

# MONTARIO QUARTER LOT 36 LANDSCAPE DESIGN INTENT

—  
SHENTON PARK, WA

STATUS	DA REPORT
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PREPARED BY	AC
APPROVED BY	YC

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.*

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# Project Understanding

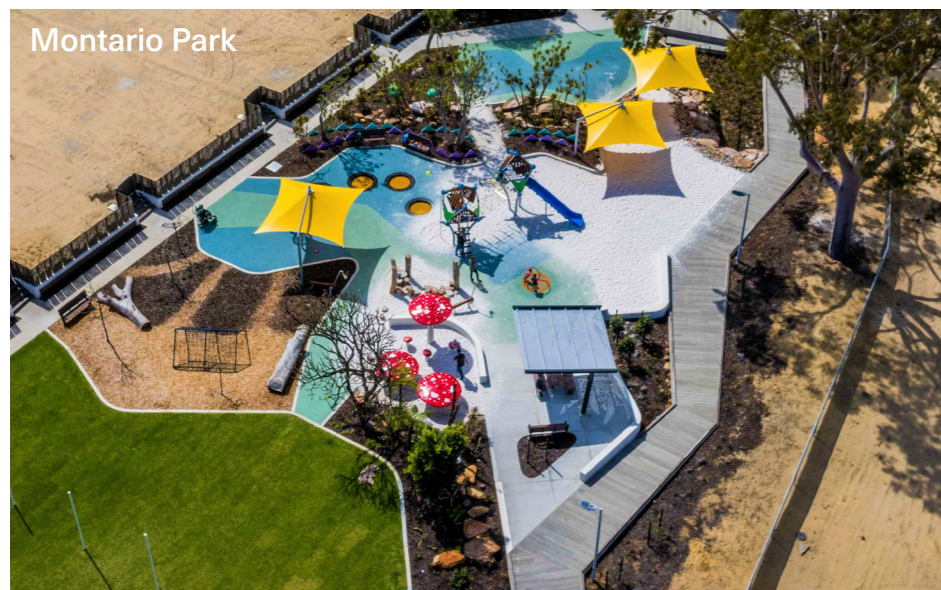
## Context

There is currently two proposed building sites for the Montario development project, Lot 35 and 36. Both on prestige land, surrounded by local parks and a short drive to Kings Park Botanic Gardens and Perth CBD. right next to the beautiful Brisbane 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.

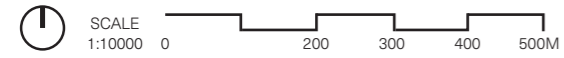
Adjacent, and surrounding the site is Charles Stokes Park/Reserve, Dawes Park and Shenton Park Train Station. Charles Stokes Park, Montario playground and Dawes park plays an important role within the community, providing open space and exercise facilities within the suburb of Daglish.

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 and 36, opposite Shenton Quarter and Victoria House Residential, are a series of retail buildings currently under construction.



# Context



## Context

There is currently two proposed building sites for the Montario development project, Lot 35 and 36. 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.

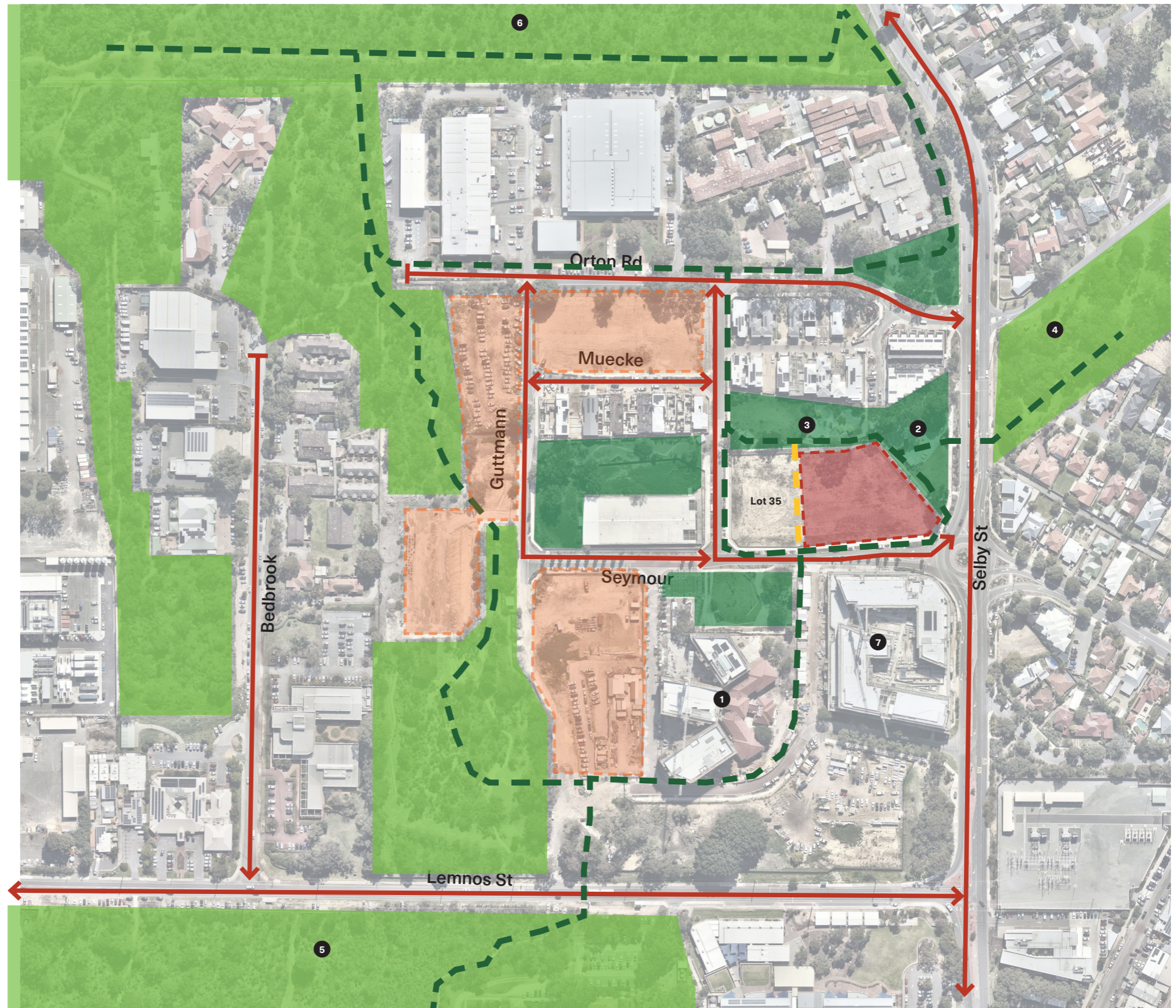
The Montario site rests within a medium density residential area with a series of retail and high density premises.

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.

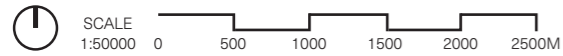
**LEGEND**

- Proposed Development - Lot 36
- New development sites
- Existing Mature Trees
- Existing Green Areas
- Existing Parkland
- Pedestrian link
- Potential Pedestrian links
- Road corridors

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



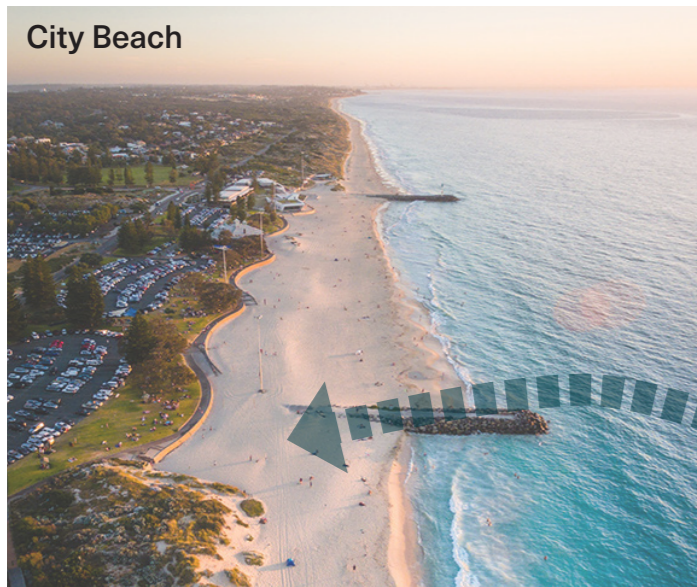
# Wider Context



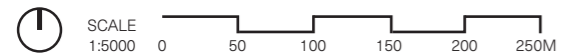
## Meeting of Green and Blue

Montario Quarter is located between two major parklands, Kings Park and Bold 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 36
- Existing Mature Trees
- Open Space
- Future Residential
- Retail Development Areas
- Open Space
- Picnic area/ Seating area
- Playground
- Bus Stop
- Pedestrian Corssings (Signalised)
- Car Parking
- Cafe

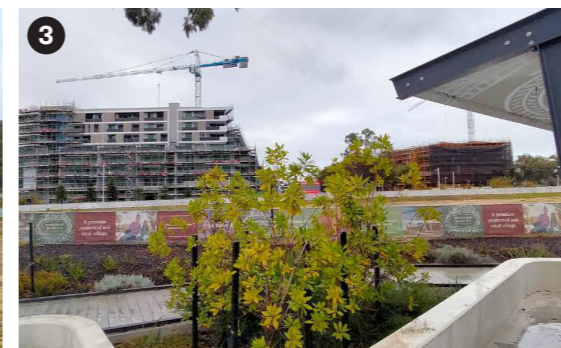
View 1



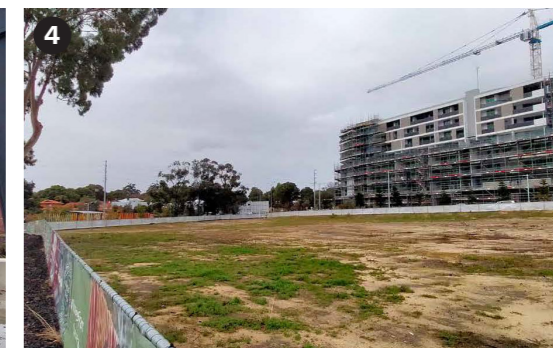
View 2



View 3



View 4



# Existing Design Language

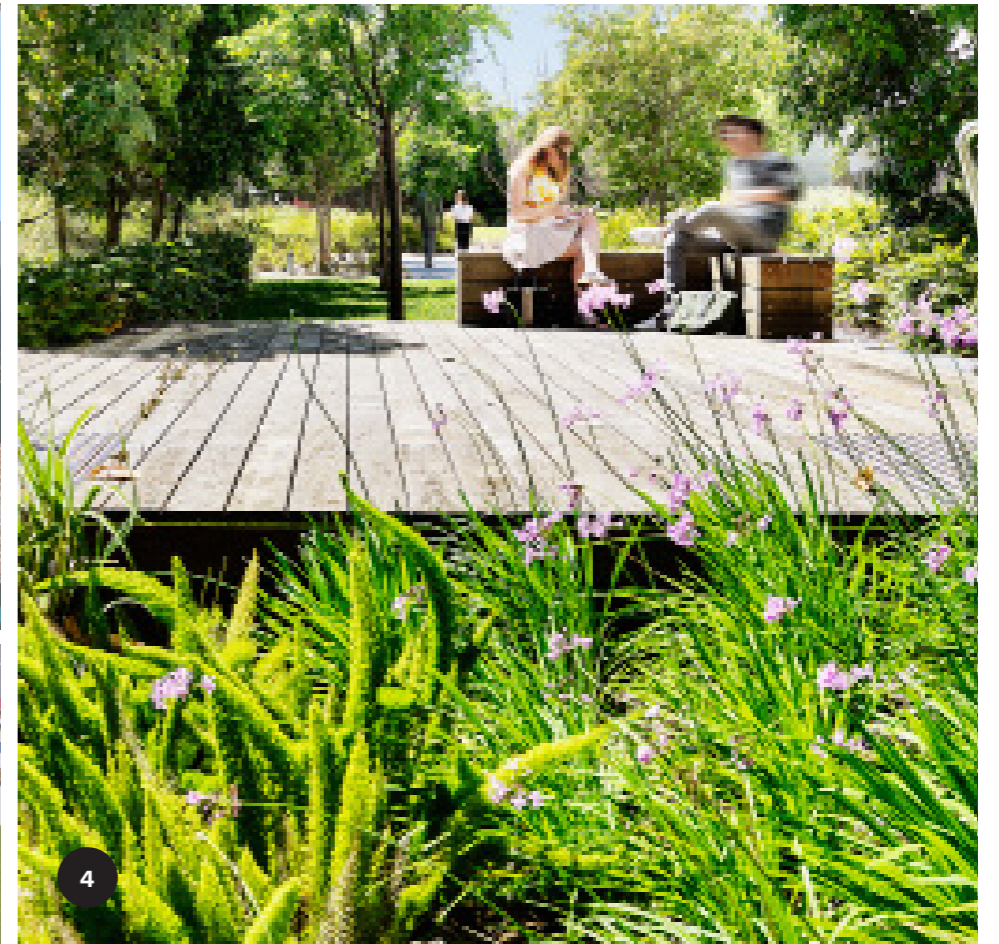
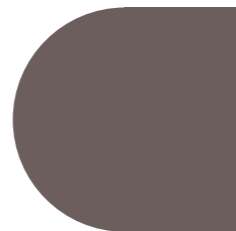
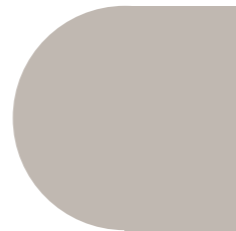
## Site Character

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 Concepts

# Design Response

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# Landscape Approach: Typologies



Ground Level



Level 2 - Recreation Terrace



Typical Upper Level

1. Green Laneway



2. Street Interface



3. Parkland



4. Active Frontage



5. Pool Terrace



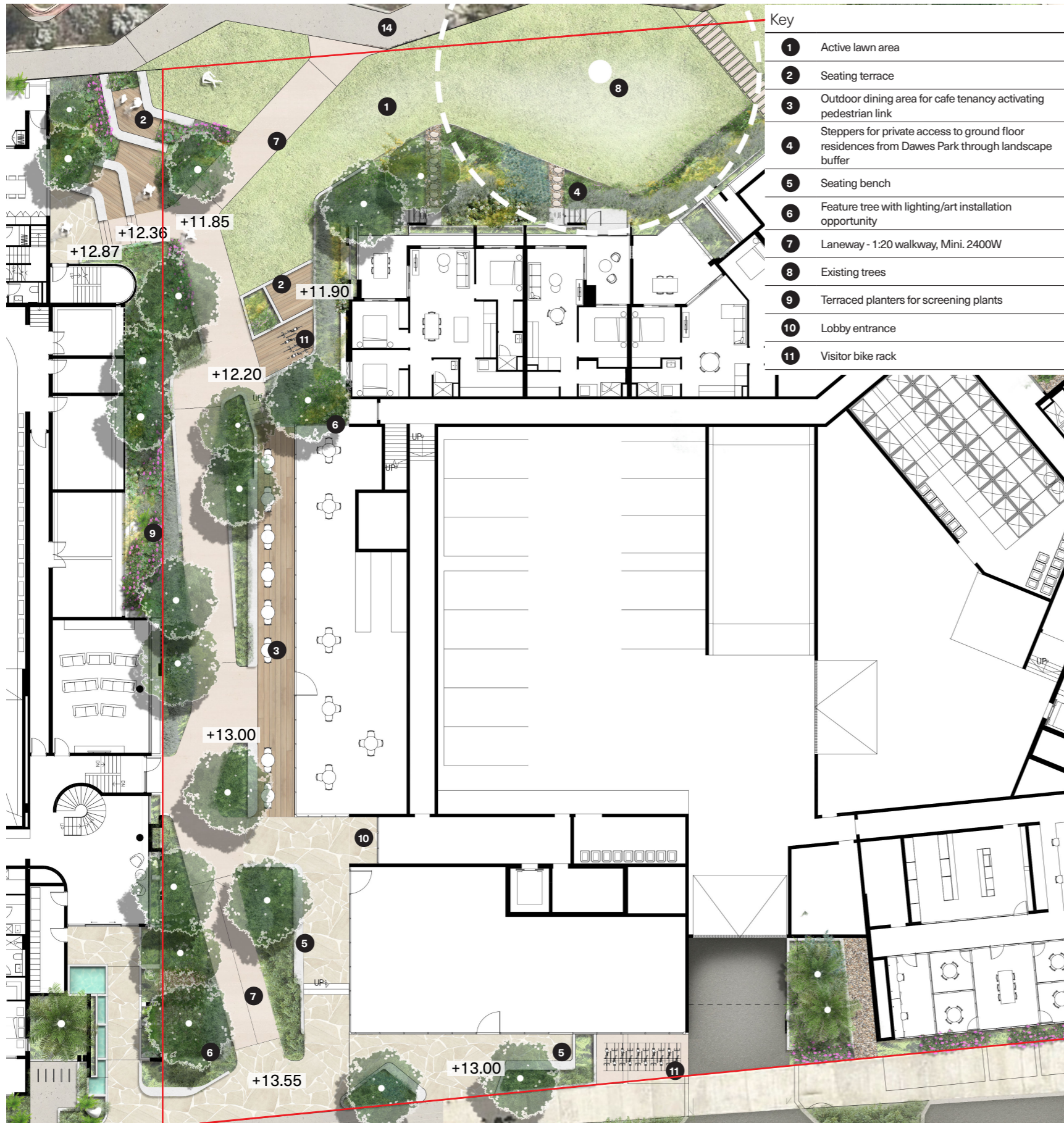
6. Windbreak & Screening Plants



# Ground Level Masterplan

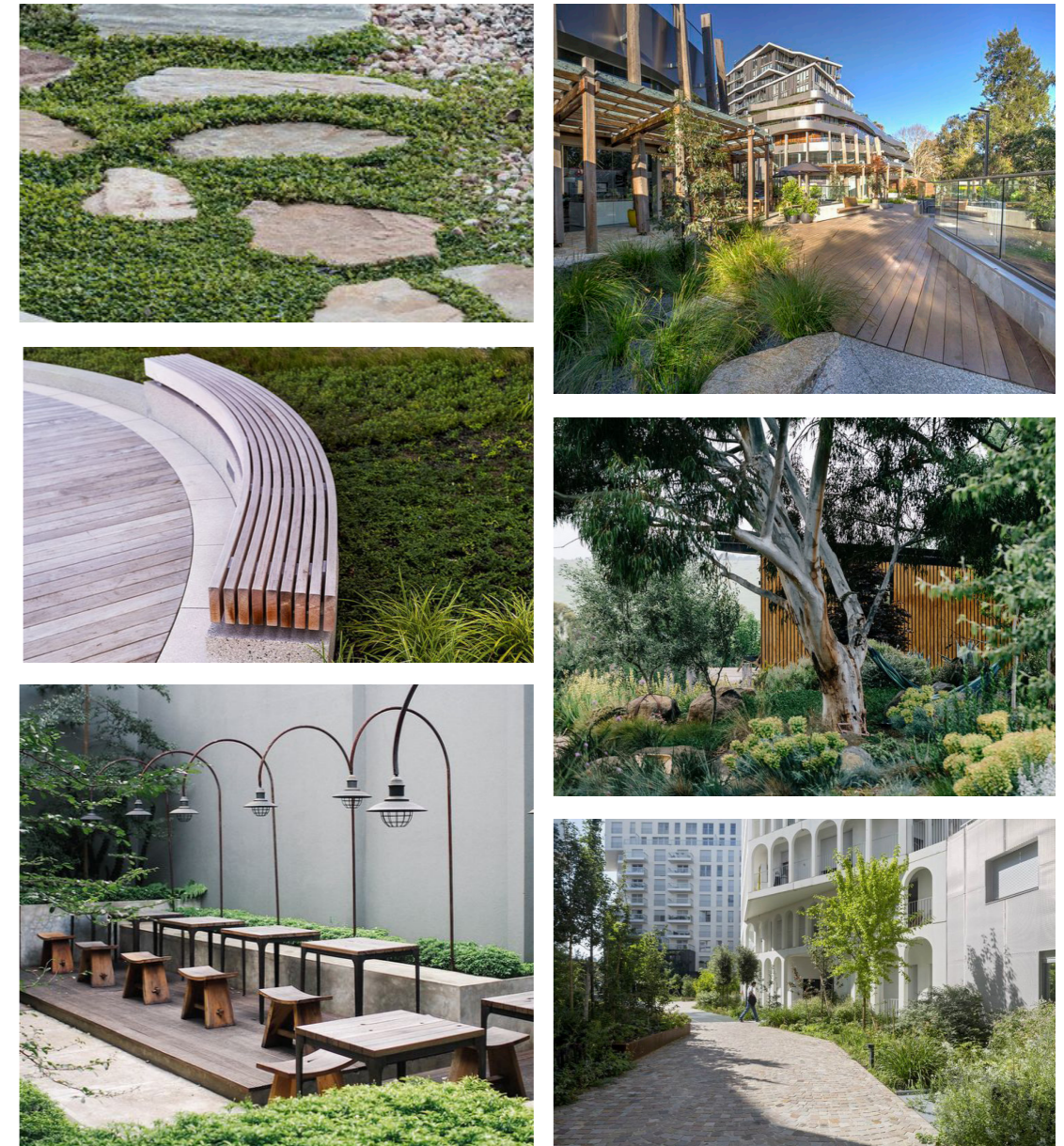


# Pedestrian Link



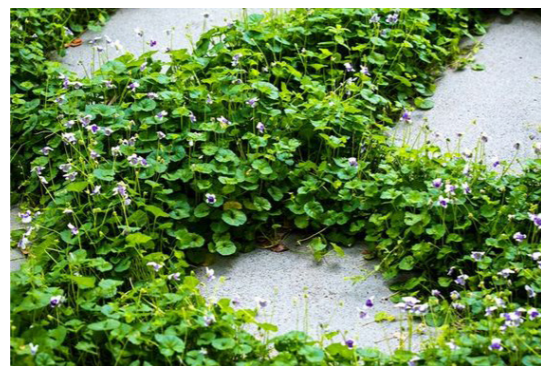
1:300

Bringing people through the site, the Pedestrian Link is a vital part of the landscape proposal, bringing the two buildings together. Activated with a cafe tenancy and exercise space, there is opportunity to use plant selection as an organic wayfinding device to draw people through the laneway from the street to the park beyond. A sun-drenched more open garden adjoining the park and makes the most of its northern aspect.



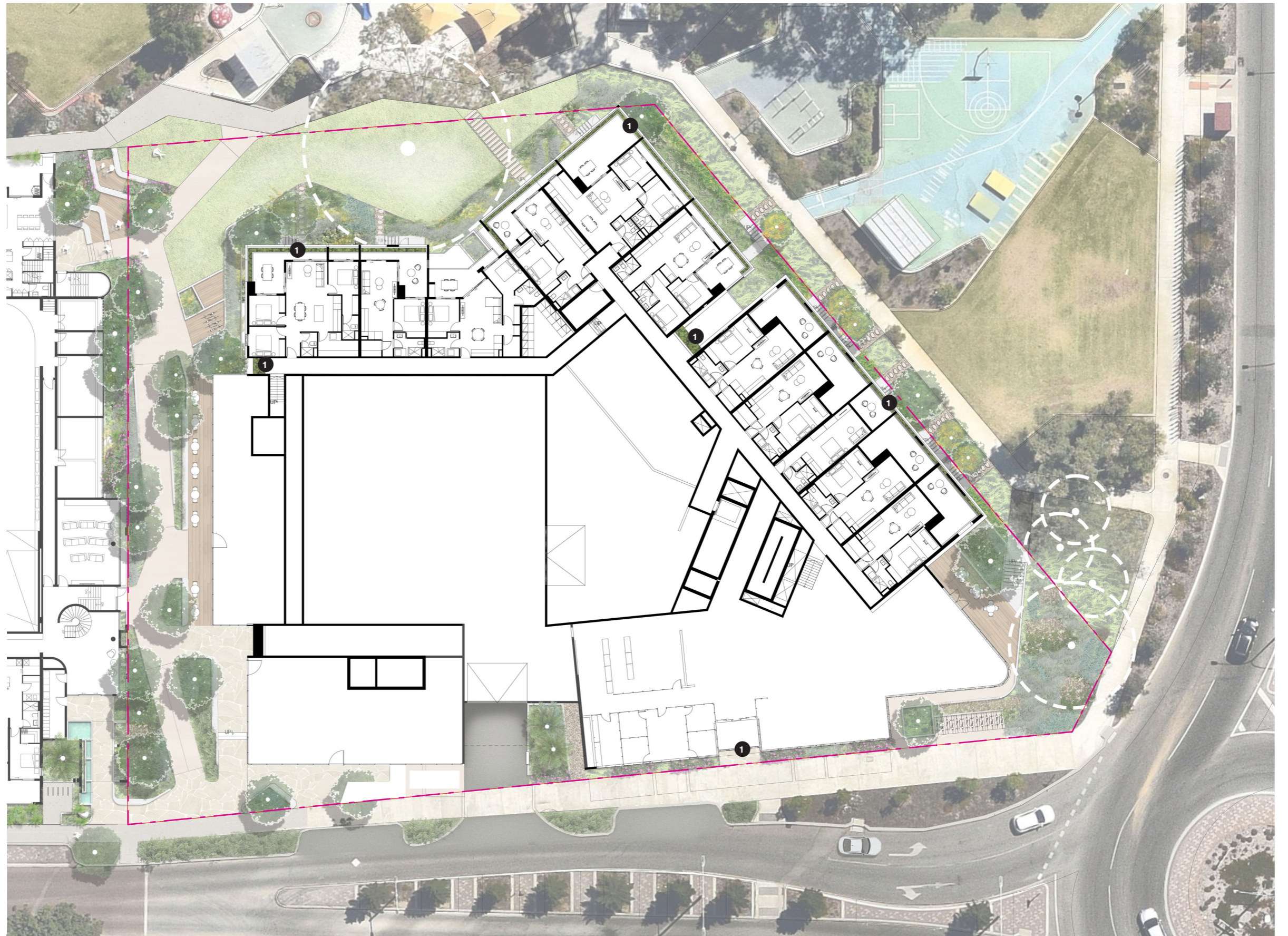
# Ground Level - LOT 36

Parkside frontage provides opportunity to tie Lot 36 with Dawes Park through materiality, softscape and visual connection. Blending the boundary with planting that reflects the park and access to northern sunlight, partially screening fro privacy while still allowing visual access to the public space, and physical links between ground floor residences and Dawes Park help achieve the Design Drivers in the desin outcome.



# Upper Ground Concept Plan

SCALE 1:400 0 4 8 12 16 20M



## Key

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

# Level 1 Concept Plan

SCALE 1:400 0 4 8 12 16 20M



## Key

1 Planting to facade. 600mm min depth

- - - Property Boundary

# Level 2 Concept Plan

SCALE 1:400 0 4 8 12 16 20M



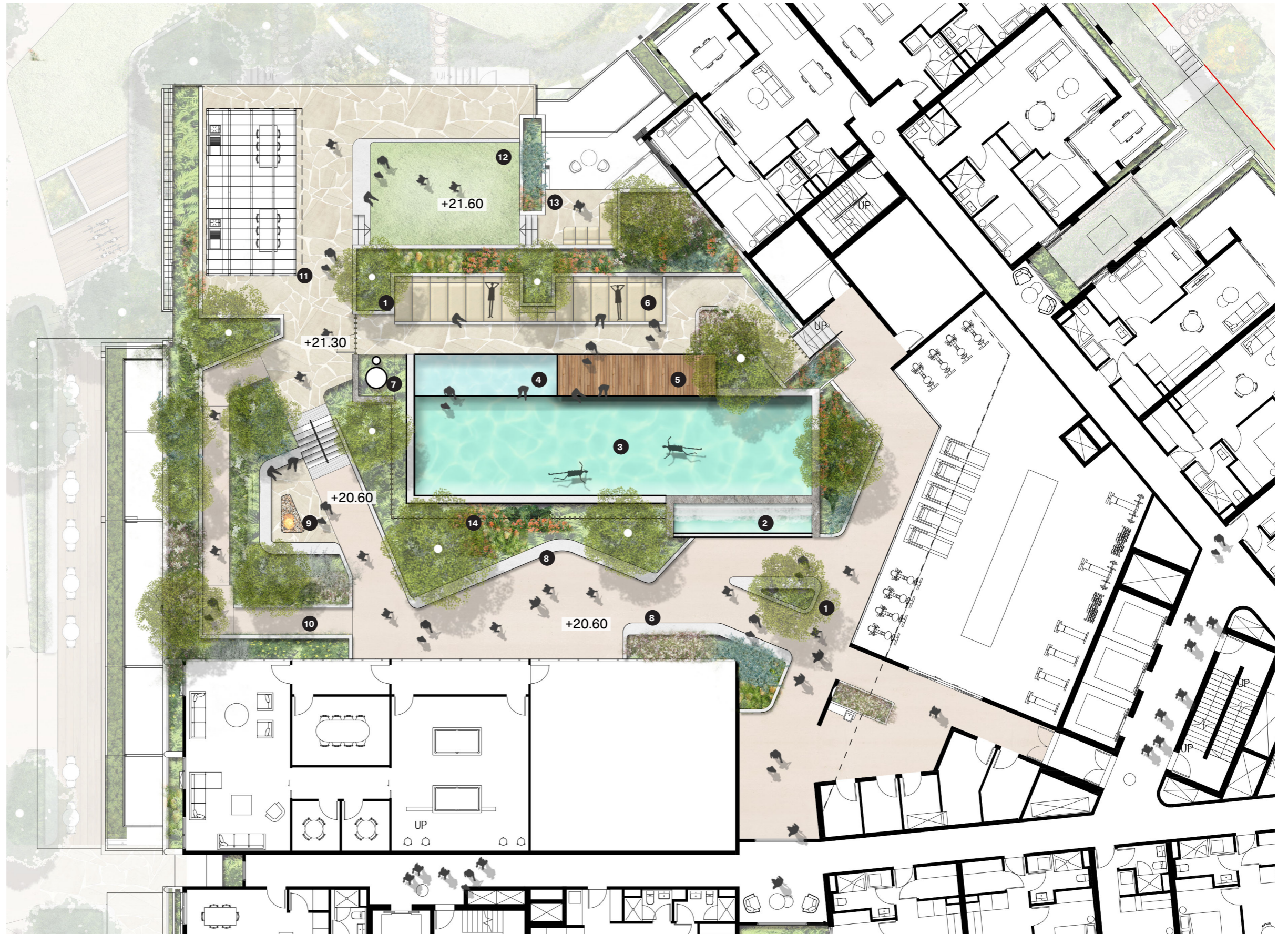
## Key

- 1 Communal Space
- 2 Pool
- 3 Gym
- 4 Sauna
- 5 Raised Lawn
- 6 BBQ Shelter
- 7 Fire Place
- 8 Circulation
- 9 Planting to facade. 600mm min depth



# Level 2 Concept Plan - Pool Terrace

SCALE 1:200 0 2 4 6 8 10M



## Key

- 1 Shade tree
- 2 Water cascade
- 3 20m x 5m pool
- 4 Wading pool
- 5 Pool-side nook
- 6 Daybed area
- 7 Outdoor shower
- 8 Seating bench
- 9 Fit pit
- 10 1:20 ramp
- 11 BBQ shelter
- 12 Raised lawn
- 13 Park-view lounge
- 14 Pool fence

# Level 3 Concept Plan

SCALE 1:400 0 4 8 12 16 20M



## Key

1 Planting to facade. 600mm min depth

- - - Property Boundary

# Level 4-8 Typical Plan

SCALE 1:400 0 4 8 12 16 20M



## Key

1 Planting to facade. 600mm min depth

- - - Property Boundary

# Level 9 Concept Plan

SCALE 1:400 0 4 8 12 16 20M



## Key

1 Planting to facade. 600mm min depth

- - - Property Boundary

# Level 10 Concept Plan

SCALE 1:400 0 4 8 12 16 20M



## Key

① Planting to facade. 600mm min depth

- - - Property Boundary

# Level 11 Concept Plan

SCALE 1:400 0 4 8 12 16 20M

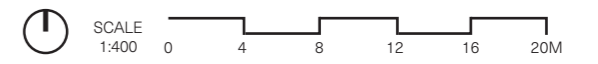


## Key

1 Planting to facade. 600mm min depth

- - - Property Boundary

# Level 12 Concept Plan



## Key

1 Planting to facade. 600mm min depth

- - - Property Boundary

# Soil Depth



## LEGEND

	Planting in natural ground
<b>1000</b>	Medium to large shrubs to 4.5m Minimum planter profile depth 1000 - 1200 mm
<b>600</b>	Grasses & small shrubs to 1.5m Minimum planter profile depth 600mm
<b>400</b>	Sprawling ground covers. Minimum planter profile depth 400mm

**Ground Level**



**Upper Ground**



**Level 1**



**Level 2**



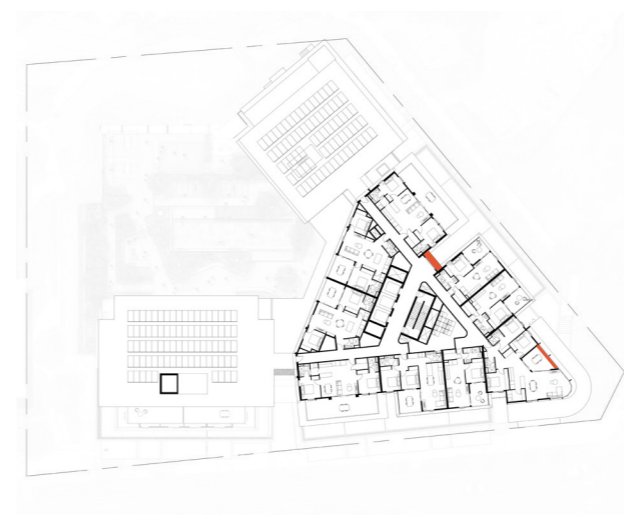
**Level 3**



**Level 4-9**



**Level 10-11**



**Roof Terrace**








# Planter Maintenance Strategy

SCALE 1:1000 0 10 20 30 40 50M

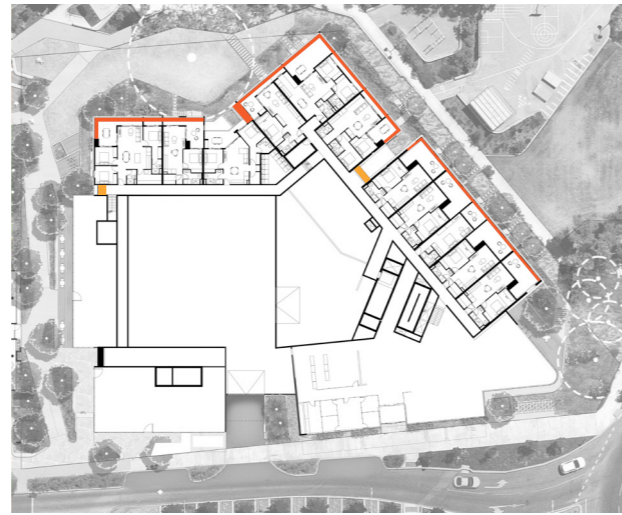
## LEGEND

	Safely accessible at grade
	Safely accessible from private space with residence permission
	Accessible with fall prevention system

### Ground Level



### Upper Ground



### Level 1



### Level 2



### Level 3



### Level 4-9



### Level 10-11



### Roof Terrace



# Landscape Section

## Section A - Laneway Section

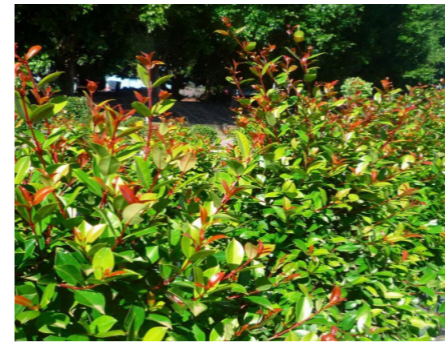
Key

- 1 Terraced planter with screening shrub on Lot 35
- 2 Planters to facade with cascade plants
- 3 Outdoor dining area for cafe tenancy
- 4 Laneway connection path
- 5 Deep planter over podium (min. 1000mm)
- 6 Small shrub and groundcover only to ensure casual subservience signlights

### Character Plantings



Agonis flexuosa - Willow Myrtle



Syzygium resilience - Resilience Lilly Pilly

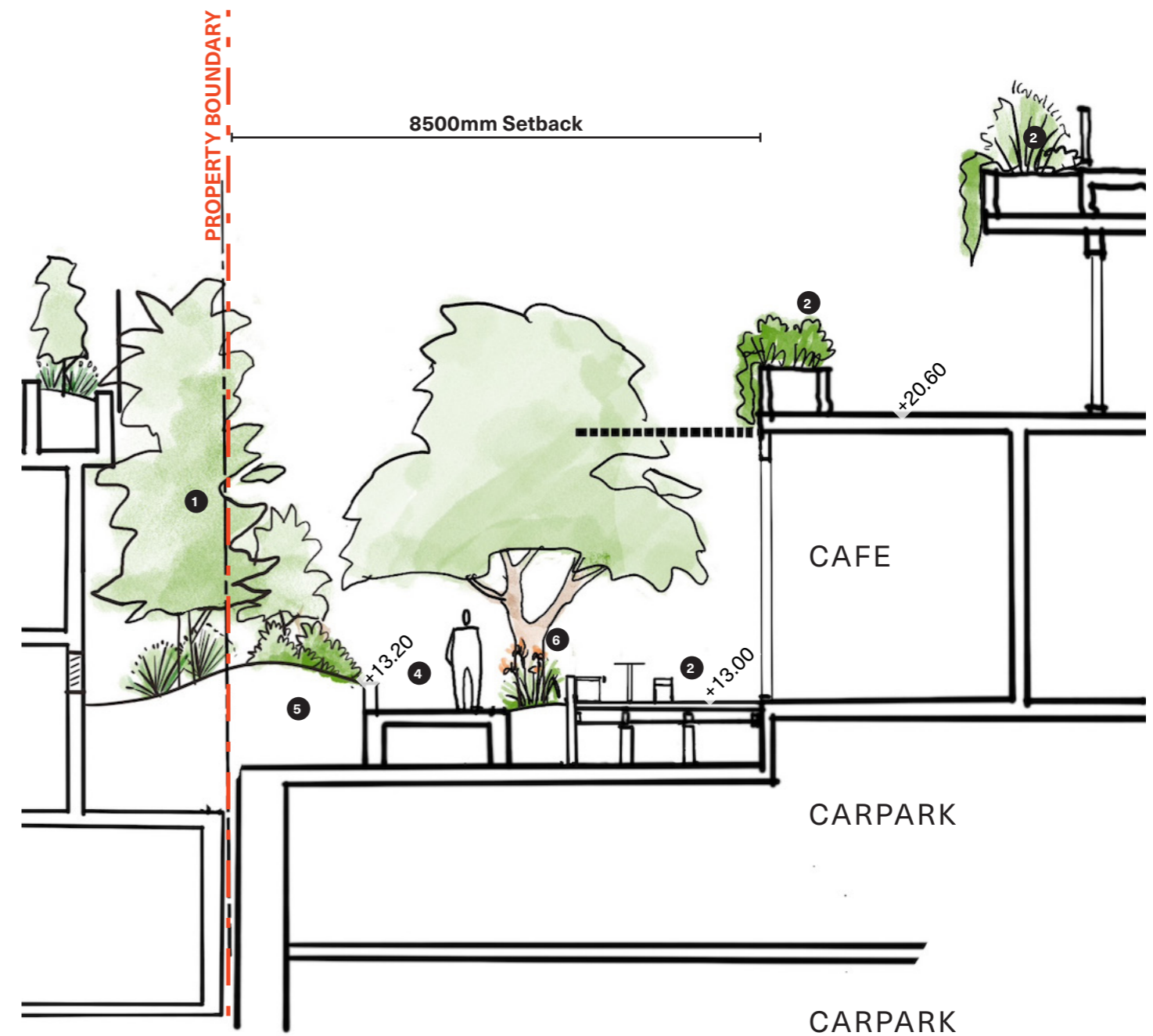


Lomandra longifolia 'Tanika' - Tanika Lomandra



Myoporum parvifolium - Creeping Boobialla

SCALE 1:100 0 1 2 3 4 5M



# Landscape Section

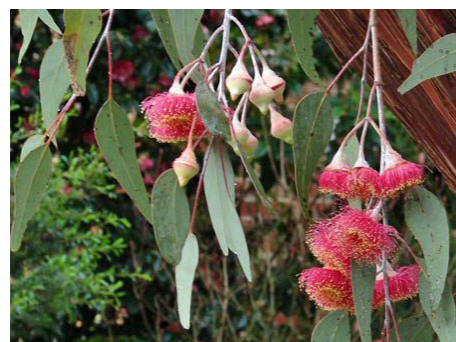
## Section B - Section through Dawes Park Existing Tree

SCALE 1:100 0 1 2 3 4 5M

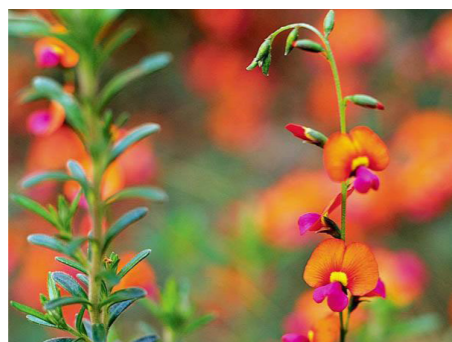
Key

- 1 Existing Tree
- 2 Planters to facade with cascade plants
- 3 Landscape Buffer
- 4 Private access from Dawes Park

### Character Plantings



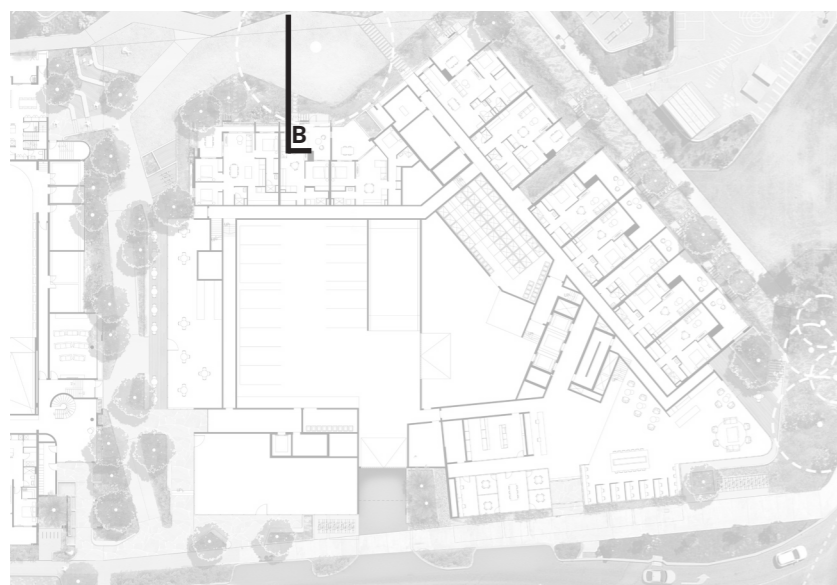
Eucalyptus caesia - Caesia



Chorizema cordatum - Flame Pea



Acacia lasiocarpa - Panjang



# Landscape Section

## Section C - Section through Dawes Park

- Key
- 1 Landscape Buffer
  - 2 Planters to facade
  - 3 Private access from Dawes Park
  - 4 Stepping stone through Deep Landscape

### Character Plantings



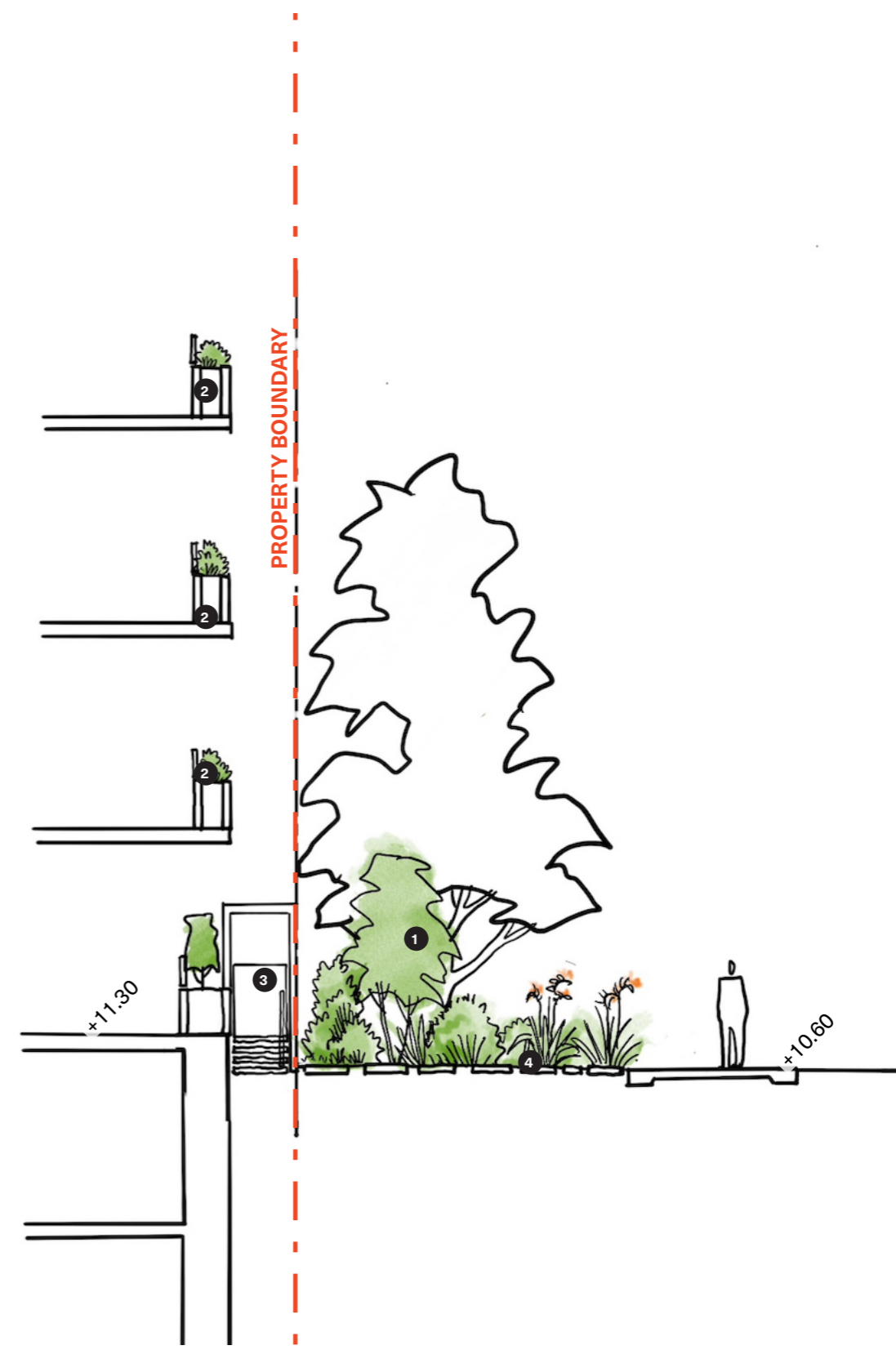
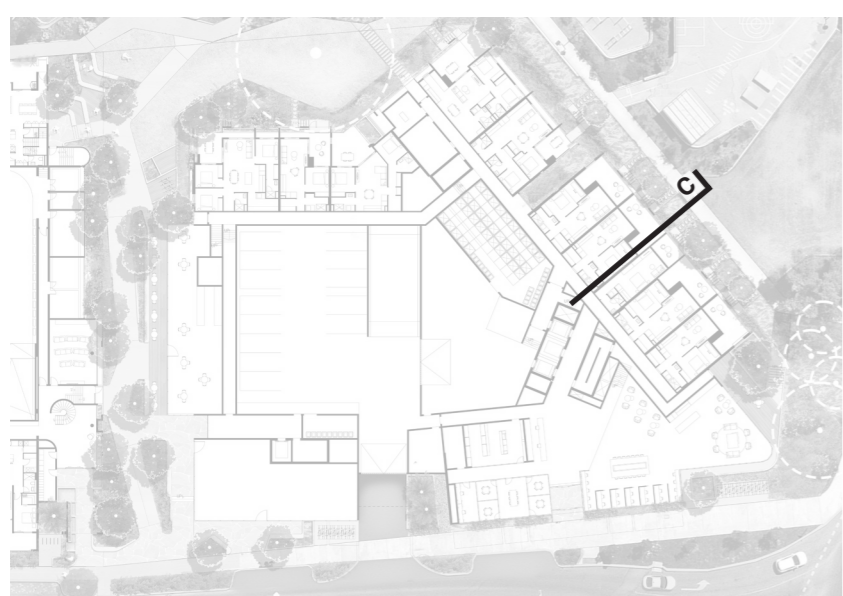
Banksia prionotes - Acorn Banksia



Anigozanthos humilis - Kangaroo Paw



Banksia nivea - Honey-pot dryandra



# Landscape Section

## Section D - Seymour Ave Interface

### Key

- 1 Terraced planters for screening plants
- 2 Planters to facade with cascade plants
- 3 Footpath & Streetscape Planting
- 4 Small evergreen tree
- 5 Seating Wall

### Character Plantings



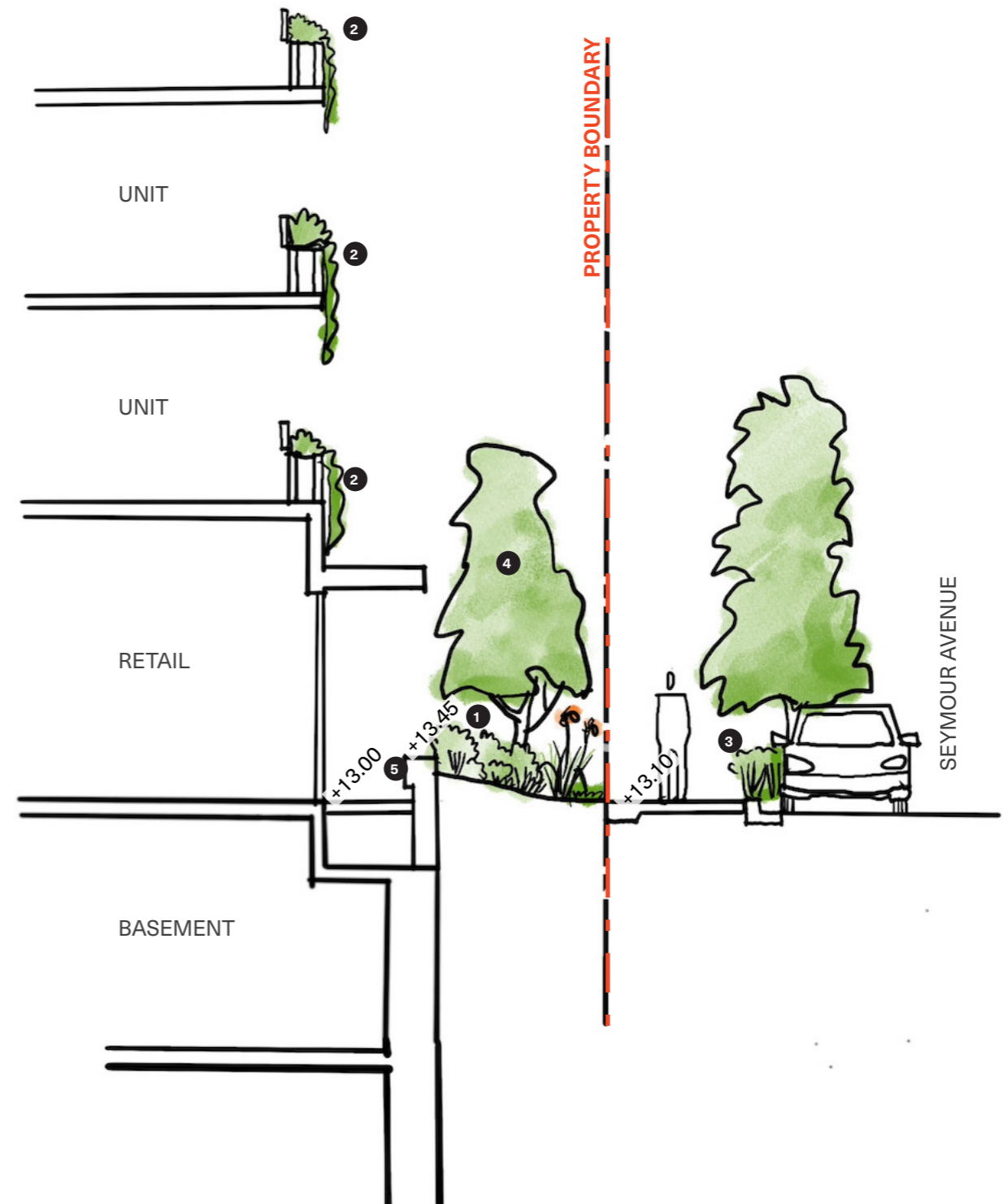
Melaleuca nesophila - Honey Myrtle



Westringia dampieria - Shore Westringia



Lomandra confertifolia 'Little Pal'



# Plant Palette - Parkside Frontage

## Trees



Eucalyptus caesia - Caesia



Casuarina obesa - She Oak



Banksia prionotes - Acorn Banksia

## Shrubs



Anigozanthos flavidus 'Bush Gold' - Kangaroo Paw



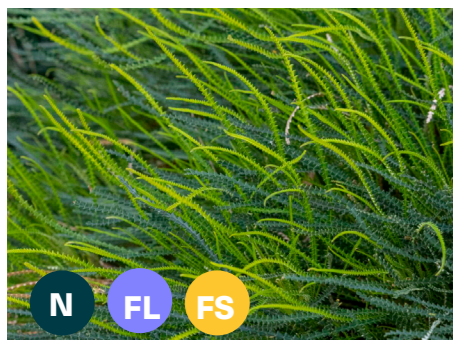
Anigozanthos humilis - Kangaroo Paw



Acacia lasiocarpa - Panjang



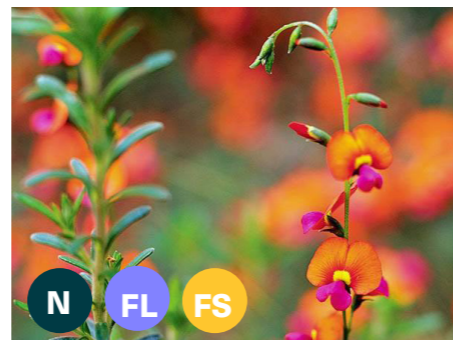
Westringia fruticosa - Coastal rosemary



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 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'



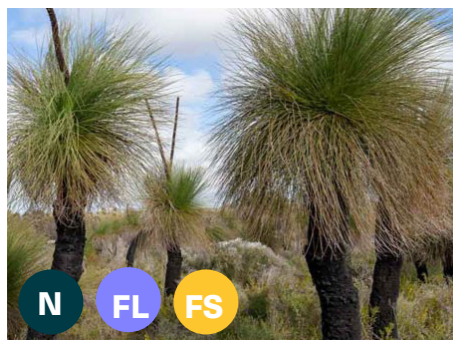
Verticordia plumosa - Plumed Featherflower



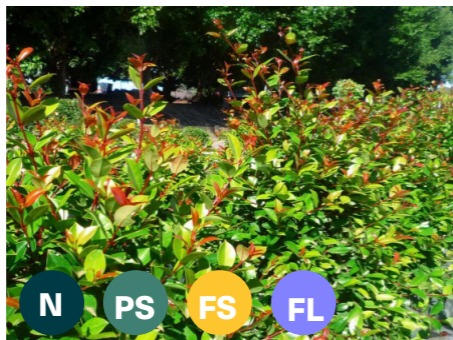
Verticordia nitens - Christmas Morrison



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 - Shaded Area

## SEYMORE AVENUE FRONTAGE MIX

### Trees



N FS FL

Cupaniopsis anacardioides- Tuckeroo



N FS FL

Eucalyptus caesia - Caesia



N PS FL

Melaleuca nesophila – Honey Myrtle

### Shrubs



N FL PS

Correa 'Dawn in Santa Cruz'



N FS

Westringia dampiera - Shore Westringia



N PS C FL

Hibbertia scandens - Snake Vine

### Groundcover



FL PS FS

Liriope muscari - Lilyturf



N PS

Lomandra confertifolia 'Little Pal'

### HEAVILY SHADED MIX



N PS

Cyathea australis - Tree Fern



N FL PS

Alpinia caerulea - Native Ginger



N PS

Asplenium australasicum - Birds Nest Fern



N PS

Dichondra repens - Kidney Weed

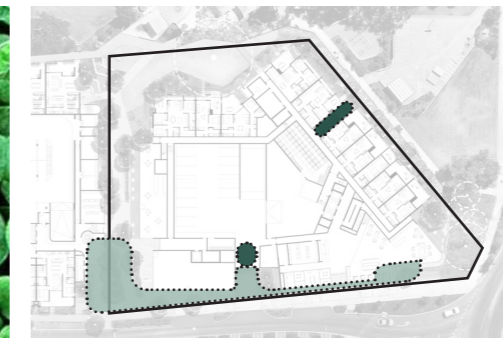
### Shaded Area Planting Intent

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



### Level 1





# Plant Palette - Pool Terrace

## Trees



Plumeria obtusa - Frangipani

FL FS



Xylomelum occidentale - Western Woody Pear

N FL FS



Banksia prionotes - Acorn Banksia

N FL FS

## Shrubs



Leucophyta brownii - Cushion Bush

N FL FS



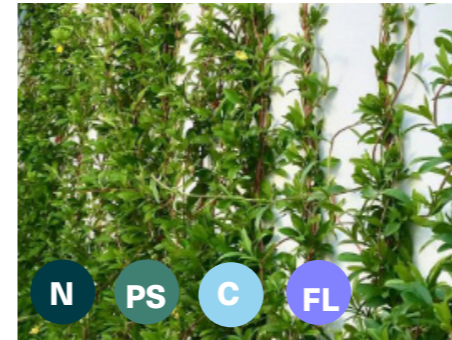
Westringia dampiera - Shore Westringia

N FS



Anigozanthos humilis - Kangaroo Paw

N FL FS



Hibbertia scandens - Snake Vine

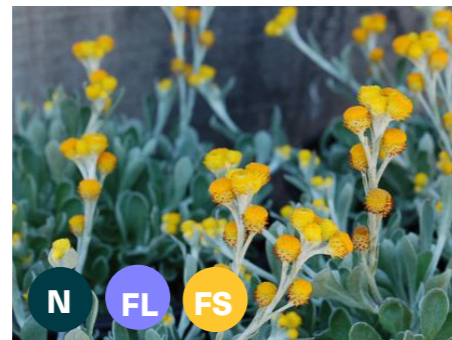
N PS C FL

## Groundcover



Myoporum parvifolium - Creeping Boobialla

N FL FS



Chrysocephalum apiculatum - Yellow

N FL FS



Carpobrotus virescens - Coastal Pigface

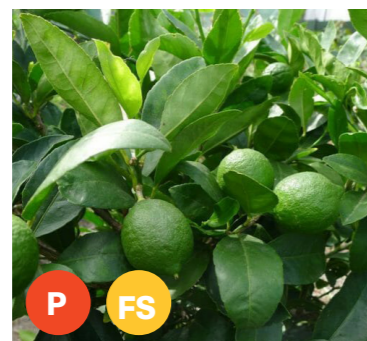
N FL FS

## PRODUCTIVE GARDEN



Olea europaea - Common Olive

P FS



Citrus aurantifolia - Lime

P FS



Citrus x limon - Lemon

P FS



Citrus x sinensis - Sweet Orange

P FS



Salvia rosmarinus - Rosemary

P FS

## 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 area 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



Banksia prionotes - Acorn Banksia



Melaleuca nesophila - Honey Myrtle

## Shrubs



Acacia cyclops - Coastal Wattle



Melaleuca huegelii - Chenille Honey-Myrtle



Acacia cognata 'Limelight' - River Wattle



Melaleuca huegelii - Chenille Honey-Myrtle



Leucophyta brownii - Cushion Bush

## Groundcover



Myoporum parvifolium - Creeping Boobiella



Chrysocephalum apiculatum - Yellow



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 open spaces 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.

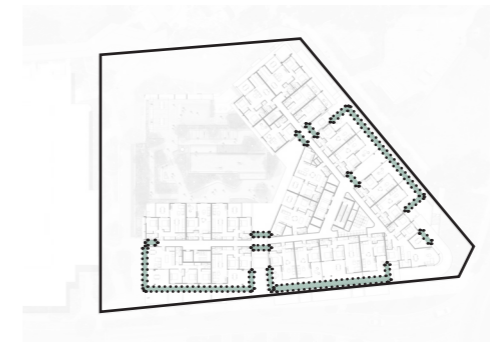
Key Plan - Level 1



Level 2



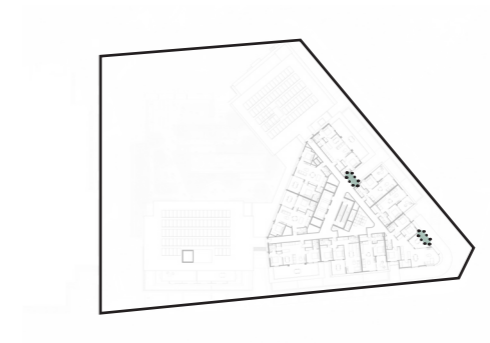
Level 3



Level 4-8



Level 9-11



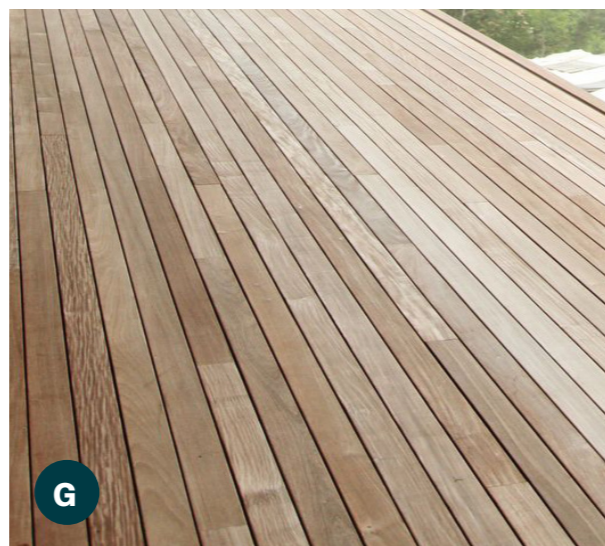
Level 12 (Roof Terrace)



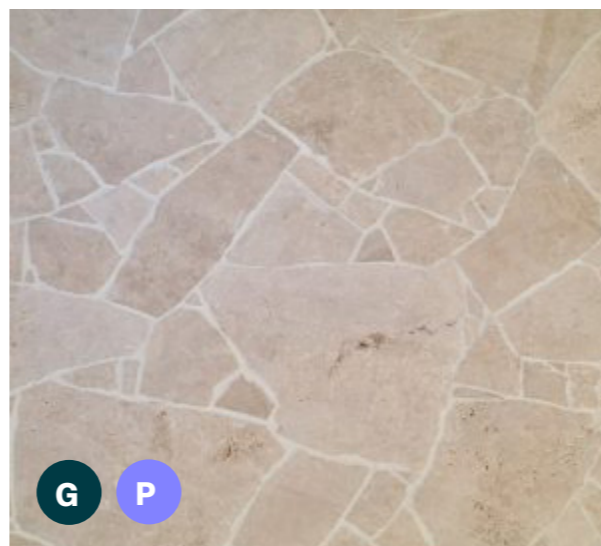
# Materiality Palette



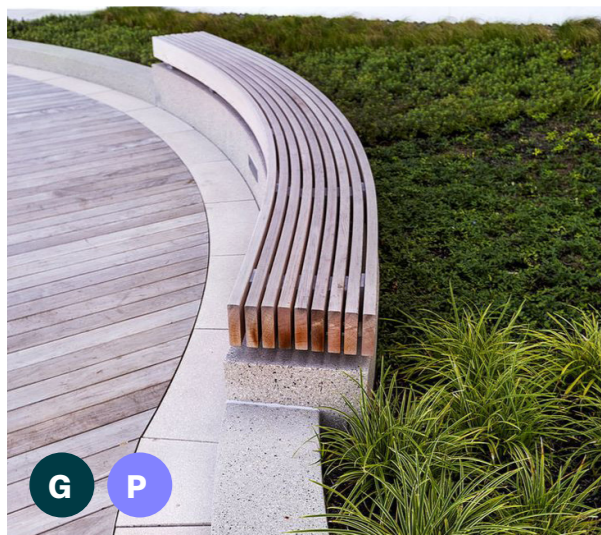
Broomed Concrete Footpath - Graphic Inlay



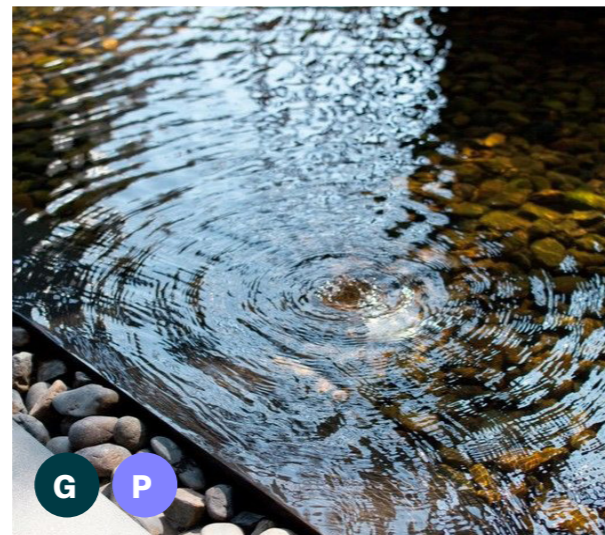
Timber Decking



Crazypave



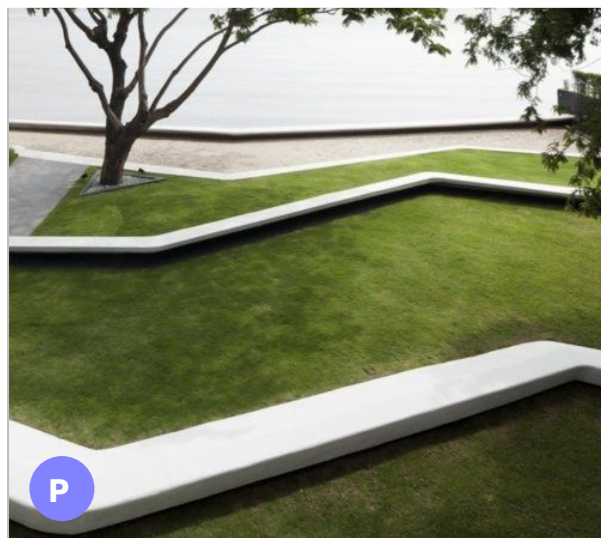
In Situ Concrete Seating Wall



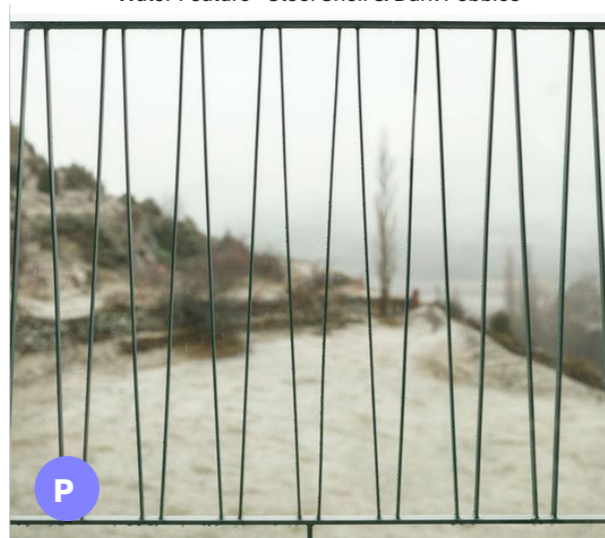
Water Feature - Steel Shell & Dark Pebbles



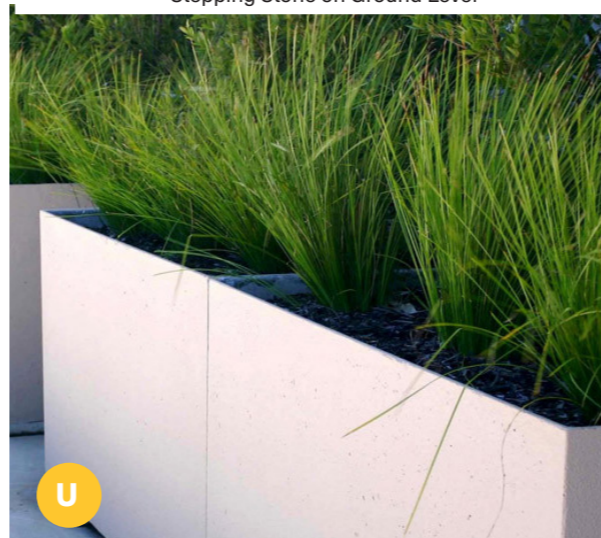
Stepping Stone on Ground Level



Raised Lawn - In-situ Concrete Honed Finish



Pool Fence - Aluminium



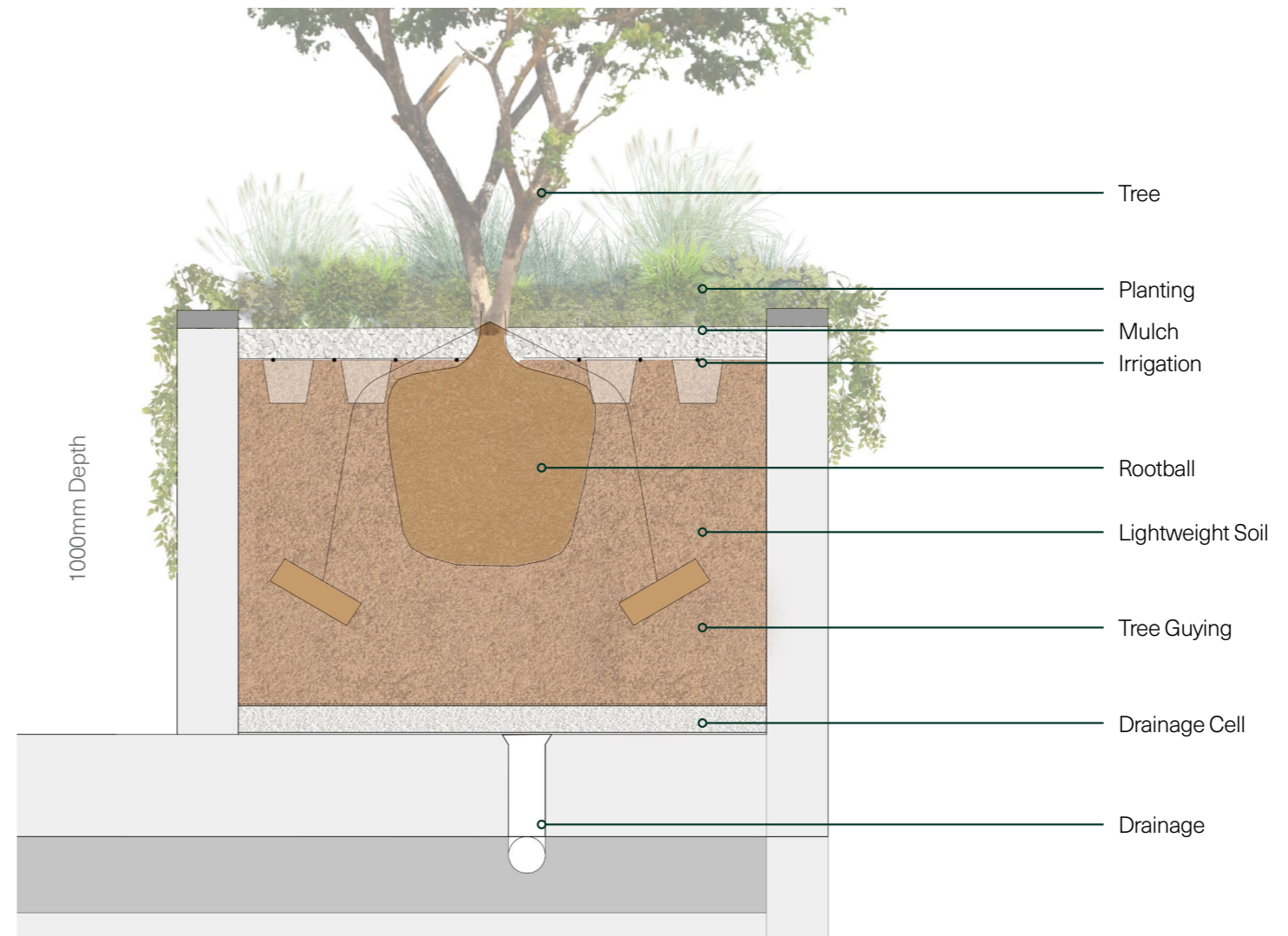
Facade Planting - Metal Planter

- G Ground Floor
- P Pool Terrace
- U Upper Levels

# Planting on Structure

The planting scheme for the project is designed to add a strong well-vegetated character to the site. Landscape will be used to create identity through a series of 'garden rooms' and maximise amenity for the building occupants and the broader neighbourhood.

This will include planting on structure at one metre depths to meet the requirements of Design WA. The planting areas will include engineered drainage, irrigation and soil systems to support healthy tree and shrub planting.



Indicative planting on structure detail





**ASPECT Studios**

2/29A Logan Road Woolloongabba,  
Qld, 4102  
T: +61 7 3847 8755  
E: [brisbane@aspect-studios.com](mailto:brisbane@aspect-studios.com)