

MONTARIO QUARTER - LOT 35 LANDSCAPE CONCEPT

PERTH, WA
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ASPECT Studios



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Whadjuk People as the traditional custodians of the land and area in which this project is located.

We pay respects to all elders past, present and emerging, and the traditions and cultural connections that have and continue to care for these lands for thousands of years.

Contents

PROJECT UNDERSTANDING	4
Context	5
Wider Context	6
Local Context	7
Existing Design Language	8
Site Character	8
DESIGN PRINCIPLES	9
Design Drivers	10
Landscape Approach: Typologies	11
DESIGN RESPONSE	12
Ground Level Masterplan	13
Ground Level Concept Plan	14
Level 1 Concept Plan	16
Level 1 Concept Plan	17
Level 2 Concept Plan	19
Level 3 Concept Plan	20
Level 4 Concept Plan	21
Level 5 Concept Plan	22
Level 6 Concept Plan	23
Level 7 Concept Plan	24
Soil Strategy	25
Planter Maintenance Strategy	26
Fence Strategy	27
Landscape Sections	28
Landscape Sections	29
GREEN INFRASTRUCTURE	30
Plant Palette - Parkside and West Frontage	31
Plant Palette - Laneway	32
Plant Palette - South Frontage	33
Plant Palette - Pool Terrace	34
Plant Palette - Facade	35
Materiality Palette	36

Project Understanding

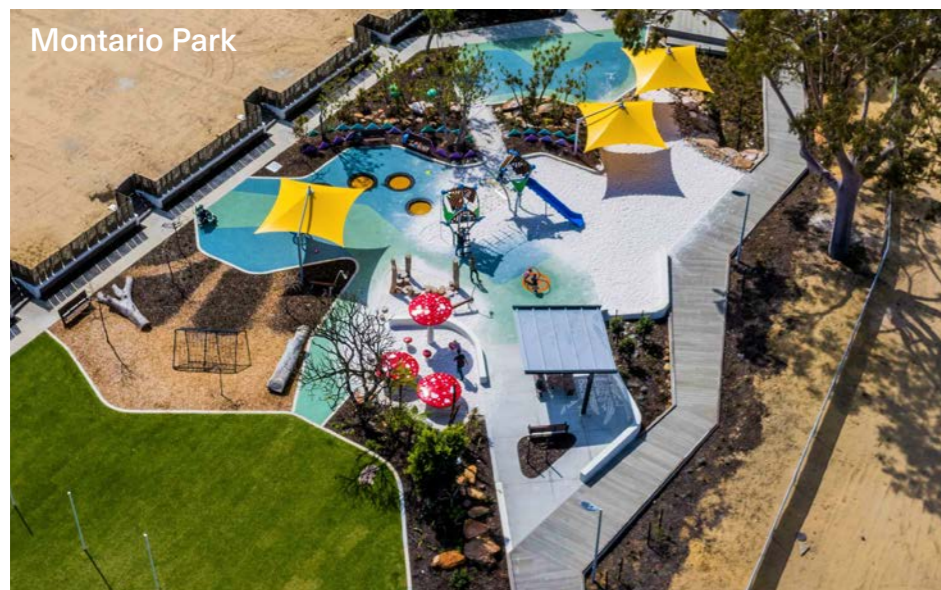
Context

There is currently a proposed building site for the Montario development project, Lot 35. On prestige land, surrounded by local parks and a short drive to Kings Park Botanic Gardens and Perth CBD, right next to the beautiful Swan River. The current site holds a lot of potential as it's close to a unique urban hub with future retail and housing precincts establishing close by.

Adjacent, and surrounding the site is Charles Stokes Park/Reserve, Dawes Park and Shenton Park Train Station. Charles Stokes Park, Montario playground and Dawes park plays an important role within the community, providing open space and exercise facilities within the suburb of Daglish.

Primary frontage and activation of the site will be along Seymour Avenue with proposed set backs along the lot boundaries running along the Dawes Park boundary.

Situated across from Lot 35, opposite Shenton Quarter and Victoria House Residential, are a series of retail buildings currently under construction.



Montario Park

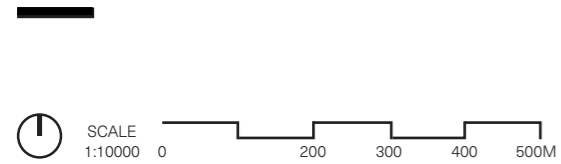


Victoria House



King's Park

Context



Context

There is currently a proposed building site for the Montario development project, Lot 35. Both on prestige land, surrounded by local parks and a short drive to Kings Park Botanic Gardens and Perth CBD. The current site holds a lot of potential as it's close to a unique urban hub with future retail and housing precincts establishing close by.

The Montario site rests within a medium density residential area with a series of retail and high density premises.

The site is also situated between large reserve and bush locations including the Shenton Bushlands to the South; The UWA Research Park to the North; and Charles Stokes Reserve to the East, creating a central linking point along the Montario Quarter park lands. This is an opportunity to provide a connecting link the existing natural landscape throughout the built form.

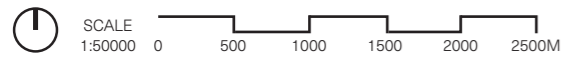
LEGEND

-  Proposed Development - Lot 35
-  New development sites
-  Existing Mature Trees
-  Existing Green Areas
-  Existing Parkland
-  Pedestrian link
-  Potential Pedestrian links
-  Road corridors

-  1 Victoria House Residential
-  2 Montario Quarter Playground
-  3 Dawes Park
-  4 Charles Stokes Reserve
-  5 Shenton Bushland
-  6 UWA Research Bushland
-  7 Shenton Quarter



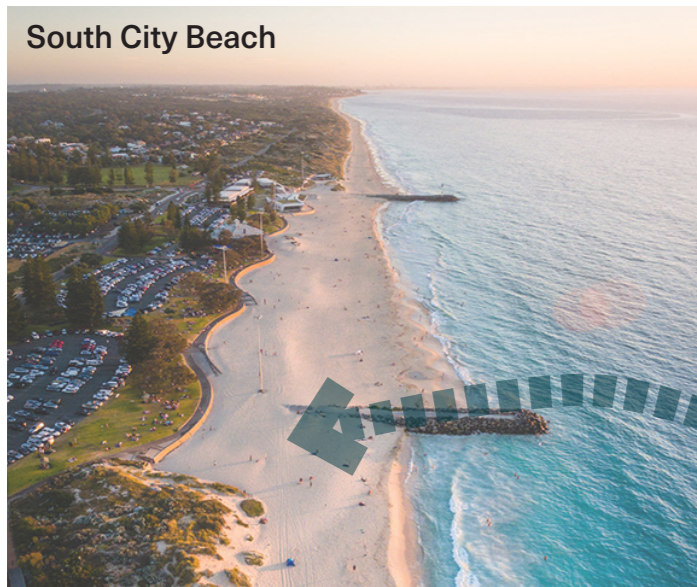
Wider Context



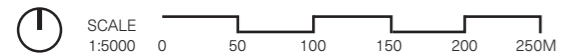
Meeting of Green and Blue

Montario Quarter is located between two major parklands, Kings Park and Bond Park, as well as two major waterfronts for Perth, the Indian Ocean and Swan River. There are opportunities in drawing from these major patches of aquatic and terrestrial habitat. Also situated near a major transportation route between Perth City and the Western beachside suburbs, the site is at a potential junction of natural systems and human activity. At a smaller scale, Montario Quarter sits between Shenton Bushland to the South and the UWA Research Park to the North, two patches of bushland habitat currently surrounded by suburbia.

The geomorphology is dominated by the Spearwood Dune System and surface geology of the area is the Yonganup Formation.



Local Context



Context

The Montario site rests within a medium density residential area with a series of retail and high density premises.

Topography

The site is relatively flat, with good, level connections to surrounding contexts. Adjacent to both lots the site interfaces with Dawes Park. Transition areas between green spaces will need to be considered.

Views

There are prominent vistas throughout Dawes park with significant views from Selby street and Dawes View. Works to improve these views and sightlines through Thornburn Way would help in connectivity and wayfinding through the site and the connection to the existing surrounding parks and open spaces.

Vegetation

The site has some sub-tropical vegetation. Large significant Eucalyptus trees feature heavily within Dawes and Montario Park.

LEGEND

- Site - Lot 35
- Existing Mature Trees
- Open Space
- Future Residential
- Retail Development Areas

- Open Space
- Picnic area/ Seating area
- Playground
- Bus Stop
- Pedestrian Crossings (Signalised)
- Car Parking
- Cafe



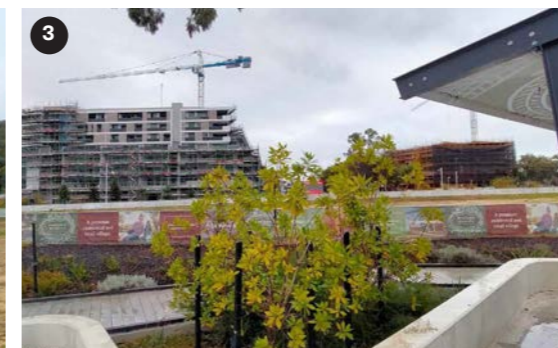
View 1



View 2



View 3



View 4



Existing Design Language

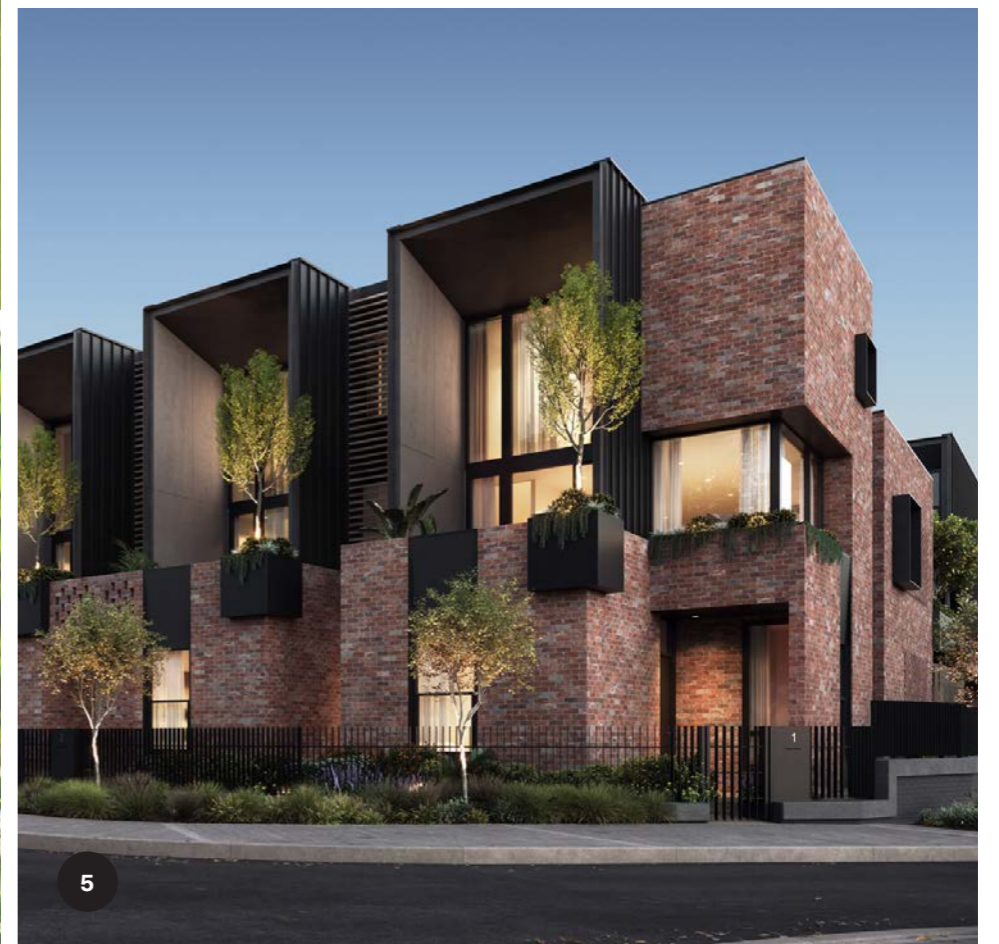
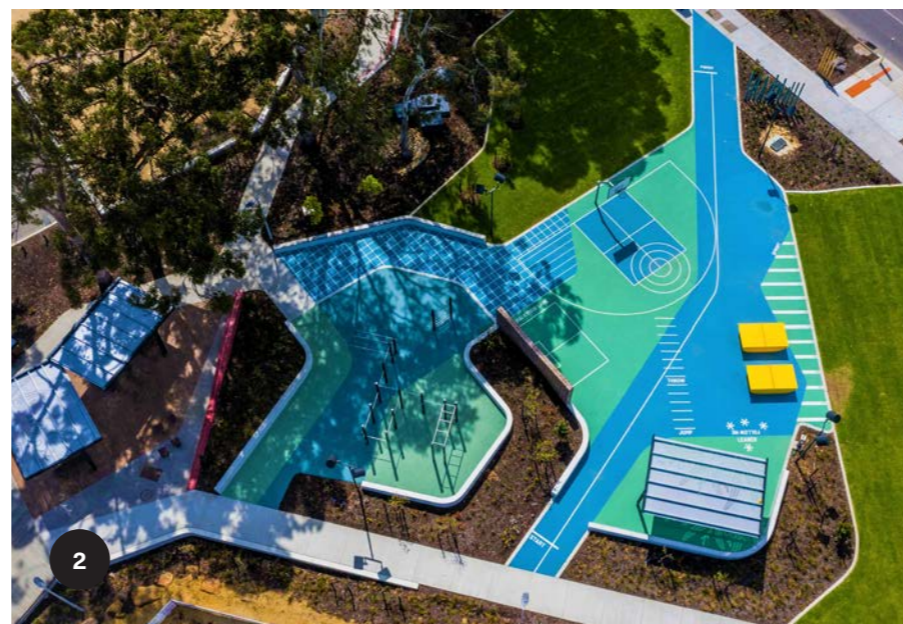
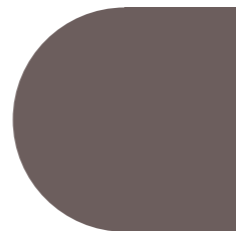
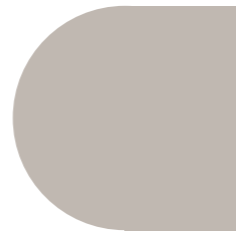
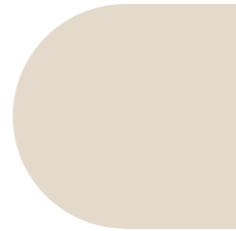
Site Character

The Montario project landscape takes into account the potential character of the surrounding context landscapes and development.

Goals of the landscape are to maximise the potential of the site and design for the following :

- Ease of movement
- Adaptable spaces
- Street Activation
- Generous Landscape and Green Spaces
- Providing Pedestrian Cross Links

- 1 Victoria House Residential
- 2 Montario Quarter Playground
- 3 Charles Stokes Reserve
- 4 Charles Stokes Reserve



Design Principles



Design Drivers



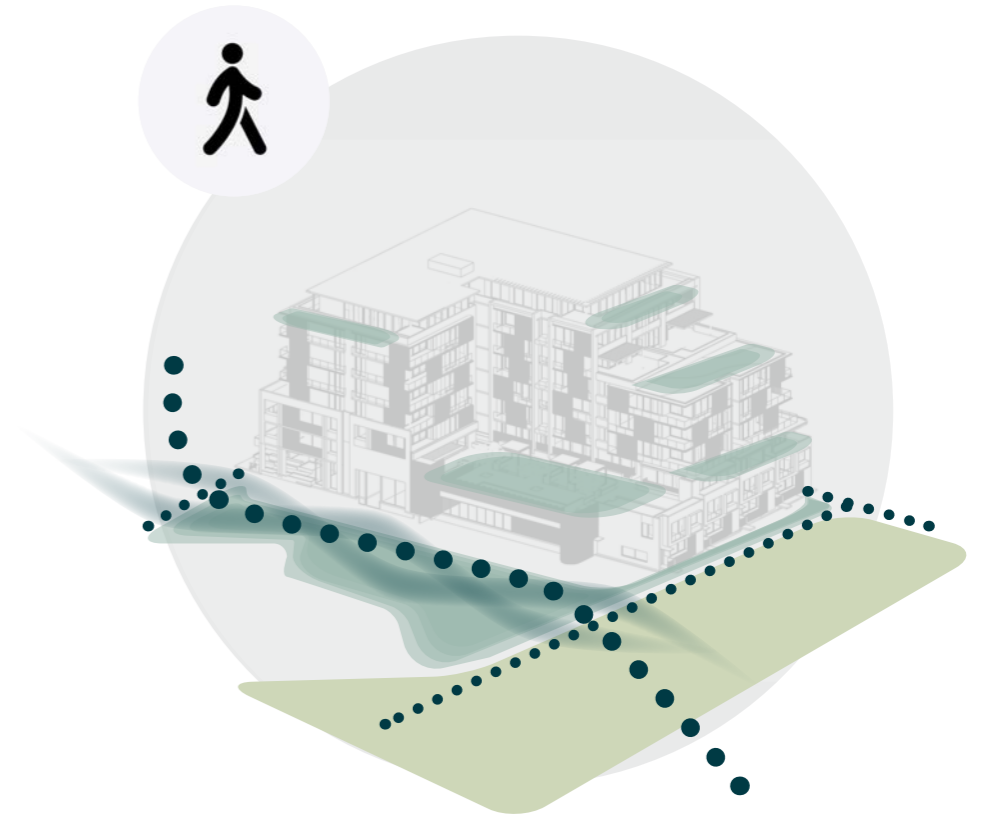
Stepped Vertical Greenery

Natural character of Dawes Park is brought up onto the building with a series of stepped landscape spaces overlooking the park itself and making the most of the Northern aspect for maximum solar access.



Softened Street and Park Interface

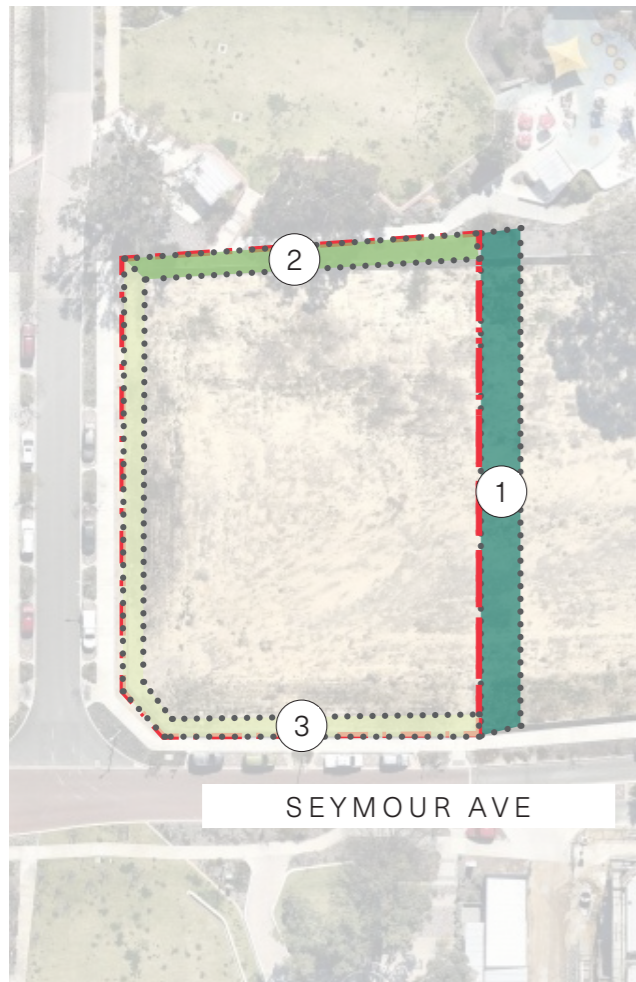
Plantings both in natural ground and on podium soften the ground plane presence of the building from both the street and the park, with plant species on the southern frontages selected for their shade tolerance. Mounding of podium landscape areas where possible is another tool used for this approach.



Maximised Access to Laneway and Park

Linking residents with the public laneway and Dawes Park is prioritised to encourage use of neighbouring green spaces which are such assets to the area.

Landscape Approach: Typologies



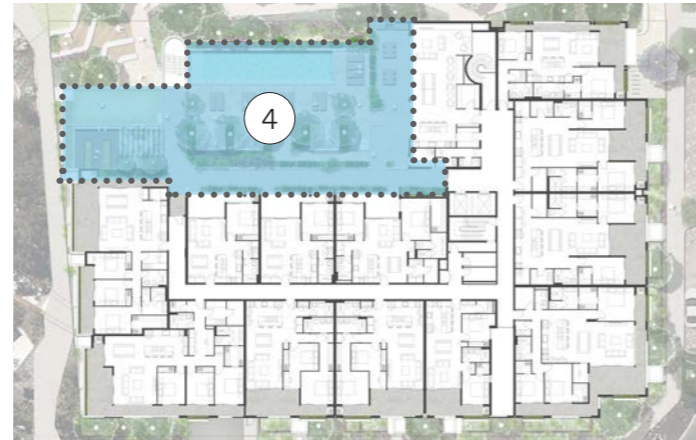
Landscape Typologies

1. Green Laneway
2. Parkside Terrace
3. Avenue Frontage

All landscape typologies have been designed to adopt CPTED* principles. These include the design of retail frontages which offer passive surveillance, maintaining clear sightlines along pedestrian routes with low level planting, provision of lighting along pedestrian routes, and ensuring day and night activation.

* Crime Prevention Through Environmental Design

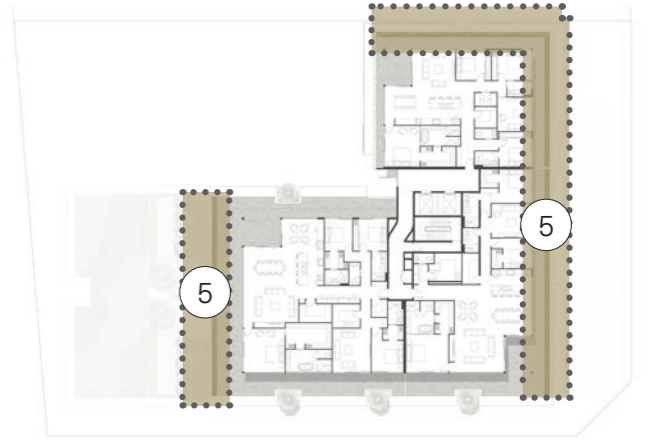
LEVEL 1



UPPER LEVELS



LEVEL 7



1. Green Laneway



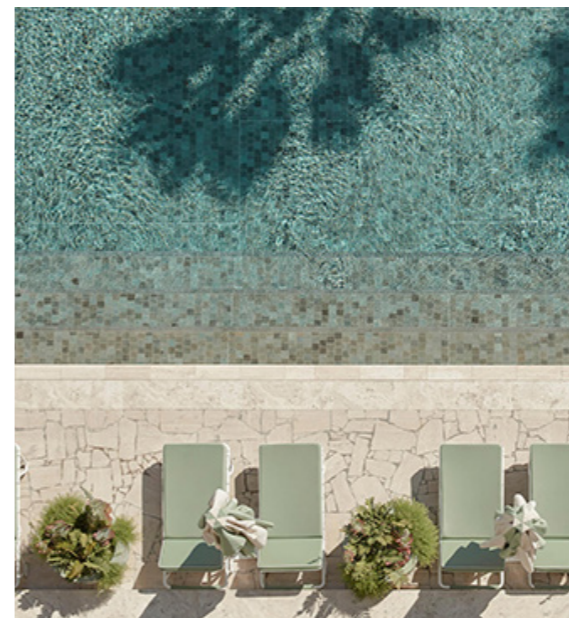
2. Parkside Terraces



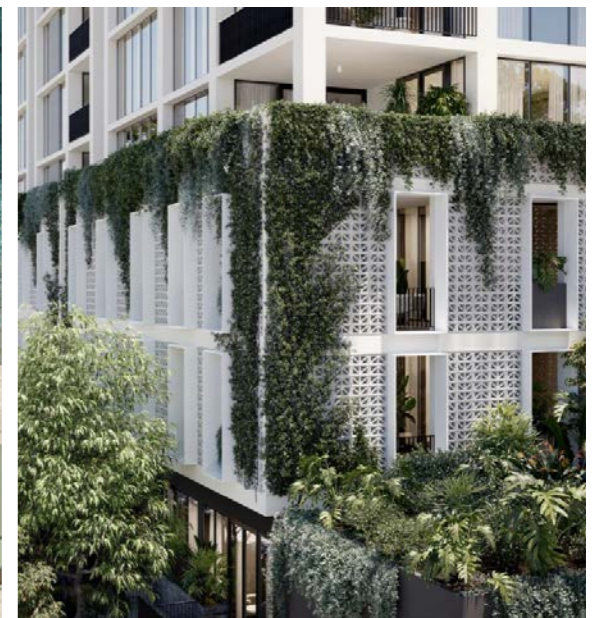
3. Avenue Frontage



4. Recreation Terrace



5. Verandah + Podium Planter

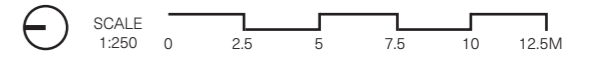


Design Response

Ground Level Masterplan



Ground Level Concept Plan



- 1 Screening planting to parkside townhouse front terrace
- 2 Screening landscape buffer to Dawes View protecting terraces from harsh wester sun
- 3 Corner feature landscape area
- 4 Shade tolerant landscape buffer to Seymour Avenue
- 5 Access to public laneway
- 6 Terraced seating area
- 7 Small feature trees facing Streetscape



Parkside frontage provides opportunity to tie Lot 35 with Dawes Park through materiality, softscape and visual connection. Softening the building on the streetside frontages is also achieved with more shade tolerant plantings. Bringing the character of Dawes Park, connection to the public open space and screening to other public frontages contribute to achieving the design drivers in the built outcome.



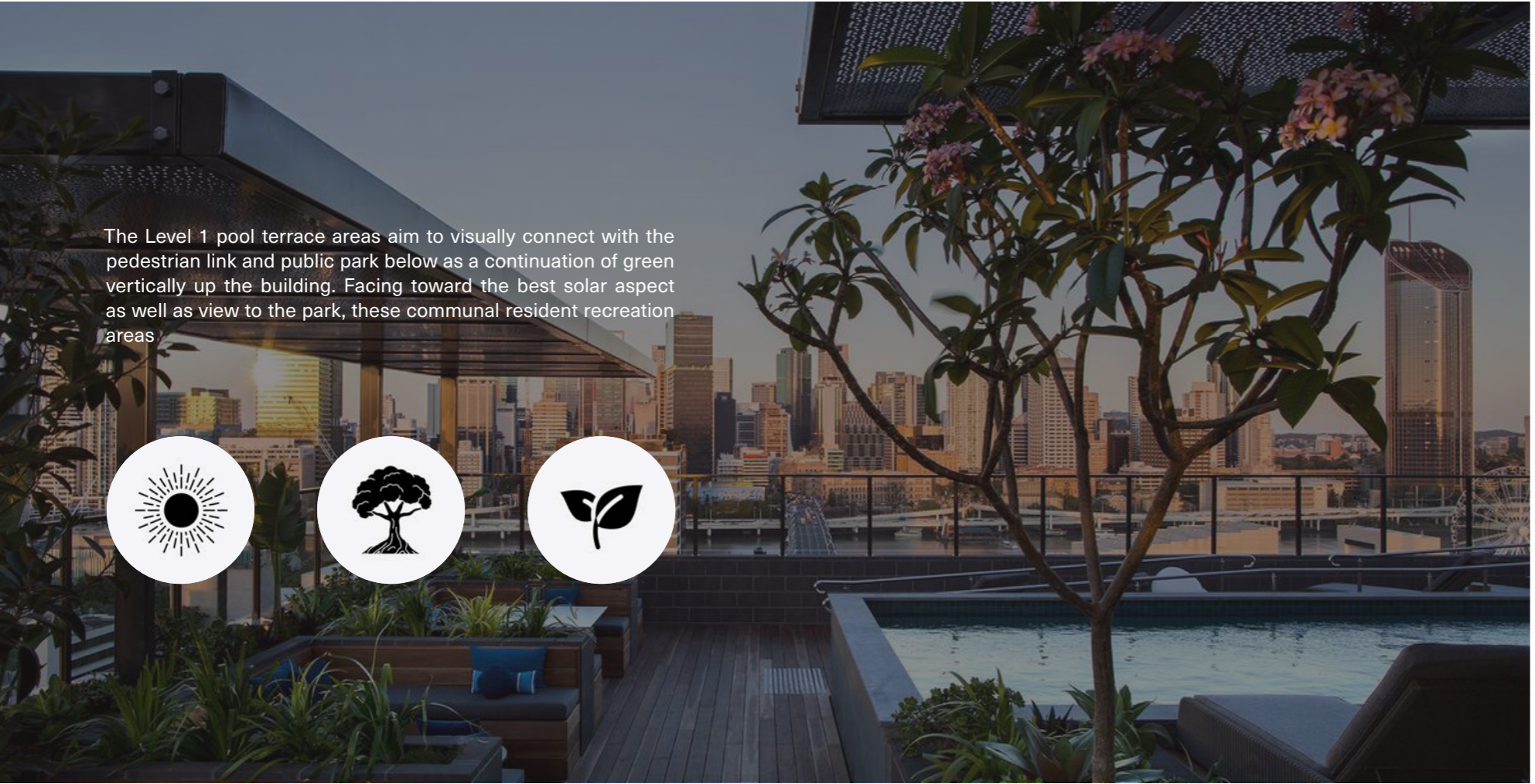
Level 1 Concept Plan



Level 1 Concept Plan



The Level 1 pool terrace areas aim to visually connect with the pedestrian link and public park below as a continuation of green vertically up the building. Facing toward the best solar aspect as well as view to the park, these communal resident recreation areas



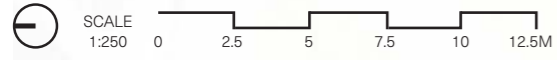
Level 2 Concept Plan

SCALE 1:250
0 2.5 5 7.5 10 12.5M

- 1 Planter to facade. 600mm soil depth.
- 2 Small tree planter 1000mm soil depth
- - Property Boundary



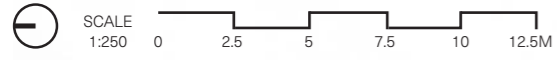
Level 3 Concept Plan



- 1 Planter to facade. 600mm min depth.
- - - Property Boundary



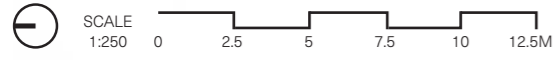
Level 4 Concept Plan



- 1 Planter to facade. 600mm soil depth.
- 2 Small tree planter 1000mm soil depth
- - - Property Boundary



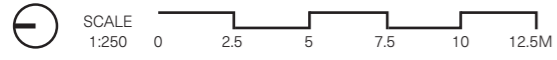
Level 5 Concept Plan



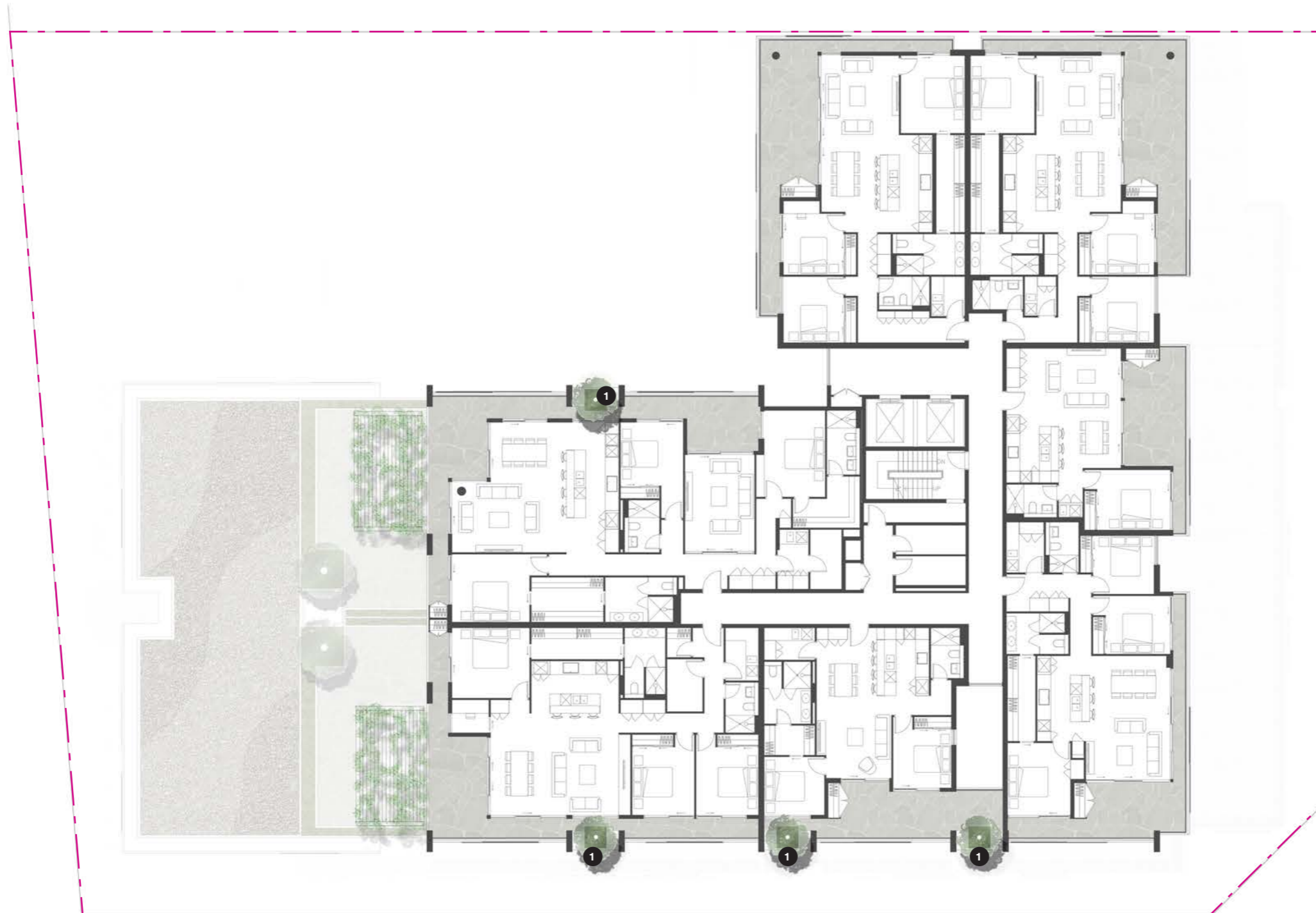
- 1 Planter to facade. 600mm min depth
- 2 Small tree planter 1000mm soil depth
- 3 Decorative gravel
- - Property Boundary



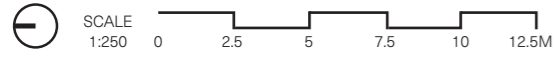
Level 6 Concept Plan



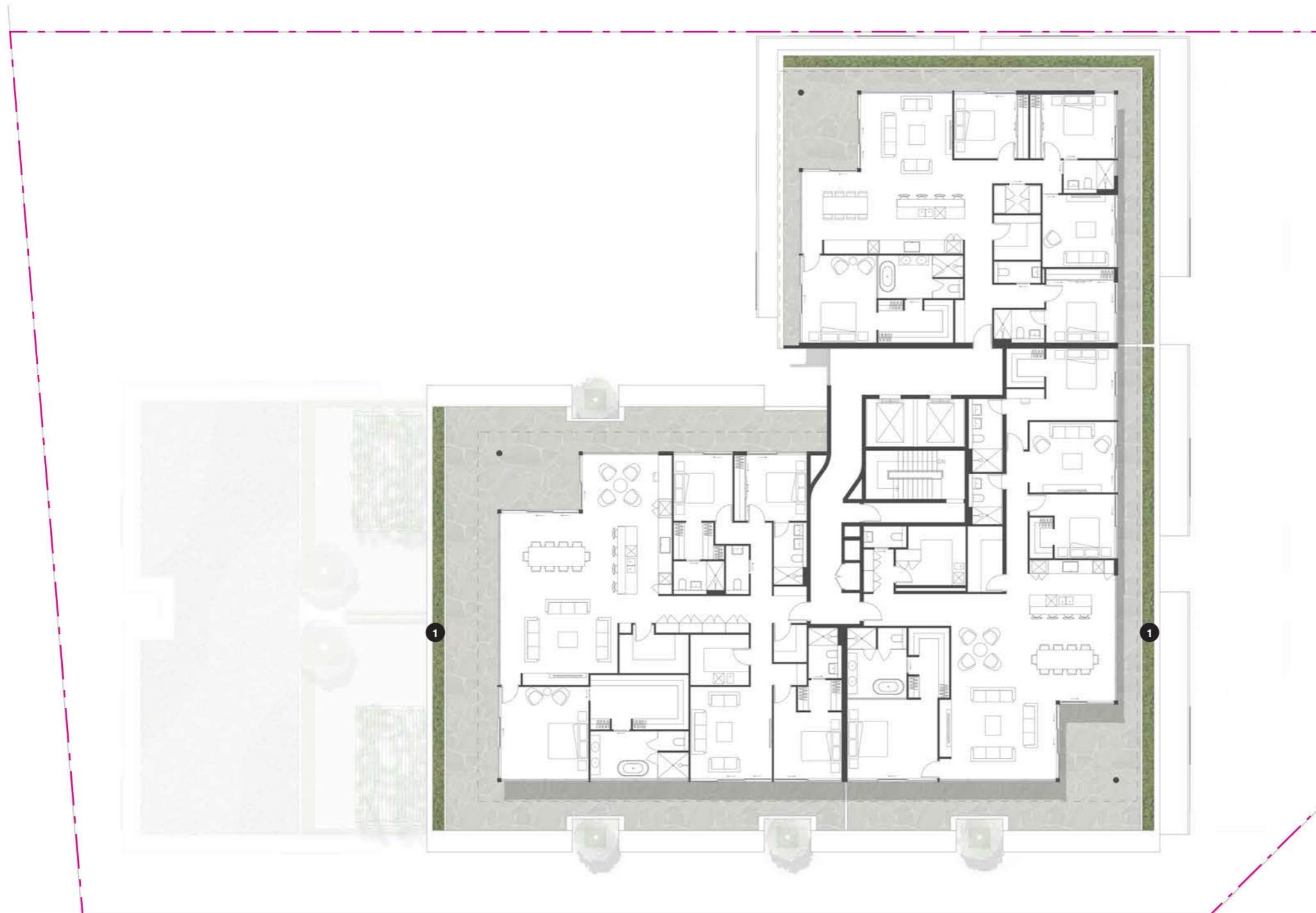
- 1 Small tree planter 1000mm soil depth
- - - Property Boundary



Level 7 Concept Plan







- 1 Planter to facade. 600mm min depth
- 2 Tree in planter
- - - Property Boundary



Soil Strategy

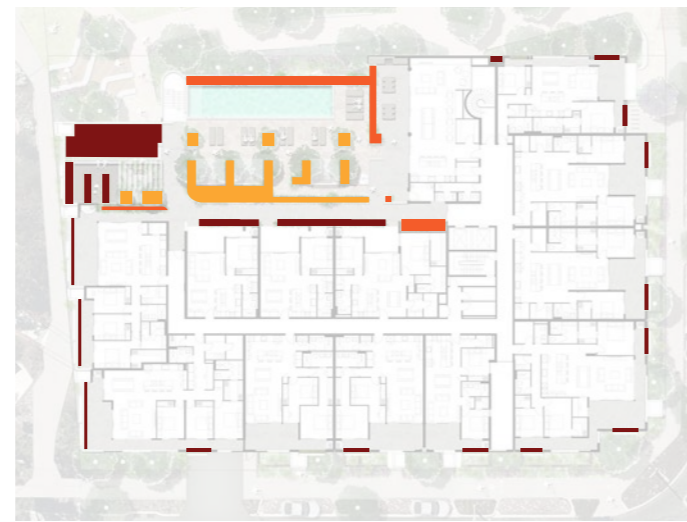
LEGEND

	Deep Planting in natural ground
	Large shrubs & small trees to 4.5m Minimum planter profile depth 1000 - 1200 mm
	Grasses & medium shrubs to 1.5m Minimum planter profile depth 800mm
	Sprawling ground covers. Minimum planter profile depth 600mm

Ground Floor



Level 1



Level 2



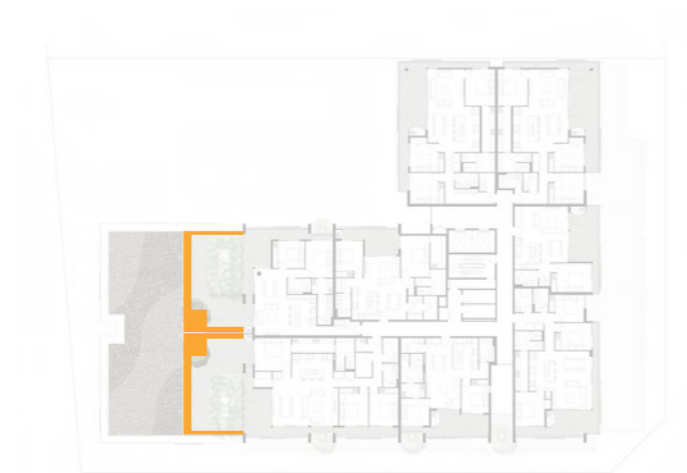
Level 3



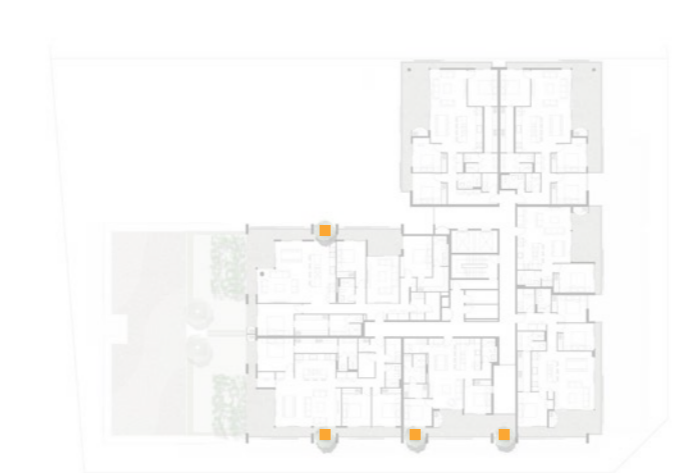
Level 4



Level 5



Level 6





Level 7



Planter Maintenance Strategy

LEGEND

	Safely accessible at grade from communal space
	Safely accessible from private space with residence permission

Ground Floor



Level 1



Level 2



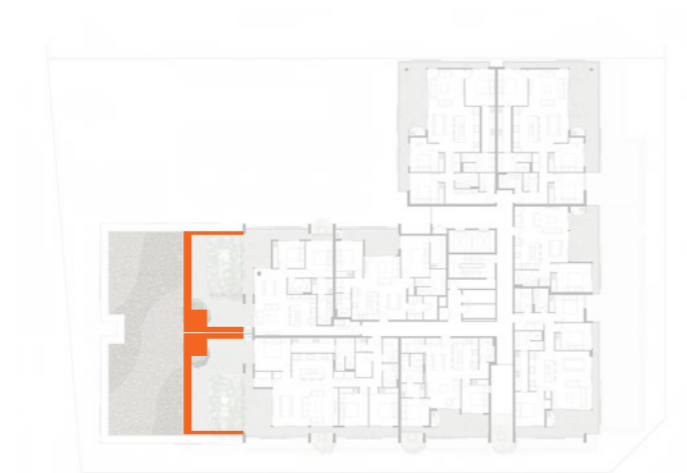
Level 3



Level 4



Level 5



Level 6



Level 7



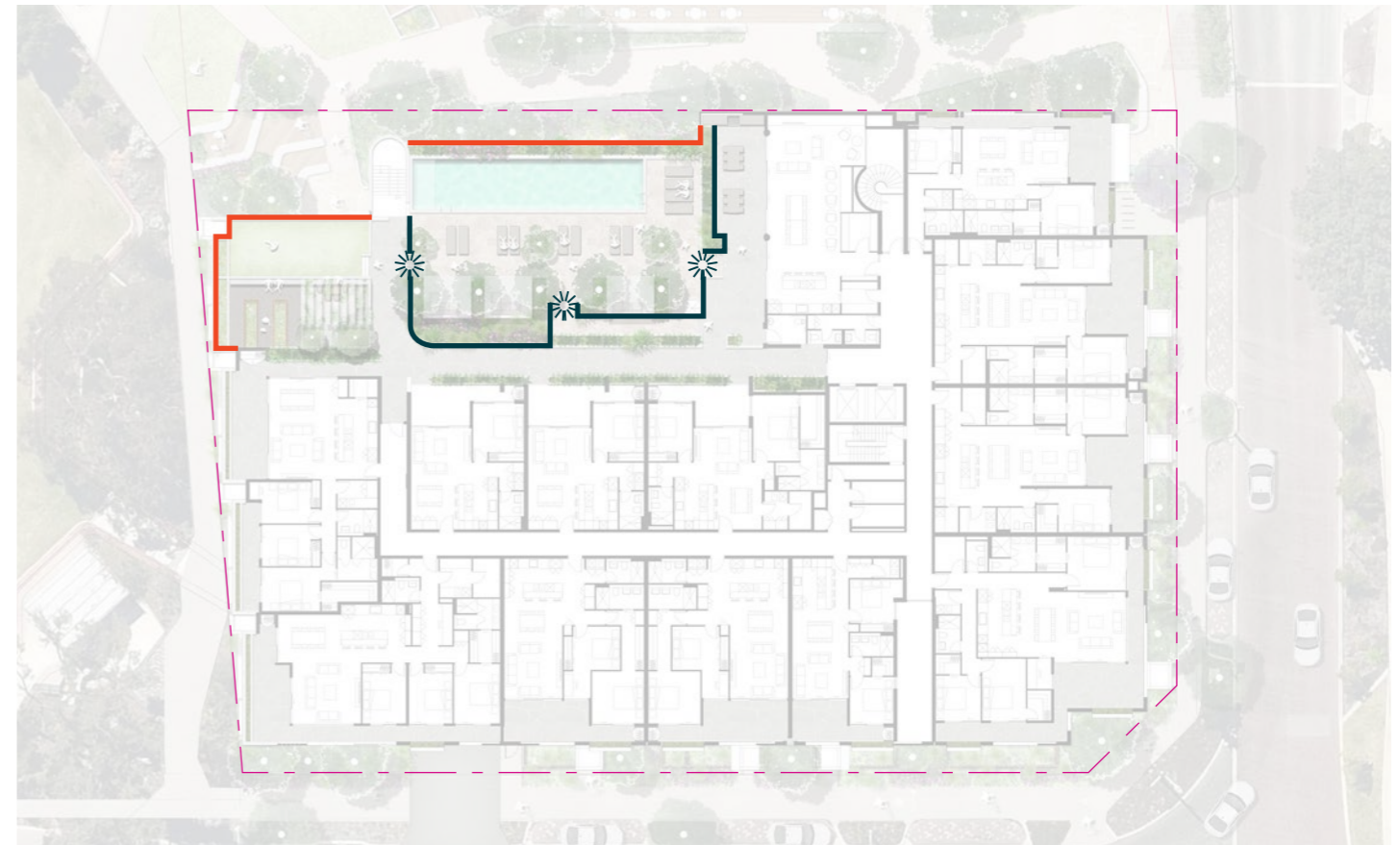
Fence Strategy

- ||||| 1200H 50% Transparent Security Fence
- Balustrade
- Pool Fence
- * Pool Fence Gate

Ground Floor



Level 1



Landscape Sections

SECTION B - Typical Street Interface 1:100

Key

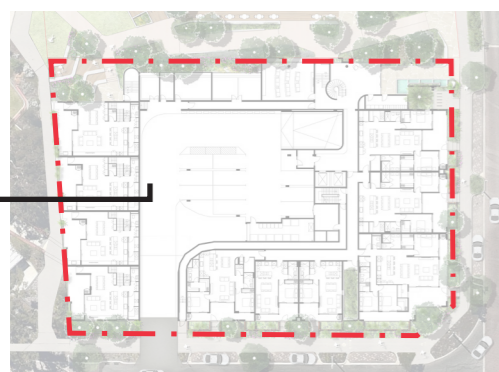
- 1 Shade trees to landscape buffer
- 2 Screening planting between ground floor residences and streetside footpath
- 3 Layered groundcover and shrub planting
- 4 Street tree and groundcover planting
- 5 Public footpath
- 6 Street carriage
- 7 Breeze block fence wall



SECTION C 1:100

Key

- 1 Facade Planter
- 2 Screening planting between ground floor residences and public park
- 3 Dawes Park
- 4 Footpath through Dawes Park
- 5 Townhouse residence terrace



Green Infrastructure



Plant Palette - Parkside and West Frontage

Trees



Eucalyptus caesia - Caesia



Casuarina obesa - She Oak



Banksia prionotes - Acorn Banksia

Shrubs



Anigozanthos flavidus 'Bush Gold' - Kangaroo Paw



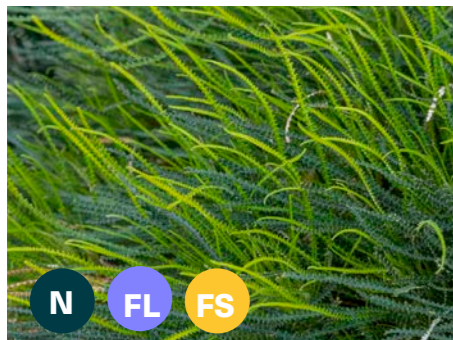
Anigozanthos humilis - Kangaroo Paw



Acacia lasiocarpa - Panjang



Westringia fruticosa - Coastal rosemary



Banksia nivea - Honeypot dryandra



Banksia attenuata - Candlestick Banksia



Chorizema cordatum - Flame Pea



Lomandra longifolia 'Tanika' - Tanika Lomandra

Groundcover



Conostylis candicans - Grey Cottonheads



Grevillea 'Bronze Rambler'



Banksia blechnifolia - Ground Cover Banksia



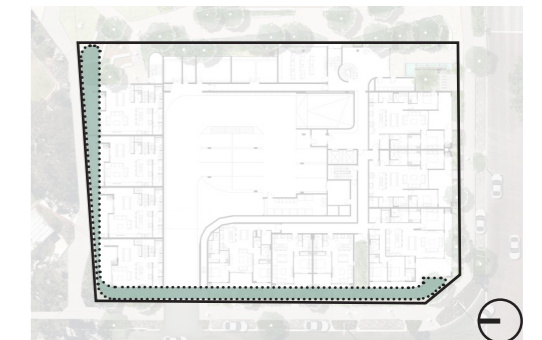
Acacia cognata 'Limelight' - River Wattle

Parkside Planting Intent

Plants that blend seamlessly with the existing park and streetscape palette of Montario Quarter and are best suited to the full sun, north and western facing environment of the parkside and street interface of the development make up this section. A strong focus on native, particularly indigenous plants to the South West Botanical Province with a variety of flower displays meanwhile providing privacy to the residences is a priority.

- N** Native
- FL** Flowering / Bird Attracting / Fragrant
- FS** Full Sun
- PS** Part Shade
- C** Climbing

Key Plan - Ground Level



Plant Palette - Laneway

Trees



Agonis flexuosa - Willow Myrtle



Leucospermum conocarpodendra 'Moonlight'



Verticordia plumosa - Plumed Featherflower



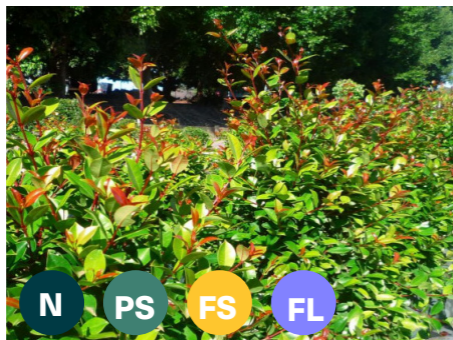
Verticordia nitens - Christmas Morrison



Westringia fruticosa - Coastal rosemary



Xanthorrhoea preissii - balga



Syzygium resilience - Resilience Lilly Pilly



Hakea corymbosa - Cauliflower Hakea



Lomandra longifolia 'Tanika' - Tanika Lomandra

Groundcover



Olearia axillaris 'Little Smokie'



Myoporum parvifolium - Creeping Boobialla



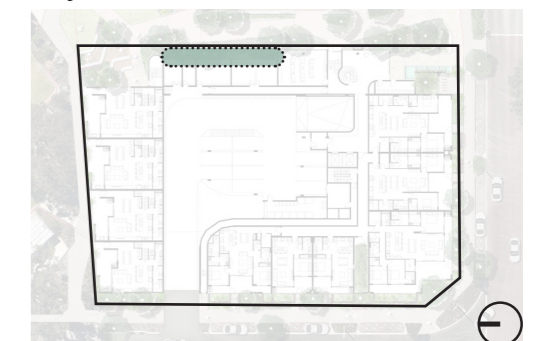
Lomandra confertifolia 'Little Pal' - Lomandra Little Pal

Laneway Planting Intent

Plants that blend seamlessly with the existing park and streetscape palette of Montario Quarter as well as being best suited to the part shade, east facing environment of the laneway of the development make up this section. Using a combination of plants with varied scales, colours and textures to create layers of greenery to soften the buildings and enhance the pedestrian experience.

- N** Native
- FL** Flowering / Bird Attracting / Fragrant
- FS** Full Sun
- PS** Part Shade
- C** Climbing

Key Plan - Ground Level



Plant Palette - South Frontage

SEYMORE AVENUE FRONTAGE MIX

Trees



Cupaniopsis anacardioides- Tuckeroo



Eucalyptus caesia - Caesia



Melaleuca nesophila – Honey Myrtle

Shrubs



Correa 'Dawn in Santa Cruz'



Westringia dampiera - Shore Westringia



Hibbertia scandens - Snake Vine

Groundcover



Liriope muscari - Lilyturf



Lomandra confertifolia 'Little Pal' - Lomandra Little Pal

HEAVILY SHADED MIX



Cyathea australis - Tree Fern



Alpinia caerulea - Native Ginger



Asplenium australasicum - Birds Nest Fern



Dichondra repens - Kidney Weed

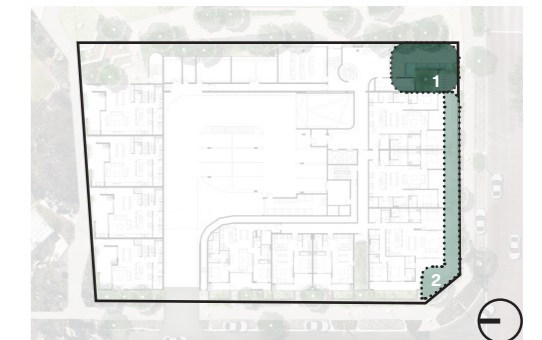
South Frontage Planting Intent

With less sunlight and more architecture to screen, plant selection here is focussed more on shade tolerant groundcovers, shrubs and smaller trees. Some of these species chosen have proven to cope well with windy situations in Western Australia and neighbouring sites around to this development, providing a lush and soft public interface on Seymour Ave.

- N** Native
- FL** Flowering / Bird Attracting / Fragrant
- FS** Full Sun
- PS** Part Shade
- C** Climbing

- 1** Heavily shaded mix
- 2** Seymore Ave Frontage

Key Plan - Ground Level

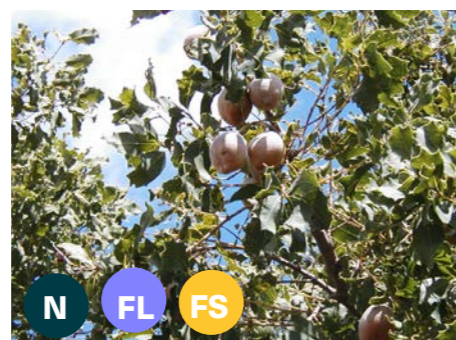


Plant Palette - Pool Terrace

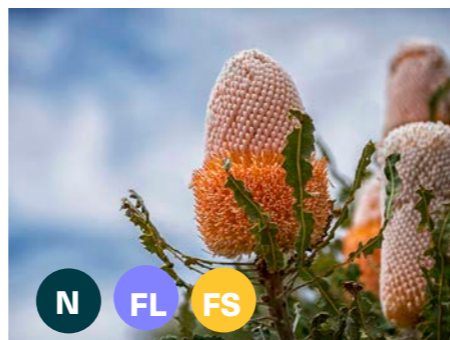
Trees



Plumeria obtusa - Frangipani



Xylomelum occidentale - Western Woody Pear



Banksia prionotes - Acorn Banksia

Shrubs



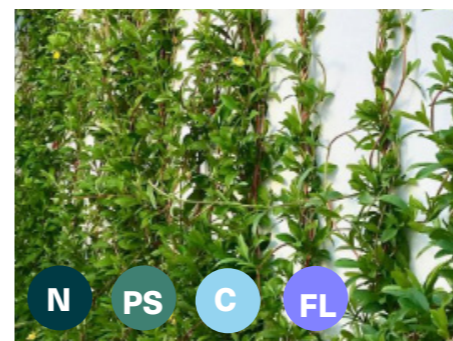
Leucophyta brownii - Cushion Bush



Westringia dampiera - Shore Westringia



Anigozanthos humilis - Kangaroo Paw

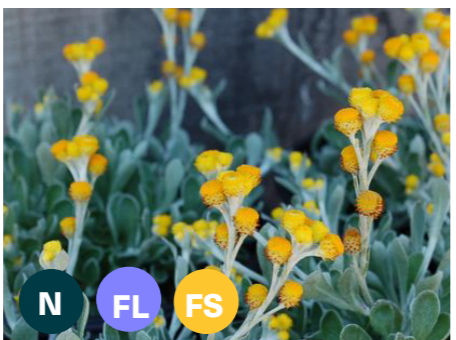


Hibbertia scandens - Snake Vine

Groundcover



Myoporum parvifolium - Creeping Boobialla



Chrysocephalum apiculatum - Yellow

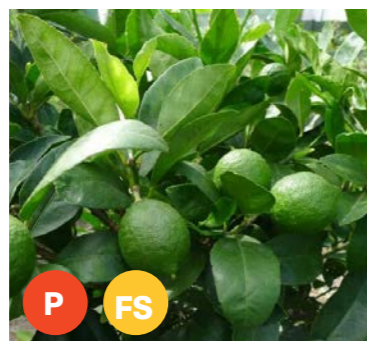


Carpobrotus virescens - Coastal Pigface

PRODUCTIVE GARDEN



Olea europaea - Common Olive



Citrus aurantifolia - Lime



Citrus x limon - Lemon



Citrus x sinensis - Sweet Orange



Salvia rosmarinus - Rosemary

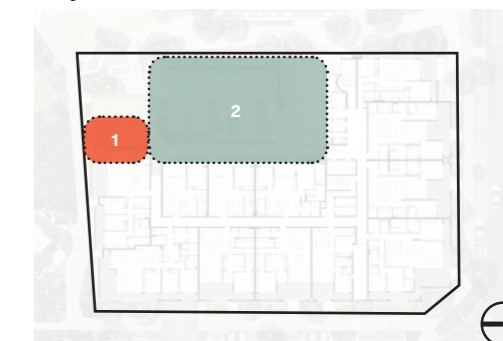
Pool Terrace Planting Intent

With higher winds, both sunny and shaded areas and maximising view to the park as a priority, plants for the Pool Terraces and communal facilities are chosen for their hardiness and visual appeal, as well as compact form. A group of productive plants will be also used in the community garden to the sunny on the pool terrace.

- N Native
- FL Flowering / Bird Attracting / Fragrant
- FS Full Sun
- PS Part Shade
- C Climbing
- P Productive Garden

- 1 Productive Garden
- 2 Pool Terrace Planting

Key Plan - Level 1



Plant Palette - Facade

Trees



N FL FS

Banksia prionotes - Acorn Banksia



N PS FL

Melaleuca nesophila - Honey Myrtle

Shrubs



N FL FS

Acacia cyclops - Coastal Wattle



N

Melaleuca huegelii - Chenille Honey-Myrtle



N PS

Acacia cognata 'Limelight' - River Wattle



N FS

Melaleuca huegelii - Chenille Honey-Myrtle



N FL FS

Leucophyta brownii - Cushion Bush

Groundcover



N FL FS

Myoporum parvifolium - Creeping Boobialla



N FL FS

Chrysocephalum apiculatum - Yellow



N FL FS

Carpobrotus virescens - Coastal Pigface

N Native

FL Flowering / Bird Attracting

FS Full Sun

PS Part Shade

Facade Planting Intent

With higher winds, both sunny and shaded areas and maximising view to the park as a priority, plants for the facade planters are chosen for their hardiness and visual appeal, as well as compact form. Some cascading species are also specified for planters along the edge of the roofs in order to spill over and soften the building from above as well as from ground level.

Key Plan - Level 2



Level 3



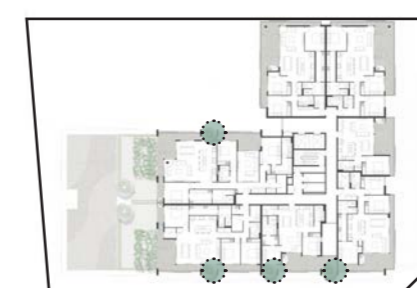
Level 4



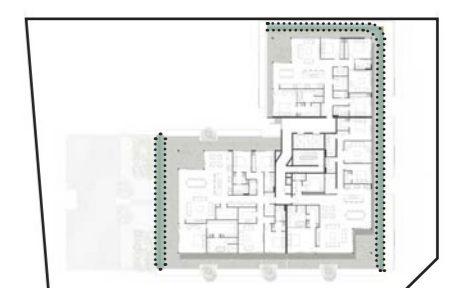
Level 5



Level 6



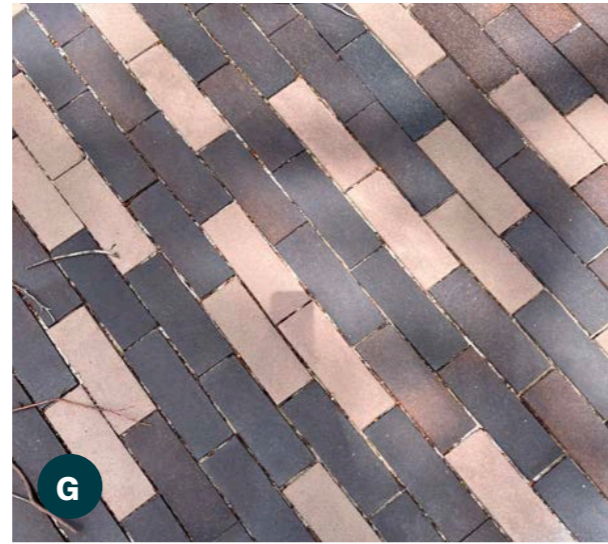
Level 7



Materiality Palette



Broomed Concrete Footpath - Graphic Inlay



Brick Paving and Feature Walls



Crazypave

- G Ground Floor
- L1 Level 1
- U Upper Levels



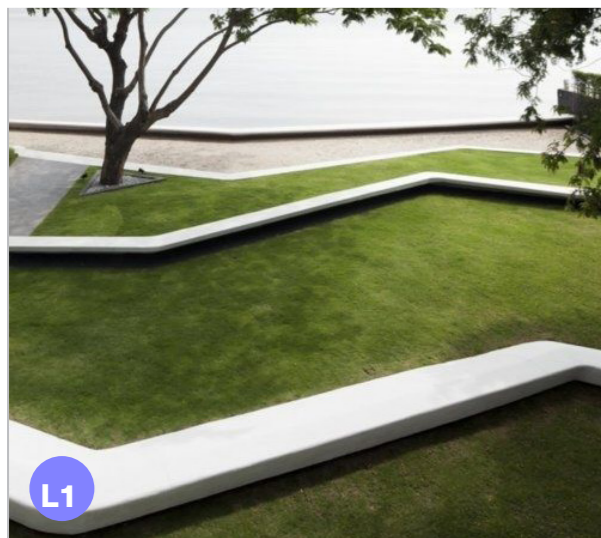
In Situ Concrete Seating Wall



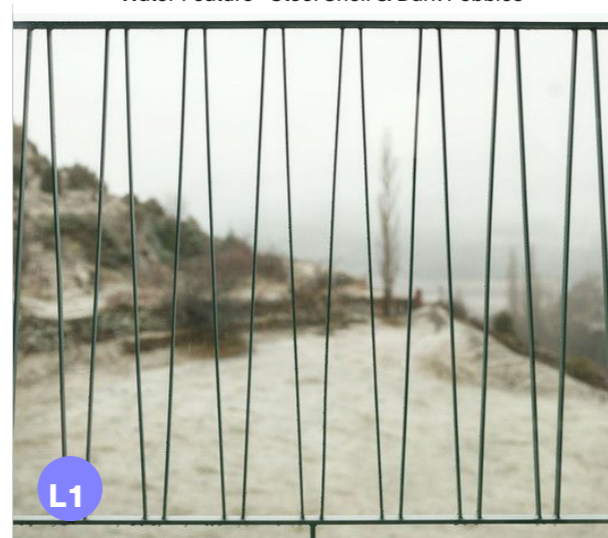
Water Feature - Steel Shell & Dark Pebbles



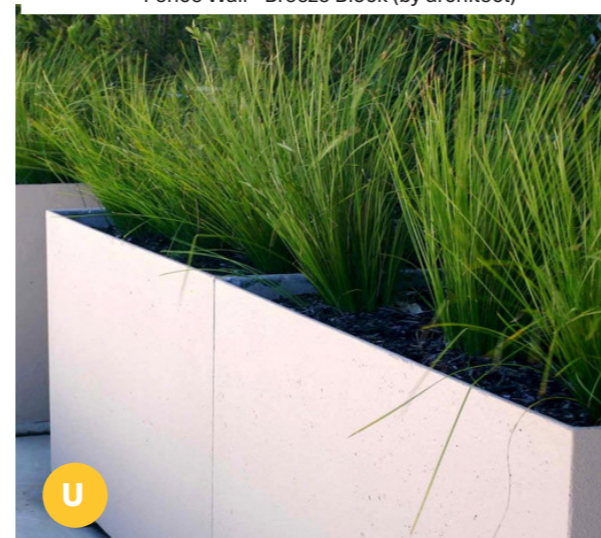
Fence Wall - Breeze Block (by architect)



Raised Lawn - In situ Concrete Honed Finish



Pool Fence - Aluminium



Facade Planting - Metal Planter

