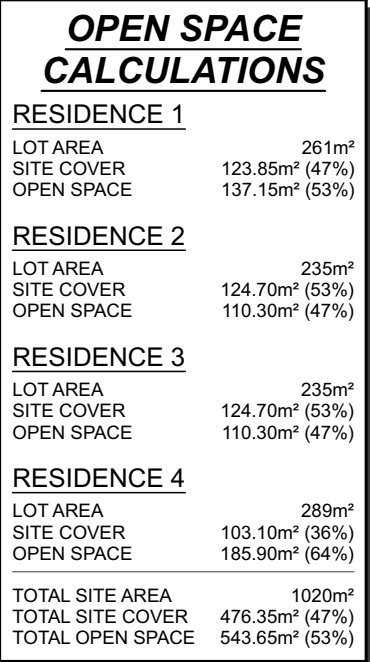



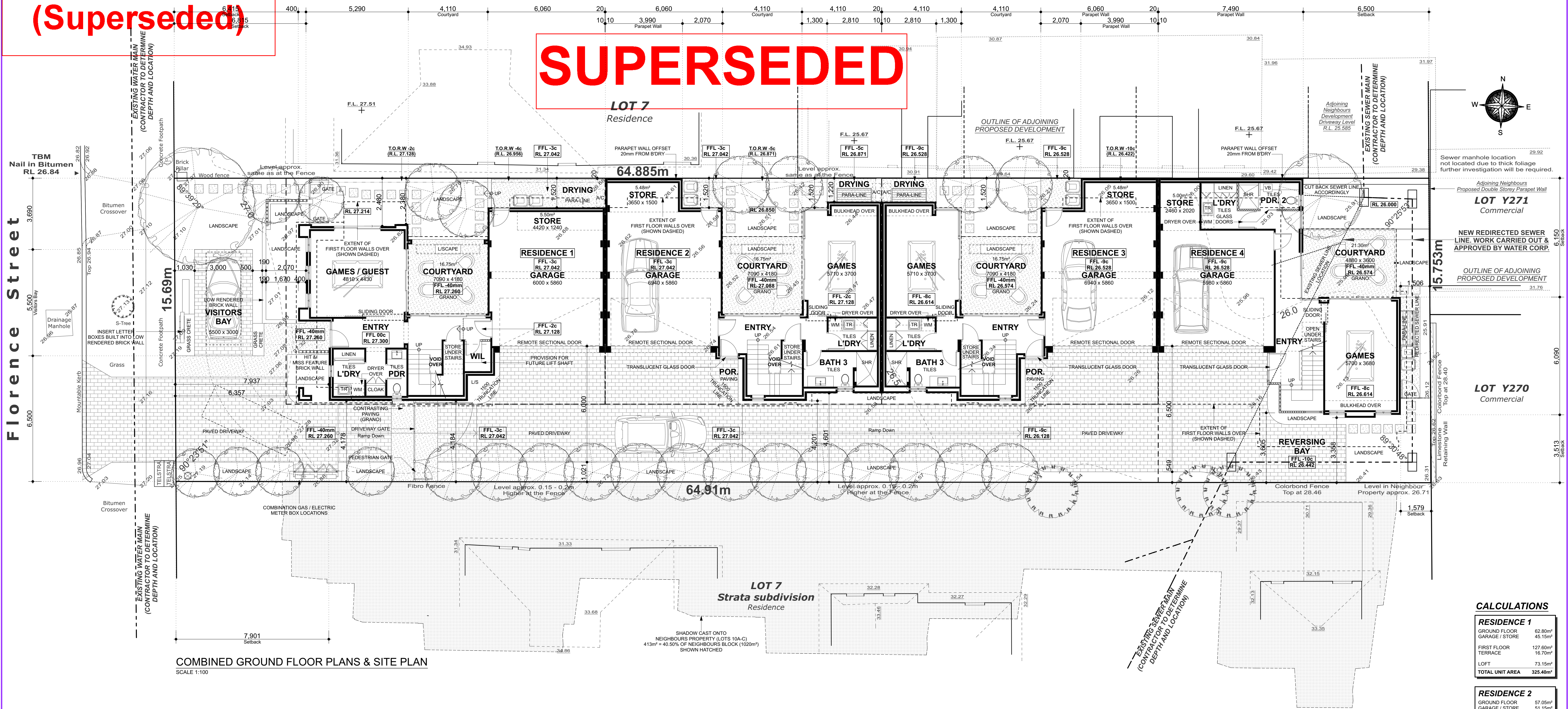
Florence Street



PROJECT: Proposed Group Dwellings	DRAWN: D.L.	REVISION:
CLIENT: XScope Pty Ltd (van Dommelen)	DATE: JUNE 2020	18 - 09 - 2020
ADDRESS: Lot 6 # (12) Florence Street West Perth	SCALE: 1 : 100	© Copyright
	JOB NO: 110-18 (A1)	SHEET: 6 OF 6
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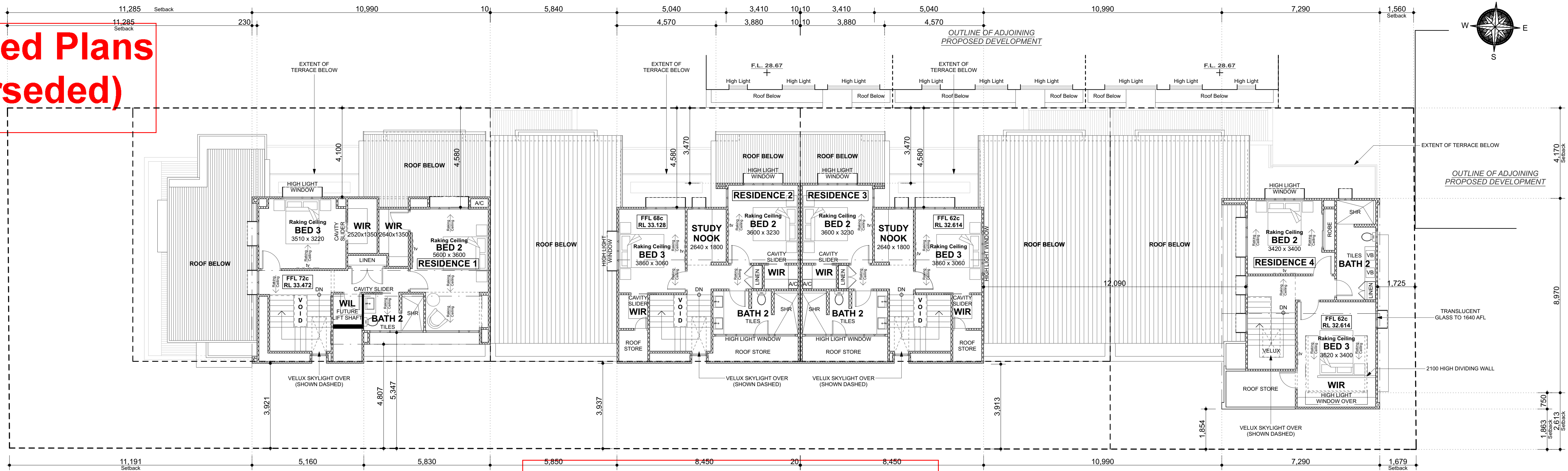
Advertised Plans
(Superseded)



PROJECT: Proposed Group Dwellings	DRAWN: D.L.	REVISION: 18 - 09 - 2020
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ADDRESS: Lot 6 (# 12) Florence Street West Perth	SCALE: 1 : 100	© Copyright
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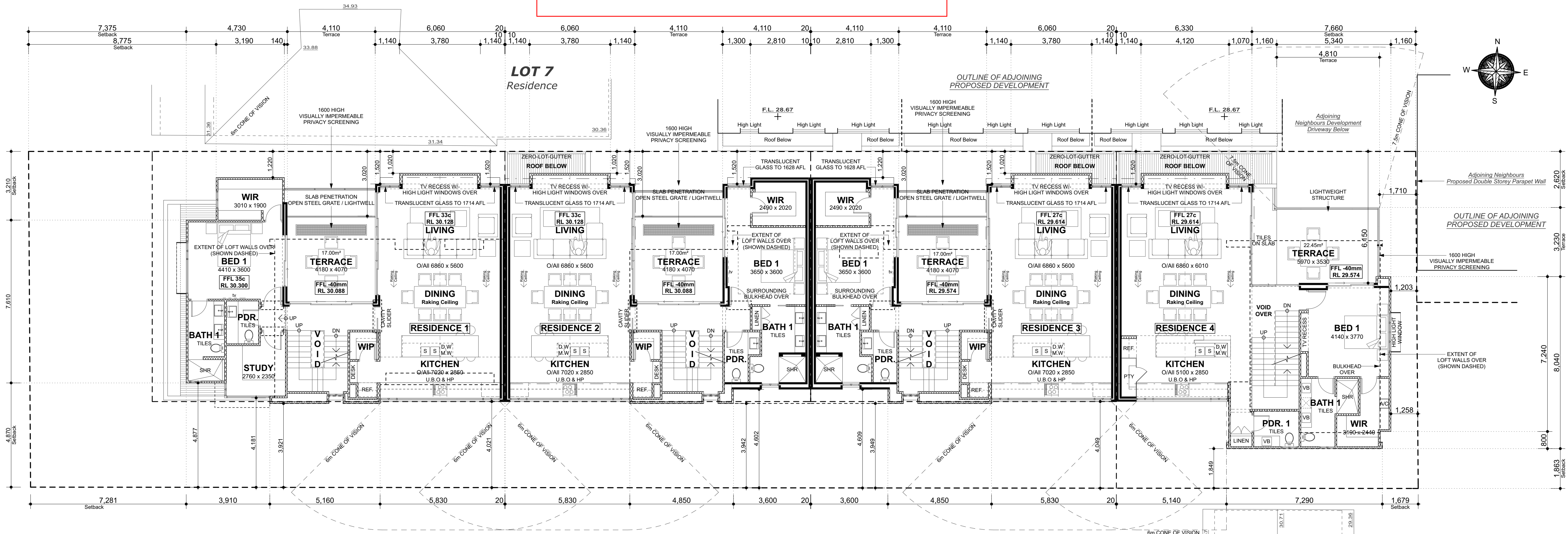


Advertised Plans
(Superseded)



SUPERSEDED

LOFT FLOOR PLANS
SCALE 1:100

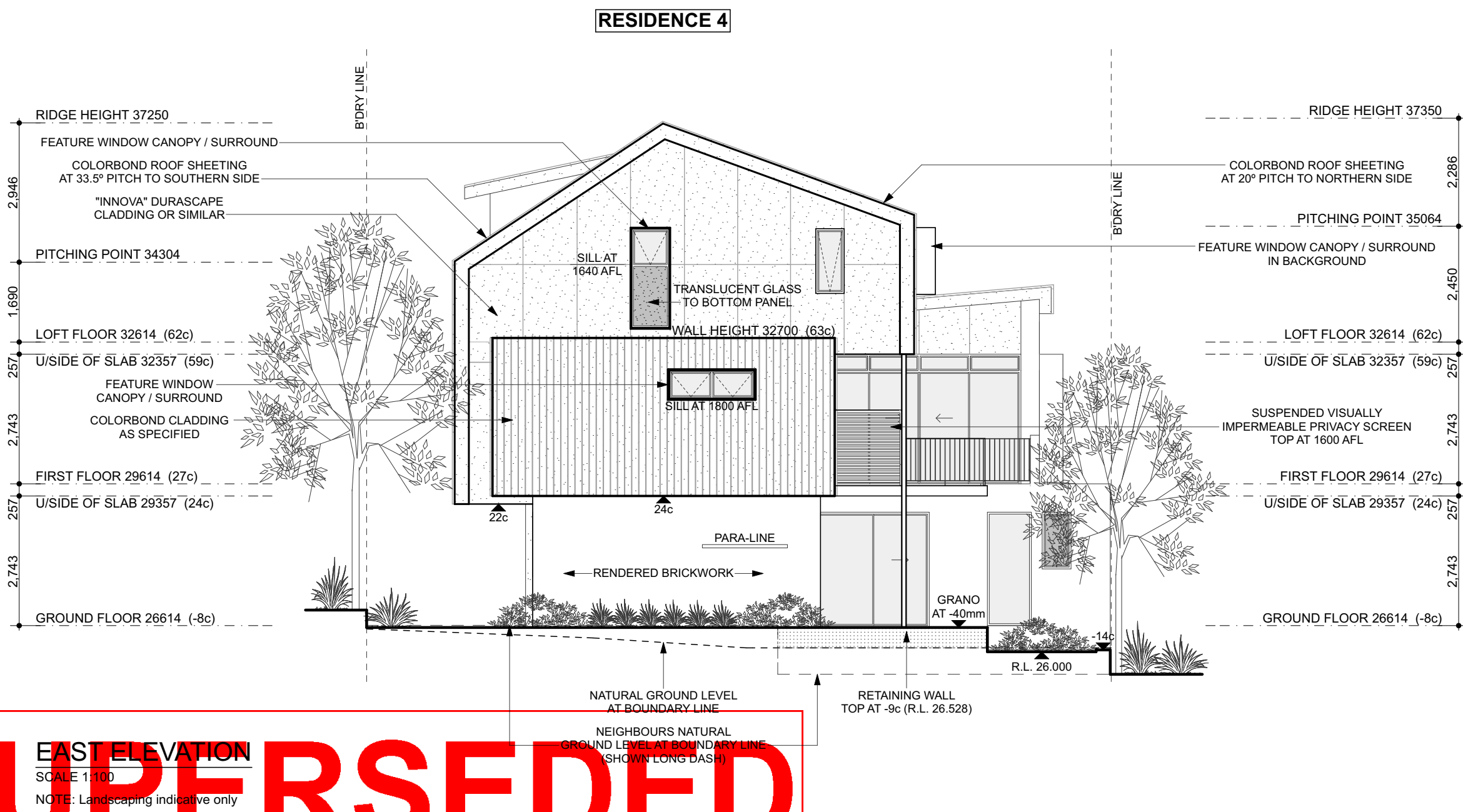
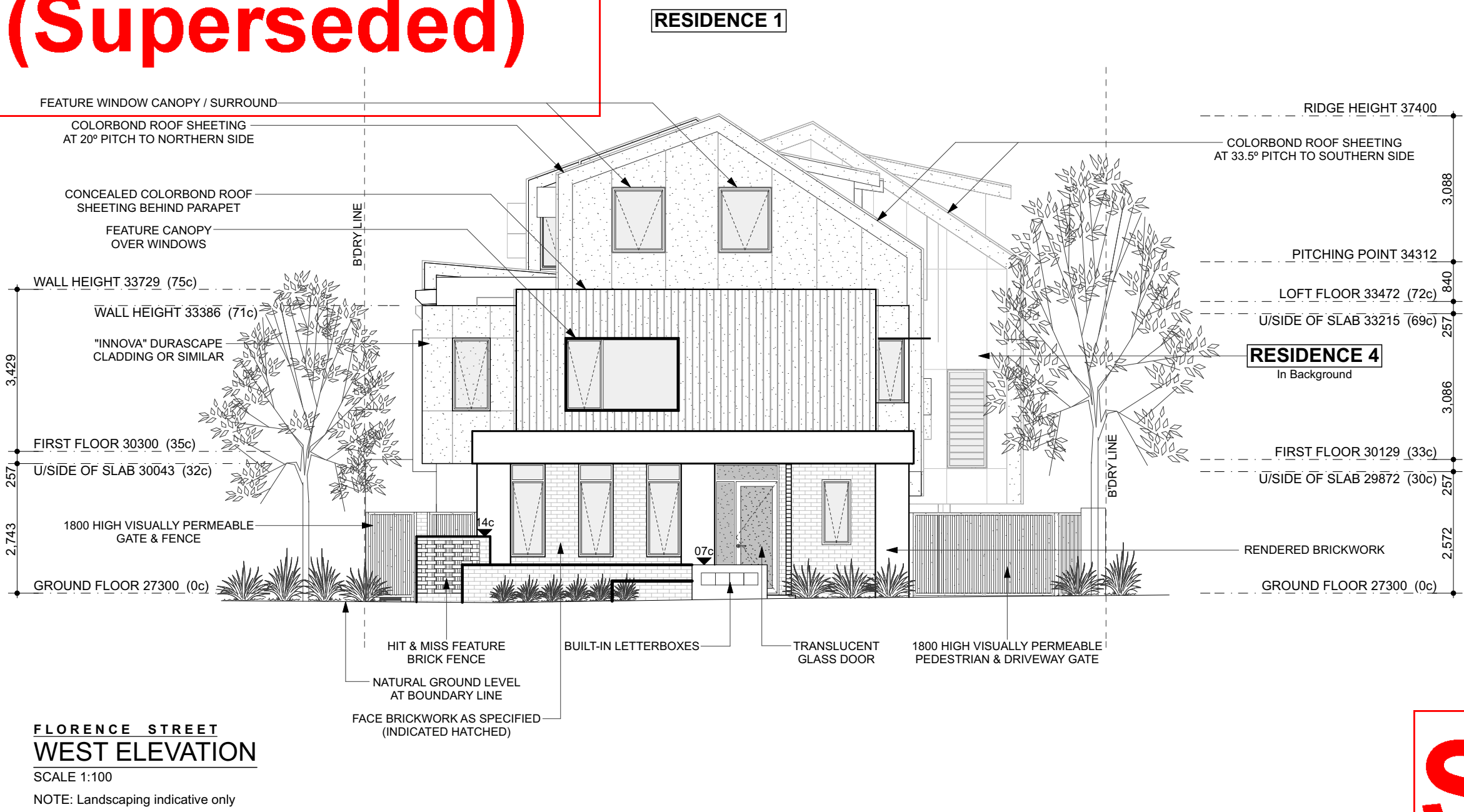


FIRST FLOOR PLANS
SCALE 1:100

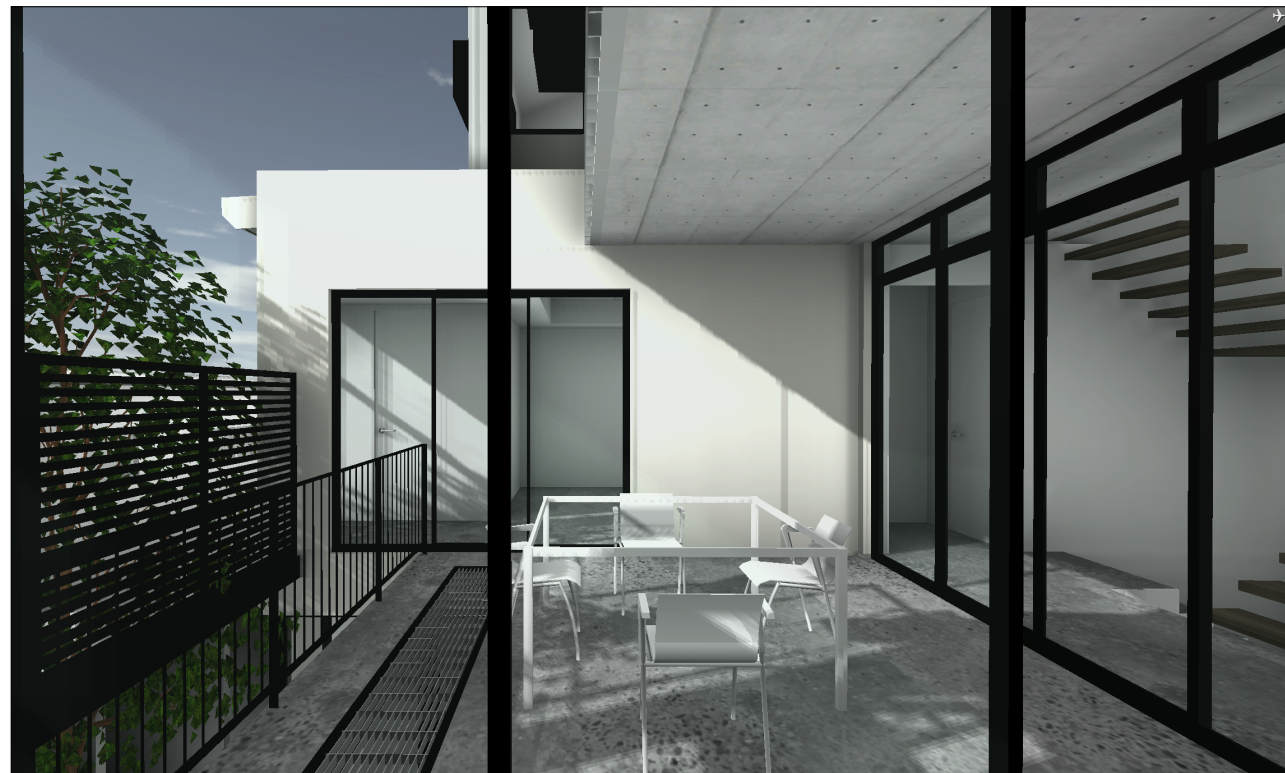
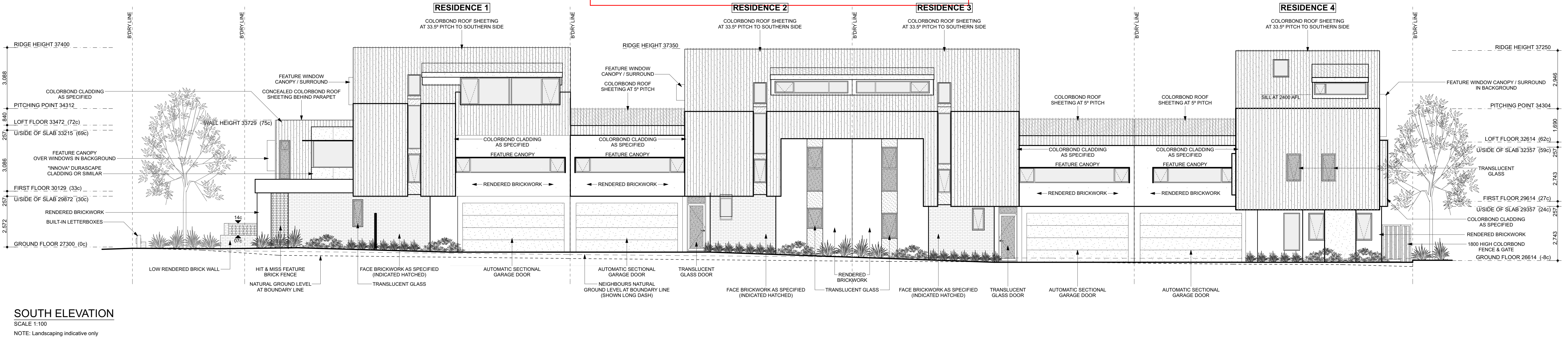
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ADDRESS: Lot 6 (# 12) Florence Street West Perth	SCALE: 1 : 100	© Copyright
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Advertised Plans
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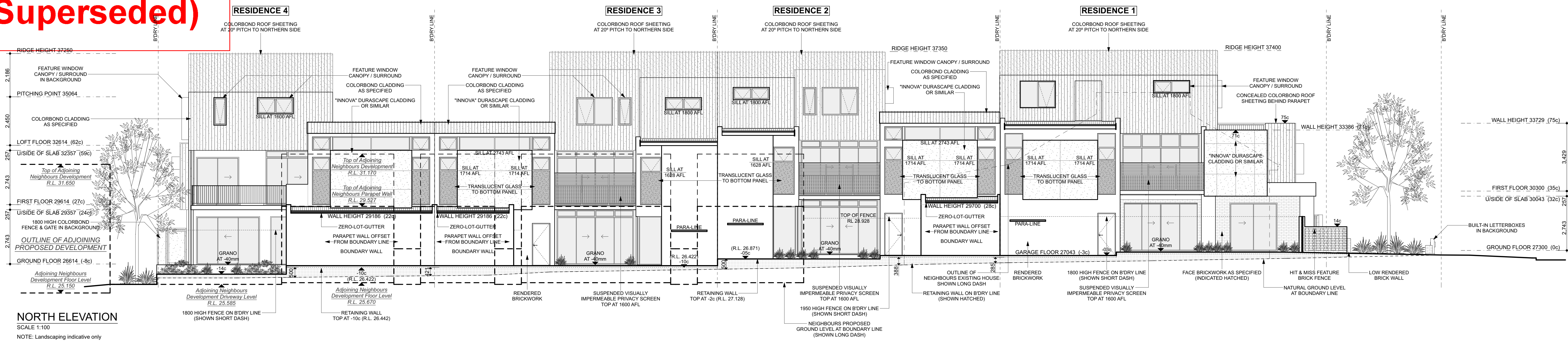
EXTERNAL FINISHES & COLOUR SCHEDULE	
EXTERNAL WALLS (INDICATED NOT HATCHED)	- RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)	- FACE BRICK "AUSTRAL BRICKS MOSCATO"
BRICK FENCE	- RENDERED BRICKWORK "DULUX LEXICON"
CLADDING ROOF	- FACE BRICK "AUSTRAL BRICKS MOSCATO"
	- COLORBOND STEEL LONGLINE 305 "SHALE GREY"
	- COLORBOND STEEL LONGLINE 305 "SHALE GREY"
	- COLORBOND STEEL SHEETING IN "SHALE GREY"
GUTTERS	- COLORBOND STEEL SHEETING IN "SHALE GREY"
EAVES LINING AND SOFFIT	- DULUX LEXICON WHITE
BARGE BOARDS	- COLORBOND STEEL IN "SHALE GREY"
STEEL COLUMNS	- PAINTED GALVANISED STEEL IN "MONUMENT"
WINDOW FRAMES	- POWDERCOATED ALUMINIUM FRAME (ANODIC DARK GREY)
DRIVEWAY & CROSSOVER	- BRIKMAKERS GRANITE COLLECTION (SEA MIST)
COURTYARDS	- EXPOSED GREY CONCRETE SLAB



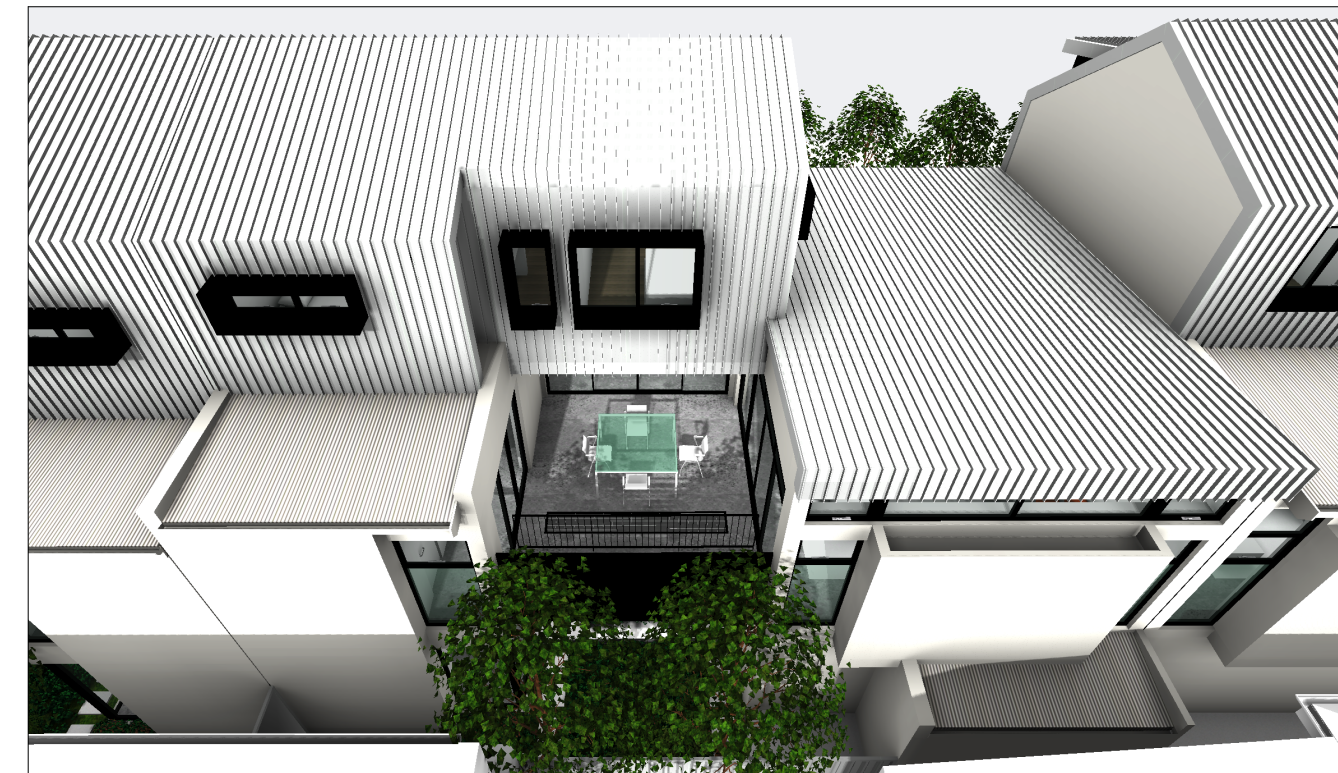
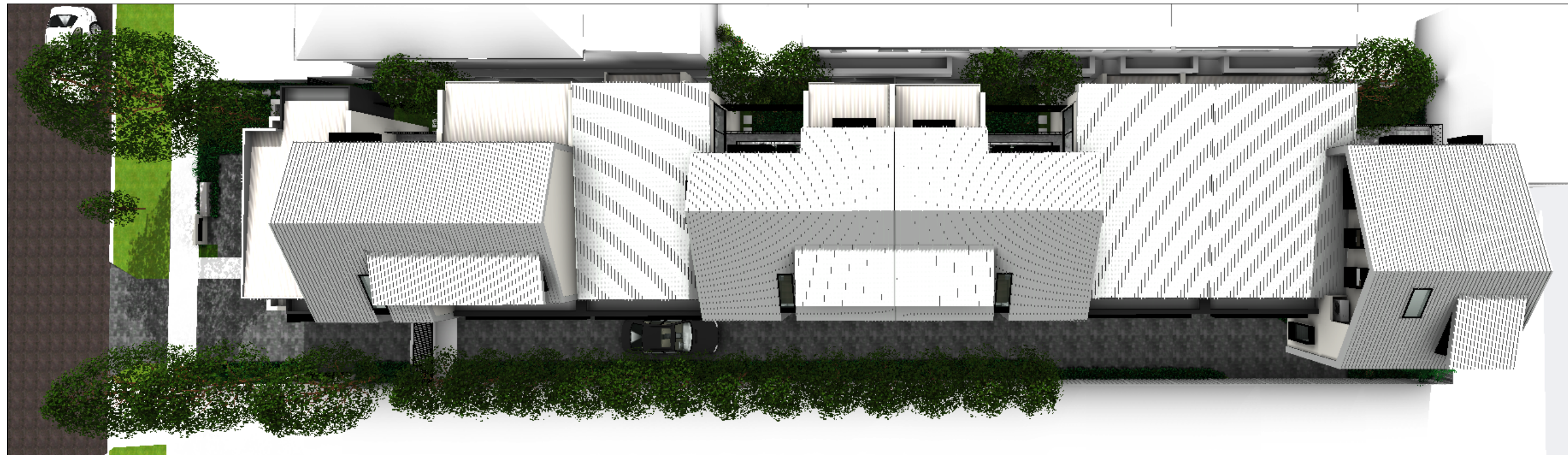
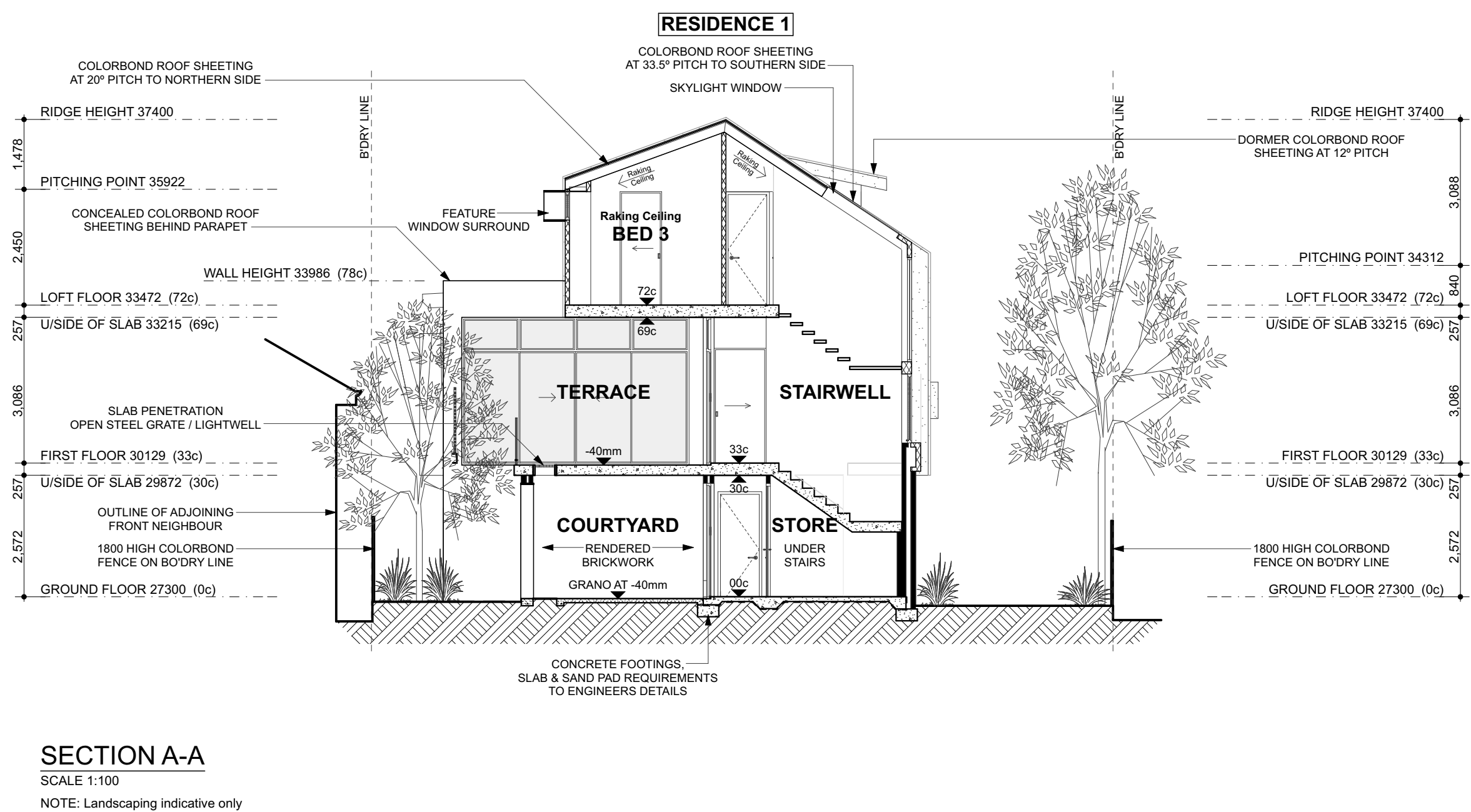
PROJECT: Proposed Group Dwellings	DRAWN: D.L.	REVISION: 18 - 09 - 2020
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ADDRESS: Lot 6 (# 12) Florence Street West Perth	SCALE: 1 : 100	© Copyright
	JOB NO: 110-18 (A1)	SHEET: 3 OF 6
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Advertised Plans (Superseded)



SUPERSEDED



PROJECT: Proposed Group Dwellings	DRAWN: D.L.	REVISION: 18 - 09 - 2020
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ADDRESS: Lot 6 (# 12) Florence Street West Perth	SCALE: 1 : 100	© Copyright
	JOB NO: 110-18 (A1)	SHEET: 4 OF 6
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Advertised Plans

LANDSCAPE CONCEPT PLAN

LEGEND

- Existing tree and grass verge to be retained and reinstate where necessary.
- Small size tree with combination of native shrubs and groundcovers giving sense of welcoming to the main entrance.
- Well trimmed hedges and tree planting along the driveway creating visual interest to the driveway.
- Narrow and upright form tree such as *Pyrus calleryana* along the driveway ramp providing formal look as well as a buffer to adjacent property.
- Lower courtyard to be filled with shade tolerant plants such as *Philodendron* and *Rhapis excelsa* to create unique feature to dwelling entry area.
- Design intent to create a lush and colorful garden with mix of native and exotic species.
- Tree planting in 1.2-1.5m high removable soakwell concrete case to be proposed as above ground planter providing more tree canopy cover at the rear property.



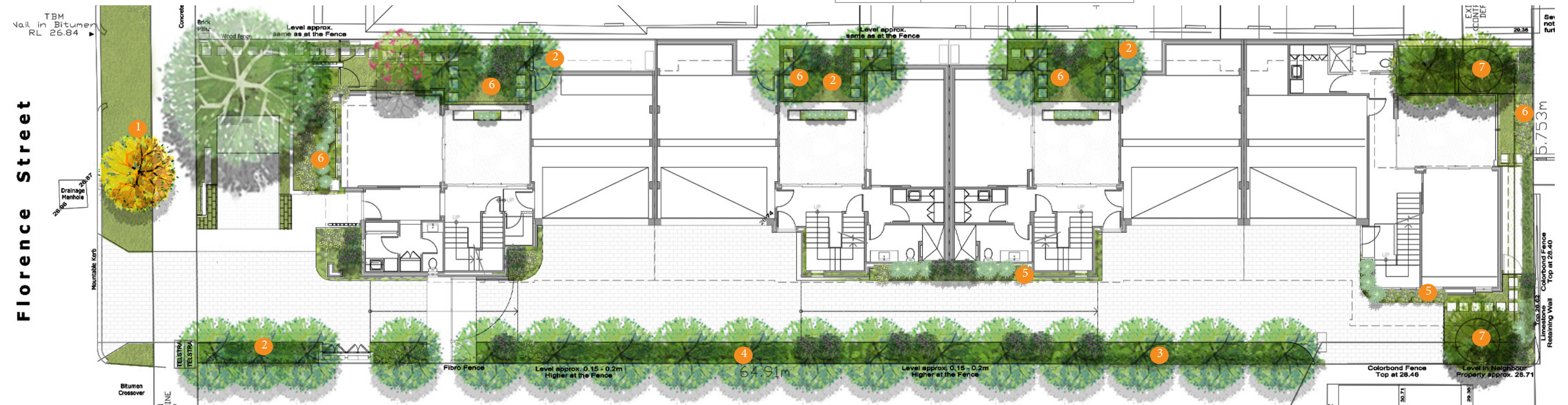
PERMEABLE PAVERS PRODUCTS : BRIKMAKERS
PermaDrain 220 x 110 x 60mm or similar.

SPP7.3 COMPLIANCE CRITERIA

SITE AREA SPP7.3	MIN. DSA SPP 7.3	MIN. TREES SPP7.3
Less than 700m ²		1 medium tree plus small trees to suit area
700-1000m ²		2 medium trees OR 1 large tree and small trees to suit area
Greater than 1000m ²	10% OR 7% trees retained (% site area)	1 large tree and 1 medium tree for each additional 400m ² in excess of 1000m ² OR 1 large tree for each additional 900m ² in excess of 1000m ² and small trees to suit area

LANDSCAPE DESIGN INTENT

- All planting beds are to be fully irrigated and operated off a timed controller with rain sensor shut-off.
- Irrigation design to comply with waterwise design principles and the City's Street Verge Guidelines. Detailed irrigation plan to be provided at building license stage.
- Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.
- Additional waterwise design principles employed:
 - > Low water use plant selection suited to the local soil complex.
 - > Complete omission of water intensive turf areas.
 - > Water retention soil preparation.
 - > Reduction in soil water loss through perscribing course mulch.
- Proposed plant distribution rate 4 per m².
- Proposed plant pot sizes:
 - > Small Tree 100L
 - > Medium 200L
 - > Large Tree 500L
 - > Shrubs/groundcovers 140mm-200mm



PRELIMINARY SPECIES SELECTION

TREES



Gleditsia shademaster



Sapium sebiferum



Pyrus calleryana



Lagerstroemia indica



Plumeria rubra

SHRUBS / GROUNDCOVERS



Adenanthos cuneatus



Alyogyne huegii



Casuarina 'Cousin It'



Correa alba



Dampiera linearis



Dianella 'Cassa Blue'



Eremophila glabra



Grevillea cherry cluster



Liriope muscari



Murraya paniculata



Philodendron xanadu



Pittosporum miss muffet



Rhapis excelsa



Senecio serpens



Tecoma capensis



Trachelospermum jasminoides

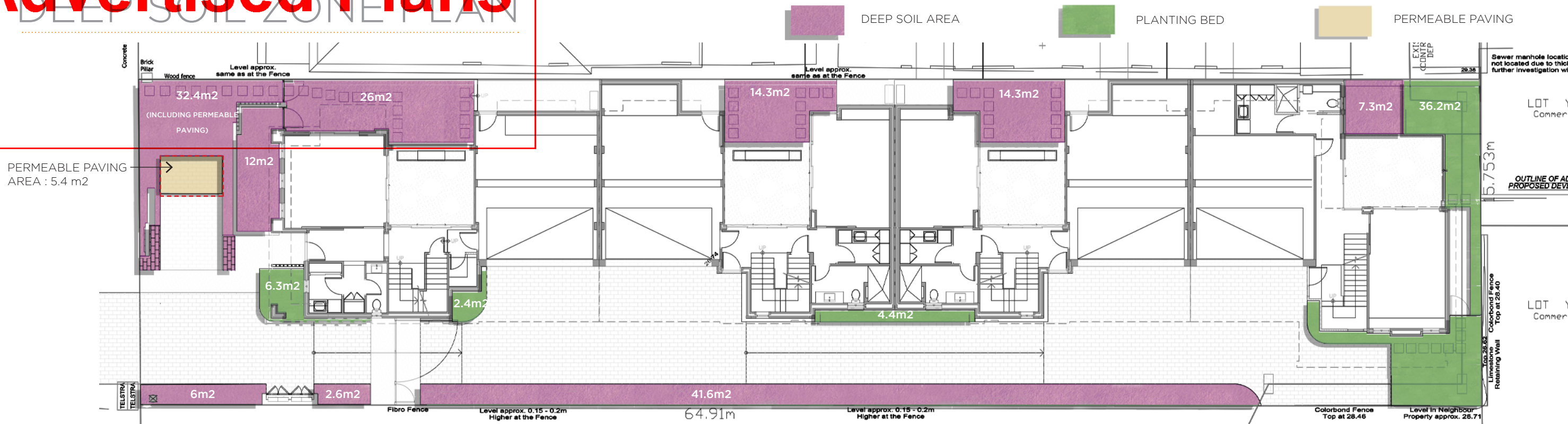


Viburnum tinus



Westringia Grey Box

Advertised Plans



LANDSCAPE AREA SUMMARIES

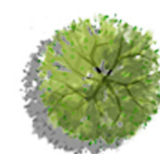
TOTAL SITE AREA	: 1020 m2
DEEP SOIL AREA REQUIREMENT	: 153 m2 (15 % FROM TOTAL SITE AREA)
SITE DEEP SOIL AREA	: 156.5 m2 (15.3%)
SITE CANOPY COVERAGE	: 305 m2 (30%)



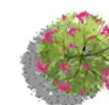
PROPOSED TREE 1 - LARGE
GLEDITSIA TRICHANTOS
MATURE CANOPY COVER :
15 Dia.
MATURE HEIGHT : 8m - 12m



PROPOSED TREE 2 - SMALL
PYRUS CALLERYANA
 MATURE CANOPY COVER :
 5 Dia.
 MATURE HEIGHT : 7m - 10m

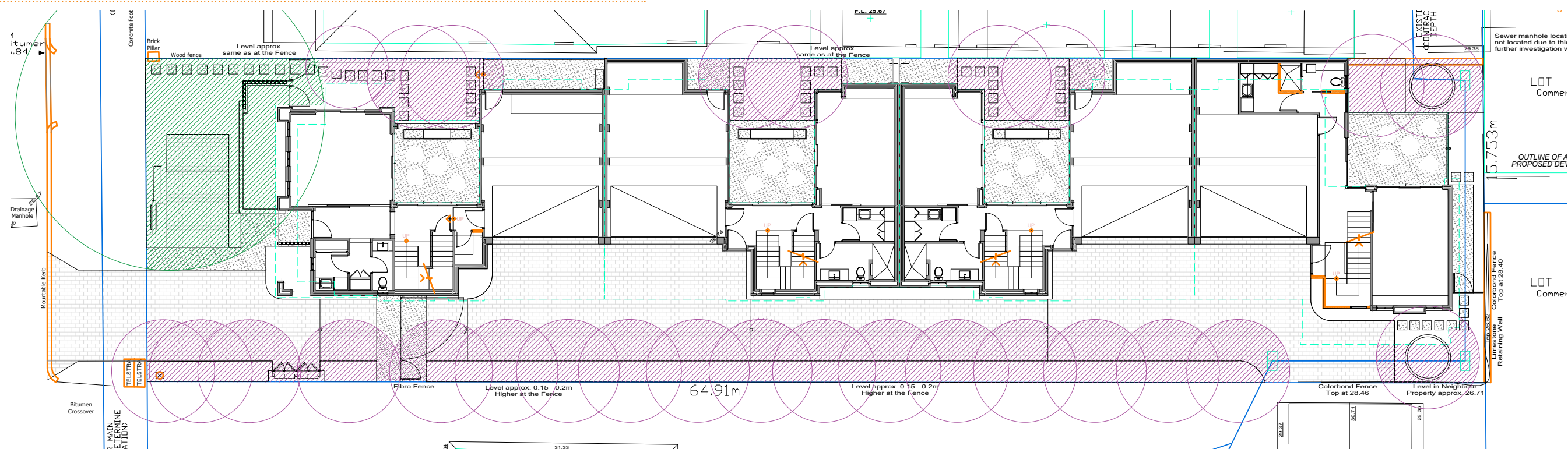


PROPOSED TREE 3 - MEDIUM
SAPIUM SEBIFERUM/
PLUMERIA RUBRA
MATURE CANOPY COVER :
5-6 Dia.
MATURE HEIGHT : 3m - 9m



PROPOSED TREE 4 - SMALL
LAGERSTROEMIA INDICA
 MATURE CANOPY COVER :
 4 Dia.
 MATURE HEIGHT : 3m - 6m

TREE CANOPY COVER PLAN



AUTHOR: JR

Q.A: RB

PROJECT #: 11578-FLO

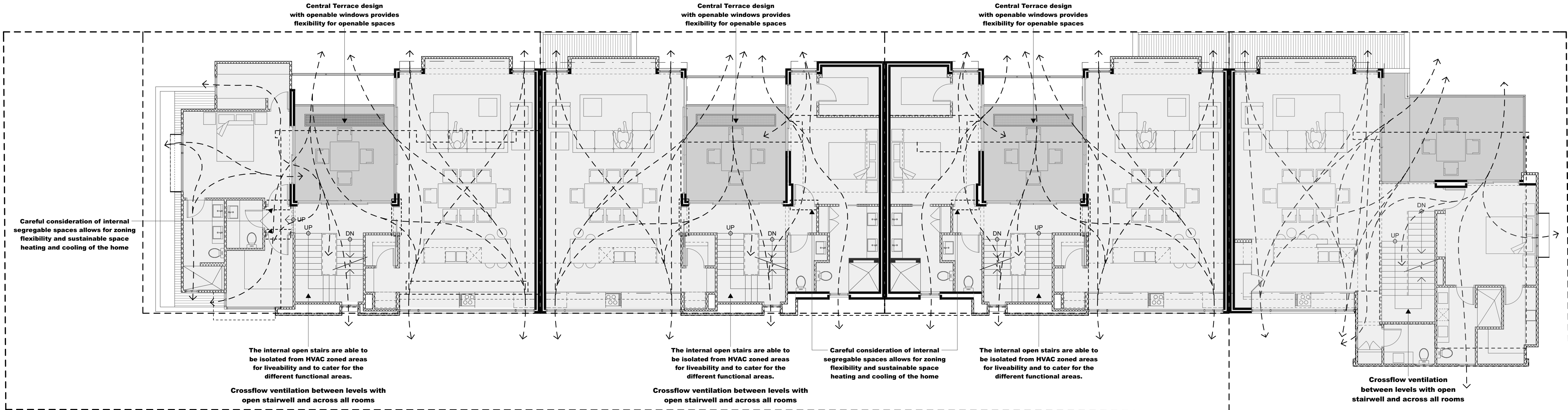
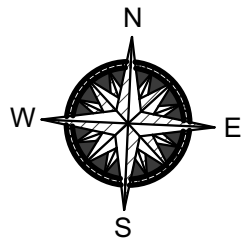
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LOT 6 FLORENCE STREET - WEST PERTH

LANDSCAPE CONCEPT

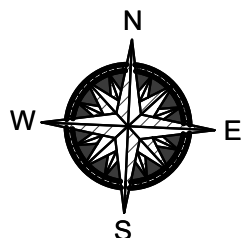
SK02-C

Advertised Plans

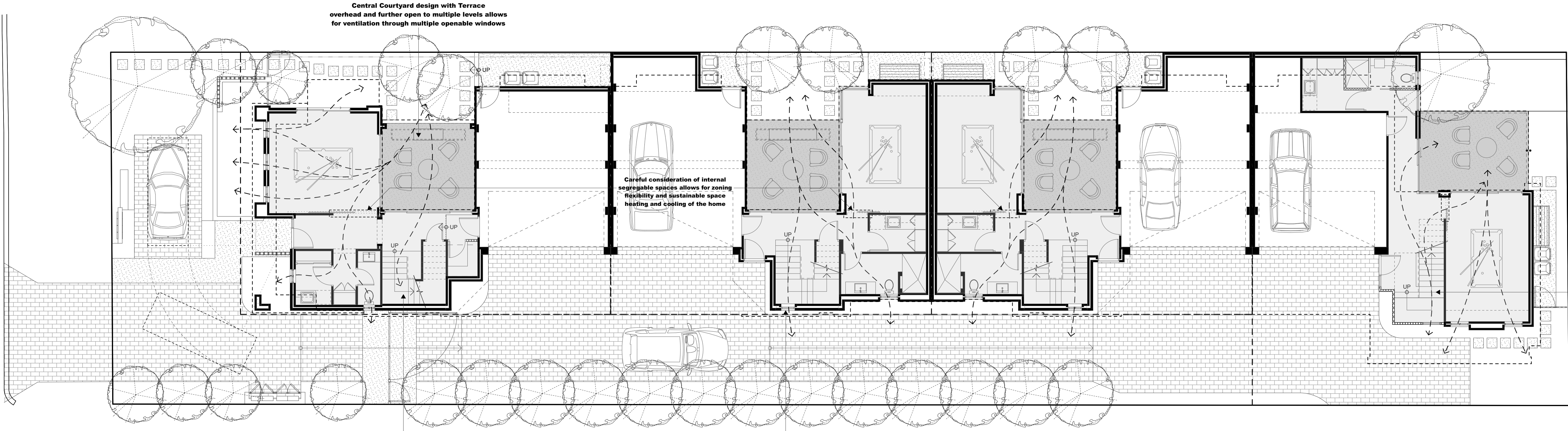


CROSS-VENTILATION: FIRST FLOOR PLANS
SCALE 1:100

SUPERSEDED



Florence Street

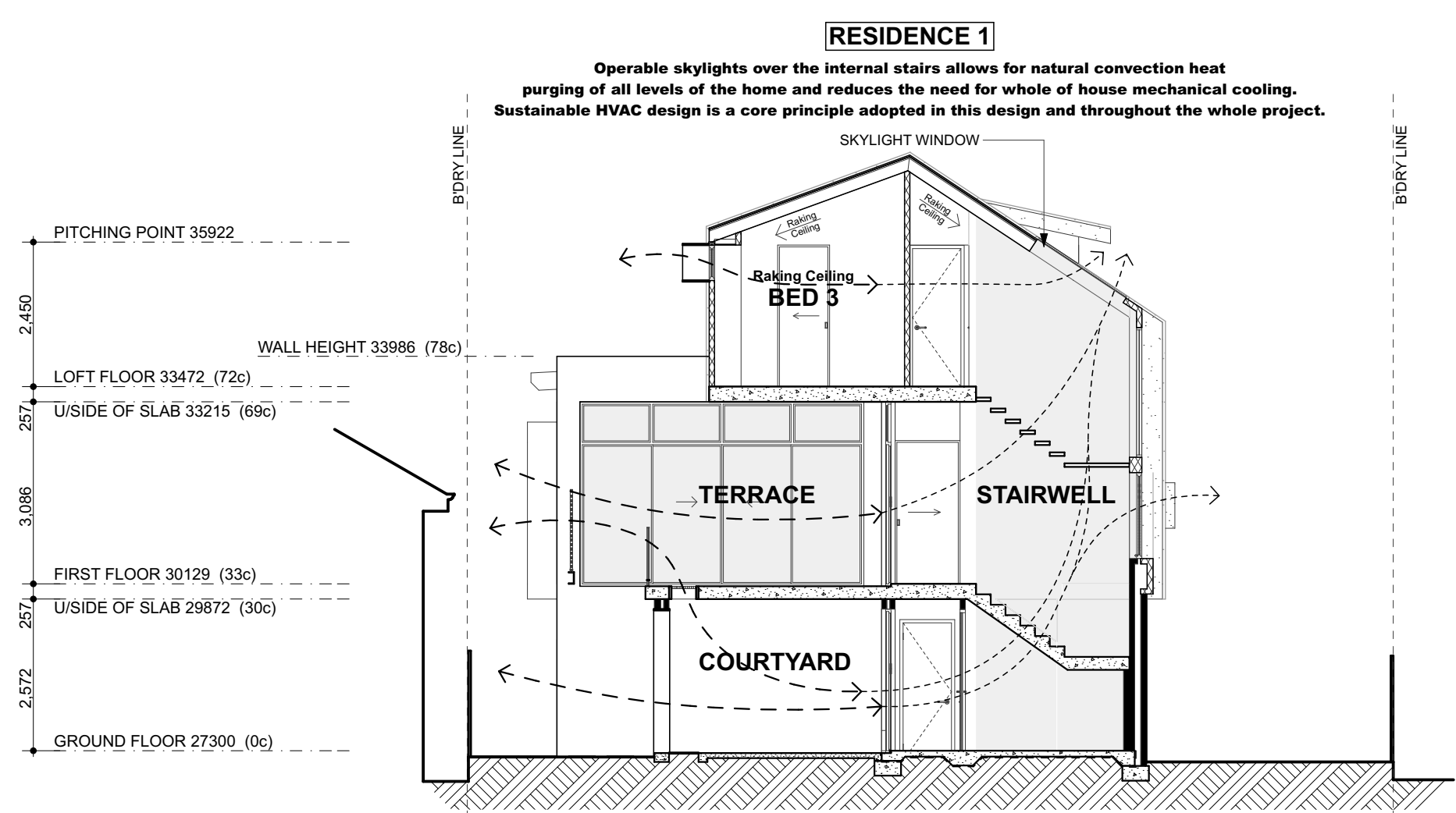


CROSS-VENTILATION: GROUND FLOOR PLANS
SCALE 1:100

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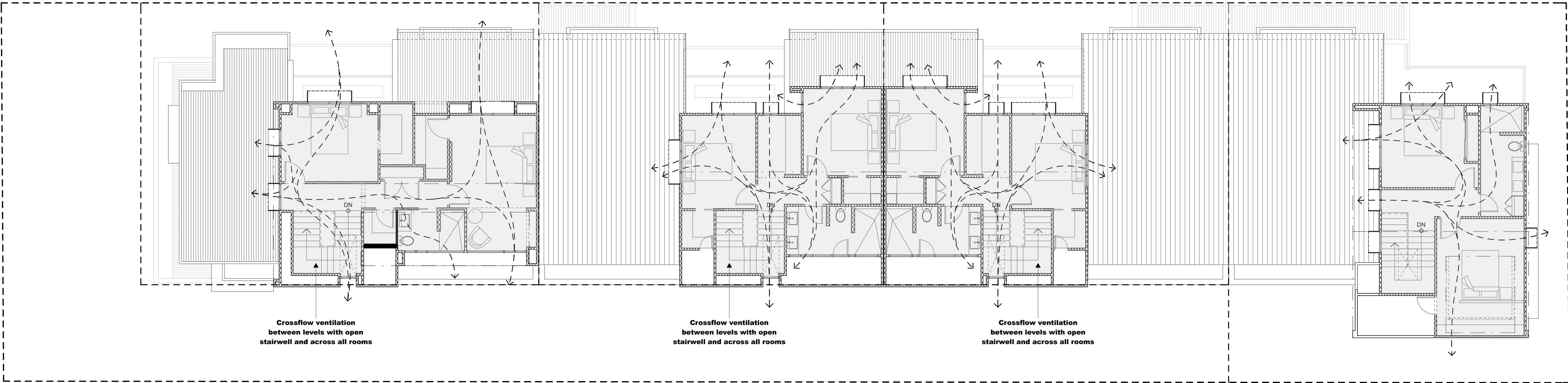
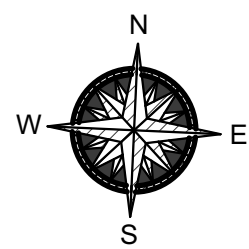


Advertised Plans




CROSS-VENTILATION: SECTION
SCALE 1:100

SUPERSEDED



CROSS-VENTILATION: LOFT FLOOR PLANS
SCALE 1:100

PROJECT: Proposed Group Dwellings	DRAWN: D.L.	REVISION:
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Advertised Plans SUPERSEDED

REVIEW OF THE BUILT AND NATURAL ENVIRONMENT

Florence Street is located only 2km north west of the centre of the Perth CBD. The area was developed early in the colonisation of the State and is evidenced through a wide range of character homes that remain in the area, ranging from modest 19th and 20th century weatherboard homes, federation bungalows through to new contemporary dwellings.

The area has been the subject to extensive rebuilding over the years and now accommodates a wide range of housing types from large free standing homes through to large multiple housing complexes.

There is no apparent consistent building style or material use evident throughout the suburb, with buildings largely reflecting the trends of the era in which they were built.

While metal roofs can be found on the older dwellings, clays tiles are now prevalent throughout.

The natural environment is largely confined to historical open space areas, such as Hyde Park and Smiths Lake, while active playing areas make up the balance of the green space.

The medium density grouped housing development proposed for 12 Florence Street is consistent with the more recent form and type of development that has been approved and developed in the area. The presentation of major openings to the public realm, together with interesting and varied architectural features add interest and creates a visual separation from the character buildings that remain in the area. The use of light colours and metal roofing aims to complement the original dwellings and create an interesting and harmonic streetscape.



SUPERSEDED

URBAN DESIGN ANALYSIS

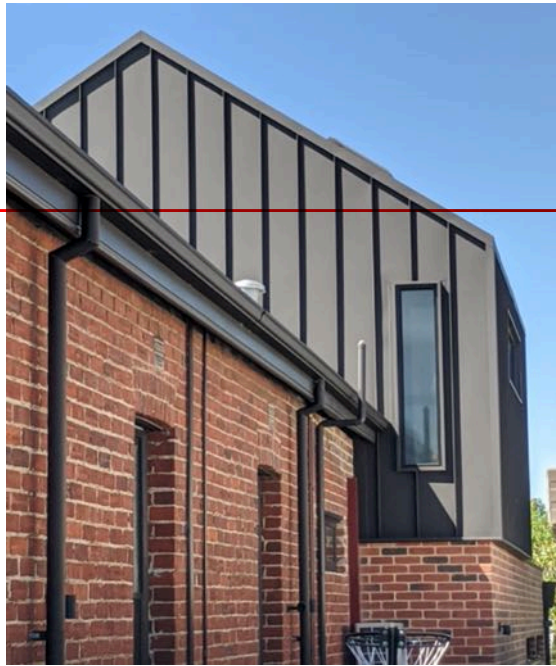
Lot 6 (12) FLORENCE STREET, WEST PERTH



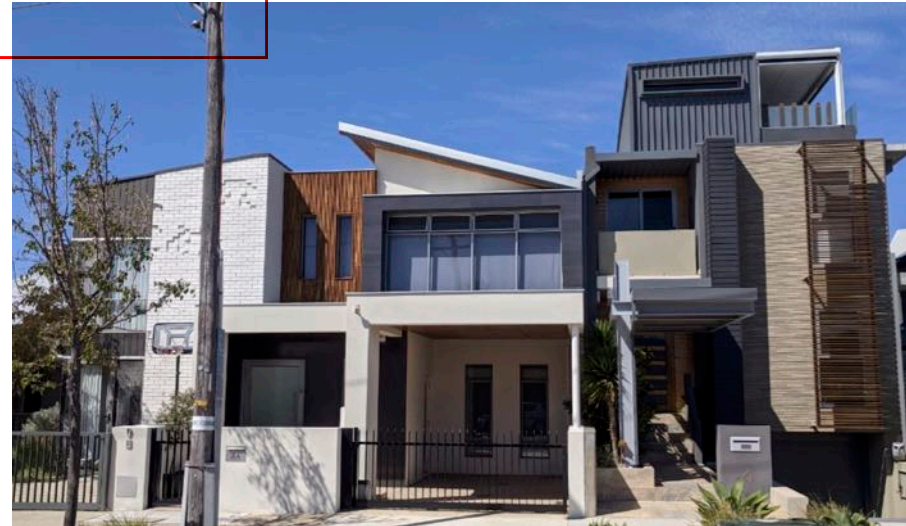
Florence Street Character Analysis - Eclectic mix of housing types and styles

URBAN DESIGN ANALYSIS

Lot 6 (12) FLORENCE STREET, WEST PERTH



FLORENCE STREET, NORTH



4 FLORENCE STREET



7 CARR STREET



DESIGN INFLUENCES

Florence Street and its surrounds are characterised by a range of housing types, styles and ages. The streetscape provides evidence of intergenerations changes in housing styles ranging from Federation bungalows through to contemporary dwellings.

The use of solid masonry on ground floor levels is a consistent theme throughout the area regardless of the age of the building.

The front facades of many new dwellings include a variety of geometric shapes and features which provides a clear distinction between the housing styles of the heritage buildings, while reflecting the aspirations of the new residents to the area. The design features proposed for Lot 6, have been drawn from many of the design elements that have been applied in the area. The design includes bold geometric shapes, partly concealed roofing and the use of distinct masonry features, reflect elements that are now common in the area.

CLEAVER STREET - NEW BUILD



CARR STREET, SOUTH



CLEAVER STREET, NEW
AGED CAR UNDER
CONSTRUCTION



CLEAVER STREET



WEST
LEEDERVILLE