	19.06.2026

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Site context



PUBLIC AMENITY KEY:

-  GAS STATION
-  CAFE/ RESTAURANT
-  GROCERIES
-  BUS STOP
-  ACTIVE RECREATION
-  TRAIN STATION
-  PLAYGROUND



Existing site



Dalmeny St

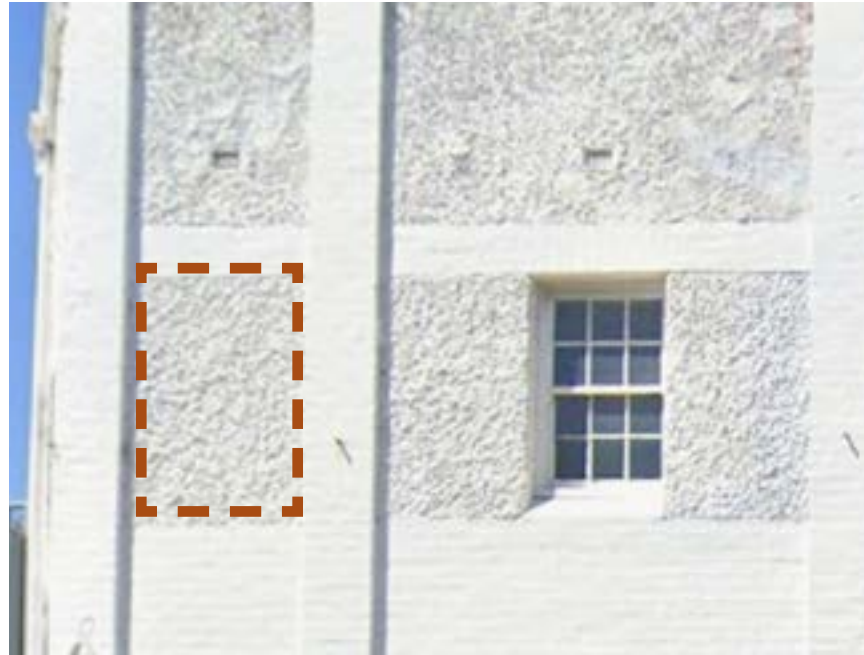


Edward St



Perspective South East

Broader precinct context

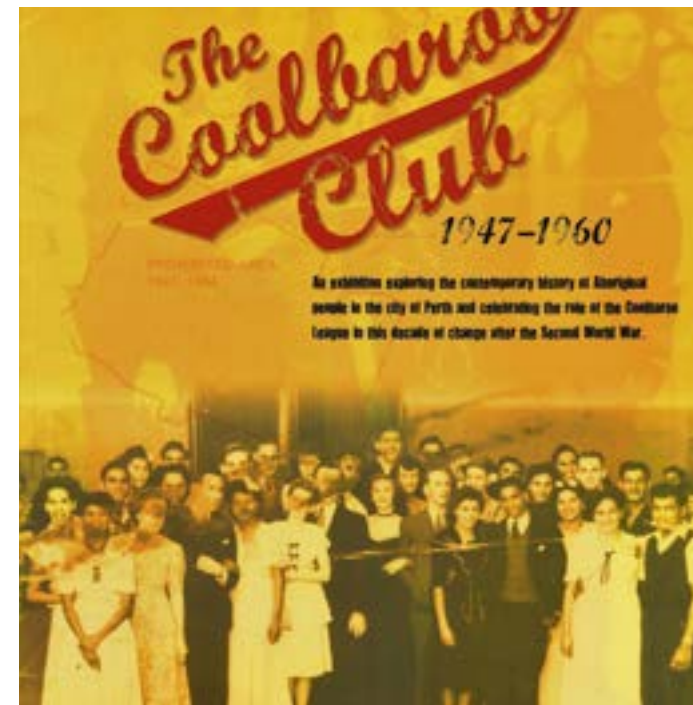


East Perth Materiality



Federation Houses

The cottages reflect the expansion of residential development in East Perth during the late 19th and early 20th centuries, a period of rapid population growth due to the gold boom. They provide a historical record of the accommodation of the time, representing the area's early residential development.



Coolbaroo Jazz Club

The area is situated firmly within Whadjuk Noongar country. The East Perth precinct features registered Aboriginal heritage sites, including locations of significance for trade, gathering, spiritual ceremony, and daily life. The area has a strong record of community life, with local people and the street was a venue for Coolbaroo club gatherings which provided a haven of hope and empowerment, hosting dances, social events, and gatherings that fostered a sense of community and cultural pride.

Principles

SENSE OF COMMUNITY



SENSE OF PLACE



AMENITY

Design key moves



ARRIVAL FEELING

The laneway announces its presence to the street, using new, large street trees to add more canopy cover to both Edward & Dalmeny St. The new street trees create an natural sense of arrival and comfort to pedestrians.



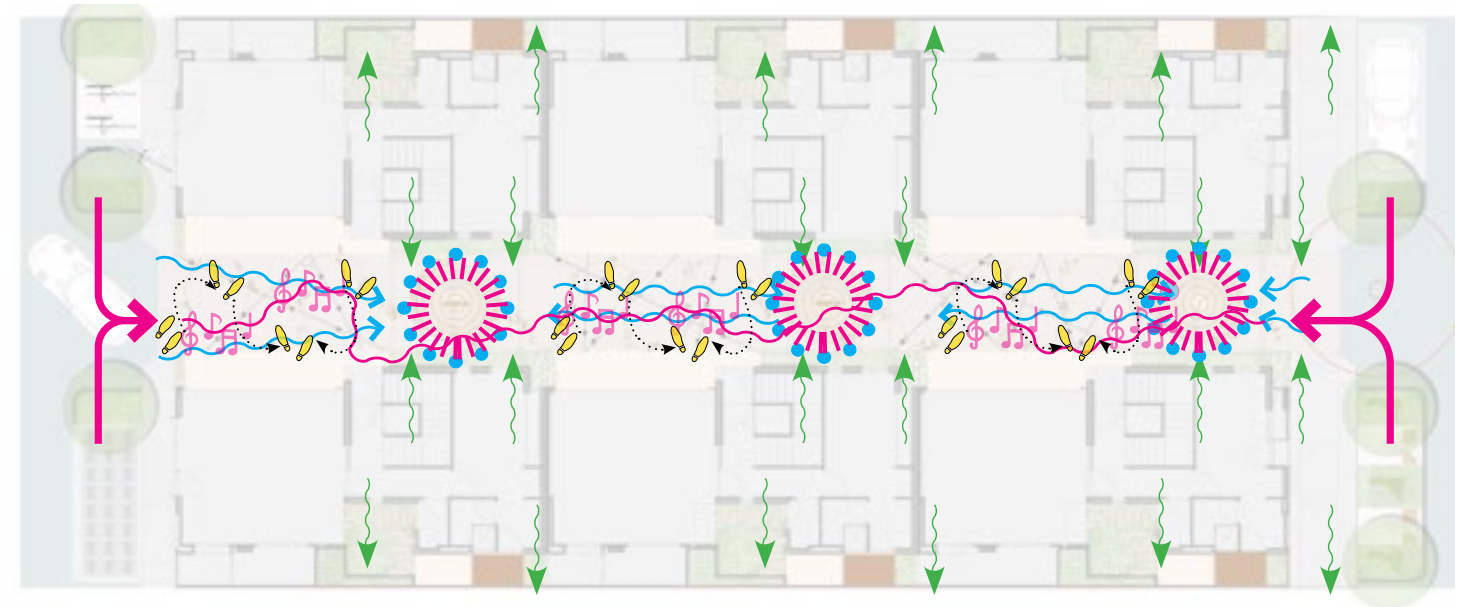
STORIES AND CELEBRATION

Reflecting on the positive contemporary Noongar history, dance steps tell the stories of the Coolbaroo Club, creating a rhythmic trace of stories and events that happened.



COMMUNITY AND SOCIAL HERITAGE

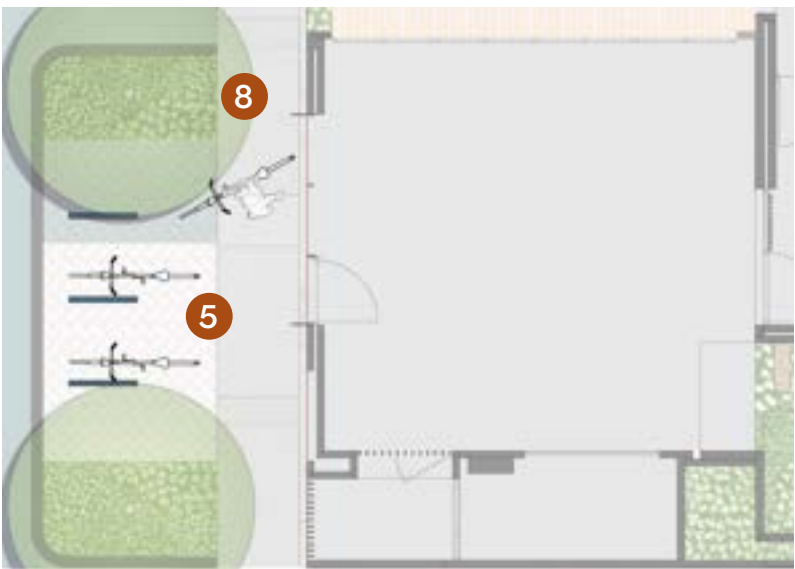
The area has a strong record of community life, with local people shaping a unique neighborhood identity with remnants of early worker housing, commercial premises, and communal spaces. The design seeks to retain the fine urban grain by integrating communal green space along with play and interaction that activates the lane entwined with the cultural history.



SUSTAINABILITY

A green-focused laneway creating connections with nature and providing comfortable spaces to gather and play. The central garden captures and makes use of the localized storm water, while helping reduce the urban heat island and providing some much needed street greening.

Ground floor



A Dalmeny Street - Bike park

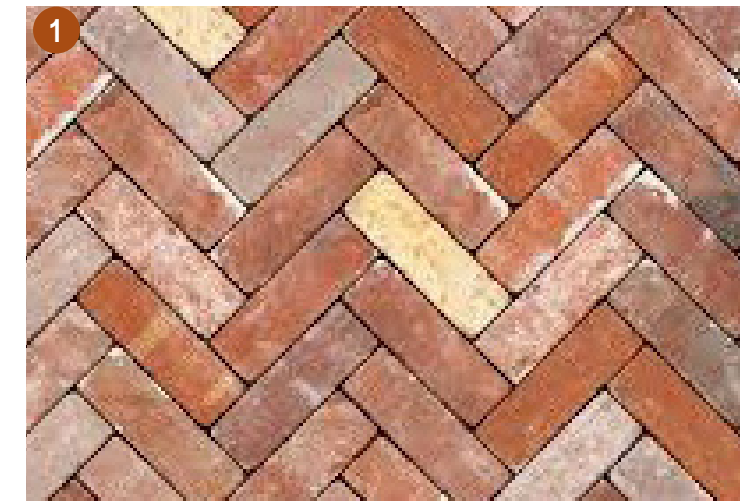
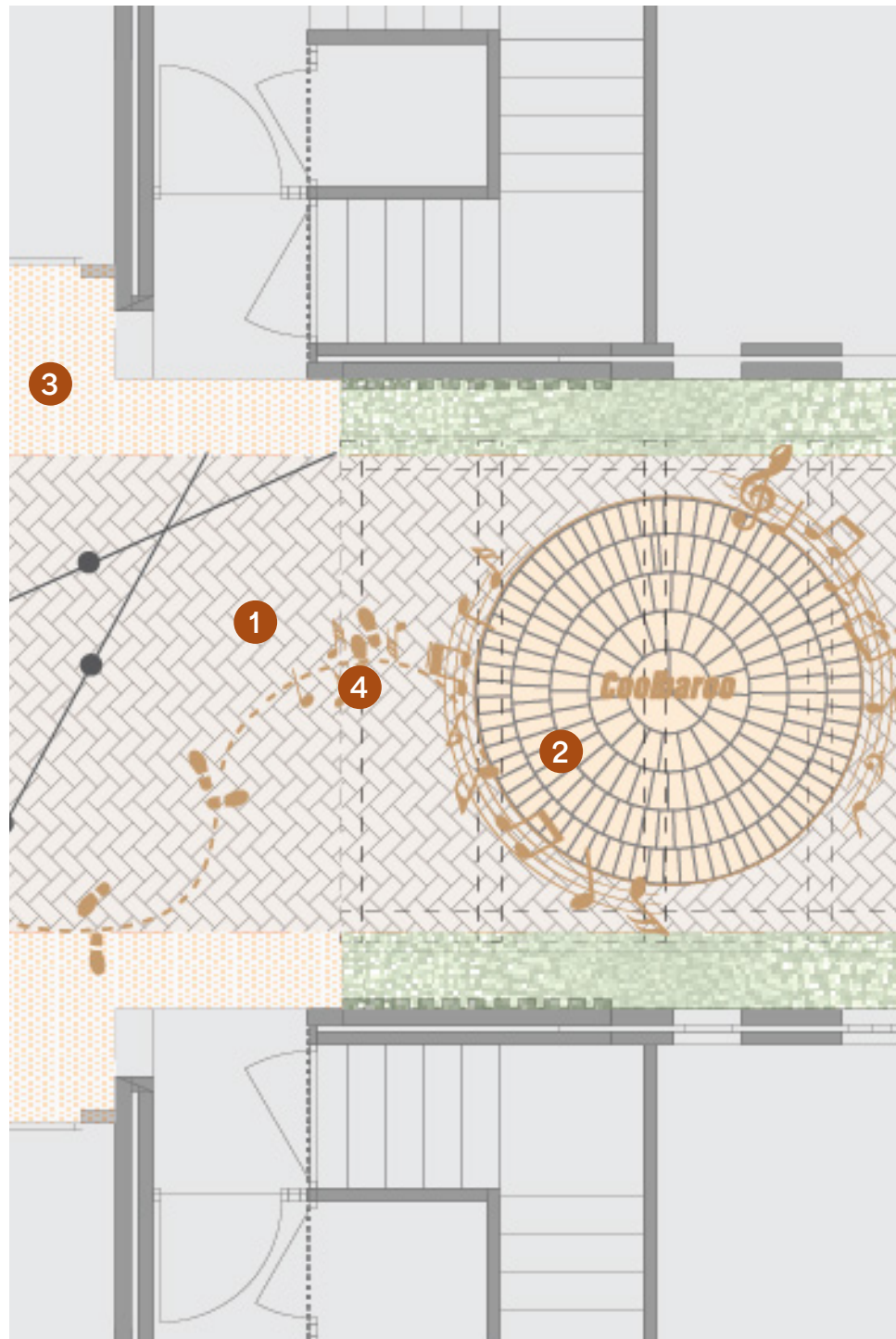


B Edward Street - Parklet

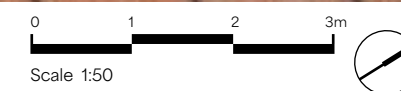
- 1 Existing tree to be removed - Edward Street
- 2 Bin collection / car bay (hours restrictions)
- 3 Private laneway with permeable paving
- 4 Metal pergola incorporating planting and light
- 5 Parklet area with bike parking and verge opportunities
- 6 Garden court with deck area, planting and seating opportunities
- 7 Catenary light structure along the lane
- 8 Dalmeny Street - Three additional trees to match existing (Peppermint tree)
- 9 Edward Street - Three additional trees matching the existing (Chinese elm)
- 10 Parklet with seating and verge opportunities



Detail plan - Ground floor pavement



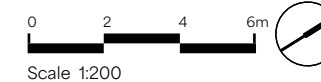
- 1 Recycled brick paver herringbone dimensions: 230 mm x 110 mm x 76 mm
- 2 Recycled brick paver circular arrangement
- 3 Expose aggregate
- 4 Graphics: engraving or StreetBond 150 and primer



Level 1



- 1 Seating alcove with planting
- 2 Textural and sensory planting, framing the dining area
- 3 Planting in pots to create balcony screening



Level 2



- 1 Balcony screening planting
- 2 Raised planter with seating opportunity



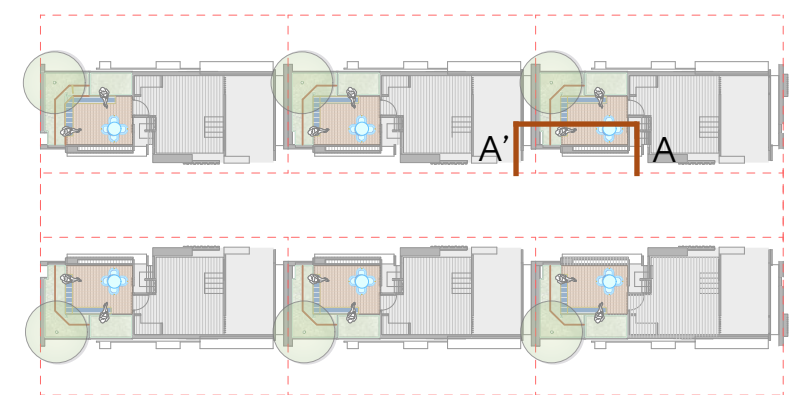
Level 3



- 1 Vegetable garden integrated into the rooftop with enough depth for new tree
- 2 Incorporating seating on the rised garden bed
- 3 Loose furniture for gathering area



Level 3 - Section



Key plan - Level 3



Section - A'A



- 1 Raised garden bed with 1,30m depth, enough for the tree planting
- 2 Proposed extension of raised garden bed working as a frame (corten steel) helping the increase of supplementary planting values



Material palette

Surface Treatments



Limestone Paver



Steppers on Garden Court



Pattern Permeable Pavement



Parklet Seating Area

Other Elements



Raised Garden Beds to Rooftop Balustrade



Loose Furniture for Flexible Arrangements



Metal Frame Shading Structure and Opportunity for Climber Plants



Natural Timber Seating Elements

Planting palette

Ground floor



Mid Level



Top Level



Deep soil area + tree provision strategy

POLICY NO 7.1.1 BUILT FORM

- P1.4.1** Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
- P1.4.2** Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
- P1.4.3** The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
- P1.4.4** The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
- P1.4.5** Development that prioritises the retention of mature and healthy trees.
- P1.4.6** Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.
- P1.4.7** Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
- P1.4.8** The provision of a combination of evergreen and deciduous plant species which would improve the thermal performance of the development.

C1.4.1 Deep Soil Areas shall be provided in accordance with the following requirements :

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m ²	1m ² 1m x 1m	12%
650m ² – 1,500m ²	1m ² 1m x 1m	12%
>1,500m ²	1m ² 1m x 1m	12%

C1.4.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

C1.4.3 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m ²	1m ² 1m x 1m	3%
650m ² – 1,500m ²	1m ² 1m x 1m	3%
>1,500m ²	1m ² 1m x 1m	3%

DEEP SOIL AREA CALCULATION:

Total Site Area

790 m²

MINIMUM 7.1.1 REQUIREMENT (C1.4.1)

95m²

DEEP SOIL AREA ACHIEVED

75 m²

SUPPLEMENTARY DSA ACHIEVED

48 m²

Supplementary Planting on

Structure > 1 m

48 m²

PERFORMANCE SOLUTION:

STREET DEEP SOIL

17m²

STREET TREES (200L)

6 qty

Medium tree approx canopy 168m²

(assumed diameter 6m = 28m²)

STREET SHADE CANOPY

51m²

TREE PROVISION REQUIREMENTS

PROPOSED:

SMALL TRESS (100LT) 3 Level 6 qty

Small tree approx canopy 78m²

(assumed diameter 4m = 13m²)

SPP 7.3 - 3.3b Tree Canopy

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m ²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m ²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

¹ Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

Deep soil strategy + performance solution



Water efficiency and maintenance

OPEN SPACE ELEMENT AND/OR TASK	ACTIONS	FREQUENCY	NUMBER OF TIMES PER YEAR
Hard Landscape	Inspection	Monthly	12
	Repair	As required	As required
Gravels	Inspection	Monthly	12
	Repair	As required	As required
Furniture	Inspection	Monthly	12
	High pressure hosing	Annually	1
	Oiling of timber	Every 6 months	2
	Repair	As required	As required
Planters + trellis	Visual inspection of all drainage points for obstructions	Quarterly	4
	Inspection of soil media for integrity and plant growth	Quarterly	4
	Repair	As required	As required
Weed removal	By hand	Monthly	12
	Chemical treatment	Annually	1
Garden beds	Inspection for plant health, growth and signs of pests and disease	Monthly	12
	Fertiliser	Biannually (Feb and Sept)	2
	Mulch replenishment	Annual	1
	Pruning and trimming	Every 6 months	2
	Weeding	Monthly	12
	Plant replacement	As required	As required
Trees	Inspection	Annually	1
	Pruning	As required	123
	Fertiliser	Biannually (February and September)	2
	Mulch replenishment	Annually	1
	Tree replacement	As required	As required
Irrigation	Inspection	1 times per week (Sept - April) Weekly (May to August)	30
	Flushing	Monthly (May- August)	4
	Repair	As required	As required
Rubbish removal		As required	Every visit
Graffiti removal		As required	Every visit

Landscape Strategy

- Robust and resilient materials will be used to reduce ongoing maintenance requirements
- All soft landscape areas will have an irrigation system designed by industry experts in multi residential and strata developments;
- Systems designed in accordance with Water corporation standards, usage standards, restrictions, innovation and best practice;
- Standard requirements include an automated system including rain sensors and a metered alarm so that faults can be rectified promptly;
- Water efficient methods of irrigation to all soft landscape areas including lawns, planters, trees and gardens on grade;
- Allowance made for use of rainwater tank harvesting on rooftop
- Consideration of Hydro zoning and roof eaves;
- Whole of life carbon footprint consideration of all materials;
- Drippers if appropriate to the scenario;
- Flood bubbles for trees which can be wound down over time once trees are established;
- Maintenance practicabilities of the design;
- Use of ameliorants to best suit the types of planting and layering proposed;
- Sourcing mulches which are sustainably sourced;
- Use of plants which are suited to the conditions of the site including endemic, native and hardy exotics;
- The use of durable and robust materials / species and planting strategies;
- Creating micro climates to reduce the impacts of hot wind, aspect, evaporation;
- Maximizing permeable surfaces where practical to increase water capture on-site to increase;
- Designing out working at heights scenarios for ease of maintenance.

