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Landscape Architecture
Urban Design
Play Spaces



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Space

LOT 17 (180) CAMBERWARRA DRIVE CRAIGIE, WA - LANDSCAPE DESIGN STATEMENT

INTRODUCTION

Jubilee Home Builders has engaged Considered Space Landscape Architects to prepare a landscape proposal to accompany the development application for a proposed grouped dwelling development, of Lot 17 (180) Camberwarra Drive, Craigie.

This design statement should be read in conjunction with the Architectural Design Package and the landscape drawing sheet JUB003-01-001 (Revision C).

CONTEXT

The existing single residential dwelling is proposed to be redeveloped into two grouped dwellings (one additional) and a common property area. Each dwelling includes external courtyard and boundary landscaped area with a mixture of shade trees, irrigated lawn and garden beds.

DESIGN

As noted above, the proposed redevelopment is to include two dwellings and a common property area. The common property area landscape treatment includes low height planting along the entry driveway.

Each of the two proposed residential dwellings include alfresco areas which lead out to lawn and garden bed planting area. Tree planting is proposed along the northern elevation of dwelling 1 to provide passive solar energy benefits.

As space on redevelopment sites for trees can be limited due to a number of reasons and factors, 'Small' tree planting (typical mature height between 4 to 6m and width of 4 to 8m) have been proposed in order to maximise the number of trees across the development site, providing natural tree canopy cover to areas of restricted space (which helps to activate and increase the usability of the space). A minimum area of 9m² of deep soil zone has been provided for each proposed tree.

SOFTSCAPE

Tree Species Selection

The tree species proposed are predominately non-native (exotic) trees which are well suited to the urban environment and within confined areas of hardscape and in close proximity to the built form. The proposed trees to dwellings 1 & 2 are deciduous, allowing for sunlight and warmth into the outdoor space during the cooler months, while also providing dense shade canopy cover in the summer months. It is intended that over time, some individual tree canopies will link providing significant coverage of the outdoor areas.

Agonis flexuosa 'Burgundy' has been proposed outside of the development lot, within the front verge adjacent Camberwarra Drive, providing an contrast of street tree planting. The *Agonis flexuosa* 'Burgundy' is a native tree species from Western Australia and will provide food and habitat for native birds and insects.

Shrub and Groundcover Species Selection

The shrub and groundcover species proposed are predominantly native plant species from Western Australia, with some Australian and non-native species proposed. The Western Australian plant species provide a historical connection to the site,

with a number of the species proposed, originating from within the Swan Coastal Plain and provide a strong visual connection with the site and surrounding area. The proposed species will also provide a visual contrast of texture, foliage and seasonal colour which complements the proposed development.

The non-Western Australian species have primarily been proposed for areas of heavy shade and for screening. All species proposed are extremely hardy and suitable for the proposed built environment and its intended courtyard use within residential gardens.

Lawn Areas

All lawn areas will be irrigated via an automatic watering system and will provide open outdoor areas for passive use and linkage between outdoor and garden bed zones.

Watering (Irrigation)

All areas of lawn, shrub planting and trees will receive regular watering, via a controlled automatic irrigation system, particularly during the initial establishment period and the hottest periods of the year. Watering days and times to be inline with Water Corporation Guidelines for residential dwellings.

Mulching

75mm deep organic mulch to be installed to top off all soil areas to the full extent of all garden beds.

Provision of Landscape Area

The total overall parent lot development site area is 710.54m² with a 20% landscape area of 142.1m² required. This has been reached and exceeded with the landscape plan including a combined 153.42m² of total landscape area across the development site. Note, the Lot 2 and the Common Property individual 20% landscape areas fall short of the 20% target, however this shortfall is offset by the surplus of additional landscape area within Lot 1 which results in an overall net development landscape area surplus of 11.32m². The above approach is in line with the City of Joondalup's *Development in Housing Opportunity Areas Local Planning Policy*, Development Standard 11.3.

Total landscape areas include garden beds 1.5m (or wider). Landscape areas less than 1.5m in width have been excluded from the above area calculations, however they are shown on the landscape plan for context.

Deep Soil Area

The total overall development site deep soil area is 150.6m², comprising of 110m² (Lot 1) and 40.6m² (Lot 2).

As outlined in the WAPC's *State Planning Policy 7.3 - Residential Design Codes*, Deep soil area is an area of soil that is free of built structure and has sufficient area and depth to support tree growth and infiltrate rainwater. Deep soil areas are provided in landscape areas which are conducive to tree growth.

Lot 1 includes 1 x medium tree and 1 x small tree within a combined DSA of 101m². The 2 x trees are located within landscape areas greater than 3m in width.

Lot 2 includes 1 x medium tree within a combined DSA of 40m². The proposed tree is located within a 'L' shaped landscape area with the width of landscape area varying between 2.3m to 5.5m adjacent the tree.

The total deep soil areas calculation includes landscape areas 1.5m (or wider) as well as landscape area narrower than 1.5m, provided that they are a continuation of a garden bed or lawn area 1m or greater in width. In practice, tree roots will follow the path of least resistance when developing and spreading out in a circular and/or linear direction (including, around corners, under driveways, retaining walls, paving and across boundaries) as they seek out nutrients and water. Therefore, any permeable

surface of depth adjacent trees, within the development lot, will provide suitable substrate for development of health roots and establishment of trees.

Trees within deep soil areas will be aided by an automatic irrigation system – refer Watering (Irrigation).

Provision of New Trees

A total of 2 x new 'Medium' trees and 1 x new 'Small' tree have been proposed within the development site along with an additional 2 x small trees proposed within the street verge outside of the development site. (5 new trees in total). The above approach is in line with the City of Joondalup's *Development in Housing Opportunity Areas Local Planning Policy*, Development Standard 13.1.

Further to the City of Joondalup's *Development in Housing Opportunity Areas Local Planning Policy*, Development Standard 11.5. All proposed trees are located in garden bed or turf areas greater than 1.5m in width (or are a continuation of a landscape area greater than 1.5m wide).

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