



King William Street Community Housing

7-11 King William Street, Bayswater

LANDSCAPE REPORT - DEVELOPMENT APPLICATION

MAY 2026

The Country now known as Bayswater has been for millennia a gathering place. This Country is celebrated as a diverse landscape of ecologies, communities and histories – so it has been from time immemorial for the Whadjuk Noongar people, who are the traditional custodians of these lands.

We pay our respects to their Ancestors and Elders past, present and emerging and acknowledge that through honouring Country, we also honour their timeless connections to Country.

It is also here on this Country that we acknowledge our mutual responsibility to safeguard the landscape and its many sites and places, and its living history. Beyond the protection and enhancement of Country, we also make space so its traditional owners are respected, listened to and learned from, and that the understanding of Country and connection form the foundations of decision making.

If we care for Country, Country cares for us.

Project: King William Street Development
7-11 King William Street
Bayswater WA
Client: Community Housing Investments (WA) Limited c/o PARC Developments
Lead Consultant: Rothelowman
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Prepared by:

REALMstudios

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Executive Summary

The landscape design for 7–11 King William Street establishes a connected social and civic framework that supports the delivery of a high-quality, transit-oriented residential development within the Bayswater Town Centre.

The proposal positions landscape as critical infrastructure supporting movement, amenity, environmental performance and community life, while reinforcing the fine-grain, walkable character of King William Street. The project seeks to act as a good neighbour contributing to Bayswater's existing street, laneway and community culture through purposeful, robust and well-crafted communal spaces.

Project Vision

The landscape is centred on the creation of a connected and activated ground plane that improves pedestrian permeability, strengthens communal life and contributes directly to the broader public realm network. Rather than a singular formal gesture, the design is driven by a series of coordinated moves that respond directly to the site's urban context establishing a permeable link between King William Street and the laneway, strengthening the street interface, and embedding everyday social life throughout the building and ground plane.

Landscape and architecture work together to create a "vertical neighbourhood" - a series of recognisable communal spaces supporting different scales of occupation, from quiet threshold moments between neighbours to larger shared and civic gathering spaces.

Design Intent

King William Street Interface – The Verandah + Jacaranda Square: The primary street frontage establishes a strong civic threshold to King William Street, integrating the retained heritage built form with a relocated mature jacaranda to reinforce local character and continuity within the streetscape.

"The Verandah" forms a shaded and activated street edge where integrated seating, planting and the adjacent café support alfresco use, informal occupation and passive surveillance throughout the day. Adjacent, "Jacaranda Square" operates as a neighbourhood gathering space supporting visible community life at the street edge.

Metters Lane – Cross-Site Link: "Metters Lane" forms the social spine of the project, linking King William Street to the rear laneway through a sequence of communal and publicly visible spaces. Rather than operating solely as circulation, the link incorporates terraces, long tables, seating and shared amenity that

support informal gathering and everyday occupation.

The retention and reinterpretation of the existing Metters cooker as a communal BBQ continues patterns of social use while embedding local memory within the landscape. An integrated art wall extends the character of neighbouring murals and Bayswater's existing laneway culture into the site, while a DDA-accessible lift ensures inclusive movement through the block.

Communal Landscape Framework

Communal spaces are distributed throughout the building as a connected social framework rather than isolated amenity areas. "The Lounge Room" provides a quieter communal retreat overlooking the street, while "The Shed" workshop and "The Backyard" terrace support making, gathering and shared outdoor living. Across the residential levels, "The Stoop" threshold spaces create opportunities for small-scale neighbourly interaction immediately outside residents' homes.

Together, these spaces reinforce the role of landscape and architecture as the social infrastructure of the development, helping stitch new residents into the broader Bayswater community.

Laneway Interface

The laneway edge is treated as a green and performative interface that softens the built form and improves the quality of the rear condition. Castellated kerb edges support stormwater capture into planting zones, enabling WSUD integration, long-term greening and improved environmental performance.

Public Realm and Environmental Integration

The landscape integrates urban greening and environmental performance into the ground plane, supporting canopy cover, microclimate improvement and stormwater management. The relocation of the existing jacaranda, alongside new planting, maintains continuity of the local landscape character.

Materials are carefully reused and reinterpreted throughout the site, with recycled brick incorporated into surface finishes and reclaimed jarrah floorboards and joists repurposed as seating and terrace elements. These moves retain memory within the site and embed a sense of continuity, grounding the development within its local context.

Clear sightlines, passive surveillance and lighting support safe and legible use of all spaces.

High Level Landscape Outcomes

Over 3x required DSA/Planted area provided = 27% of site area

Over 10x required tree numbers provided = 21 trees

Retained and relocated significant tree

Multiple scales of communal and community amenity provided

DDA accessible, public cross site link provided

Integrated ground floor amenity to promote community interaction

Recycled, salvaged and reused materials reincorporated

Celebration of site histories - the reintegrated Metters Stove

Naturally ventilated and planted floor plates with deep solar access

Designed as a good neighbour reinforcing local character, supporting community life and contributing to the everyday experience of Bayswater.

1.0

Landscape Principles

Landscape Principles

The landscape design is informed by the Bayswater Town Centre Structure Plan, Local Planning Strategy, Urban Forest Strategy and Strategic Community Plan, which position the public realm as central to the performance and identity of the Bayswater Town Centre.

The proposal translates these directions into a series of precise ground plane interventions that prioritise permeability, fine-grain activation and urban greening. Rather than applying a singular concept, the landscape is resolved through the careful calibration of edges, movement and planting, ensuring the development contributes directly to the function and character of its setting.

Fine-Grain Interface and Street Integration

The landscape extends the established rhythm of King William Street, operating at the scale of the surrounding shopfronts rather than introducing a singular gesture. Planting, seating, pergola structures and threshold conditions are embedded within the building edge, forming a continuous, occupiable interface that supports spill-out, pause and visual engagement.

This approach allows spaces such as “The Verandah” and “Jacaranda Square” to operate as part of the street itself, reinforcing a layered and human-scaled public realm.

Permeability, Movement and Spatial Legibility

A mid-block connection, “Mettters Lane” is introduced as a direct extension of the town centre movement network, drawing the public realm through the site. The link is designed as a sequence of spaces rather than a corridor, where movement and occupation are interwoven through planting, shade, integrated seating and communal activity.

Clear sightlines, consistent material language and direct alignment establish a legible and intuitive path that is equally defined by how it is used as how it is traversed.

Urban Greening and Microclimate

Planting is deployed strategically to shape comfort and performance across the site. The majority of canopy tree planting is located along the northern and western interfaces to reduce heat gain, while deep soil zones support long-term growth where achievable.

Water Sensitive Urban Design (WSUD) measures are integrated into the landscape, supporting stormwater capture, infiltration and reuse within planting areas.

The relocation of the existing jacaranda tree to the King William Street frontage anchors the landscape within its local context, providing immediate canopy presence and reinforcing continuity within the streetscape.

Materiality and Landscape Construction

The landscape is conceived as a durable and tactile extension of the public realm. Materials are selected for their robustness and capacity to weather over time, reinforcing human scale at the ground plane.

Where possible, materials from existing site structures are reintroduced into the landscape, embedding a continuity of material character while reducing waste. Planter systems are resolved as integral components of the ground plane, with sufficient depth, drainage and irrigation to support long-term performance.

Amenity and Everyday Use

Amenity is embedded throughout the movement network and communal spaces, allowing the landscape to be occupied as part of everyday life rather than as designated zones. Terraces, integrated tables, seating, BBQ facilities, workshop spaces and an art wall are distributed throughout the ground plane and upper communal areas, supporting informal gathering, interaction and shared use at a range of scales.

Spaces such as “The Backyard”, “The Shed” and “Mettters Lane” create recognisable communal settings that support everyday neighbourly interaction and community life within the development and broader town centre.

Laneway Interface

The laneway is redefined as a considered urban edge, where greening and material treatment soften the built form and improve environmental performance. Planting reduces heat and visual harshness, while maintaining openness and permeability.

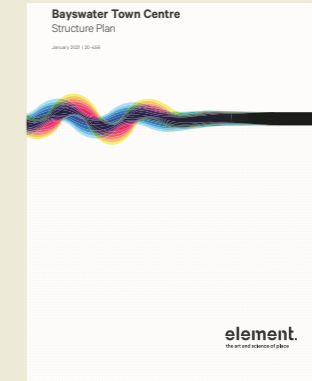
WSUD elements, including castellated kerb edges, support stormwater capture into planting, contributing to long-term greening and landscape performance. Landscape interventions are resolved alongside servicing and access requirements, maintaining function while elevating the laneway as a comfortable and legible secondary interface.

Safety and Durability

Safety is embedded through clarity of space and material resolution. Open sightlines, low planting and integrated lighting support passive surveillance and intuitive use.

Materials are selected to be durable and slip-resistant, with clear edge definition and accessible maintenance strategies ensuring the landscape performs reliably over time.

The landscape promotes community life through shared spaces that foster casual interaction, social events and moments of retreat, contributing to a connected and liveable urban environment.



2.0

Landscape Concept

Core Moves

ACTIVATING THE GROUND PLANE

Street, square and link spaces bring everyday activity out of the building and into the public realm, supporting movement, gathering and daily life at ground level.

A NEW CROSS-SITE LINK

An activated pedestrian connection links King William Street to the laneway, forming a sequence of spaces that support movement, pause and informal gathering through the site.

THE NEIGHBOURHOOD SOCIAL SQUARE

A street-facing social square creates a generous civic threshold to King William Street, supporting alfresco use, meeting, waiting and everyday interaction.

SHARED OUTDOOR LIVING

Communal terraces, BBQ spaces, long tables and planted thresholds create shared outdoor environments that support informal gathering and everyday occupation throughout the building.

A GRADIENT OF SOCIAL AMENITY

From small threshold spaces for one or two people, to shared floors and larger communal areas, a range of settings supports different scales of use and neighbourly interaction.

LANEWAY AS GREEN EDGE

The rear laneway is softened through planting and WSUD interventions, creating a greener and cooler interface that improves microclimate and visual amenity while maintaining servicing function.

REUSE AS STORYTELLING

Recycled brick is reintroduced into the ground plane, reclaimed jarrah is repurposed as seating, and the retained Metters cooker becomes a communal BBQ, embedding memory into everyday use.

AN ART WALK THROUGH THE SITE

A community art wall builds on the surrounding laneway murals, extending local identity into the site and creating a visual and cultural connection through the cross-site link.

RETAINING AND RELOCATING THE JACARANDA

The existing jacaranda is carefully relocated to the King William Street frontage, maintaining continuity within the streetscape while providing immediate canopy, shade and identity.

BUILDING A GOOD NEIGHBOUR

The proposal builds on Bayswater's existing street and laneway character, extending its fine-grain, social and material qualities rather than turning inward.

A Vertical Neighbourhood

Everyday life embedded through the building

The project is structured around a series of communal spaces that support everyday life at different scales - from quiet moments between neighbours to larger shared and civic gatherings. Rather than treating amenity as isolated rooms or residual areas, landscape and architecture work together to create a connected social framework embedded throughout the building and ground plane.

A recurring theme through the DRP process has been the importance of translating the project's ambitions around belonging, neighbourliness and community into spaces that feel genuinely inhabitable and socially meaningful. In response, the proposal establishes a series of recognisable and relatable communal spaces - "The Stoop", "The Backyard", "The Verandah", "Metters Lane" and "The Shed" - each supporting different forms of everyday use and interaction.

Together, these spaces position the project less as a generic apartment building and more as a vertical neighbourhood embedded within Bayswater's street, laneway and community culture. The landscape becomes more than greening or decoration; it acts as the social and civic framework of the development, helping stitch new residents into the broader Bayswater community.

Intimate

THE STOOP

**1-2 People
Everyday Encounter**

Morning coffee, watering plants and conversations between neighbours

Sally steps outside with a coffee and waters her favourite pot plants before heading downstairs. Jeff from next door stops briefly for a chat on his way out.

THE SHED*

**2-5 People
Shared Tools + Shared Knowledge**

Shared tools, fixing bikes, making and repairing

Adrian's bike needs fixing while Jane frames up some artwork. Shared tools and storage support everyday making, fixing and creativity.

THE LOUNGE ROOM*

**4-6 People
Shared Retreat + Community Space**

Reading, working and quiet shared retreat

Soft seating, bookshelves and warm lighting create a calm communal room for reading, working and spending time together throughout the day.

Shared

THE BACKYARD

**5-8 People
Informal Gathering**

BBQs, shared meals and informal gathering

Residents gather around the BBQ after work while others water herbs, eat takeaway or catch up on emails overlooking the cross-site link.

JACARANDA SQUARE

**6-10 People
Public + Resident Overlap**

Everyday overlap between residents and the public realm

People wait for takeaway beneath the jacaranda while residents gather nearby with coffee in the morning sun.

THE VERANDAH

**8-15 People
Street Edge + Everyday Activity**

Morning coffee, watering plants and conversations between neighbours

The café spills beneath the shaded pergola while residents and commuters gather along integrated seating at the building edge.

METTERS LANE

**6-12 People
Shared Community Use**

Morning coffee, watering plants and conversations between neighbours

A local art group hosts an evening exhibition beneath the festoon lights while people cook at the communal BBQ and move through the cross-site link.

Civic

Social Gradient

Social Gradient

* - Denotes Internal Space. Refer architect for further detail.

Communal Landscape Framework

A connected network of social, civic and green spaces

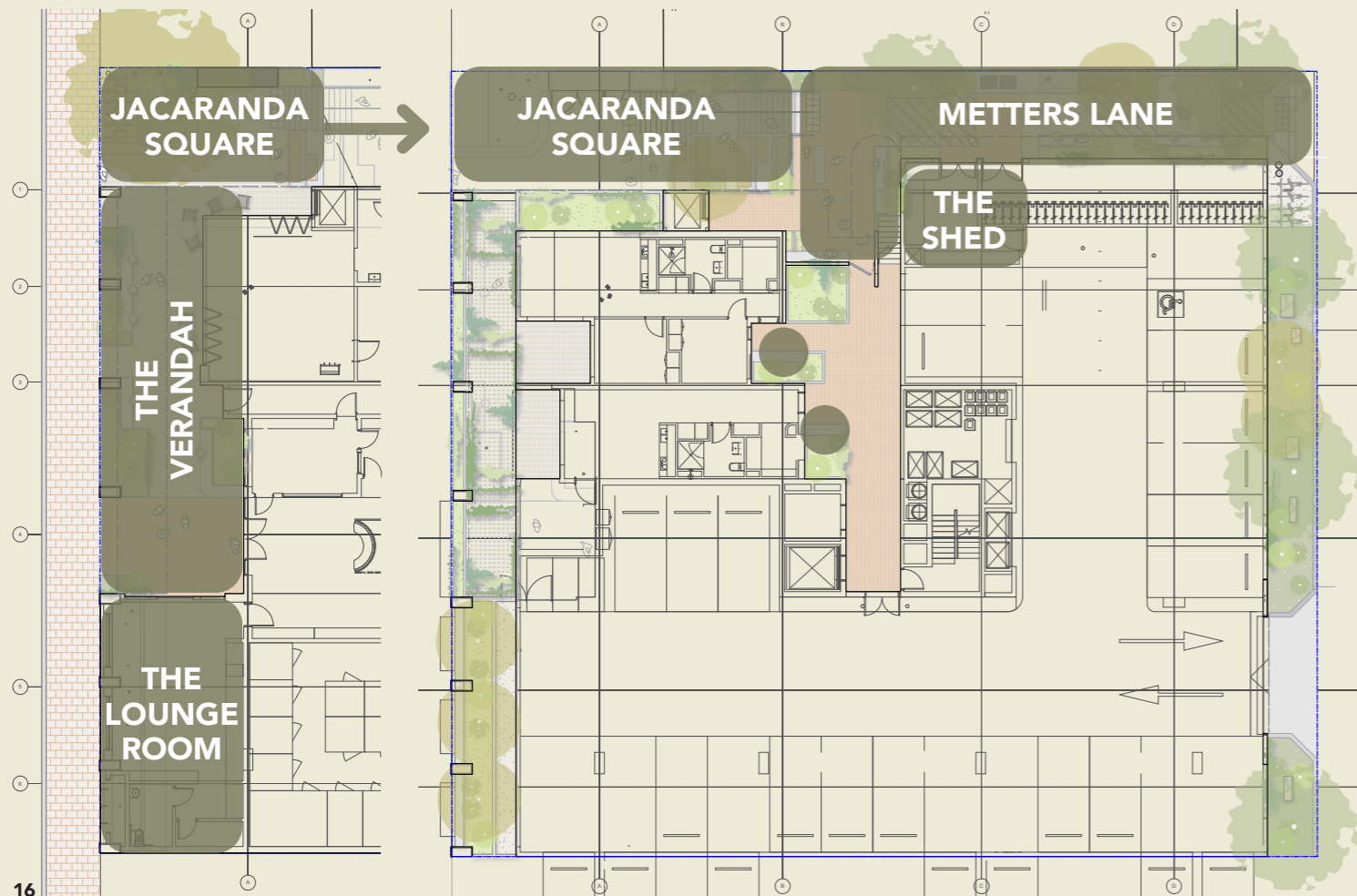
Communal spaces are distributed throughout the building and ground plane as a connected landscape framework rather than isolated amenity areas. Each space performs a distinct role supporting movement, gathering, retreat, environmental performance and interaction at different scales. Together, these spaces establish a legible social structure that connects residents to each other, the street and the broader Bayswater community.

n.b. refer to Architect for Roof Plans (note. planting on roof not included within Deep Soil Area Assessment).

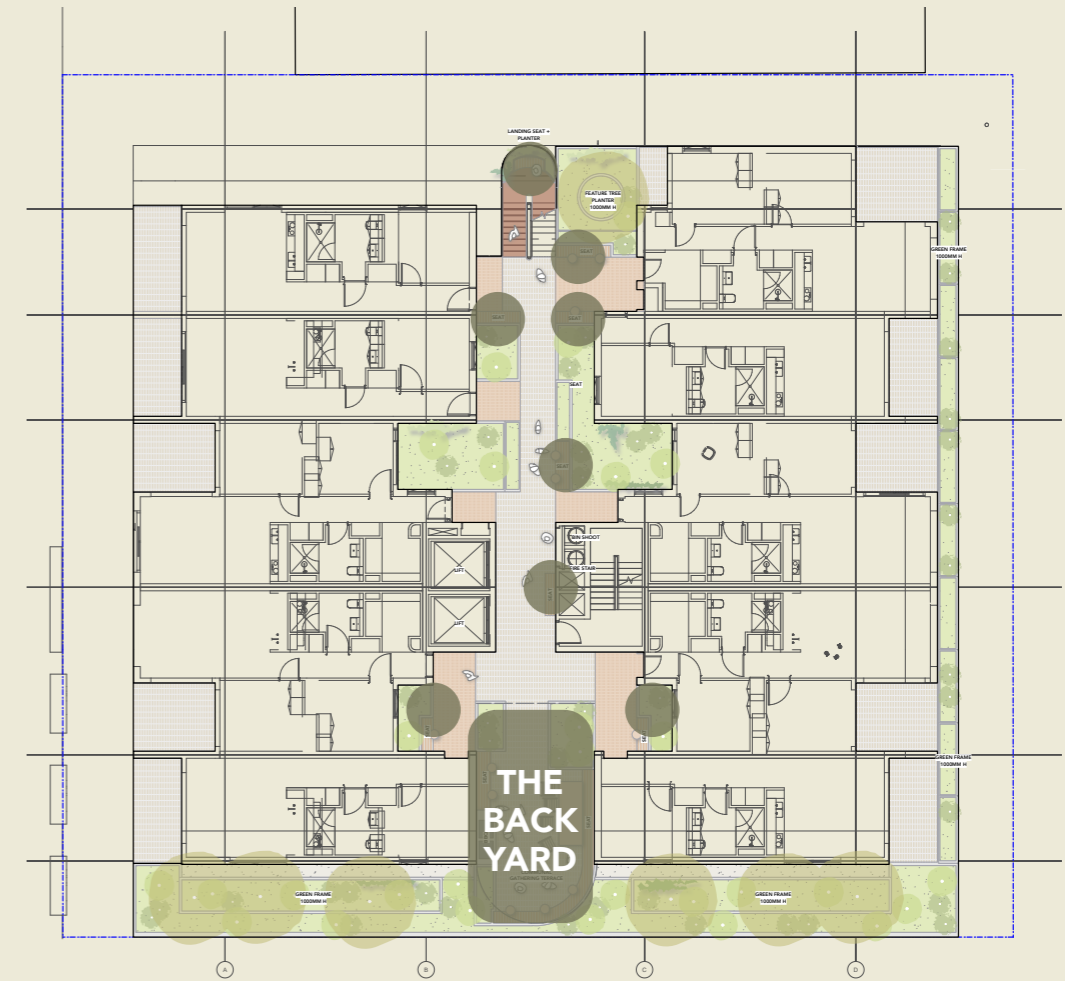
● - 1x 'The Stoop'

Ground Floor

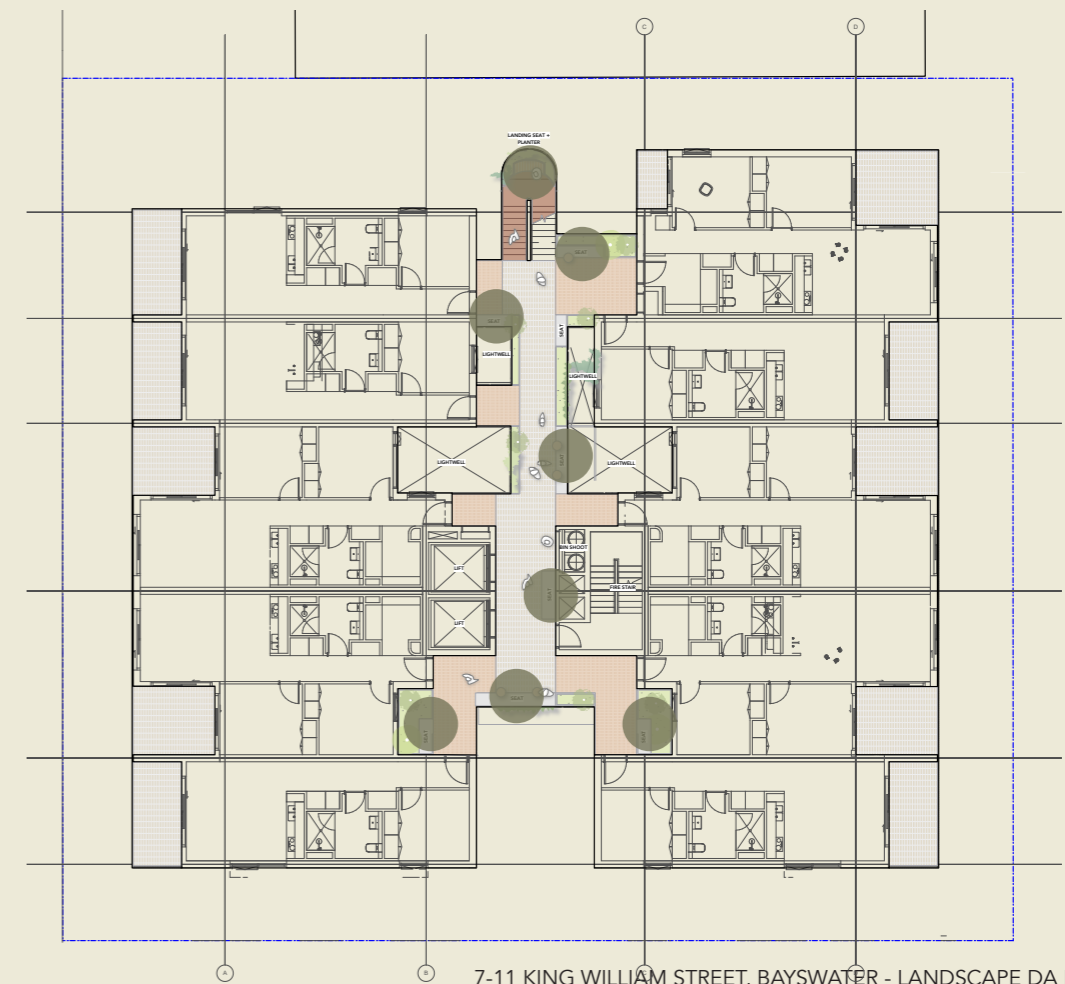
First Floor



Level Two

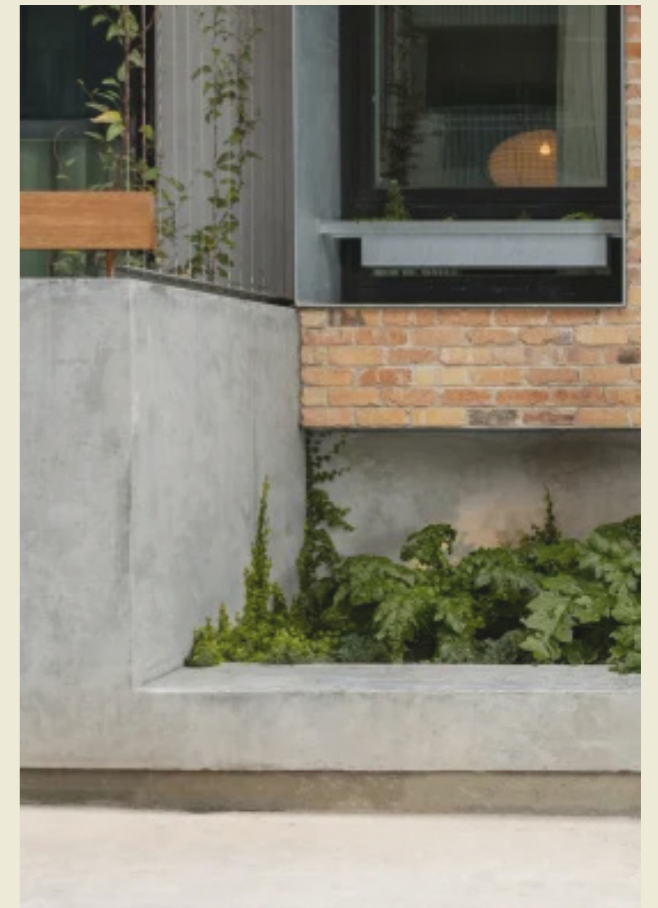
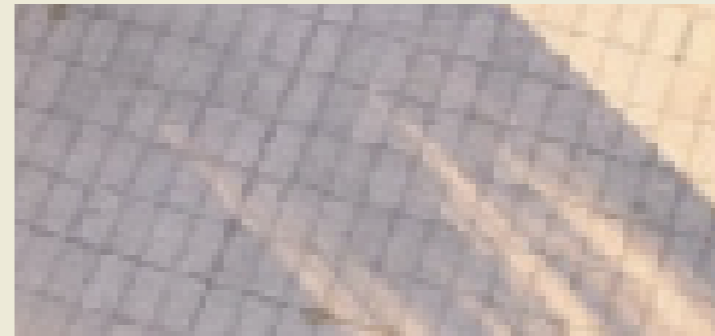
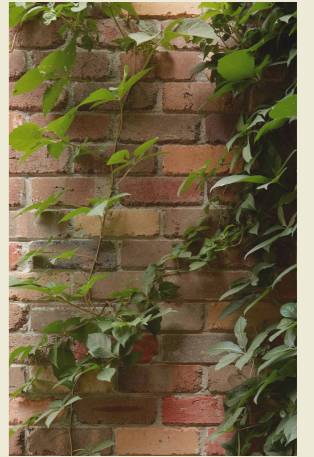


Typical Level



Design Intent

The following precedents illustrate the intended landscape character of the project, demonstrating how robust, well-crafted spaces can support everyday use, social interaction and long-term performance. Together, they inform a public realm that is active, legible and grounded in its local context.



Concept Plan

GENERAL

- LOT BOUNDARY
- EXTENT OF WORKS
- BUILT FORM INTERFACE (REFER ARCHITECT)
- STRUCTURE OVER (ROOF/AWNING)
- \uparrow EX 3.00 EXISTING LEVEL
- \uparrow RL 3.00 PROPOSED LEVEL
- \uparrow TW 3.00 TOP OF WALL
- \uparrow BW 3.00 BOTTOM OF WALL

SOFTSCAPE

- GENERAL PLANTING (DSA)
- GENERAL PLANTING (ON STRUCTURE/UNDER AWNING)
- TREE CELL

TREE PLANTING

- PROPOSED TREE (SMALL - 100L)
- PROPOSED TREE (MEDIUM - 200L)
- RELOCATED EXISTING TREE (LARGE)

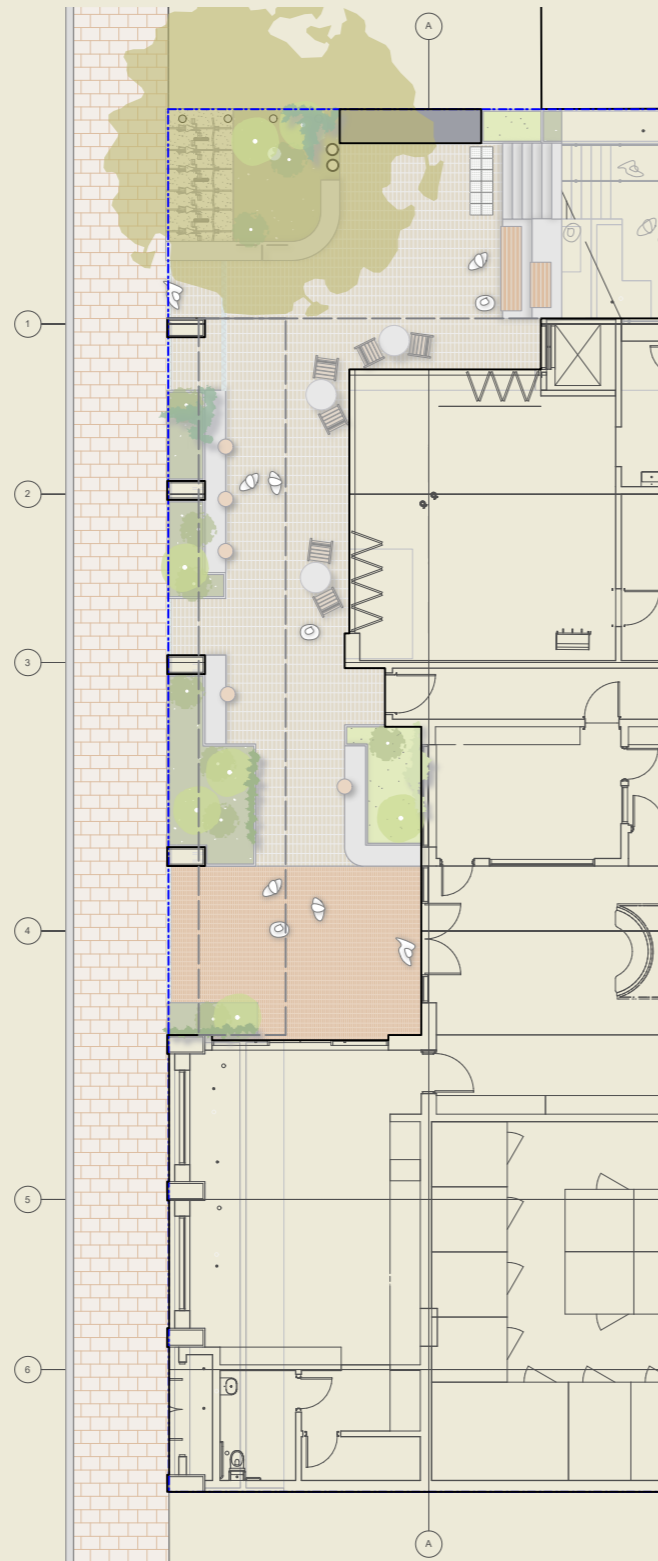
HARDSCAPE

- INSITU CONCRETE PAVEMENT
- ROADWAY - EXISTING (TO BE RETAINED)
- UNIT PAVING - EXISTING (TO BE RETAINED)
- UNIT PAVING - ENTRANCE (TYPE ONE)
- UNIT PAVING - RECYCLED BRICK (TYPE TWO)
- STABILISED GRAVEL
- SALVAGED TIMBER BENCH SEAT
- FLUSH CONCRETE KERB
- CONCRETE BARRIER KERB

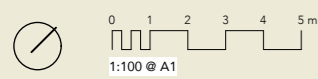
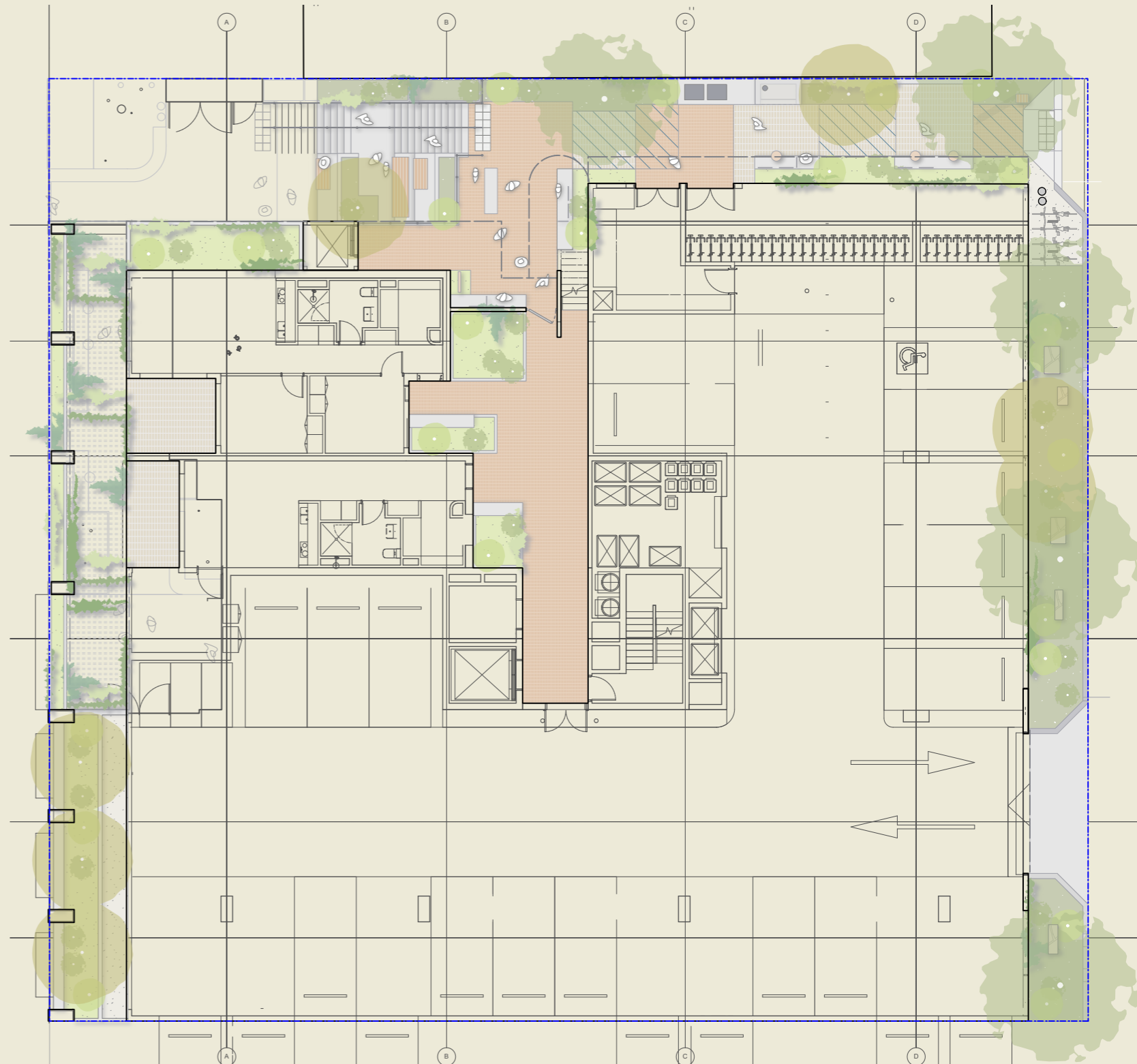
STRUCTURES

- PLANTER WALL (ON-STRUCTURE)
- SANDSTONE FEATURE BOULDER
- STAIR, HANDRAILS AND TGS (WARNING)
- LANDSCAPE SEATING WALL (CONCRETE) WITH MOUNTED TABLE, BACKREST + ARMREST
- BBQ UNIT
- MOVEABLE TABLE + CHAIR SETTING
- GATE/ACCESS POINT

Ground Floor



Level One



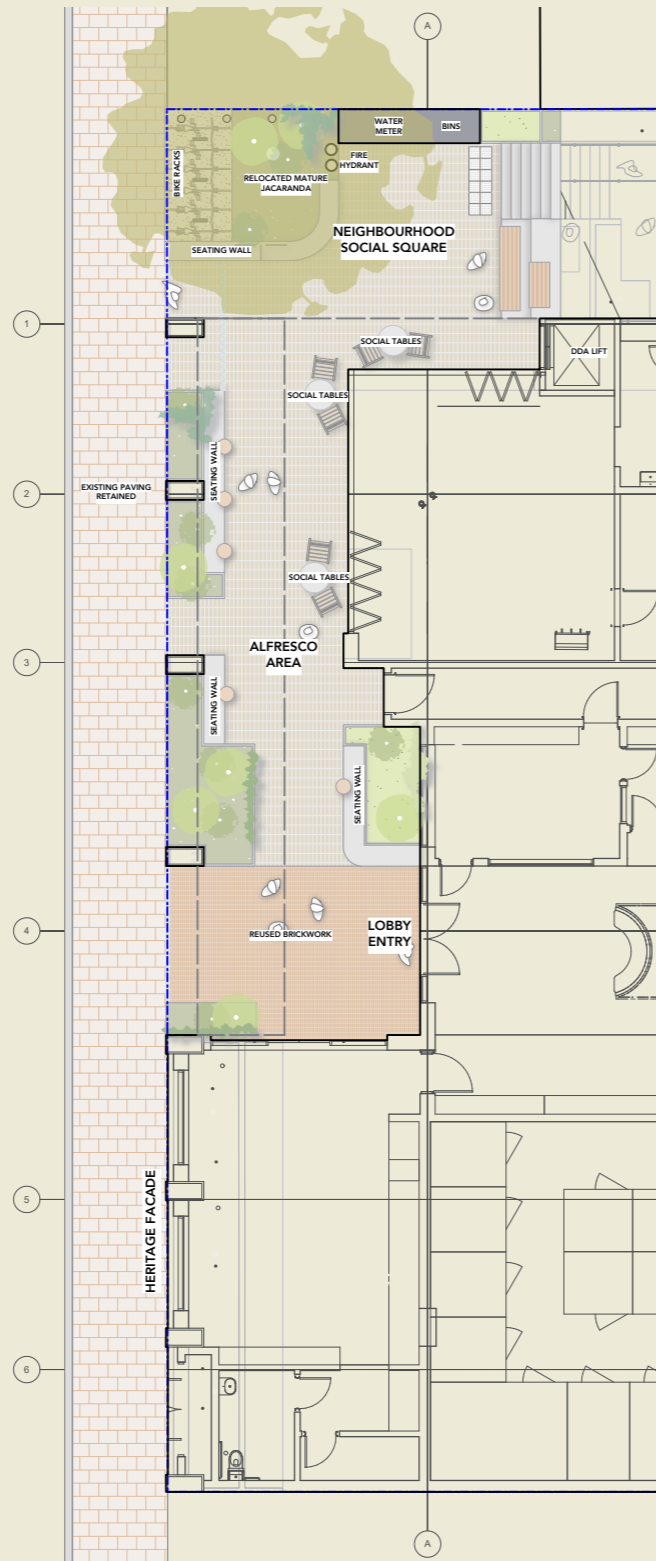
Concept Plan - w/Annotation

- GENERAL**
- LOT BOUNDARY
 - EXTENT OF WORKS
 - BUILT FORM INTERFACE (REFER ARCHITECT)
 - STRUCTURE OVER (ROOF/AWNING)
 - EXISTING LEVEL
 - PROPOSED LEVEL
 - TOP OF WALL
 - BOTTOM OF WALL
- SOFTSCAPE**
- GENERAL PLANTING (DSA)
 - GENERAL PLANTING (ON STRUCTURE/UNDER AWNING)
 - TREE CELL
- TREE PLANTING**
- PROPOSED TREE (SMALL - 100L)
 - PROPOSED TREE (MEDIUM - 200L)
 - RELOCATED EXISTING TREE (LARGE)

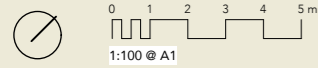
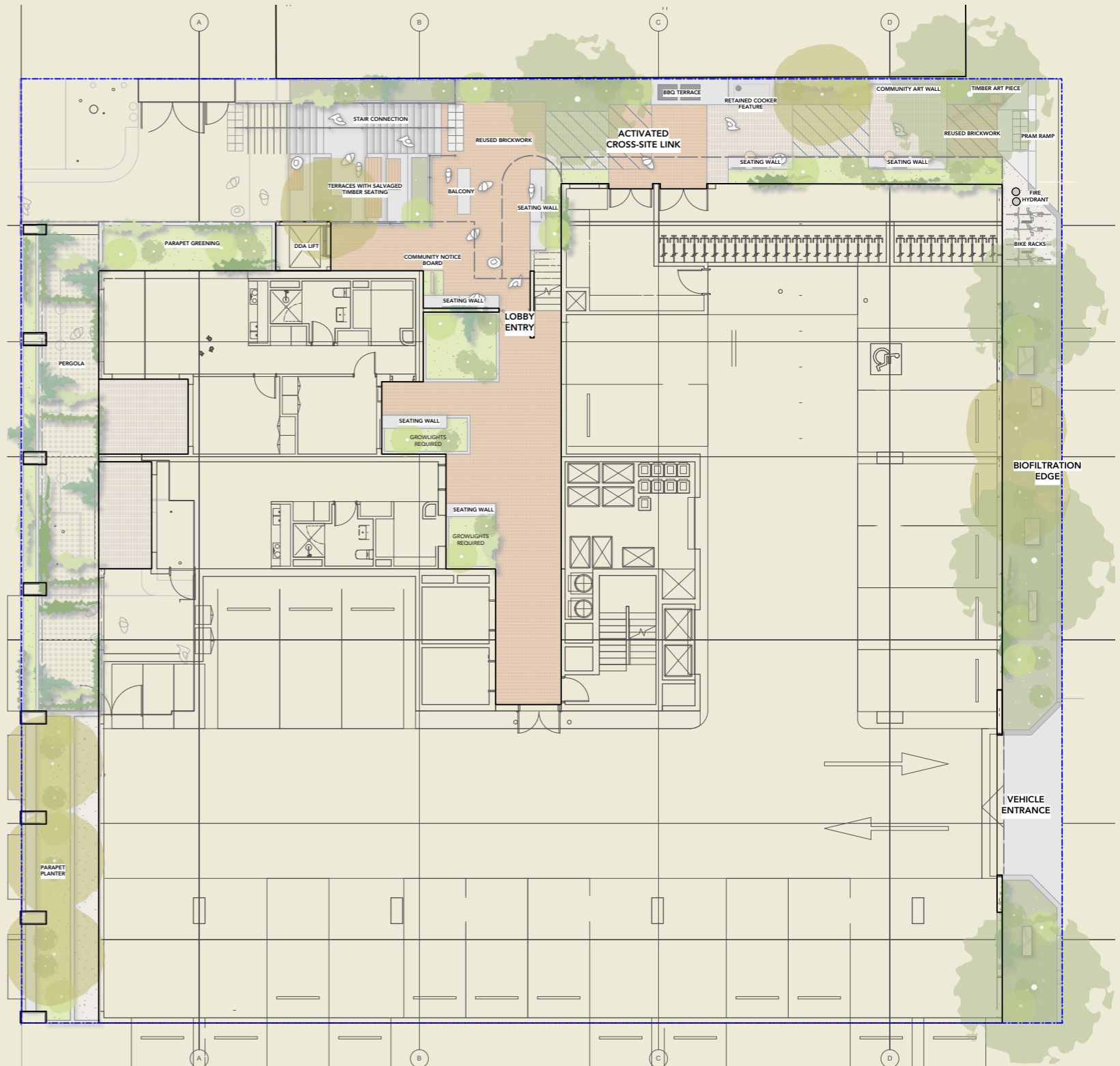
- HARDSCAPE**
- INSITU CONCRETE PAVEMENT
 - ROADWAY - EXISTING (TO BE RETAINED)
 - UNIT PAVING - EXISTING (TO BE RETAINED)
 - UNIT PAVING - ENTRANCE (TYPE ONE)
 - UNIT PAVING - RECYCLED BRICK (TYPE TWO)
 - STABILISED GRAVEL
 - SALVAGED TIMBER BENCH SEAT
 - FLUSH CONCRETE KERB
 - CONCRETE BARRIER KERB

- STRUCTURES**
- PLANTER WALL (ON-STRUCTURE)
 - SANDSTONE FEATURE BOULDER
 - STAIR, HANDRAILS AND TGS (WARNING)
 - LANDSCAPE SEATING WALL (CONCRETE) WITH MOUNTED TABLE, BACKREST + ARMREST
 - BBQ UNIT
 - MOVEABLE TABLE + CHAIR SETTING
 - GATE/ACCESS POINT

Ground Floor



Level One



Concept Plan - w/Canopy Removed

GENERAL

- LOT BOUNDARY
- EXTENT OF WORKS
- BUILT FORM INTERFACE (REFER ARCHITECT)
- STRUCTURE OVER (ROOF/AWNING)
- \uparrow EX 3.00 EXISTING LEVEL
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- \uparrow BW 3.00 BOTTOM OF WALL

SOFTSCAPE

- GENERAL PLANTING (DSA)
- GENERAL PLANTING (ON STRUCTURE/UNDER AWNING)
- TREE CELL

TREE PLANTING

- PROPOSED TREE (SMALL - 100L)
- PROPOSED TREE (MEDIUM - 200L)
- RELOCATED EXISTING TREE (LARGE)

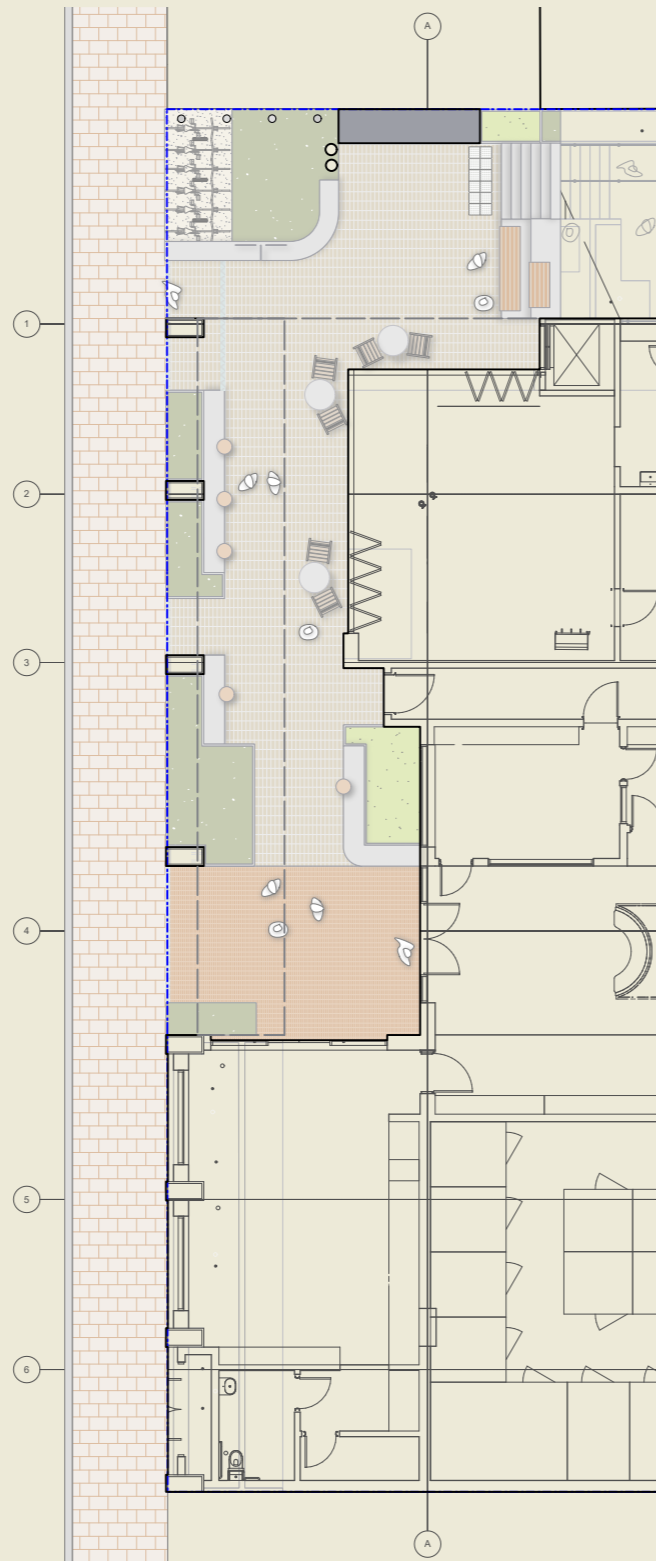
HARDSCAPE

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- UNIT PAVING - EXISTING (TO BE RETAINED)
- UNIT PAVING - ENTRANCE (TYPE ONE)
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- STABILISED GRAVEL
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- FLUSH CONCRETE KERB
- CONCRETE BARRIER KERB

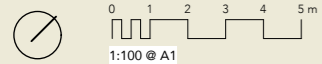
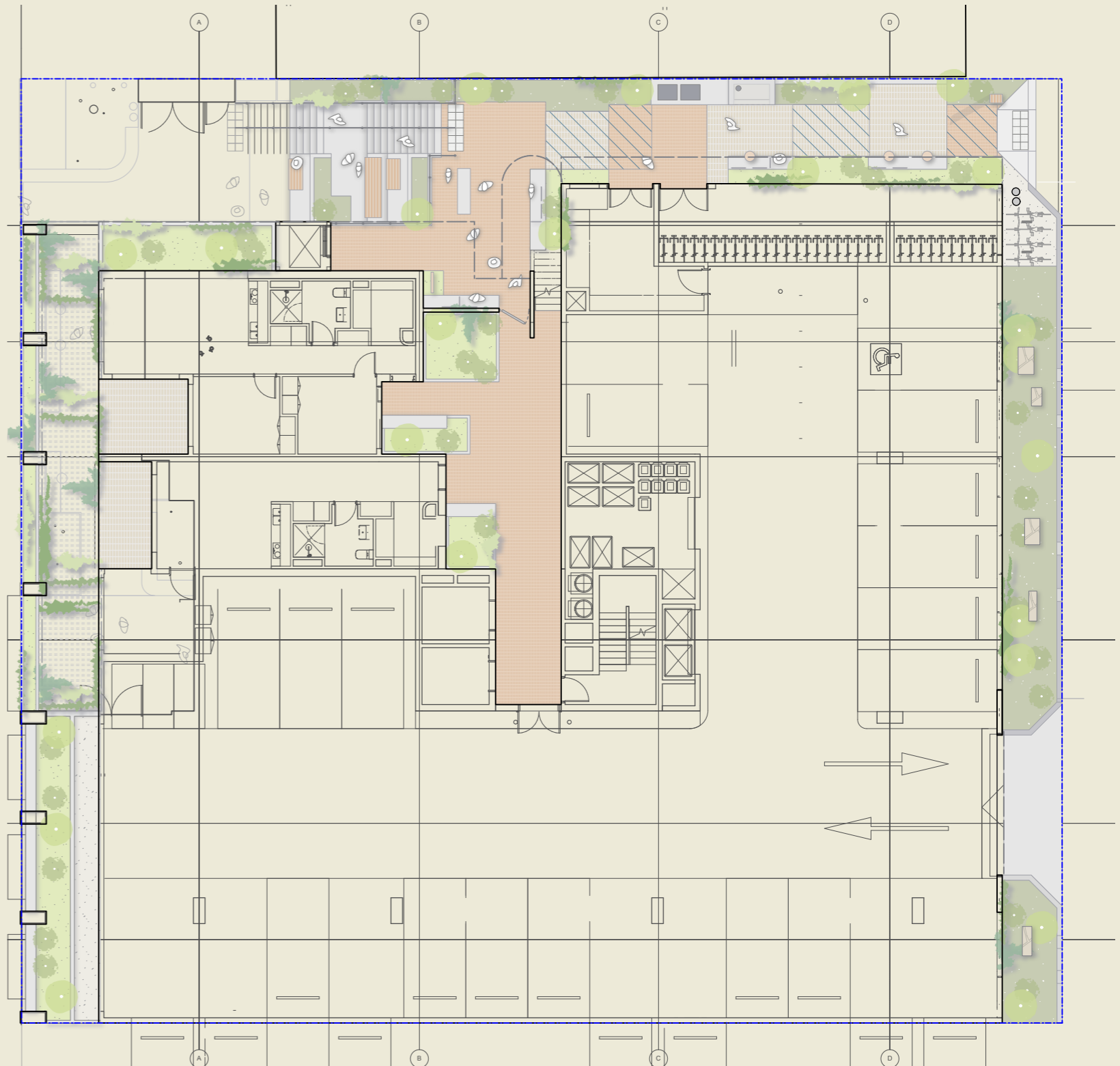
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Ground Floor



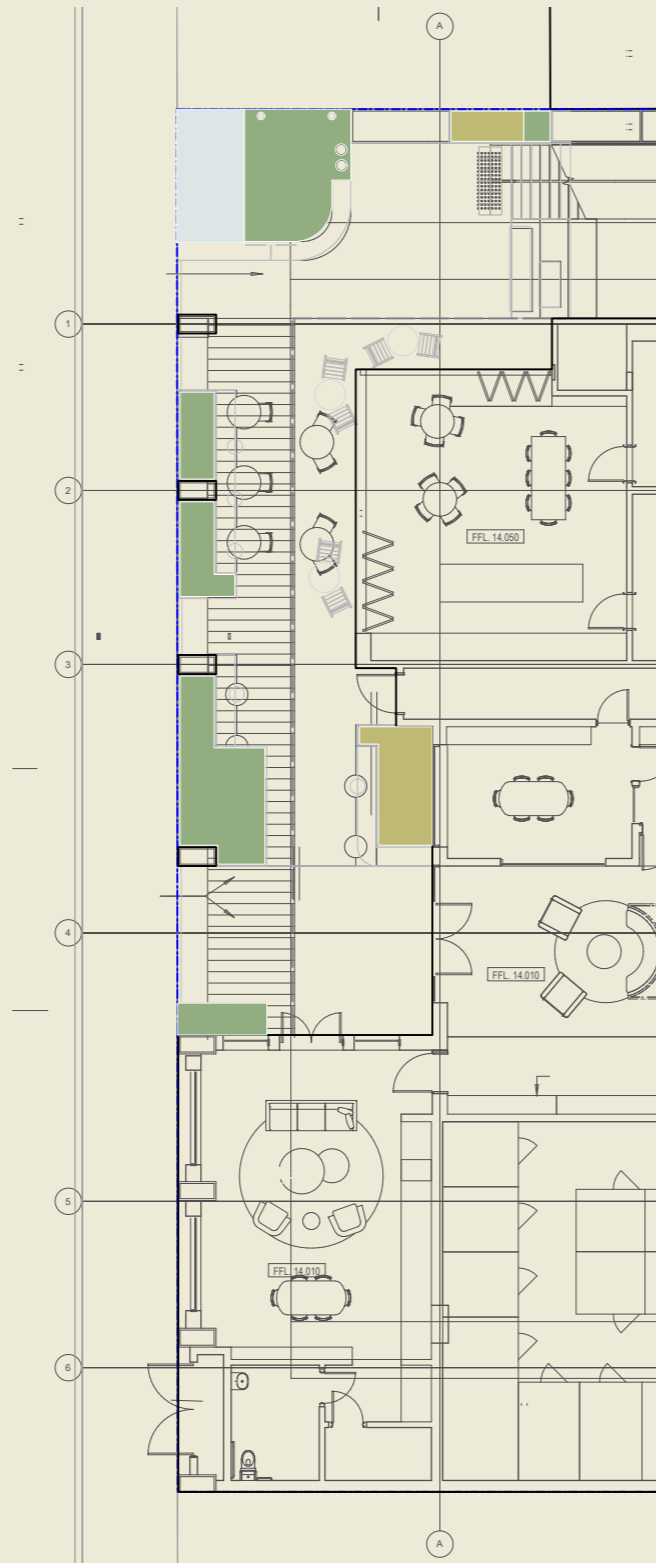
Level One



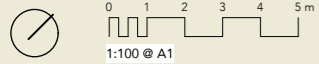
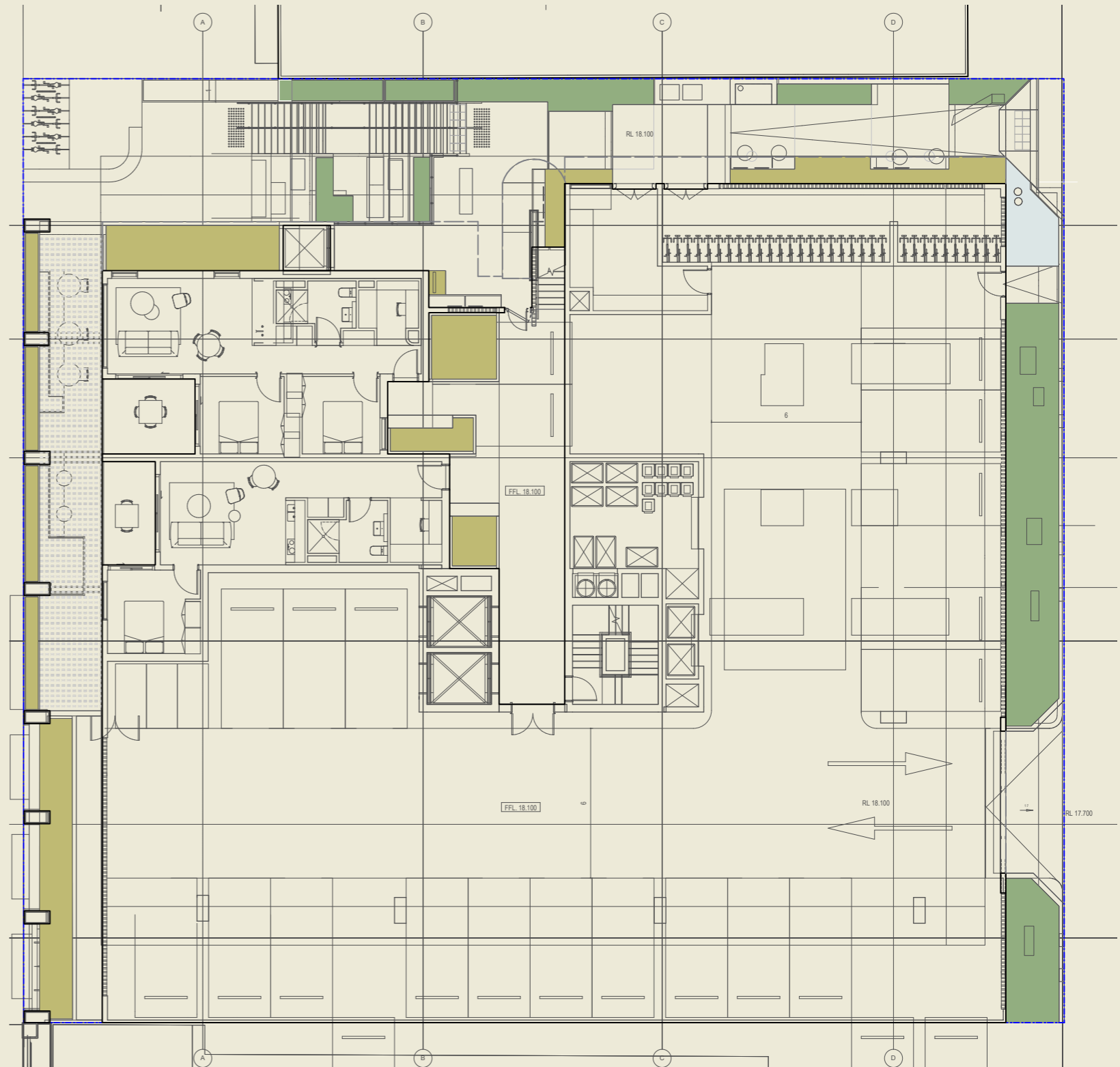
Deep Soil Area Plan

- DEEP SOIL AREA
- DEEP SOIL AREA (ON LOT)
 - DEEP SOIL AREA (OFF LOT)
 - PERMEABLE HARD SURFACE (ON LOT)
 - ADDITIONAL PLANTING AREA (ON STRUCTURE OR STRUCTURE OVER)
- ALL PLANTING IN MIN. SOIL DEPTH OF 600MM

Ground Floor



Level One



Tree Plan

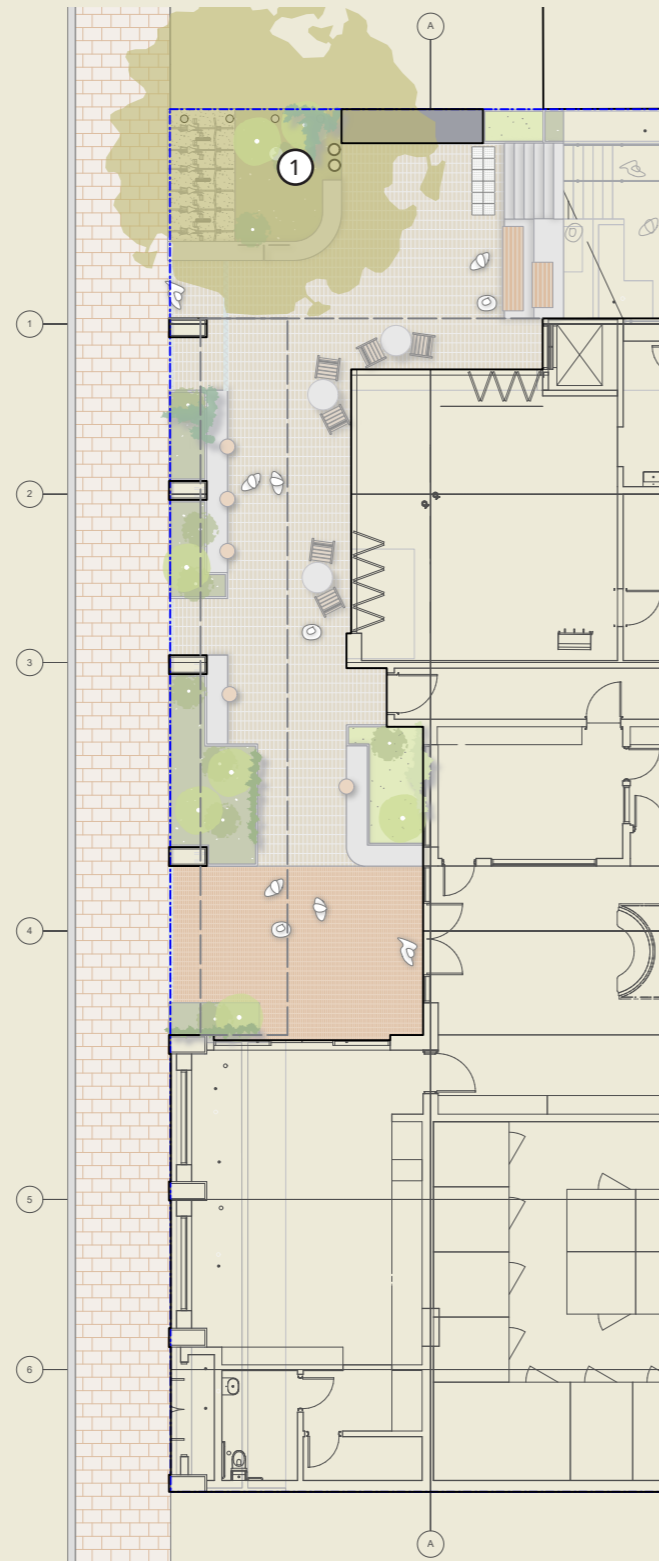
TREE PLANTING



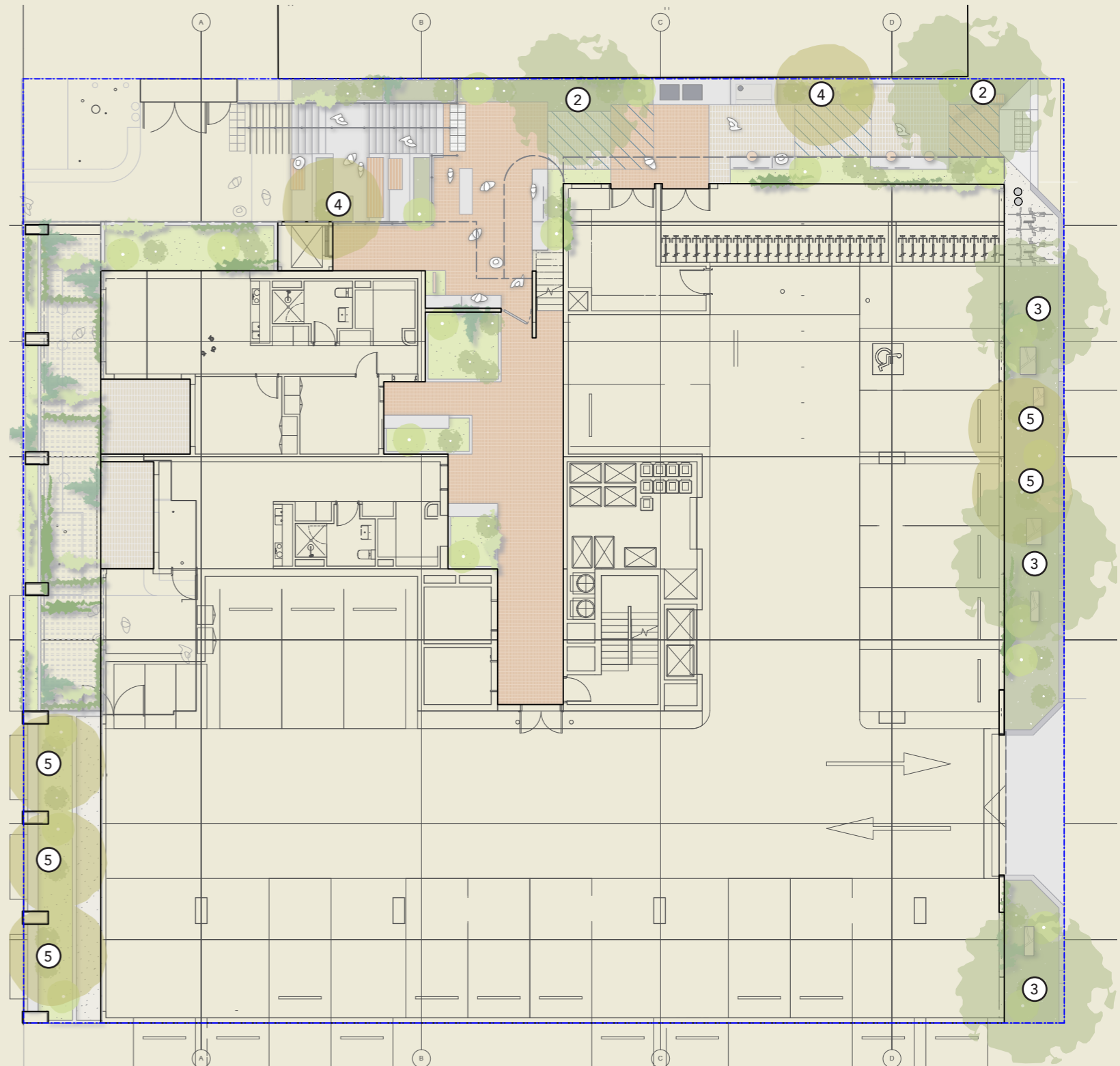
PROPOSED TREE PLANTING (ON-LOT)		TOTAL
LARGE	1 x <i>Jacaranda mimosifolia</i> (Retained and relocated)	1
MEDIUM	2 x <i>Jacaranda mimosifolia</i> 3 x <i>Corymbia citriodora</i> 'Scentuous'	5
SMALL	2 x <i>Cupaniopsis anacardioides</i> 5 x <i>Tristaniopsis laurina</i>	7

- ① *Jacaranda mimosifolia* (Retained) (L)
Jacaranda
- ② *Jacaranda mimosifolia* (M)
Jacaranda
- ③ *Corymbia citriodora* 'Scentuous' (M)
Dwarf Lemon-scented Gum
- ④ *Cupaniopsis anacardioides* (S)
Tuckeroo
- ⑤ *Tristaniopsis laurina* 'Luscious' (S)
Water Gum 'Luscious'

Ground Floor



Level One

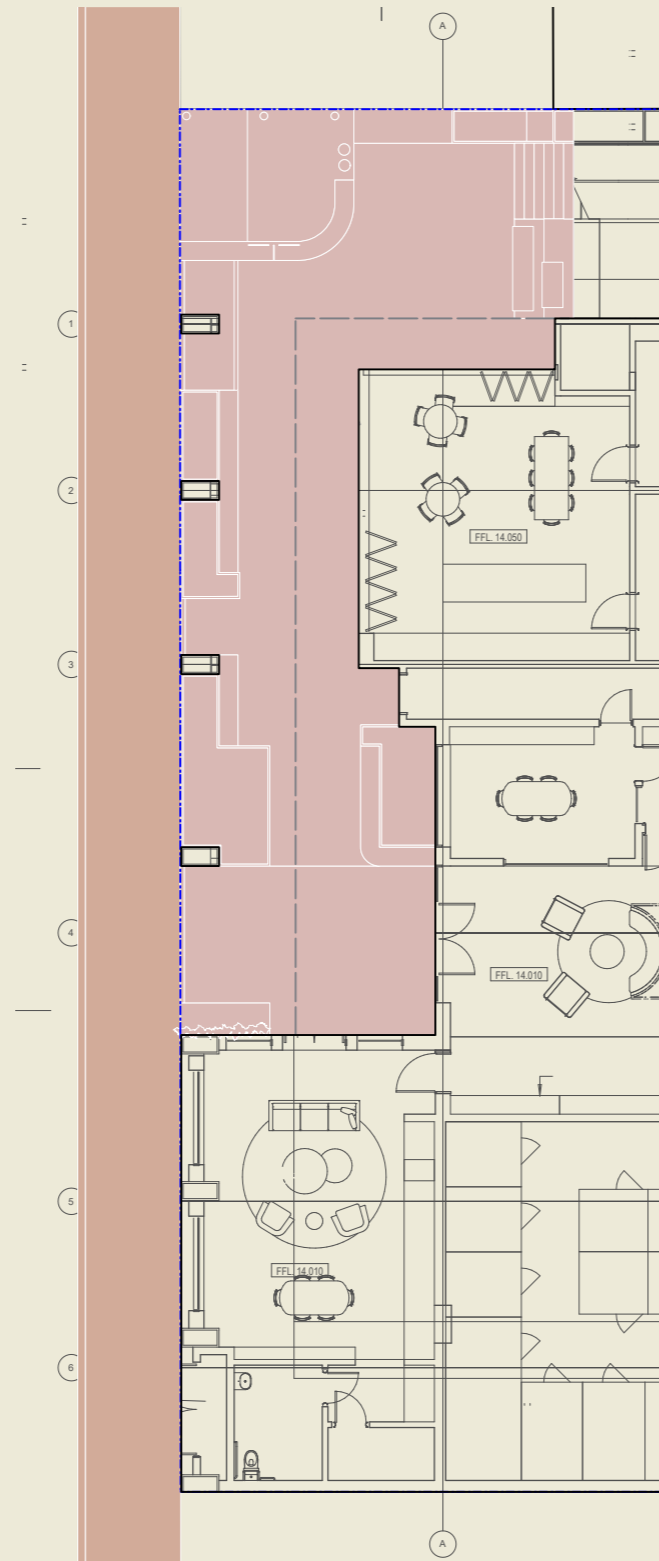


Management Area Plan

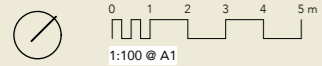
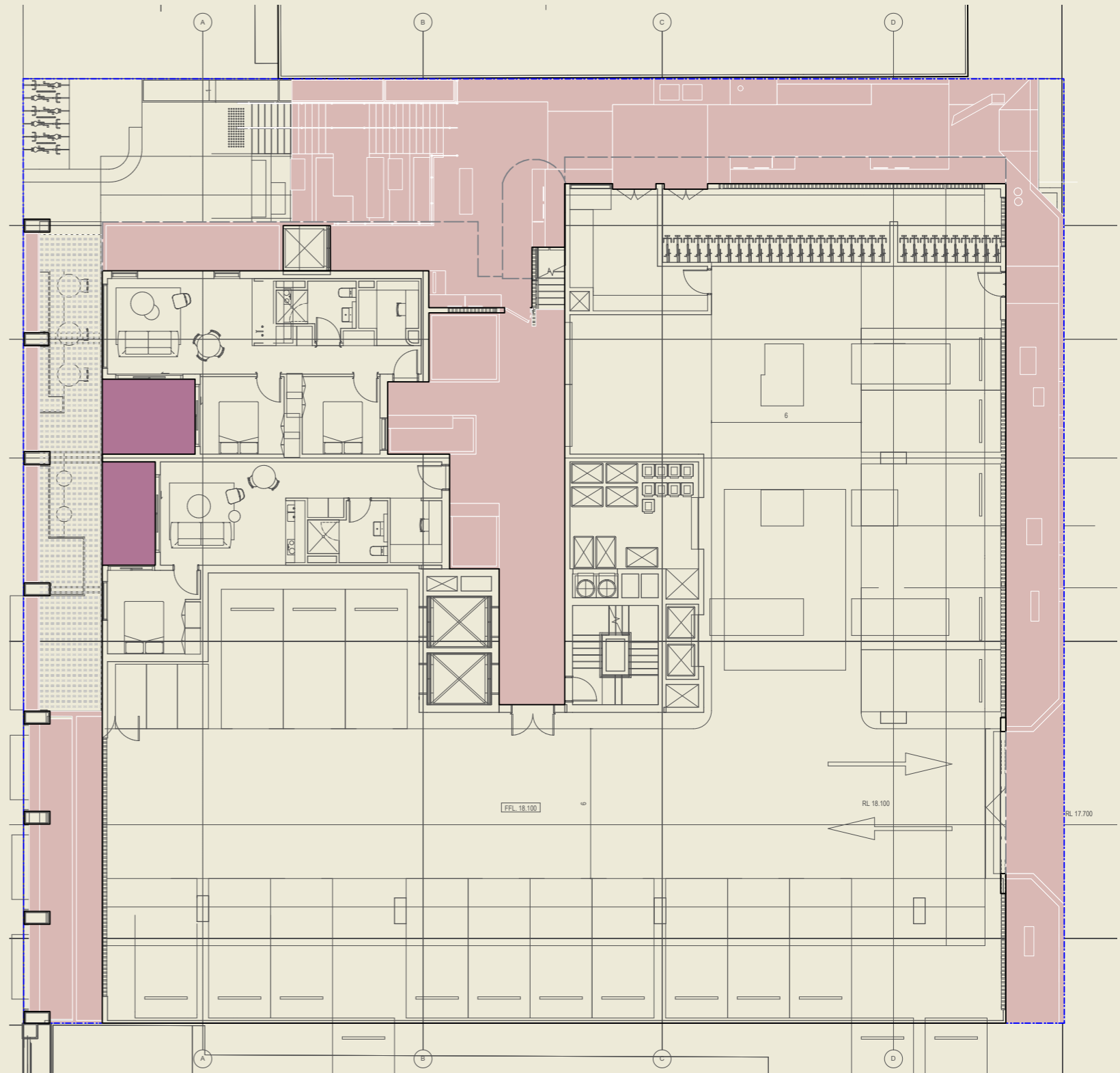
MANAGEMENT AREAS

- PRIVATE RESIDENT AREA
- STRATA/BODY CORPORATE AREA
- COUNCIL AREA

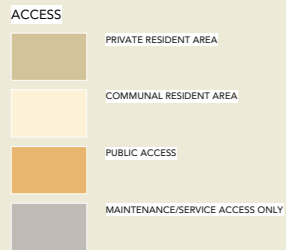
Ground Floor



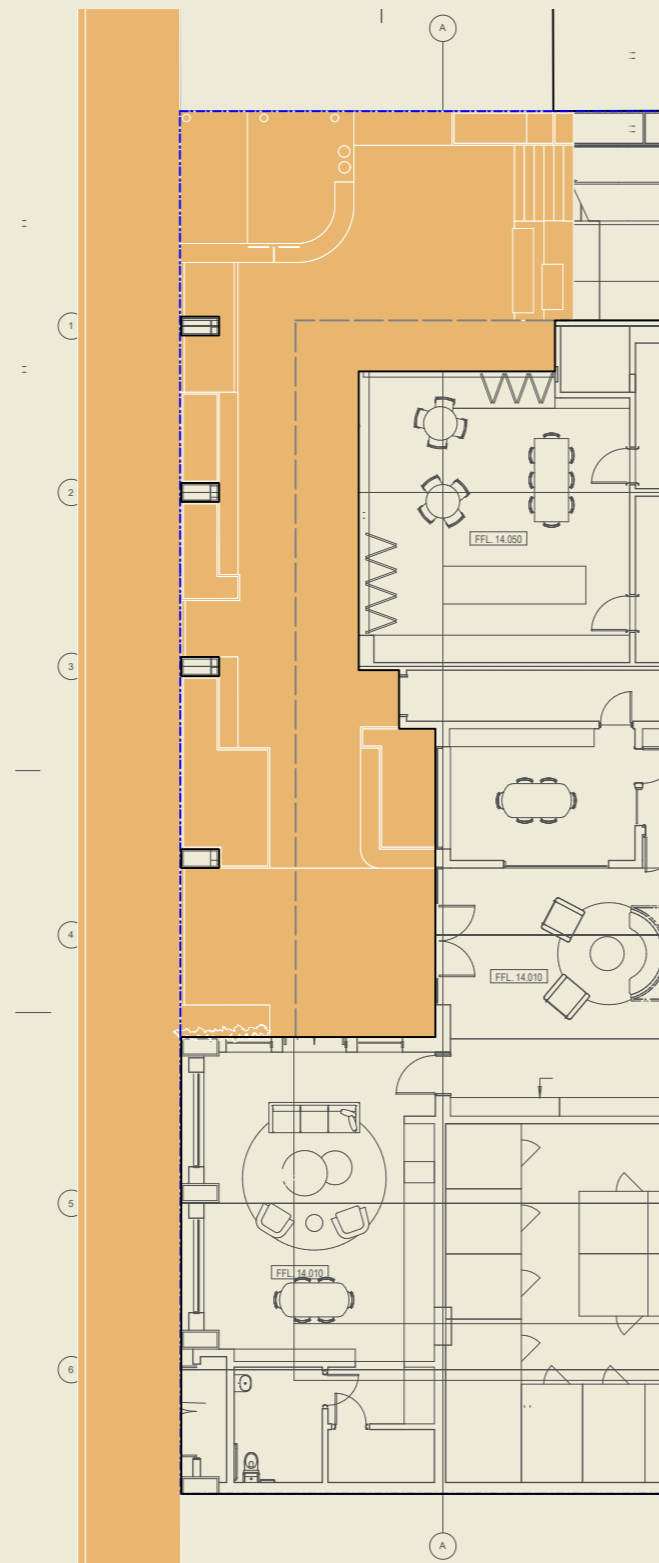
Level One



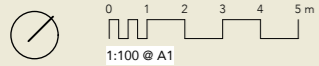
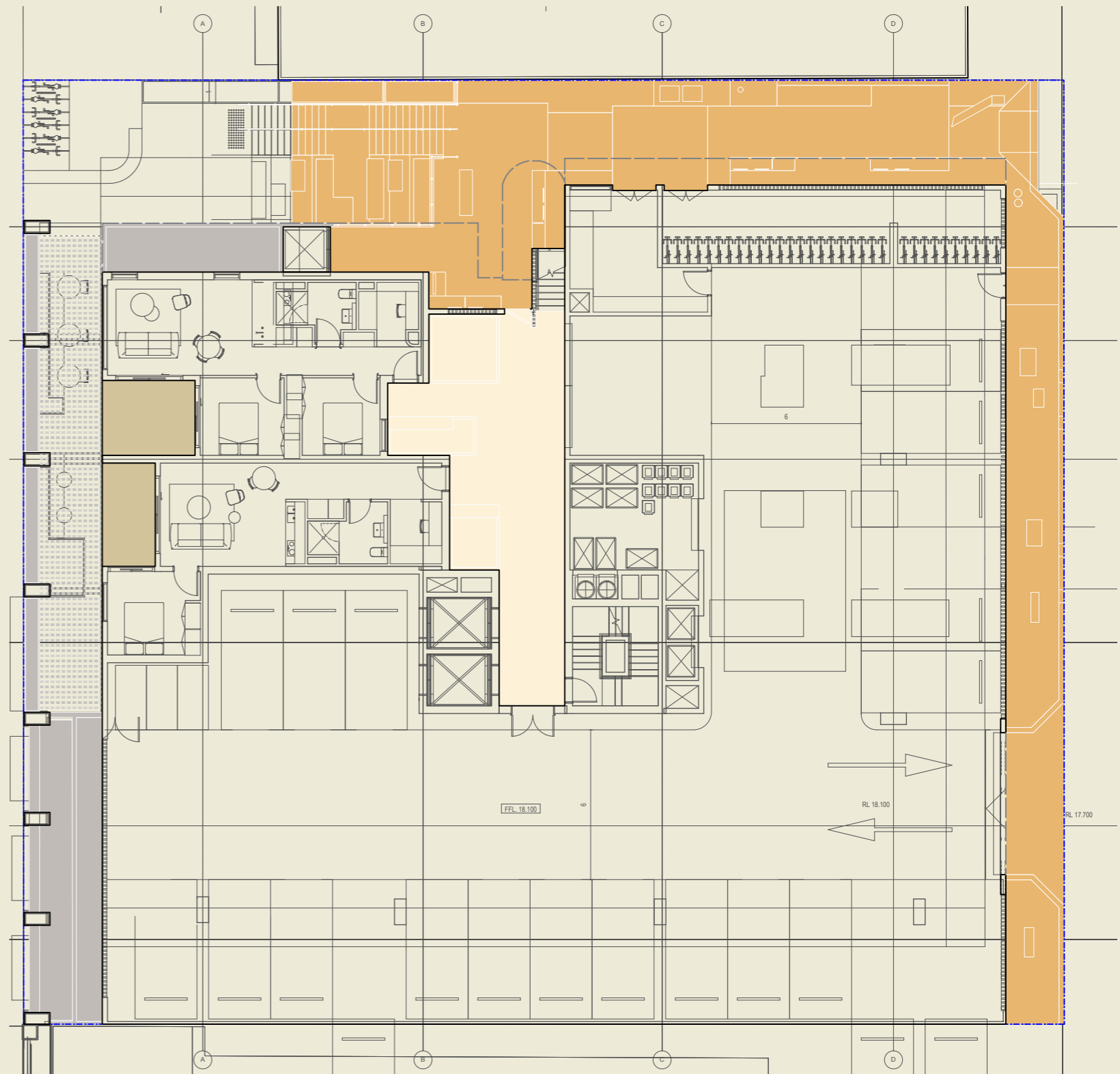
Access Plan



Ground Floor



Level One

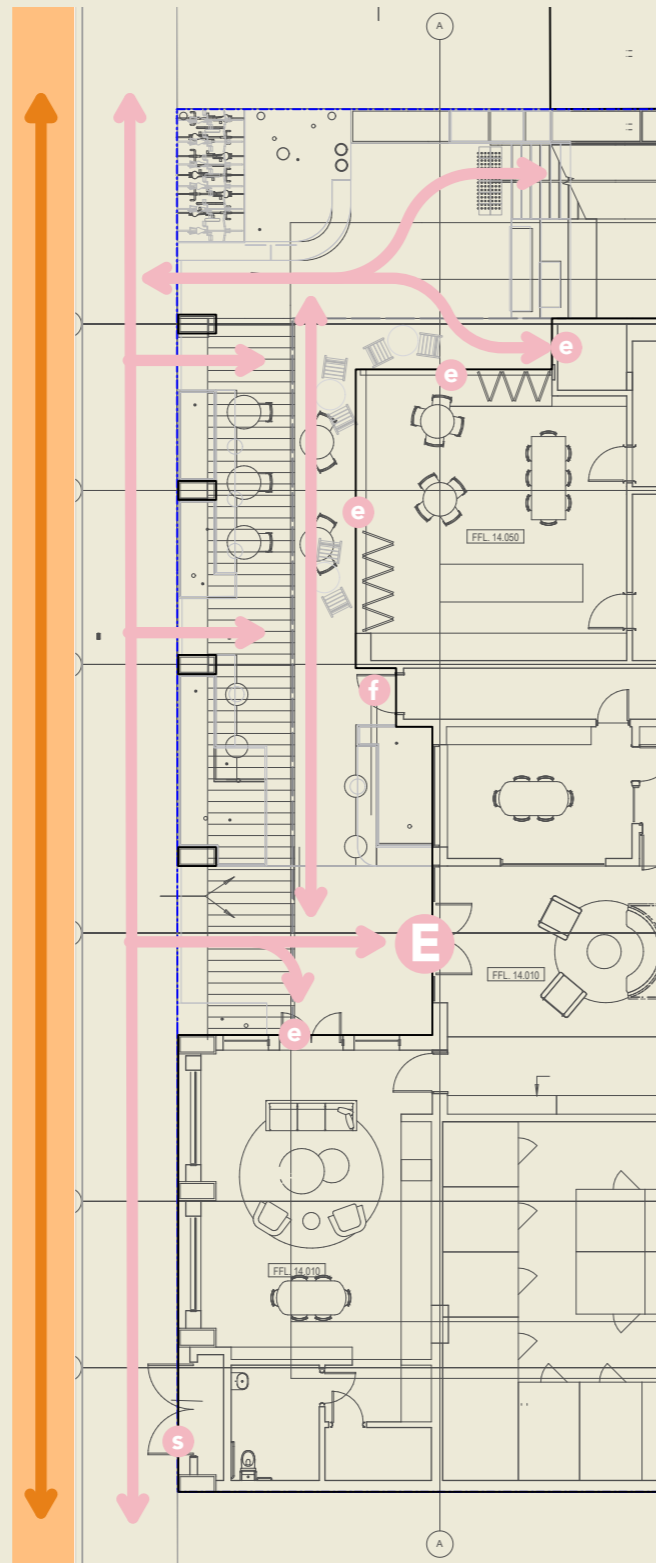


Pedestrian + Vehicle Plan

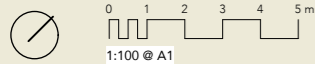
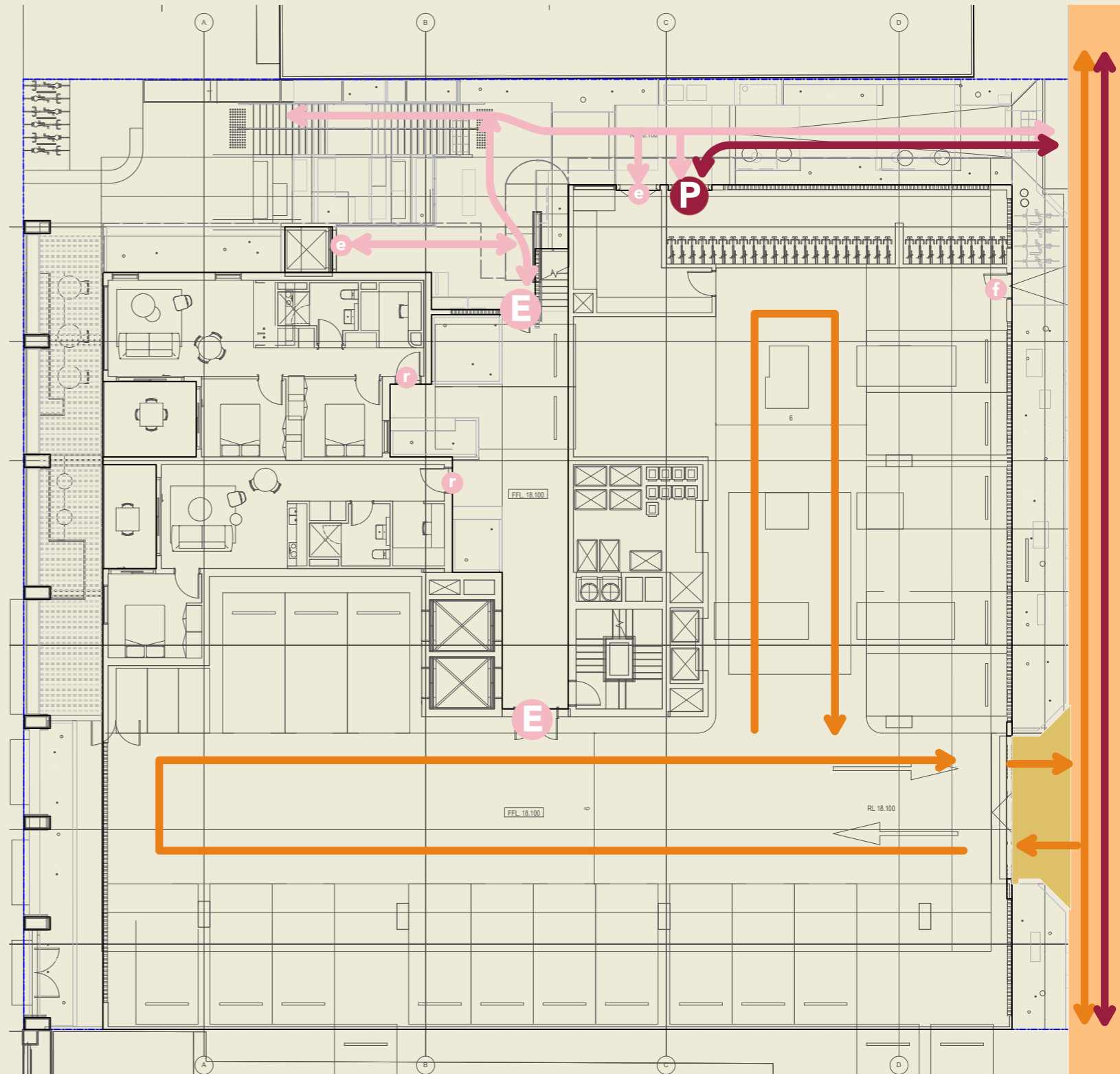
PEDESTRIAN AND MICROMOBILITY

- P MICROMOBILITY/BICYCLE PARKING/ENTRANCE
 - MICROMOBILITY/BICYCLE MOVEMENT
 - E MAJOR ENTRANCE (COMMUNAL/LOBBY)
 - e MINOR ENTRANCE (COMMUNAL)
 - r PRIVATE RESIDENT ENTRY
 - i FIRE EGRESS
 - s SERVICE ACCESS
 - PEDESTRIAN/RESIDENT MOVEMENT
-
- VEHICULAR**
 - ROADWAY (OFF LOT)
 - PARKING EMBAYMENT
 - CROSSOVER
 - MAINTENANCE/SERVICE VEHICLE ACCESS
 - VEHICLE MOVEMENT

Ground Floor



Level One



Concept Plan - Level 02

PROPOSED TREE PLANTING (ON-LOT)		TOTAL
SMALL	2 x Cupaniopsis anacardioides 6 x Tristaniopsis laurina	8

GENERAL

- - - - LOT BOUNDARY
- - - - EXTENT OF WORKS
- BUILT FORM INTERFACE (REFER ARCHITECT)
- STRUCTURE OVER (ROOF/AWNING)
- \uparrow EX 3.00 EXISTING LEVEL
- \uparrow RL 3.00 PROPOSED LEVEL
- \uparrow TW 3.00 TOP OF WALL
- \uparrow BW 3.00 BOTTOM OF WALL

SOFTSCAPE

- GENERAL PLANTING (DSA)
- GENERAL PLANTING (ON STRUCTURE/UNDER AWNING)
- TREE CELL

TREE PLANTING

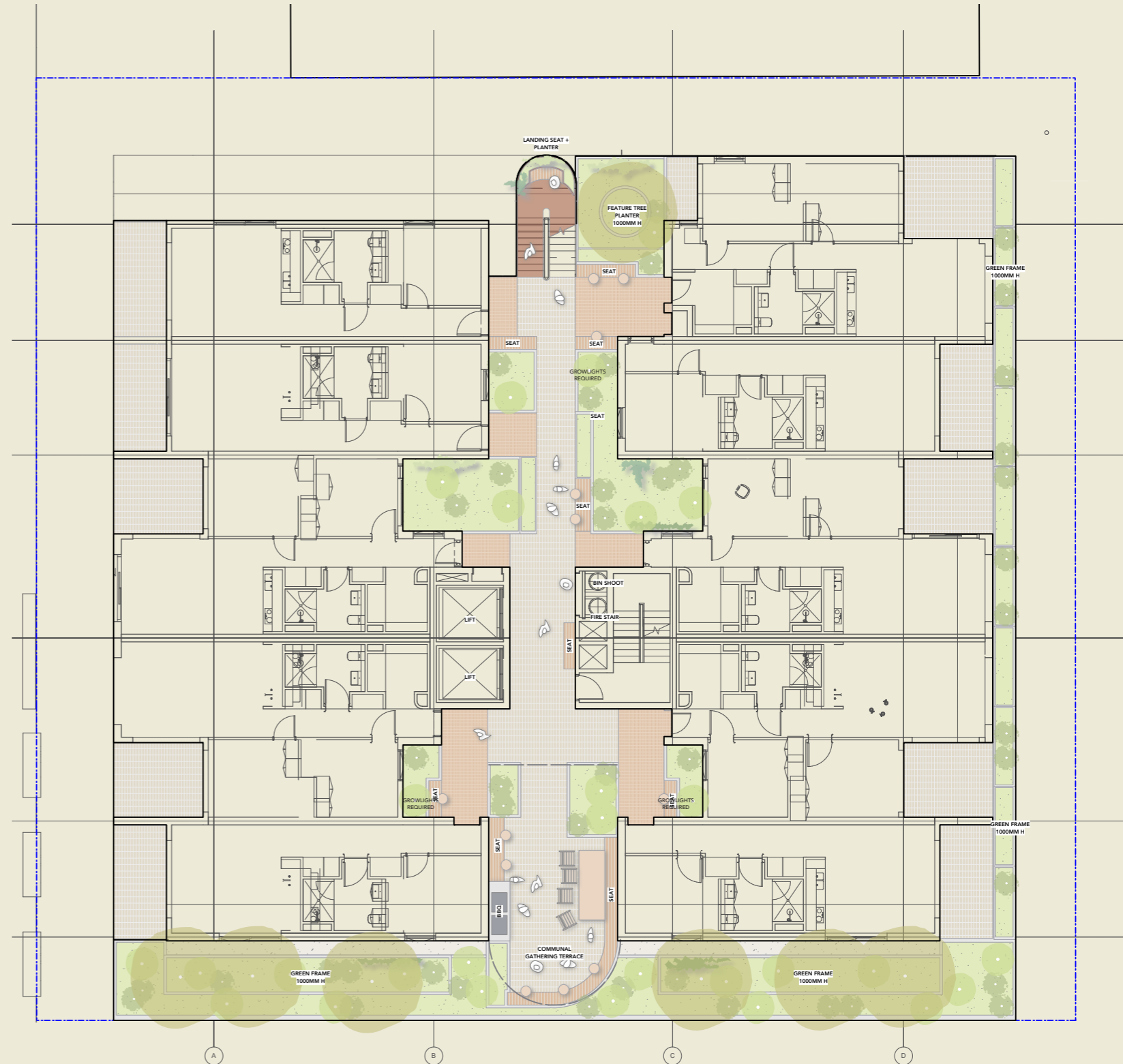
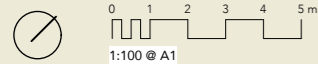
- PROPOSED TREE (SMALL - 100L)
- PROPOSED TREE (MEDIUM - 200L)
- RELOCATED EXISTING TREE (LARGE)

HARDSCAPE

- INSITU CONCRETE PAVEMENT
- ROADWAY - EXISTING (TO BE RETAINED)
- UNIT PAVING - EXISTING (TO BE RETAINED)
- UNIT PAVING - ENTRANCE (TYPE ONE)
- UNIT PAVING - RECYCLED BRICK (TYPE TWO)
- STABILISED GRAVEL
- SALVAGED TIMBER BENCH SEAT
- FLUSH CONCRETE KERB
- CONCRETE BARRIER KERB

STRUCTURES

- PLANTER WALL (ON-STRUCTURE)
- SANDSTONE FEATURE BOULDER
- STAIR, HANDRAILS AND TGS (WARNING)
- LANDSCAPE SEATING WALL (CONCRETE) WITH MOUNTED TABLE, BACKREST + ARMREST
- BBQ UNIT
- MOVEABLE TABLE + CHAIR SETTING
- GATE/ACCESS POINT



Concept Plan - Typical Floor

GENERAL

- LOT BOUNDARY
- EXTENT OF WORKS
- BUILT FORM INTERFACE (REFER ARCHITECT)
- STRUCTURE OVER (ROOF/AWNING)
- EX 3.00 EXISTING LEVEL
- RL 3.00 PROPOSED LEVEL
- TW 3.00 TOP OF WALL
- BW 3.00 BOTTOM OF WALL

SOFTSCAPE

- GENERAL PLANTING (DSA)
- GENERAL PLANTING (ON STRUCTURE/UNDER AWNING)
- TREE CELL

TREE PLANTING

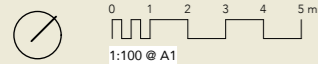
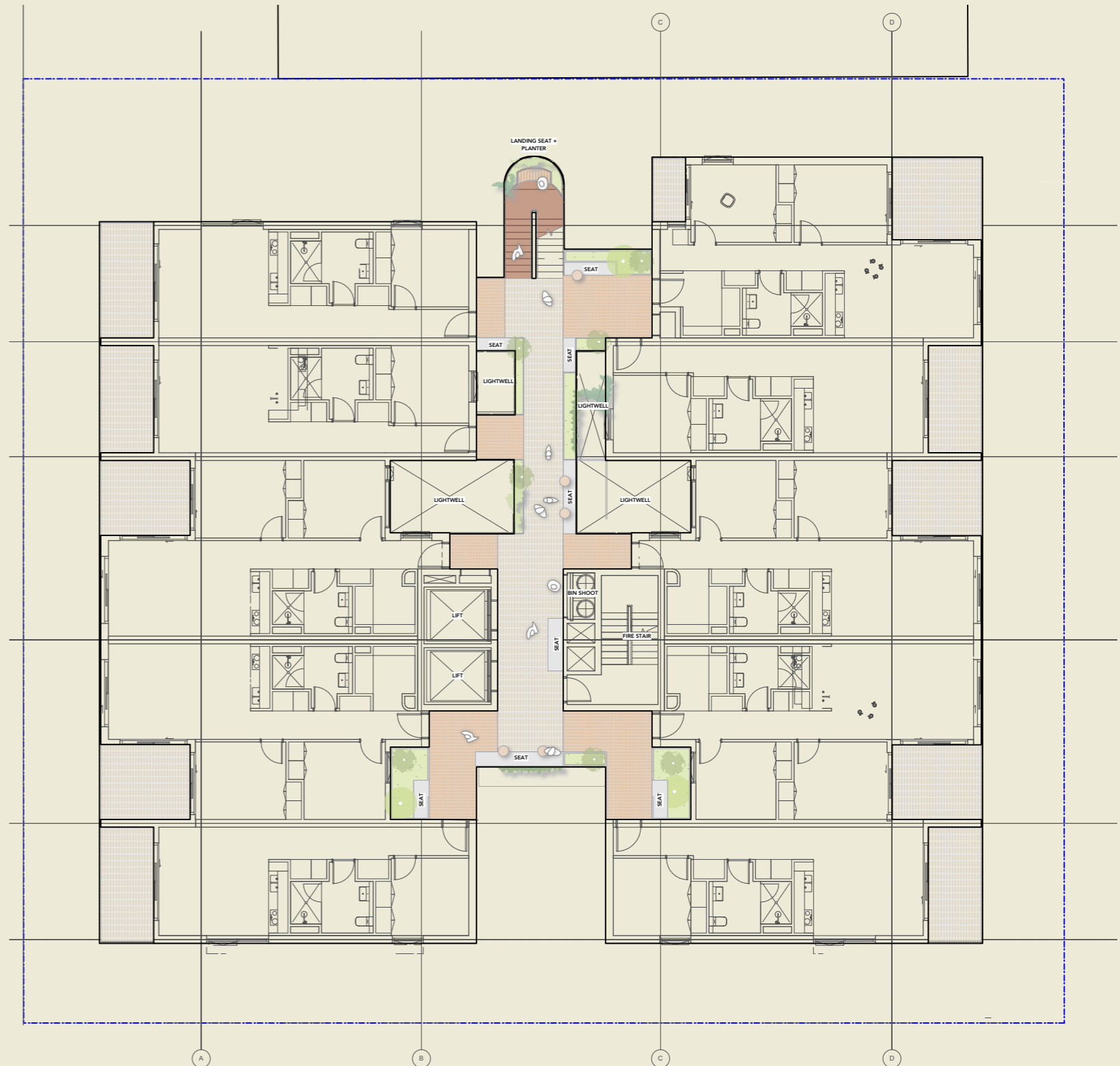
- PROPOSED TREE (SMALL - 100L)
- PROPOSED TREE (MEDIUM - 200L)
- RELOCATED EXISTING TREE (LARGE)

HARDSCAPE

- INSITU CONCRETE PAVEMENT
- ROADWAY - EXISTING (TO BE RETAINED)
- UNIT PAVING - EXISTING (TO BE RETAINED)
- UNIT PAVING - ENTRANCE (TYPE ONE)
- UNIT PAVING - RECYCLED BRICK (TYPE TWO)
- STABILISED GRAVEL
- SALVAGED TIMBER BENCH SEAT
- FLUSH CONCRETE KERB
- CONCRETE BARRIER KERB

STRUCTURES

- PLANTER WALL (ON-STRUCTURE)
- SANDSTONE FEATURE BOULDER
- STAIR, HANDRAILS AND TGS (WARNING)
- LANDSCAPE SEATING WALL (CONCRETE) WITH MOUNTED TABLE, BACKREST + ARMREST
- BBQ UNIT
- MOVEABLE TABLE + CHAIR SETTING
- GATE/ACCESS POINT



3.0

Materials

Hardscape Strategy

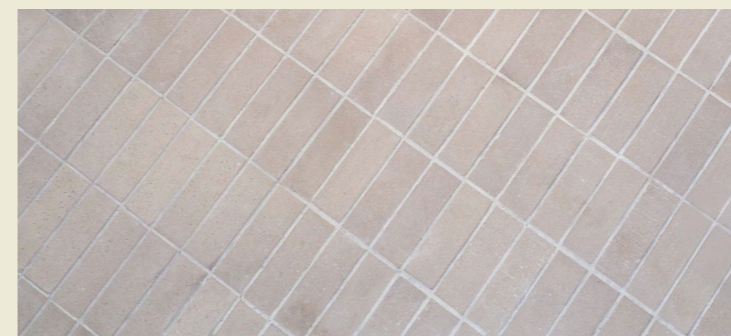
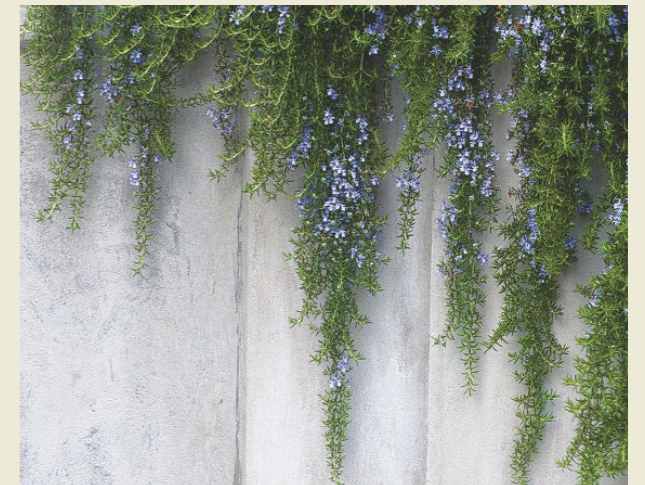
The hardscape strategy establishes a robust, durable and context-responsive public realm that supports everyday use, long-term performance and integration with the Bayswater streetscape. Materials are selected for their durability, simplicity and connection to place, with an emphasis on reuse, legibility and climate responsiveness across the ground plane and laneway interfaces.

Paving and Ground Treatments

- **Primary Paving:** Exposed aggregate concrete pavers in a stack bond arrangement define the primary ground plane, matching the format and scale of the existing streetscape paving to ensure continuity with King William Street and the surrounding public realm.
- **Feature Paving:** Recycled brick pavers salvaged from existing site structures are reintroduced at key thresholds, entrances and moments of transition, embedding material continuity and marking points of arrival and movement.
- **Laneway Surface Treatments:** Compacted gravel fines are introduced within the laneway to provide a permeable, informal surface that contrasts with the primary paving and reinforces the secondary character of this space.
- **Kerbs and Edges:** A barrier kerb with castellated openings is integrated along the laneway edge, enabling stormwater capture into adjacent WSUD planting zones while maintaining clear definition between vehicle and pedestrian areas. Flush kerbs and pram ramps are incorporated at pedestrian crossings to ensure DDA-compliant access between the cross-site link and laneway.
- **Mulch Finishes:** Limestone rubble mulch is applied to all planting areas to retain moisture, reduce maintenance and provide a consistent, durable ground finish.
- **On-Structure:** Refer to architectural documentation for lobby and internal ground floor finishes.

Walls, Structures and Edges

- **Planter and Seating Walls:** Planter walls are constructed in in-situ concrete or concrete blockwork, forming integrated edges that support planting, define space and provide informal seating. Steel seating backs and armrests are incorporated where required for comfort and durability.
- **BBQ and Cooker Feature:** A communal BBQ structure integrates the retained cooker within a concrete blockwork base and concrete benchtop, reinterpreting an existing site element as part of the shared outdoor amenity.
- **Street Interface Elements:** Steel walls and edge elements to King William Street provide a robust and durable interface, supporting planting, seating and integration with the architectural façade.
- **Stair and Terraced Seating:** The stair connection and terraces are formed in in-situ concrete with stone nosings and steel handrails. Salvaged jarrah from existing site structures is incorporated into seating elements, embedding material reuse within key gathering spaces.
- **Balustrades:** Balustrades are to align with the architectural language, nominally expressed as steel flat bar systems that maintain visual permeability.
- **Feature Stone Elements:** Cut sandstone blocks are integrated along the laneway planting edge, providing durable seating and informal gathering elements while reinforcing the landscape character.
- **Bicycle Parking:** Proprietary slim hoop bicycle rails are provided at key locations to support visitor access and encourage active transport.



4.0

Planting

Planting Approach

Planting Philosophy

The planting strategy for 7–11 King William Street establishes a robust and performative ground plane, where planting contributes directly to canopy, microclimate and everyday amenity within the Bayswater Town Centre.

Planting is concentrated within deep soil zones at ground level, supporting long-term tree growth and landscape performance, while on-structure planting at Level 1 reinforces communal amenity and continuity of character. The approach prioritises durability, simplicity and integration with the public realm.

Key Principles

Urban Canopy and Microclimate

Tree planting is prioritised along the cross-site link and King William Street interface to maximise shade and reduce heat gain. The relocation of the existing Jacaranda tree provides immediate canopy presence.

Deep Soil and Ground Plane Integration

Planting is embedded within setbacks, entries and movement paths, allowing it to operate as part of the public realm. Understorey planting softens edges and improves pedestrian comfort.

WSUD and Environmental Performance

Raingardens and permeable soil systems capture and filter stormwater, with planting selected to perform across wet and dry conditions, supporting long-term resilience.

Consistency and Constructability

A consistent planting language is applied across ground and Level 1, with species selected for both deep soil and on-structure conditions. Materials and planting systems are coordinated to ensure durability, ease of maintenance and long-term performance.

Deep Soil Area Compliance

n.b. refer to Architect for Roof Plan.

Planting on roof not included within Deep Soil Area Assessment.

SPP7.3 DEEP SOIL AREA (DSA) MINIMUM REQUIREMENTS	
SITE AREA	1490 sqm
REQUIRED DSA = 7% Site Area n.b. 1 Tree Retained and Relocated On-Lot	104.3 sqm

SITE DSA	
DEEP SOIL AREA (PLANTED AREA)*	90.7 sqm
PERMEABLE PAVING n.b. >20% of DSA Planted Area (12.4 sqm total)	12.4 sqm
TOTAL DSA ON GROUND/LEVEL 01	103.1 sqm

ADDITIONAL REQUIREMENTS	
SPP7.3 DEEP SOIL AREA SHORTFALL	1.2 sqm
ADDITIONAL PLANTING REQUIRED	2.4 sqm
ADDITIONAL PLANTING PROVIDED - ON GROUND/LEVEL 01	65.7 sqm
ADDITIONAL PLANTING PROVIDED - LEVEL 02	159.1 sqm
ADDITIONAL PLANTING PROVIDED - ADDITIONAL LEVELS	74.4 sqm
TOTAL ADDITIONAL PLANTING	299.2 sqm

PERCENTAGE DSA/PLANTED AREA ACHIEVED	
TOTAL DSA + ADDITIONAL PLANTED AREA	402.3 sqm
DSA REQUIRED	7%
DSA + PLANTED AREA AS PERCENT OF SITE PROVIDED	27%

n.b. The figures presented represent an initial analysis of architectural drawings and applied landscape strategy of where DSA and planting on structure could reasonably be achieved prior to further design iteration.

*No vertical greening/green walls have been utilised in the production of sqm figures.

Tree Planting Compliance

SPP7.3 TREE PLANTING MINIMUM REQUIREMENTS		
SITE AREA 1470 sqm	1 large tree and 1 medium tree for each additional 400m2 in excess of 1000m2	SITE REQUIRES: 1 large tree + 1 medium tree OR 2 large trees + small trees to suit area
	OR 1 large tree for each additional 900m2 in excess of 1000m2 and small trees to suit area	

PROPOSED TREE PLANTING (ON-LOT)		TOTAL
LARGE	1 x Jacaranda mimosifolia (Retained)	1
MEDIUM	2 x Jacaranda mimosifolia 3 x Corymbia citriodora 'Scentuous'	5
SMALL	4 x Cupaniopsis anacardioides 11 x Tristaniopsis laurina	15

Planting Strategy

Plant Palette

- **Trees and Structural Species:** *Corymbia citriodora* 'Scentuous' (Dwarf Lemon-Scented Gum), *Cupaniopsis anacardioides* (Tuckeroo), and *Tristaniaopsis laurina* 'Luscious' (Water Gum) establish structure, shade, and scale. Their moderate canopies, shallow roots, and wind tolerance make them well suited to urban conditions.
- **Shrubs and Understorey:** *Adenanthos sericeus* 'Pencil Perfect' (Woolly Bush), *Grevillea preissii* 'Seaspray', *Melaleuca incana* 'Sea Mist', *Westringia fruticosa* 'Grey Box', and *Lomandra longifolia* 'Verday' provide texture, movement, and year-round greenery. *Correa alba*, *Darwinia citriodora*, and *Leucophyta brownii* (Cushion Bush) add colour variation and softness to edges.
- **Groundcovers and Climbers:** *Casuarina glauca* 'Cousin It', *Grevillea juniperina* 'Gold Cluster', *Dichondra repens*, *Hibbertia scandens*, and *Viola hederacea* form resilient, low plantings that stabilise soil, reduce heat, and visually connect planting zones across the site.

Design Features

- **Hydrological Zoning:** Moisture-tolerant species occupy lower zones, while drought-hardy plants stabilise higher edges, ensuring resilience and layered texture.
- **Functional Shading:** Trees and dense planting provide shade to movement, amenity, and seating zones, reducing reflected heat and enhancing usability.
- **Integration:** Flush interfaces ensure efficient water capture and seamless connection to adjacent pavements
- **Wind Protection:** Planting along building edges reduces wind exposure, creating sheltered microclimates.
- **Water and Soil Systems:** Lightweight soils, drainage cells, and wicking layers (on structure) maintain aeration while protecting structure and waterproofing.
- **Integration with Hardscape:** Planting zones are positioned to frame communal spaces, creating separation between uses while softening built form.
- **Maintenance Efficiency:** Low leaf-drop and hardy native species reduce maintenance and long-term operational costs.

General Specifications

- **Sizing and Spacing:** Forestry tube or 140mm container stock is specified for shrubs and groundcovers, planted at 3–4 plants/m² for optimal coverage. Trees are established from a minimum 100L pot size to provide immediate shade, structure, and visual impact.
- **On-Structure Approach:** A robust on-structure planting system is proposed, comprising lightweight soil, inorganic mulch, drainage cell, geotextile, and corflute protection layers. This layered system safeguards structural integrity and waterproofing while promoting plant health, stability, and efficient long-term maintenance.



Cupaniopsis anacardioides - Tuckeroo



Westringia fruticosa - Native Rosemary 'Grey Box'

Note:

All species are endemic species within Banksia Woodlands of the Swan Coastal Plain TEC or endemic to adjacent coastal plant communities.

* - plant species noted with an * are Australian native species but are not found locally.
nb. there are 3 exotic species nominated with an **

CAD Code	Botanic Name	Common Name	Mature Height (m)	Mature Spread (m)	Pot Size
Exotic Trees					
JAC mim	<i>Jacaranda mimosifolia</i>	Jacaranda	12	12	200L
Australian Native Trees					
COR cit	<i>Corymbia citriodora</i> 'Scentuous'	Dwarf Lemon Scented Gum	7	4	200L
CUP ana	<i>Cupaniopsis anacardioides</i> *	Tuckeroo	8	6	100L
TRI lau	<i>Tristaniaopsis laurina</i> 'Luscious'	Water Gum 'Luscious'	8	5	100L
Australian Native Shrubs					
ADE ser	<i>Adenanthos sericeus</i> 'Pencil Perfect'	Woolly Bush	2.5	1.5	5L
BAN scn	<i>Banksia spinulosa</i> 'Coastal Cushion'	Hairpin Banksia	0.7	0.5	140mm
COR alb	<i>Correa alba</i> *	White Correa	1	1	140mm
COR ref	<i>Correa reflexa</i>	Native Fuchsia	1	1	140mm
DAR cit	<i>Darwinia citriodora</i> *	Lemon-scented Darwinia	0.4	0.4	140mm
ERE gla	<i>Eremophila glabra</i> 'Compactum'	Emu Bush 'Compactum'	0.4	0.8	140mm
GRE pre	<i>Grevillea preissii</i> 'Seaspray'	Grevillea 'Seaspray'	1	1.5	140mm
LEU bro	<i>Leucophyta brownii</i>	Cushion Bush	0.5	0.5	140mm
LEP for	<i>Leptospermum</i> 'ForeShore'	Leptospermum 'ForeShore'	0.6	0.6	140mm
WES fru	<i>Westringia fruticosa</i> 'Grey Box'	Coastal Rosemary 'Grey Box'	0.8	0.8	140mm
WES dam	<i>Westringia dampieri</i>	Shore Rosemary	1	1	140mm
Australian Native Grasses/Sedges/Herbs					
ANI bbo	<i>Anigozanthos hybrid</i> 'Bush Bonanza'	Small Yellow Kangaroo Paw	0.6	0.4	140mm
DIA rbs	<i>Dianella revoluta</i> 'Blue Stream'	Blue Stream' Flax Lily	0.5	0.4	140mm
DIA rpr	<i>Dianella revoluta</i> 'Prestige'	Prestige' Flax Lily	0.5	0.4	140mm
DIA tas	<i>Dianella</i> 'Tasred'	Tasred Flax Lily	0.8	0.9	140mm
FIC nod	<i>Ficinia nodosa</i>	Knotted Club-rush	0.6	0.8	Forestry Tube
LEP gla	<i>Lepidosperma gladiatum</i>	Coast Sword Sedge	0.7	0.8	Forestry Tube
LOM lon	<i>Lomandra longifolia</i> 'Verday'	Spiny-headed Mat-rush 'Verday'	0.8	0.8	140mm
PAT occ	<i>Patersonia occidentalis</i>	Western Patersonia	0.6	0.5	140mm
POA esk	<i>Poa labillardieri</i> 'Eskdale'	Blue Meadow Grass 'Eskdale'	0.6	0.6	140mm
Australian Native Ferns					
ASP bul	<i>Asplenium bulbiferum</i> *	Hen and Chicken Fern	0.8	1	140mm
CYA coo	<i>Cyathea cooperi</i> *	Australian Tree Fern	5	2	100L
Australian Native Groundcovers/Climbers					
CAS gci	<i>Casuarina glauca</i> 'Cousin It'	Cousin It'/Prostrate Casuarina	0.15	1.2	140mm
CAR vir	<i>Carpobrotus virescens</i>	Coastal Pigface	0.2	1.5	140mm
CHR dfl	<i>Chrysocephalum apiculatum</i> 'Desert Flame'	Desert Flame' Paper Daisy	0.2	0.5	140mm
DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.1	1	140mm
GRE jgc	<i>Grevillea juniperina</i> 'Gold Cluster'	Grevillea 'Gold Cluster'	0.4	1	140mm
HAR vio	<i>Hardenbergia violacea</i> 'Flat White'	White Native Wisteria	0.5	2	140mm
HEM pun	<i>Hemiantra pungens</i> 'Alba'	White Snakebush	0.2	1	140mm
HIB sca	<i>Hibbertia scandens</i>	Snake Vine	0.3	1	140mm
PLE arg	<i>Plectranthus argentatus</i> *	Silver Plectranthus	0.4	0.6	140mm
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1	1	140mm
WES low	<i>Westringia fruticosa</i> 'Low Horizon'	Native Rosemary 'Low Horizon'	0.5	1	140mm
Exotic Species					
FIC pum	<i>Ficus pumila</i> **	Creeping Fig	0.3	3	140mm
LIR mus	<i>Liriope muscari</i> 'Just Right'	Liriope 'Just Right'	0.4	0.4	140mm
CIS ell	<i>Cissus</i> 'Ellen Danica'	Cissus 'Ellen Danica'	0.4	0.4	140mm

Indicative Planting Imagery

Proposed Trees



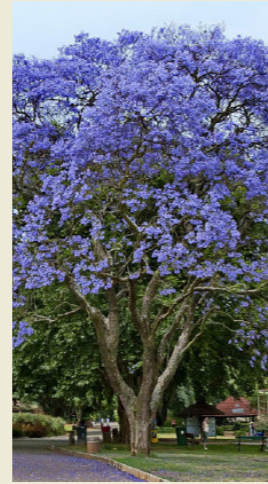
Cupaniopsis anacardioides
Tuckeroo



Tristaniopsis laurina
Water Gum



Corymbia citriodora
'Scentuous' (Dwarf)



Jacaranda mimosifolia
Jacaranda

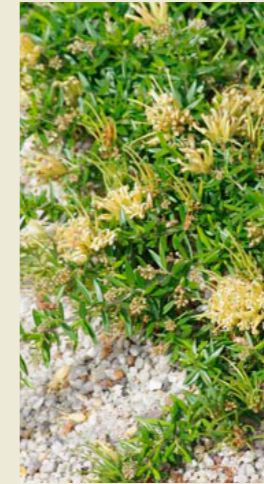
Proposed General Planting cont'd.



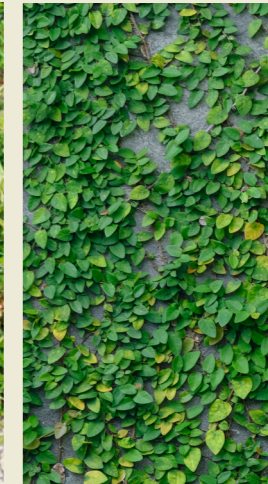
Casuarina glauca
Cousin It



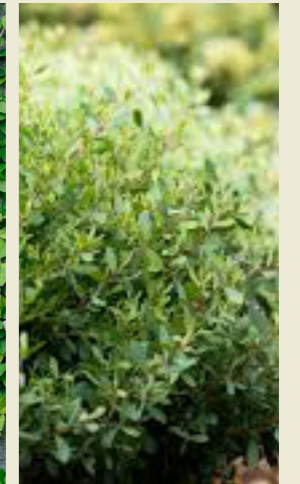
Lepidosprema gladiatum
Coastal Sword Sedge



Grevillea juniperina
Gold Cluster



Ficus pumila
Creeping Fig



Leptospermum
'ForeShore'

Proposed General Planting



Banksia spinulosa
Coastal Cushion Banksia



Poa labillardieri
Eskdale Tussock Grass



Eremophila 'Compactum'
Silver Ball Emu Bush



Hemiandra pungens 'Alba'
White Snakebush



Westringia dampieri
Shore Rosemary



Darwinia citriodora
Lemon-scented Darwinia



Westringia 'Grey Box'
Native Rosemary



Leucophyta brownii
Cushion Bush



Adenanthos sericeus
Woolly Bush



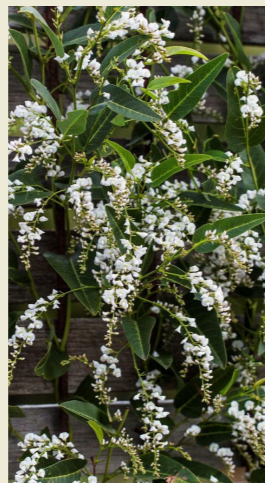
Correa alba
White Correa



Liriope muscari
'Just Right'



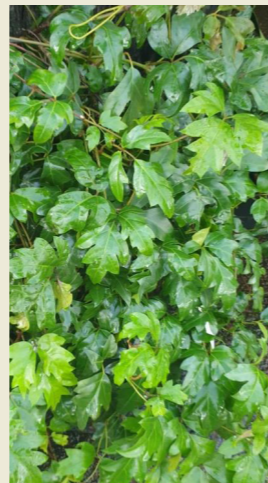
Dichondra repens
Kidney Weed



H. comptoniana 'White Out'
White Native Wisteria



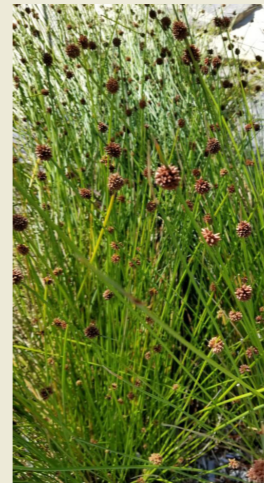
Plectranthus argentatus
Silver Plectranthus



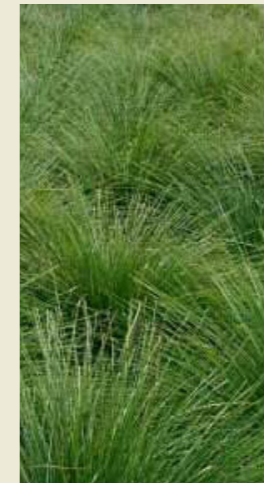
Cissus 'Ellen Danica'



Dianella 'Tasred'
Dianella



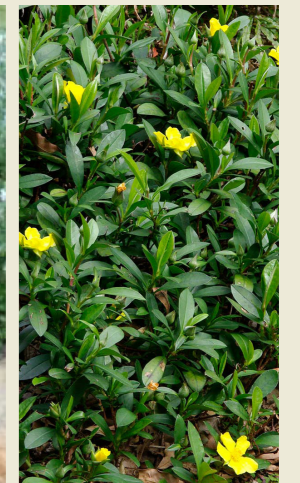
Ficinia nodosa
Knobbly Club Rush



Lomandra 'Verday'
Lomandra



Westringia 'Low Horizon'
Prostrate Native Rosemary



Hibbertia scandens
Snake Vine

Soil Management Strategy

The landscape design for 7-11 King William Street incorporates a comprehensive soil management approach that supports plant health, stormwater performance, and long-term resilience. This system ensures the landscape remains sustainable, functional, and structurally sound across both on-grade and on-structure environments.

Raingarden Soil Design

- Raingardens integrate WSUD principles with Stratacell infrastructure to balance stormwater treatment, infiltration, and root management.
- Filter Media: Sandy loam with hydraulic conductivity of 100–300 mm/hr, incorporating 3–5% organic matter to enhance microbial activity and nutrient cycling without leaching.
- Treecell Zones: Soil mixes are designed for high porosity and structural stability, supporting root growth while preventing compaction. Depths are tailored to optimise infiltration and retention.
- Acid Sulfate Soils: Where found, neutralising agents (e.g. lime) will be applied and soil disturbance minimised to prevent environmental impacts.
- Mulching: Recycled brick mulch or decorative gravel will be used to retain moisture, suppress weeds, and reflect the site's local material character.

General Planting Areas

General planting zones focus on providing suitable growing conditions for native species and deep soil tree planting.

- Topsoil: High-quality, pH-balanced topsoil with organic amendments to improve structure, fertility, and water retention.
- Soil Depths: Minimum 1000mm for trees, ensuring adequate rooting volume and stability.
- Mulching: Organic or locally sourced mulch to reduce evaporation, insulate soil, and suppress weed growth.
- Drainage: Subsurface drainage enhancements to maintain permeability, preventing waterlogging and promoting root oxygenation.

On Structure Planting

Lightweight soil systems are specified to maintain structural integrity while supporting healthy vegetation

- Growing Medium: Lightweight, free-draining mix of aggregates (expanded clay, perlite) blended with organic material to promote aeration and root growth.
- Soil Depths: 500mm+ for general planting and 1000mm for trees or large feature species.
- Drainage and Irrigation: Integrated drainage cells, geotextile layers, and efficient irrigation systems prevent over-saturation and maintain consistent moisture.
- Mulching: A thin recycled brick mulch or decorative gravel layer moderates temperature, reduces moisture loss, and visually ties into the site's material palette.

5.0

Appendix A

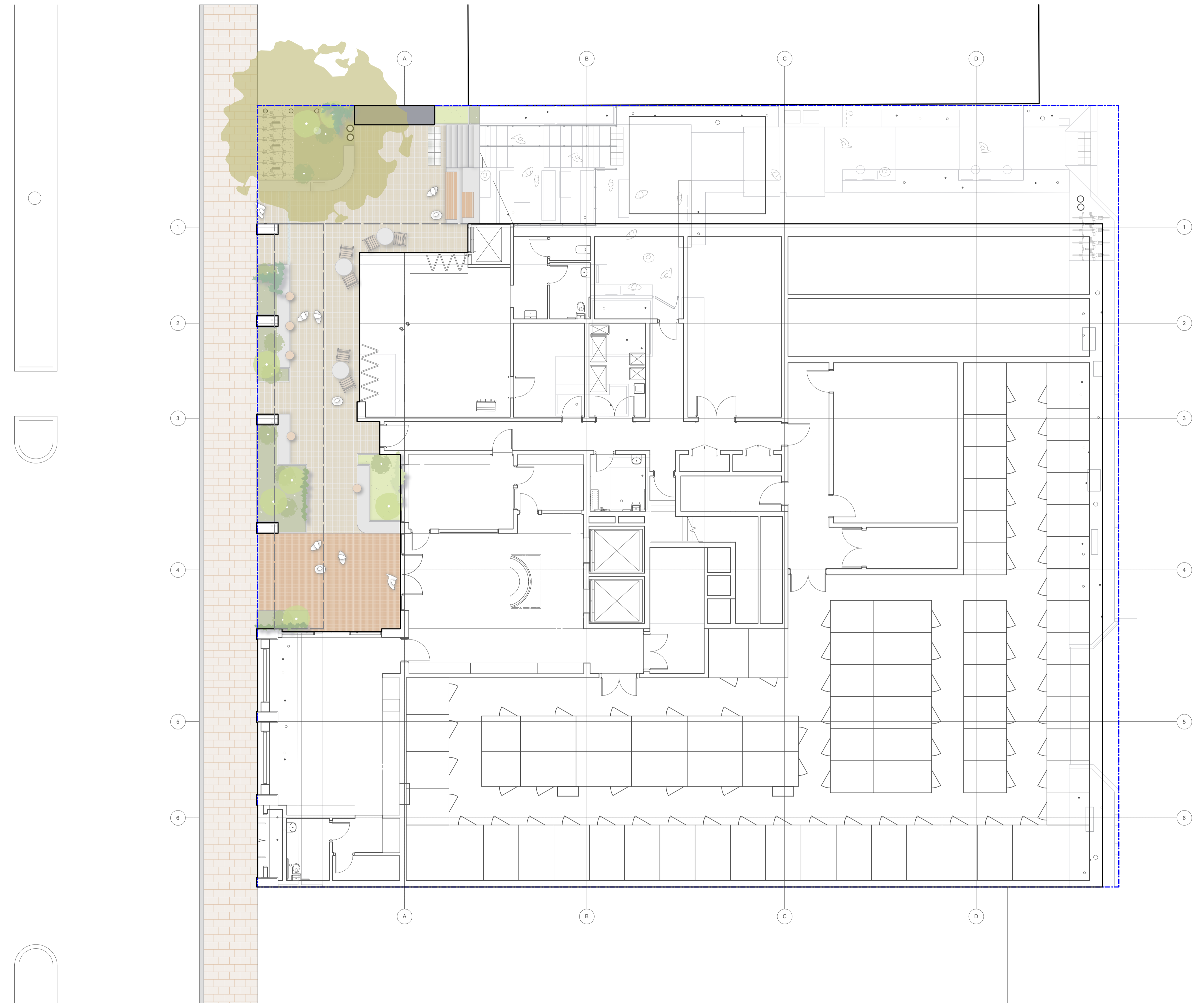
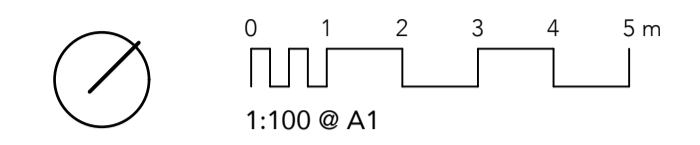
A1 Drawing Set

NOTES

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LEGEND



DATE	REV	AMENDMENTS
22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALMstudios

Melbourne Shop 2, 214 Albion Street Brunswick, Vic 3056	Sydney Level 4, 68 Wentworth Avenue Surry Hills 2010
Perth Level 2, Commonwealth Bank Building 242 Murray Street, WA 6000	Hobart 89 Macquarie Street Hobart, TAS 7000

CLIENT
COMMUNITY HOUSING INVESTMENTS
 15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA 6160

PROJECT
KING WILLIAM STREET DEVELOPMENT
 7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING
 GROUND FLOOR LANDSCAPE SITE PLAN

DRAWN	CHECKED	SCALE @ A1
SWS	MM	1:100

STATUS
 DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

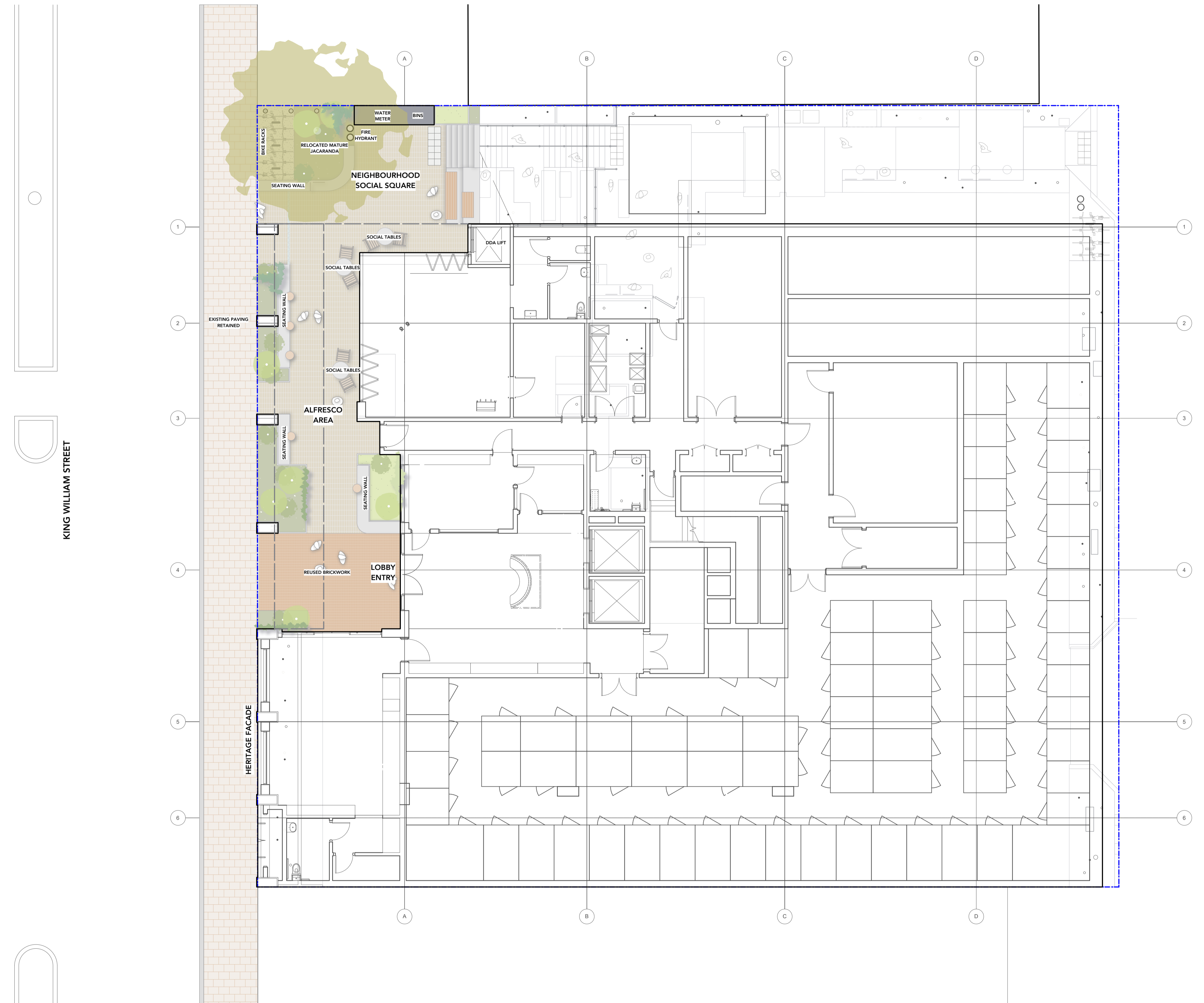
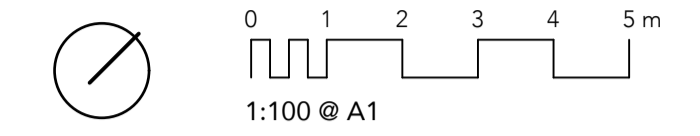
DRAWING NO.	REVISION
26008-00-L000	B

NOTES

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LEGEND



DATE REV AMENDMENTS

DATE	REV	AMENDMENTS
22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALM studios

Melbourne
Shop 2, 214 Albion Street
Brunswick, Vic 3056

Sydney
Level 4, 68 Wentworth Avenue
Surry Hills 2010

Perth
Level 2, Commonwealth Bank Building
242 Murray Street, WA 6000

Hobart
89 Macquarie Street
Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA 6160

PROJECT

KING WILLIAM STREET DEVELOPMENT
7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

GROUND FLOOR LANDSCAPE SITE PLAN - ANNO

DRAWN CHECKED SCALE @ A1

SWS MM 1:100

STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO. REVISION

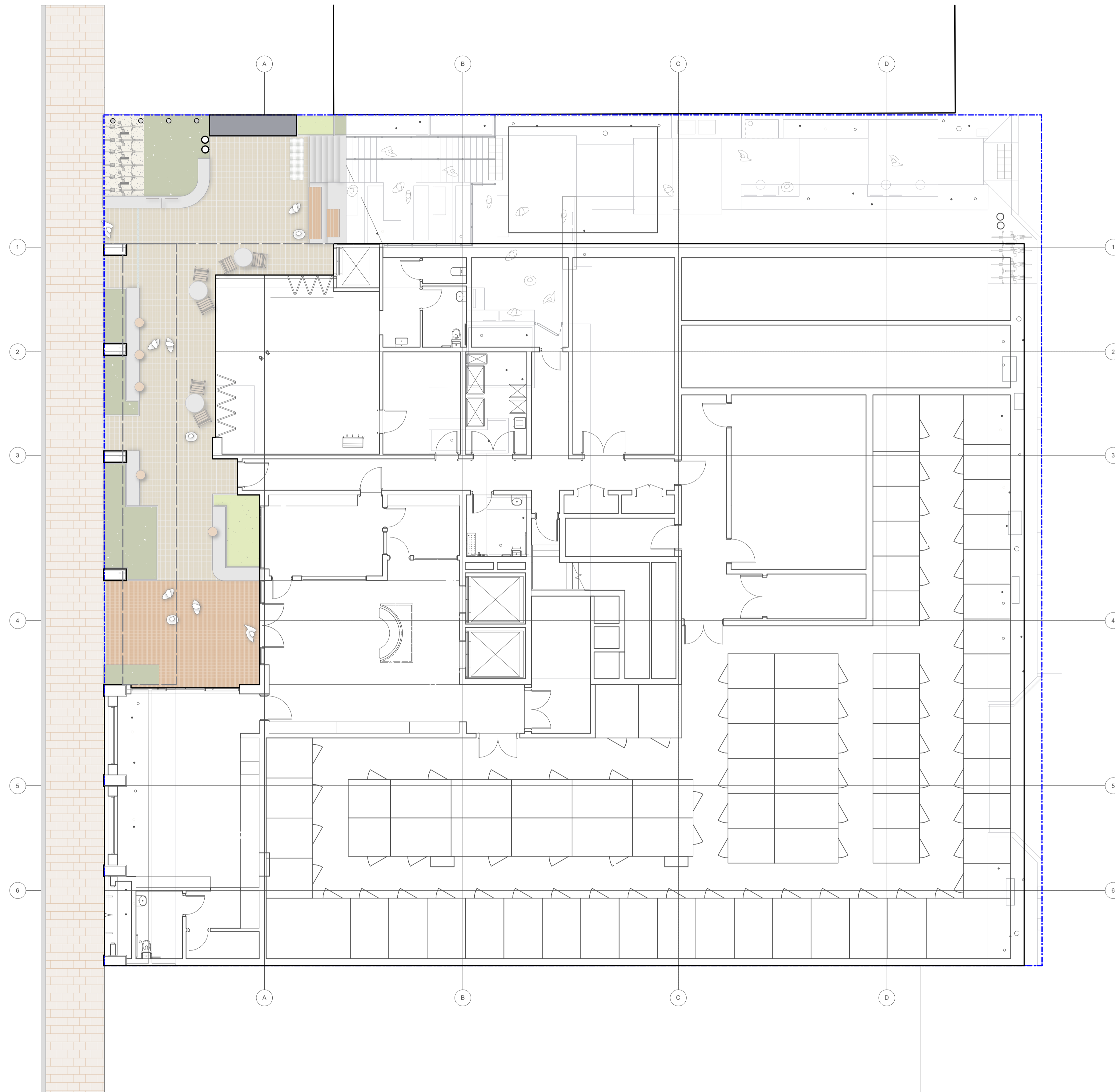
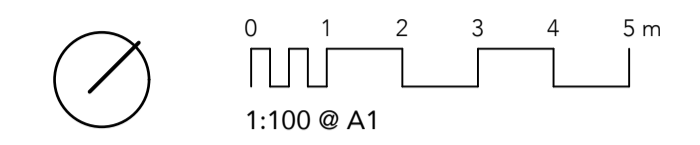
26008-00-L001 B

NOTES

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LEGEND



DATE	REV	AMENDMENTS
22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALM studios

Melbourne
Shop 2, 214 Albion Street
Brunswick, Vic 3056

Sydney
Level 4, 68 Wentworth Avenue
Surry Hills 2010

Perth
Level 2, Commonwealth Bank Building
242 Murray Street, WA 6000

Hobart
89 Macquarie Street
Hobart, TAS 7000

CLIENT
COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA 6160

PROJECT
KING WILLIAM STREET DEVELOPMENT
7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING
GROUND FLOOR LANDSCAPE SITE PLAN - NO TREES

DRAWN	CHECKED	SCALE @ A1
SWS	MM	1:100

STATUS
DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO.
26008-00-L002

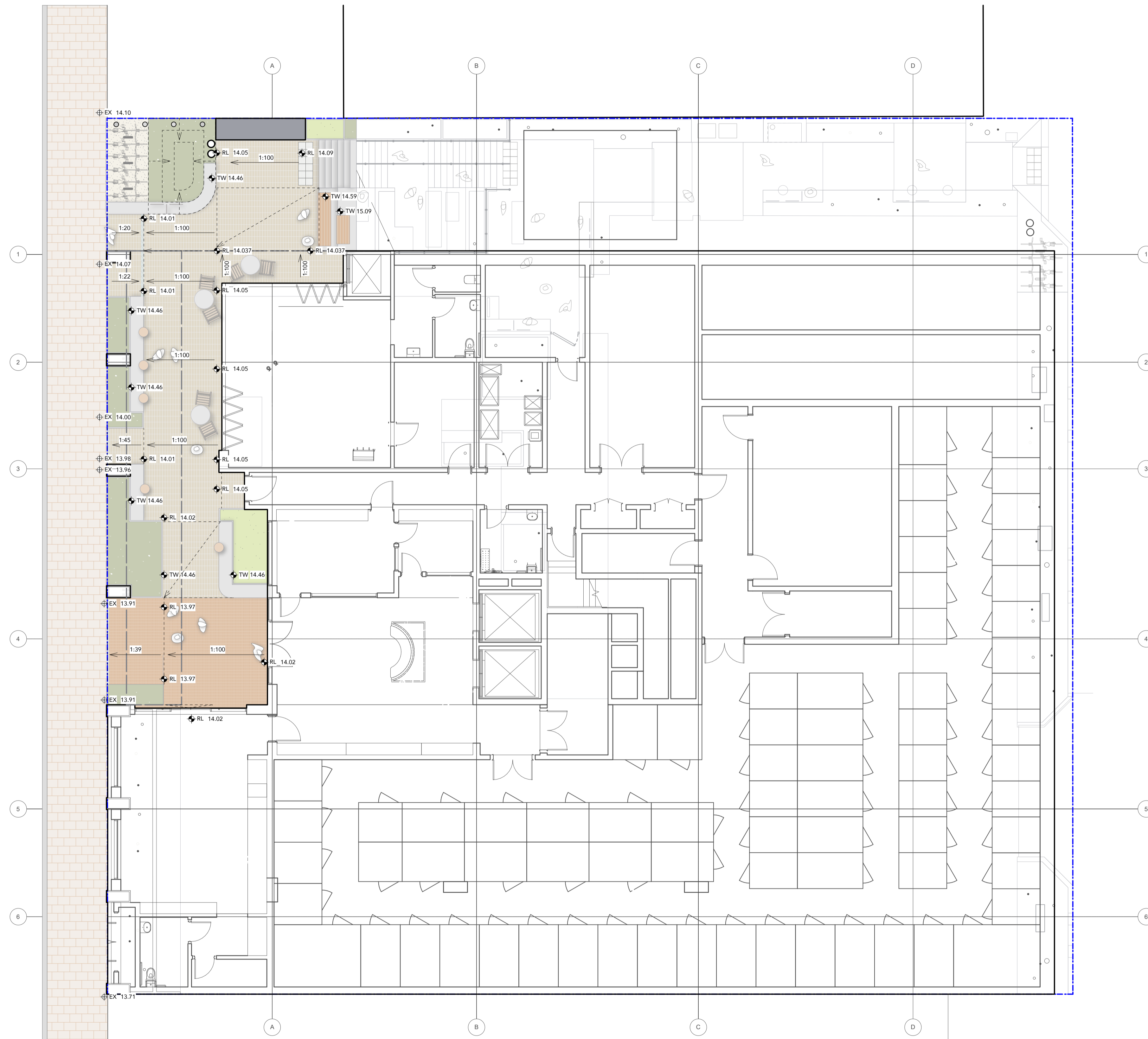
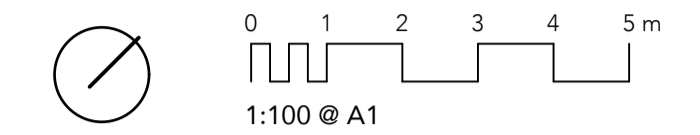
REVISION
B

NOTES

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LEGEND



DATE REV AMENDMENTS

22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALMstudios

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Brunswick, Vic 3056

Sydney
Level 4, 68 Wentworth Avenue
Surry Hills 2010

Perth
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242 Murray Street, WA 6000

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89 Macquarie Street
Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA
6160

PROJECT

KING WILLIAM STREET DEVELOPMENT

7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

GROUND FLOOR LANDSCAPE SITE PLAN -
LEVELS

DRAWN CHECKED SCALE @ A1

SWS	MM	1:100
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STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO. REVISION

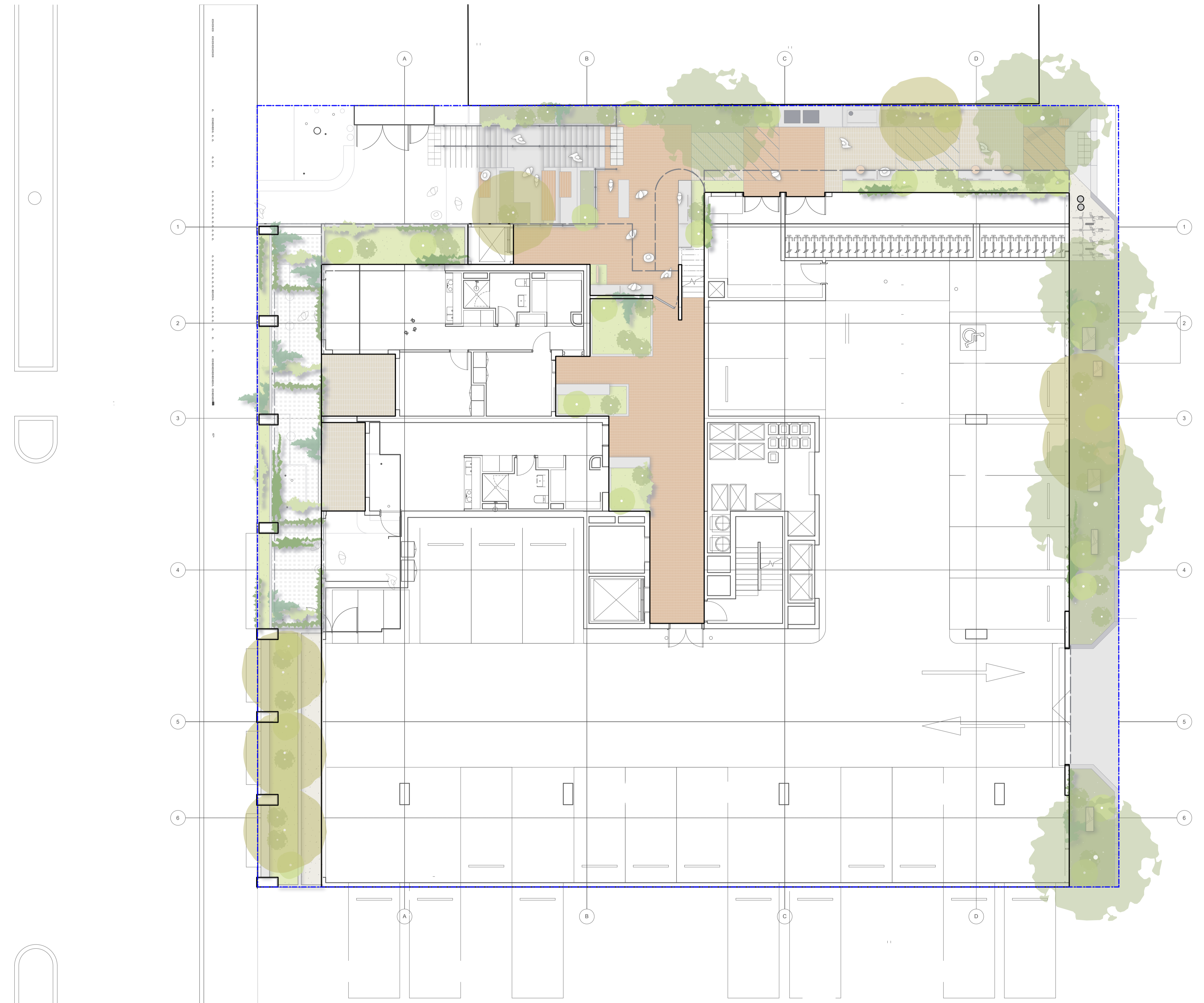
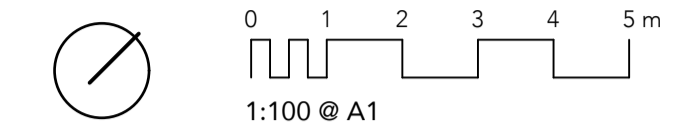
26008-00-L003	B
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NOTES

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LEGEND



DATE	REV	AMENDMENTS
22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALM studios

Melbourne
Shop 2, 214 Albion Street
Brunswick, Vic 3056

Sydney
Level 4, 68 Wentworth Avenue
Surry Hills 2010

Perth
Level 2, Commonwealth Bank Building
242 Murray Street, WA 6000

Hobart
89 Macquarie Street
Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA
6160

PROJECT

KING WILLIAM STREET DEVELOPMENT

7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

FIRST FLOOR LANDSCAPE SITE PLAN

DRAWN	CHECKED	SCALE @ A1
SWS	MM	1:100

STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

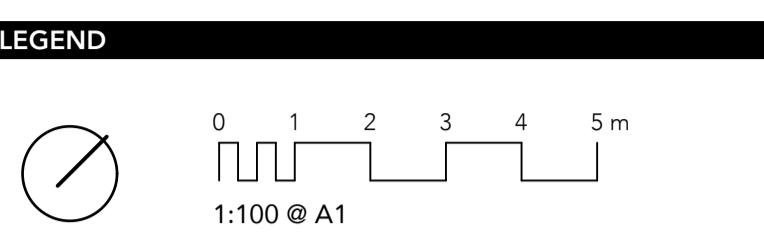
DRAWING NO.	REVISION
26008-00-L004	B



NOTES

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27/05/26	B	DA SUBMISSION

REALMstudios

Melbourne
Shop 2, 214 Albion Street
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89 Macquarie Street
Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA 6160

PROJECT

KING WILLIAM STREET DEVELOPMENT
7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

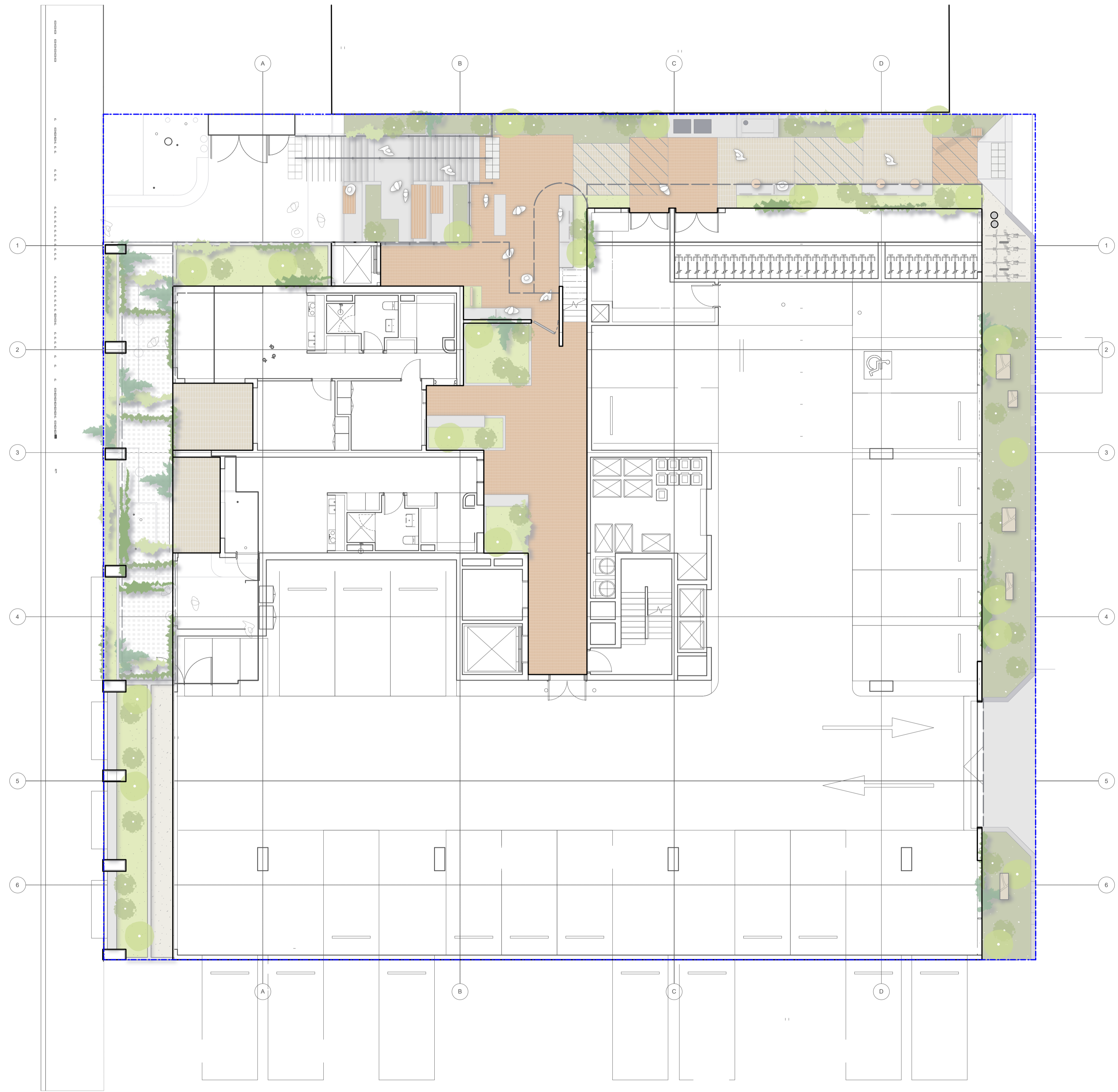
FIRST FLOOR LANDSCAPE SITE PLAN - ANNO

DRAWN	CHECKED	SCALE @ A1
SWS	MM	1:100

STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

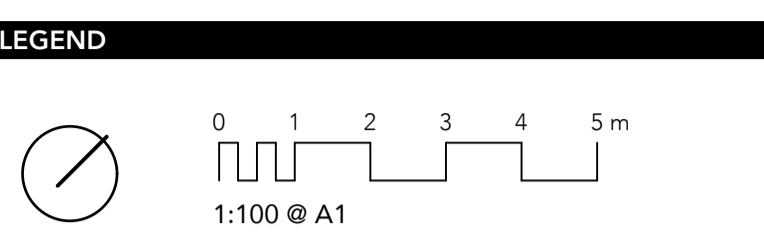
DRAWING NO.	REVISION
26008-00-L005	B



NOTES

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DATE	REV	AMENDMENTS
22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALM studios

Melbourne
Shop 2, 214 Albion Street
Brunswick, Vic 3056

Sydney
Level 4, 68 Wentworth Avenue
Surry Hills 2010

Perth
Level 2, Commonwealth Bank Building
242 Murray Street, WA 6000

Hobart
89 Macquarie Street
Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA
6160

PROJECT

KING WILLIAM STREET DEVELOPMENT
7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

FIRST FLOOR LANDSCAPE SITE PLAN - NO
TREES

DRAWN	CHECKED	SCALE @ A1
SWS	MM	1:100

STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

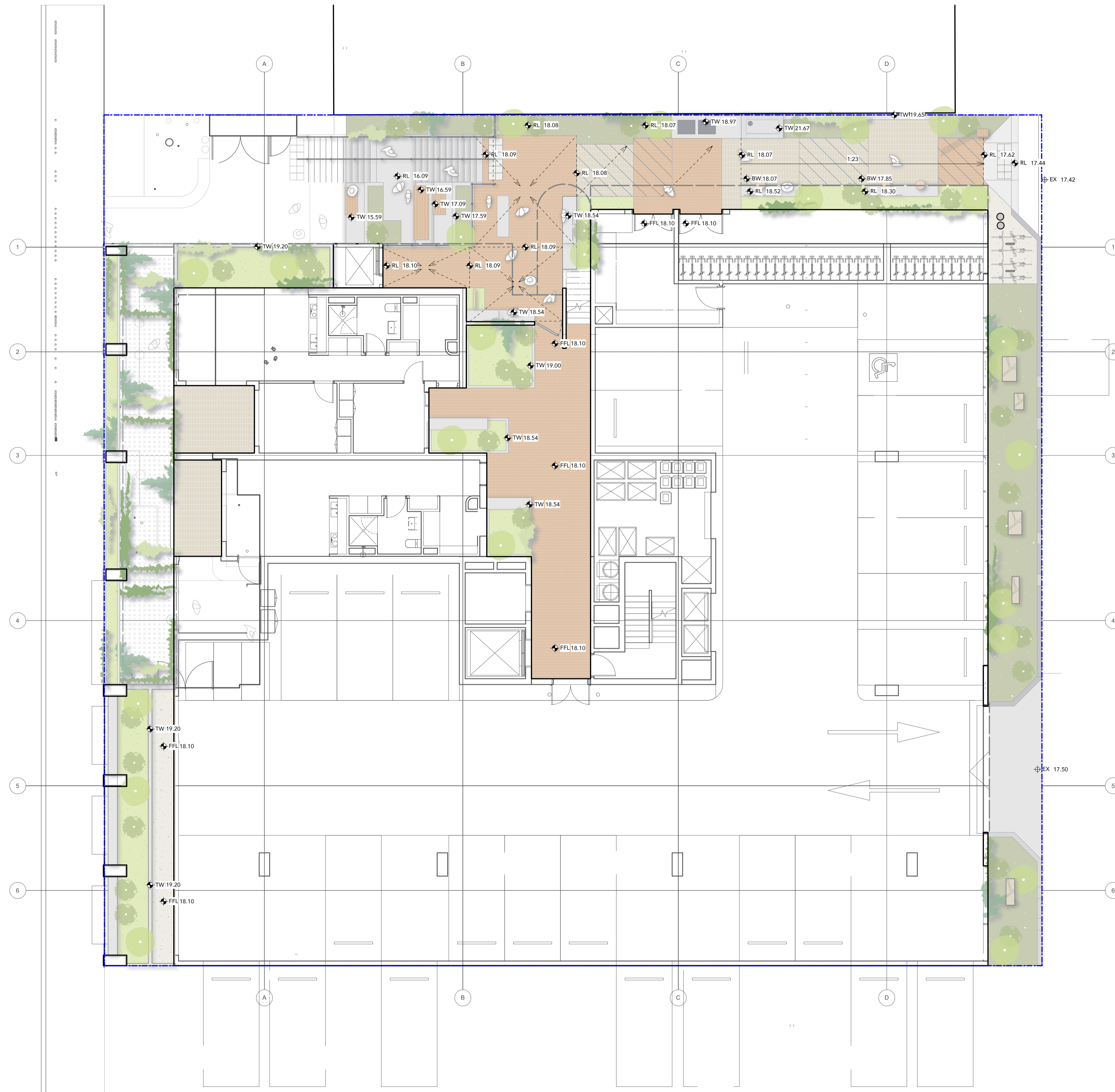
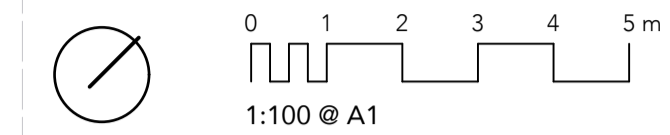
DRAWING NO.	REVISION
26008-00-L006	B

NOTES

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LEGEND



DATE REV AMENDMENTS

DATE	REV	AMENDMENTS
22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

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Melbourne Shop 2, 214 Albion Street Brunswick, Vic 3056
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 Hobart 89 Macquarie Street Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
 15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA 6160

PROJECT

KING WILLIAM STREET DEVELOPMENT
 7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

FIRST FLOOR LANDSCAPE SITE PLAN - LEVELS

DRAWN CHECKED SCALE @ A1

SWS	MM	1:100
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STATUS

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

DRAWING NO. REVISION

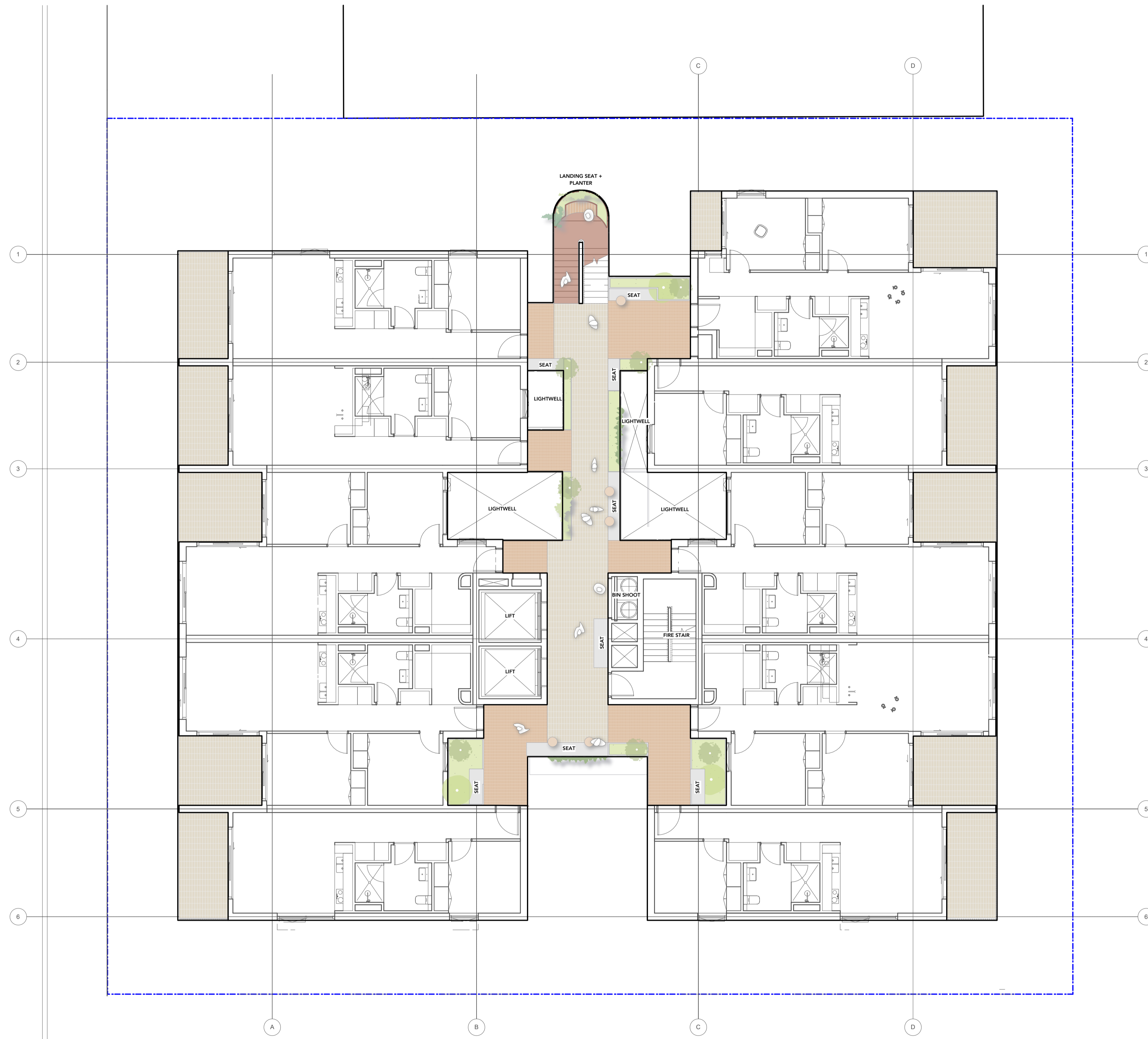
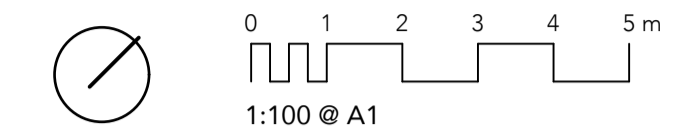
26008-00-L007	B
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LEGEND



DATE	REV	AMENDMENTS
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27/05/26	B	DA SUBMISSION

REALMstudios

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Level 4, 68 Wentworth Avenue
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Level 2, Commonwealth Bank Building
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Hobart
89 Macquarie Street
Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA
6160

PROJECT

KING WILLIAM STREET DEVELOPMENT
7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

TYPICAL LANDSCAPE SITE PLAN

DRAWN	CHECKED	SCALE @ A1
SWS	MM	1:100

STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

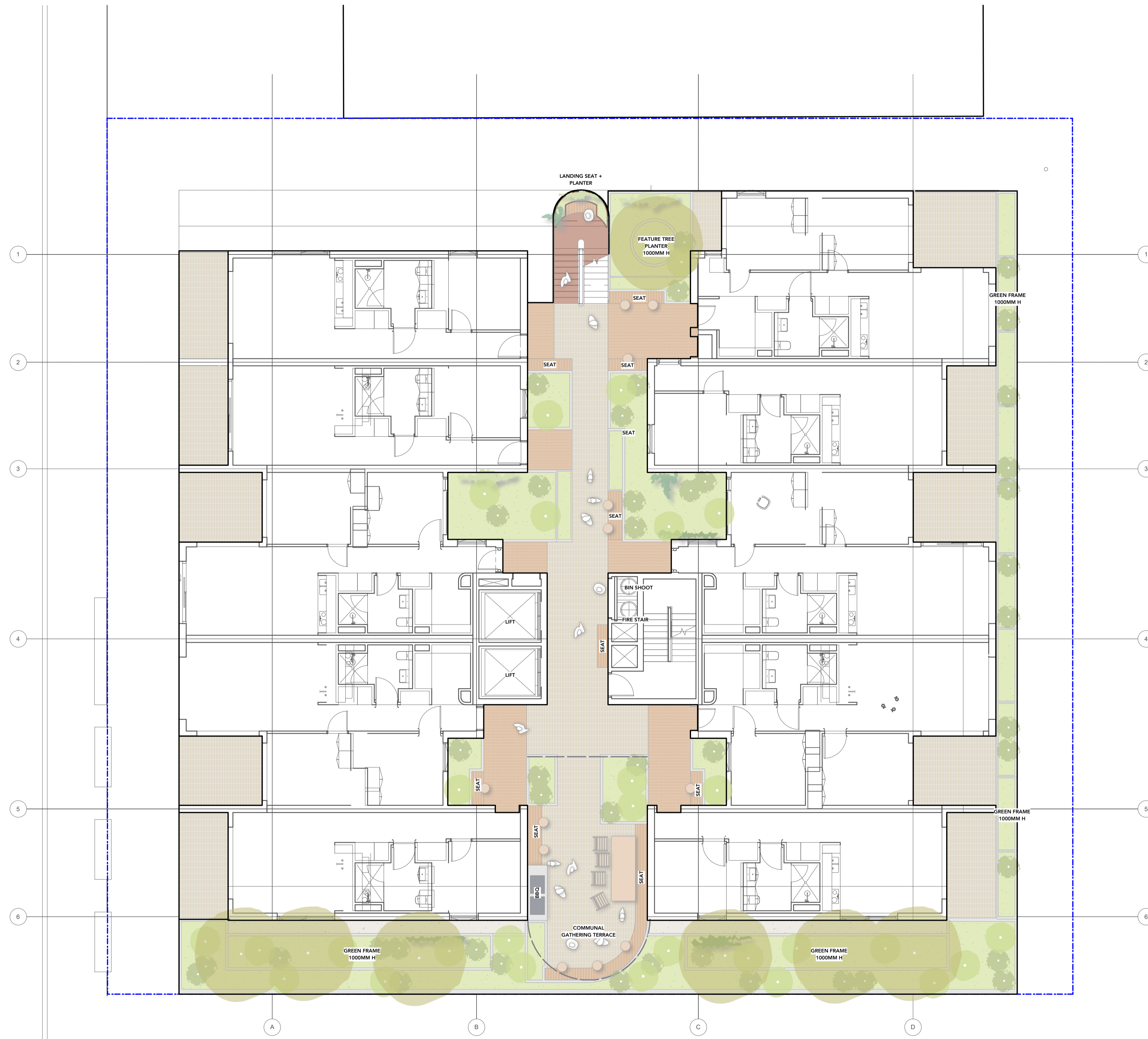
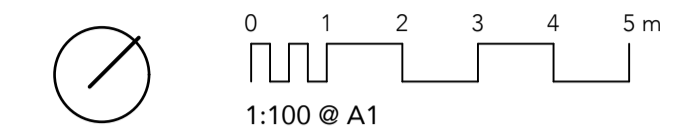
DRAWING NO.	REVISION
26008-00-L008	B

NOTES

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LEGEND



DATE REV AMENDMENTS

22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALMstudios

Melbourne Shop 2, 214 Albion Street Brunswick, Vic 3056

Sydney Level 4, 68 Wentworth Avenue Surry Hills 2010

Perth Level 2, Commonwealth Bank Building 242 Murray Street, WA 6000

Hobart 89 Macquarie Street Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA 6160

PROJECT

KING WILLIAM STREET DEVELOPMENT

7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

SECOND FLOOR LANDSCAPE SITE PLAN

DRAWN CHECKED SCALE @ A1

SWS	MM	1:100
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STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO. REVISION

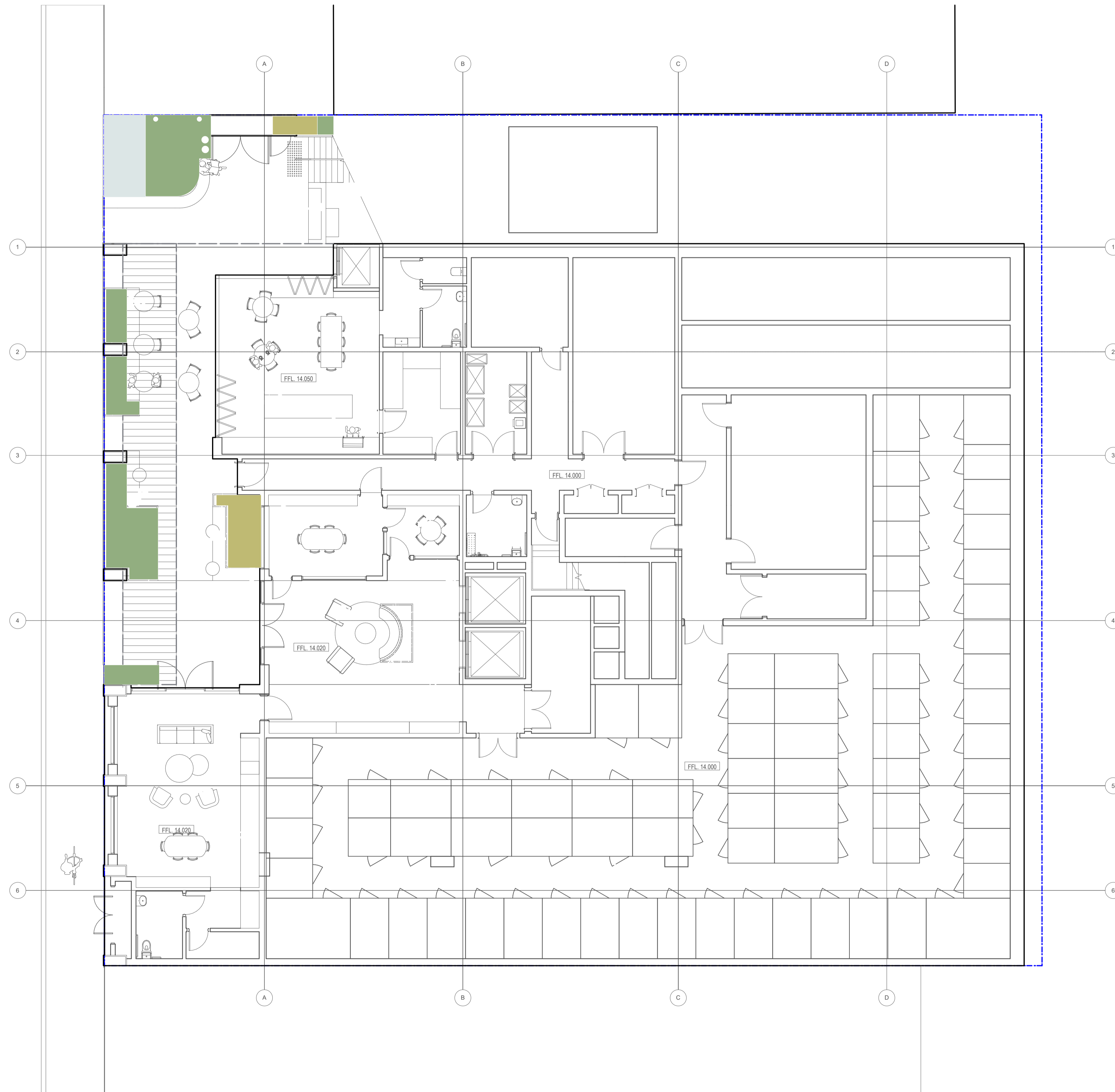
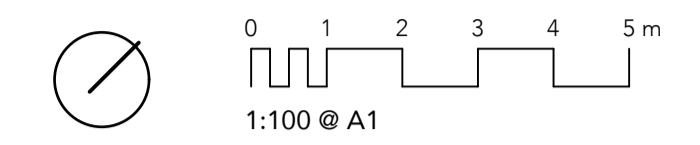
26008-00-L009	B
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NOTES

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LEGEND



DATE	REV	AMENDMENTS
22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALMstudios

Melbourne
Shop 2, 214 Albion Street
Brunswick, Vic 3056

Sydney
Level 4, 68 Wentworth Avenue
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Level 2, Commonwealth Bank Building
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Hobart
89 Macquarie Street
Hobart, TAS 7000

CLIENT
COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA 6160

PROJECT
KING WILLIAM STREET DEVELOPMENT
7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING
DSA GROUND

DRAWN	CHECKED	SCALE @ A1
SWS	MM	1:100

STATUS
DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO.
26008-00-L010

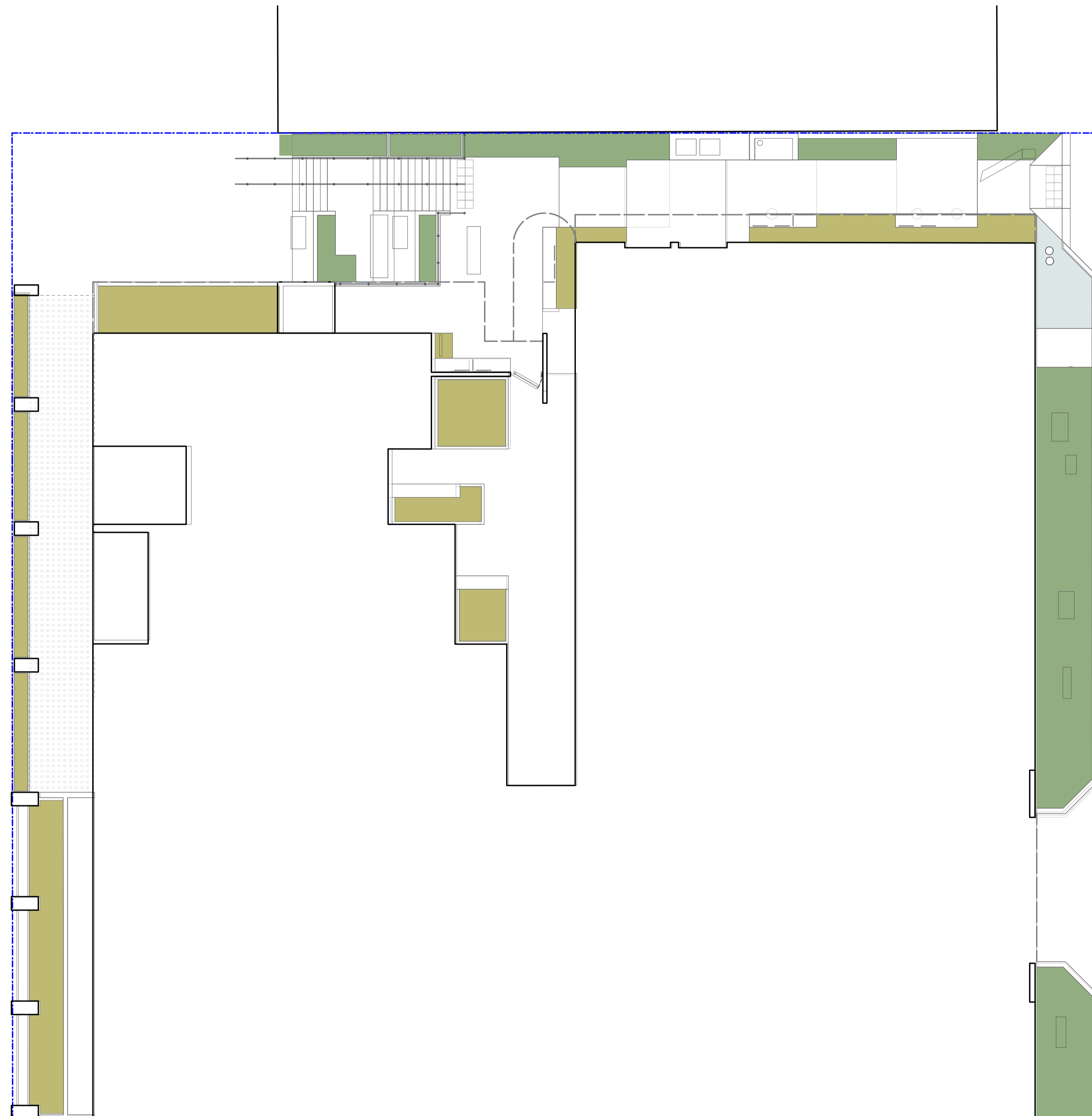
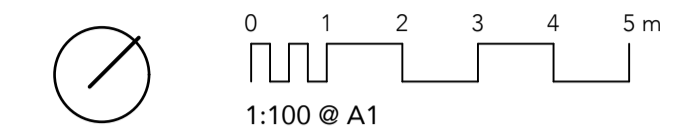
REVISION
B

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LEGEND



DATE REV AMENDMENTS

DATE	REV	AMENDMENTS
22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALM studios

Melbourne
Shop 2, 214 Albion Street
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Sydney
Level 4, 68 Wentworth Avenue
Surry Hills 2010

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Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA
6160

PROJECT

KING WILLIAM STREET DEVELOPMENT

7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

DSA LEVEL ONE

DRAWN CHECKED SCALE @ A1

SWS	MM	1:100
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STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO. REVISION

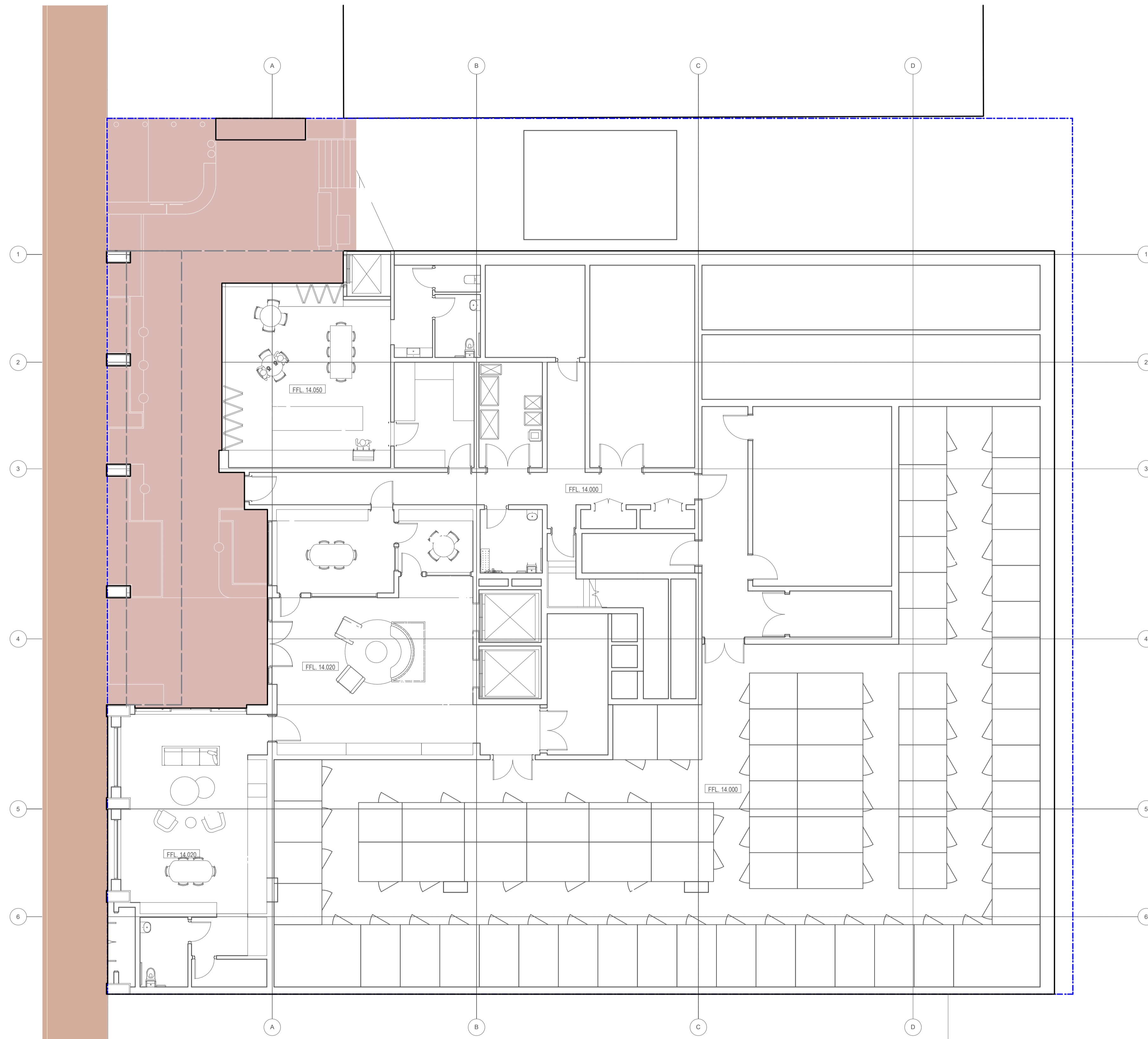
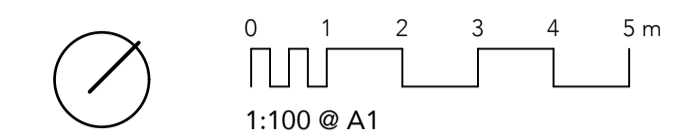
26008-00-L011	B
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NOTES

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LEGEND



DATE REV AMENDMENTS

22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

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Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA
6160

PROJECT

KING WILLIAM STREET DEVELOPMENT

7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

MANAGEMENT GROUND

DRAWN CHECKED SCALE @ A1

SWS	MM	1:100
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STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO. REVISION

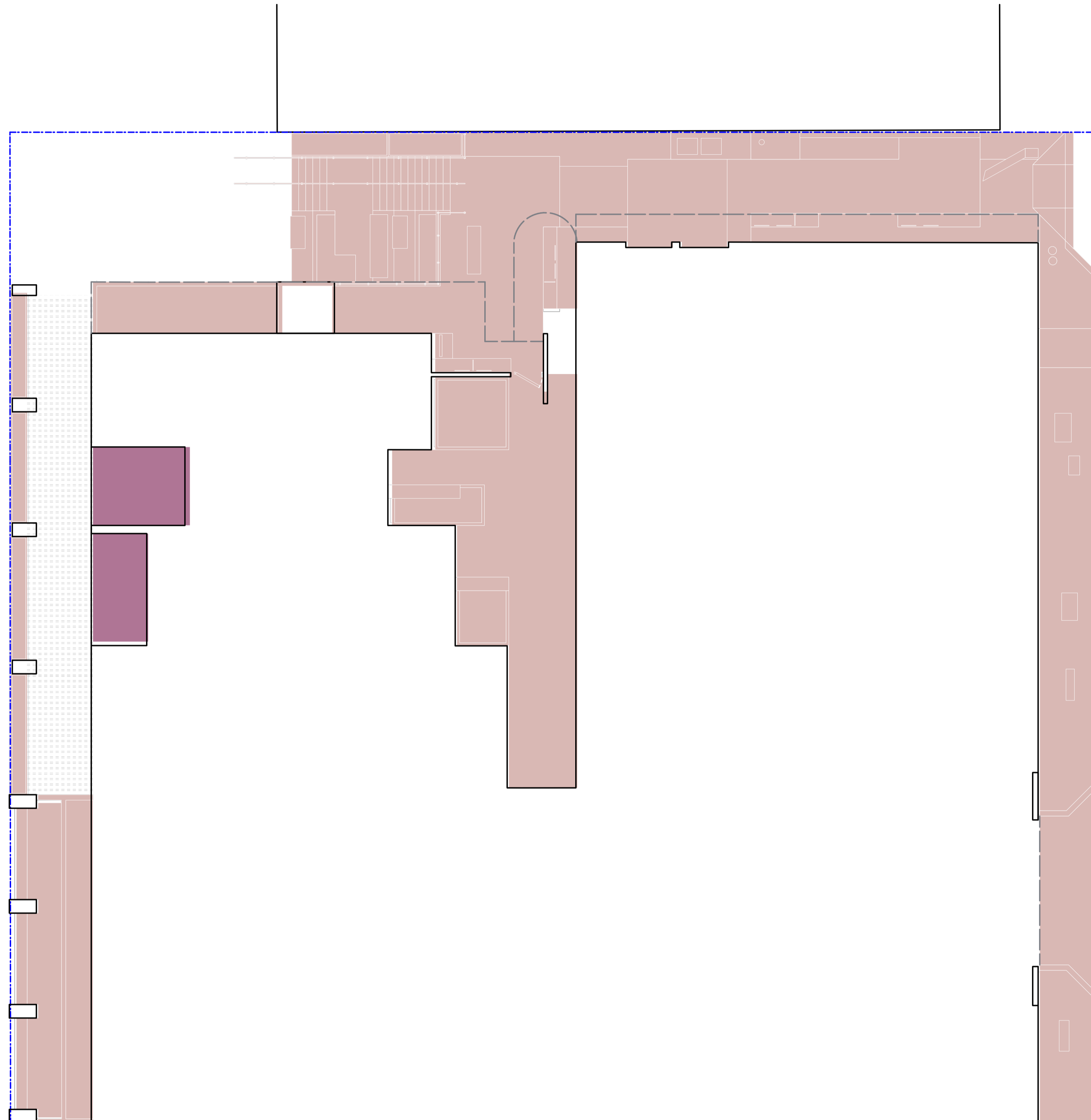
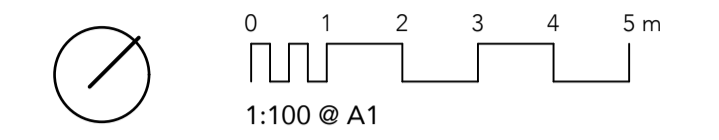
26008-00-L012	B
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NOTES

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LEGEND



DATE	REV	AMENDMENTS
22/04/26	A	DA SUBMISSION
27/05/26	B	DA SUBMISSION

REALMstudios

Melbourne Shop 2, 214 Albion Street Brunswick, Vic 3056	Sydney Level 4, 68 Wentworth Avenue Surry Hills 2010
Perth Level 2, Commonwealth Bank Building 242 Murray Street, WA 6000	Hobart 89 Macquarie Street Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA
6160

PROJECT

KING WILLIAM STREET DEVELOPMENT
7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

MANAGEMENT LEVEL ONE

DRAWN	CHECKED	SCALE @ A1
SWS	MM	1:100

STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

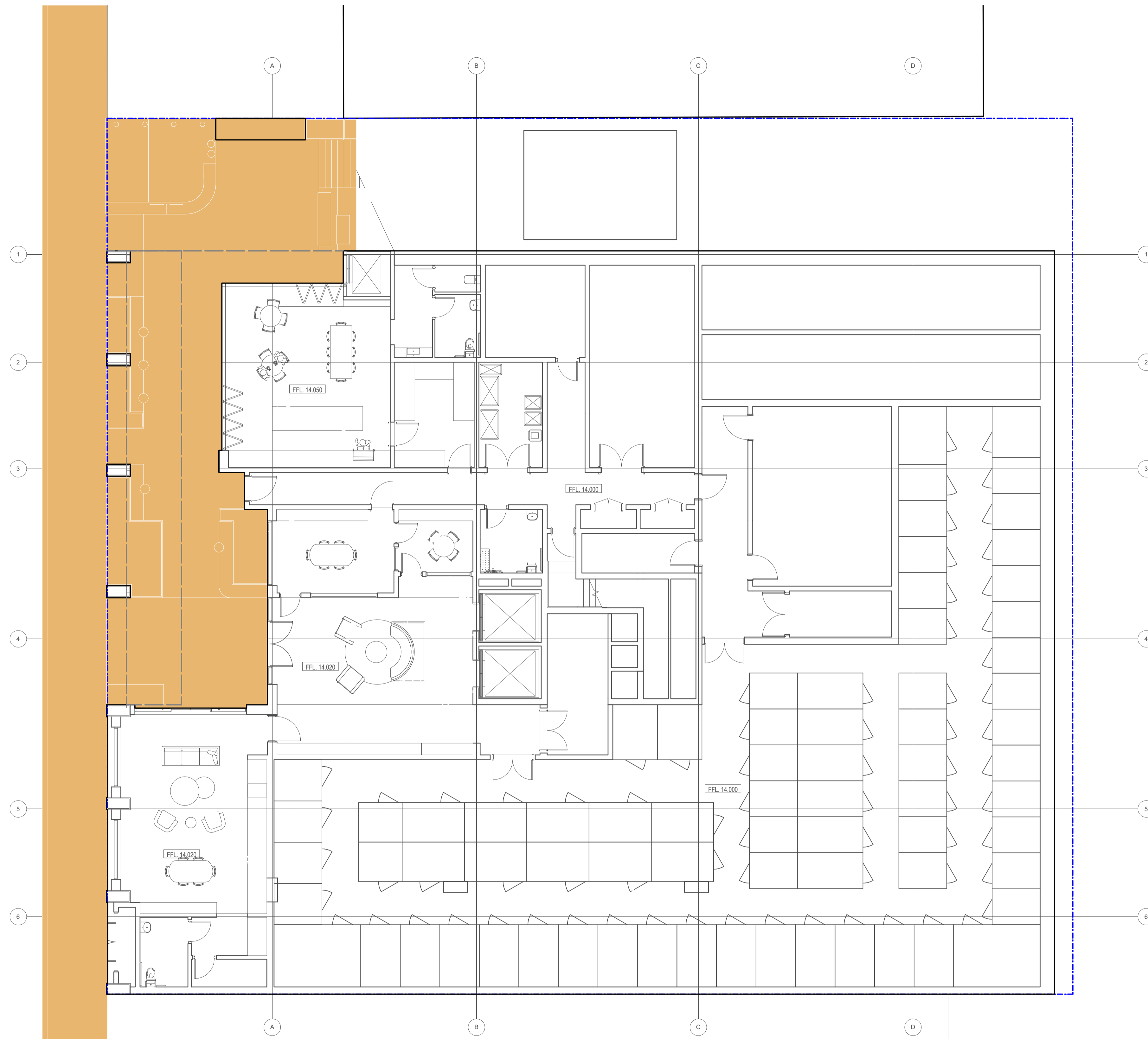
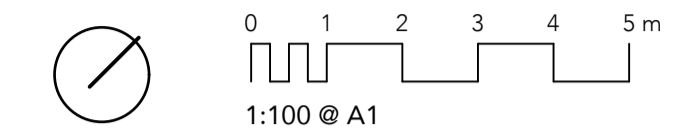
DRAWING NO.	REVISION
26008-00-L013	B

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DATE REV AMENDMENTS

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REALM studios

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Hobart
89 Macquarie Street
Hobart, TAS 7000

CLIENT

COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA 6160

PROJECT

KING WILLIAM STREET DEVELOPMENT
7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

ACCESS GROUND

DRAWN CHECKED SCALE @ A1

SWS MM 1:100

STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO. REVISION

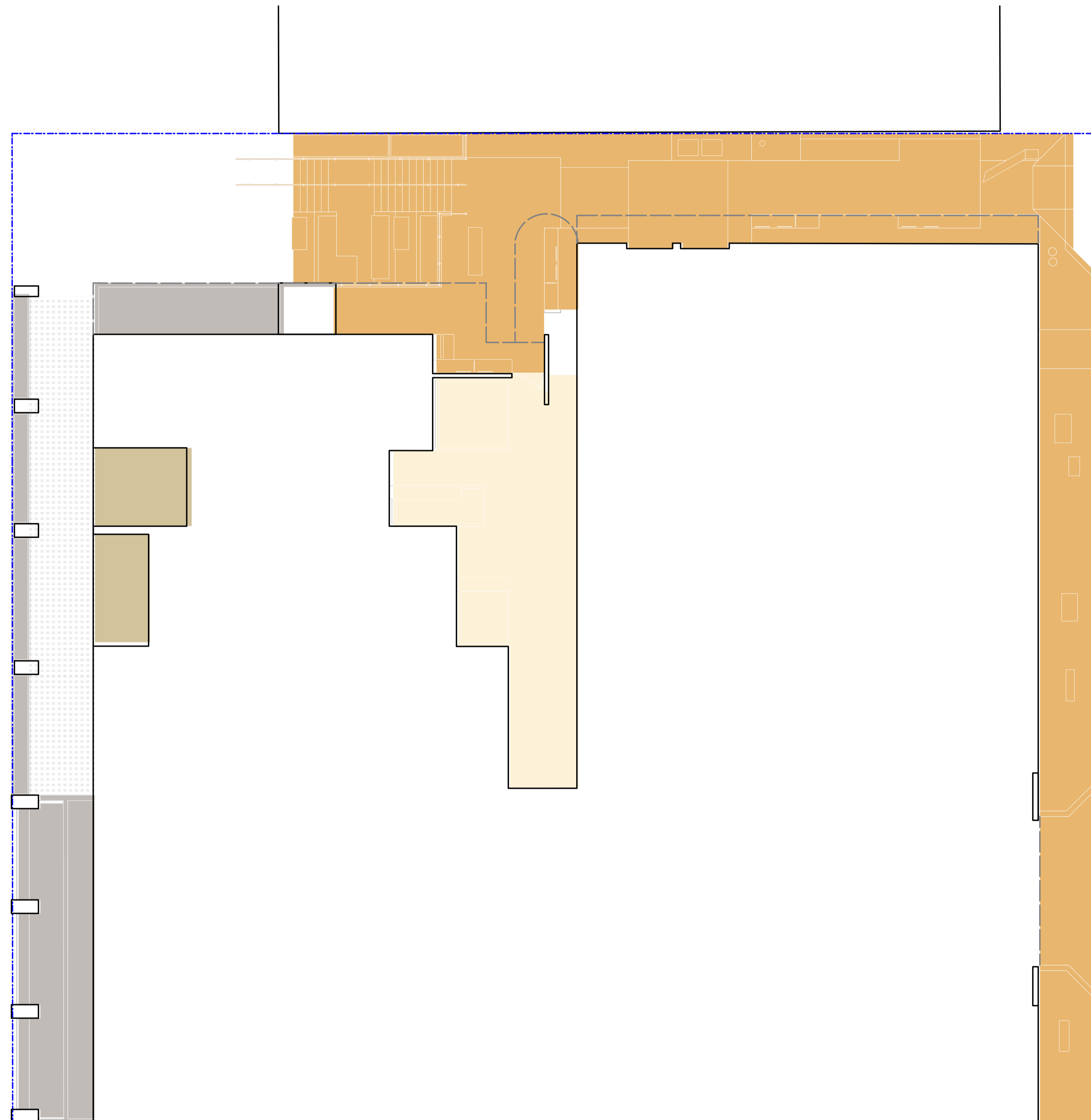
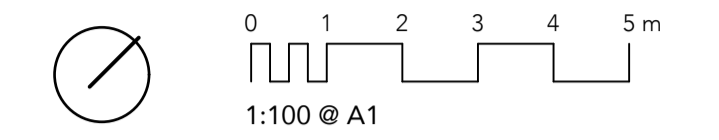
26008-00-L014 B

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COMMUNITY HOUSING INVESTMENTS
15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA
6160

PROJECT

KING WILLIAM STREET DEVELOPMENT

7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

ACCESS LEVEL ONE

DRAWN CHECKED SCALE @ A1

SWS	MM	1:100
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STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO. REVISION

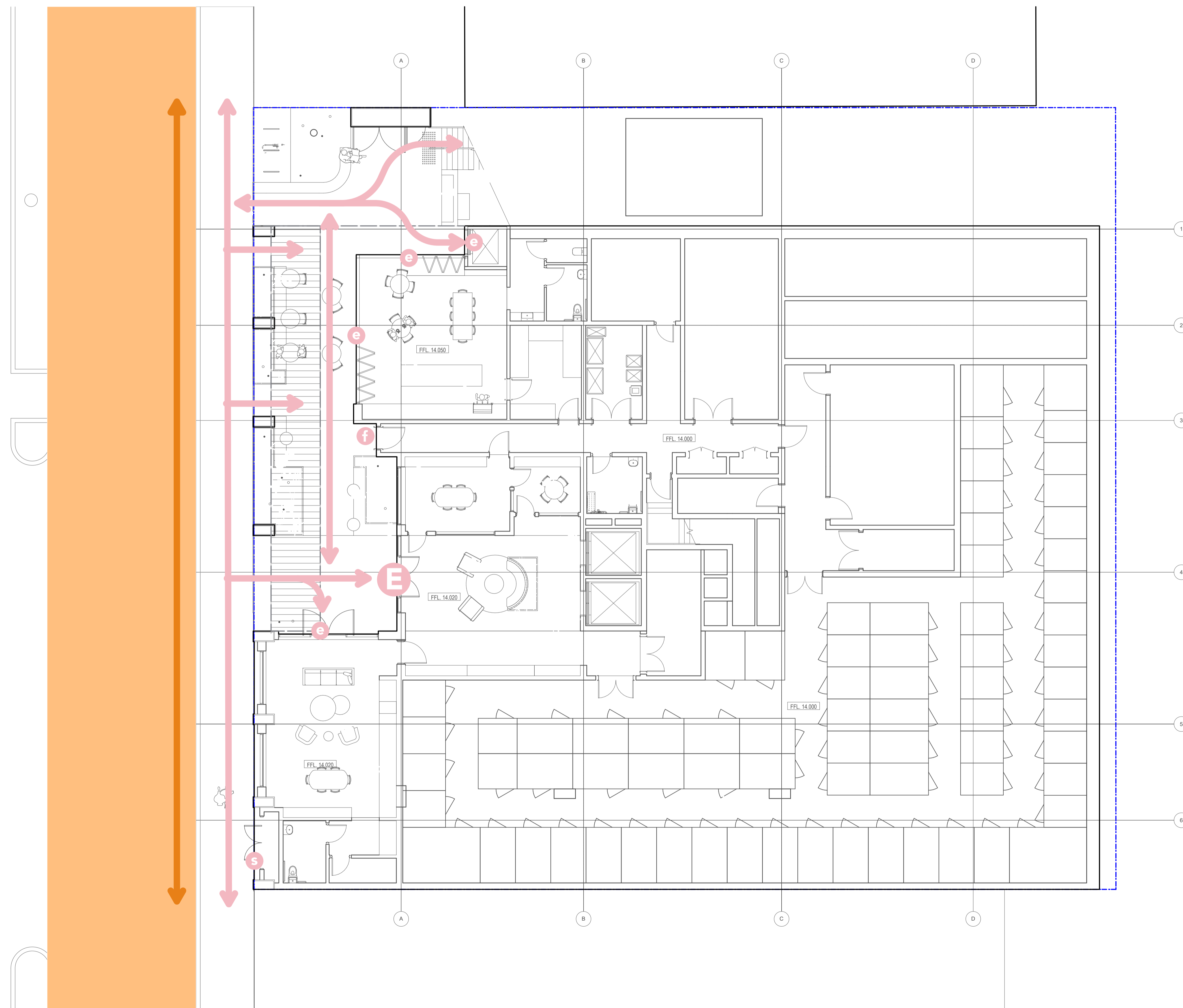
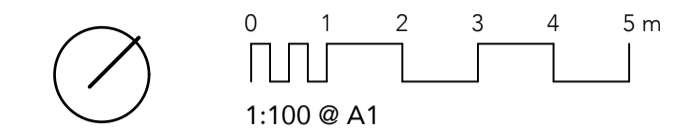
26008-00-L015	B
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CLIENT

COMMUNITY HOUSING INVESTMENTS 15 PHILLIMORE STREET, WALYALUP / FREMANTLE WA 6160

PROJECT

KING WILLIAM STREET DEVELOPMENT

7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

MOVEMENT GROUND

DRAWN CHECKED SCALE @ A1

SWS	MM	1:100
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STATUS

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

DRAWING NO. REVISION

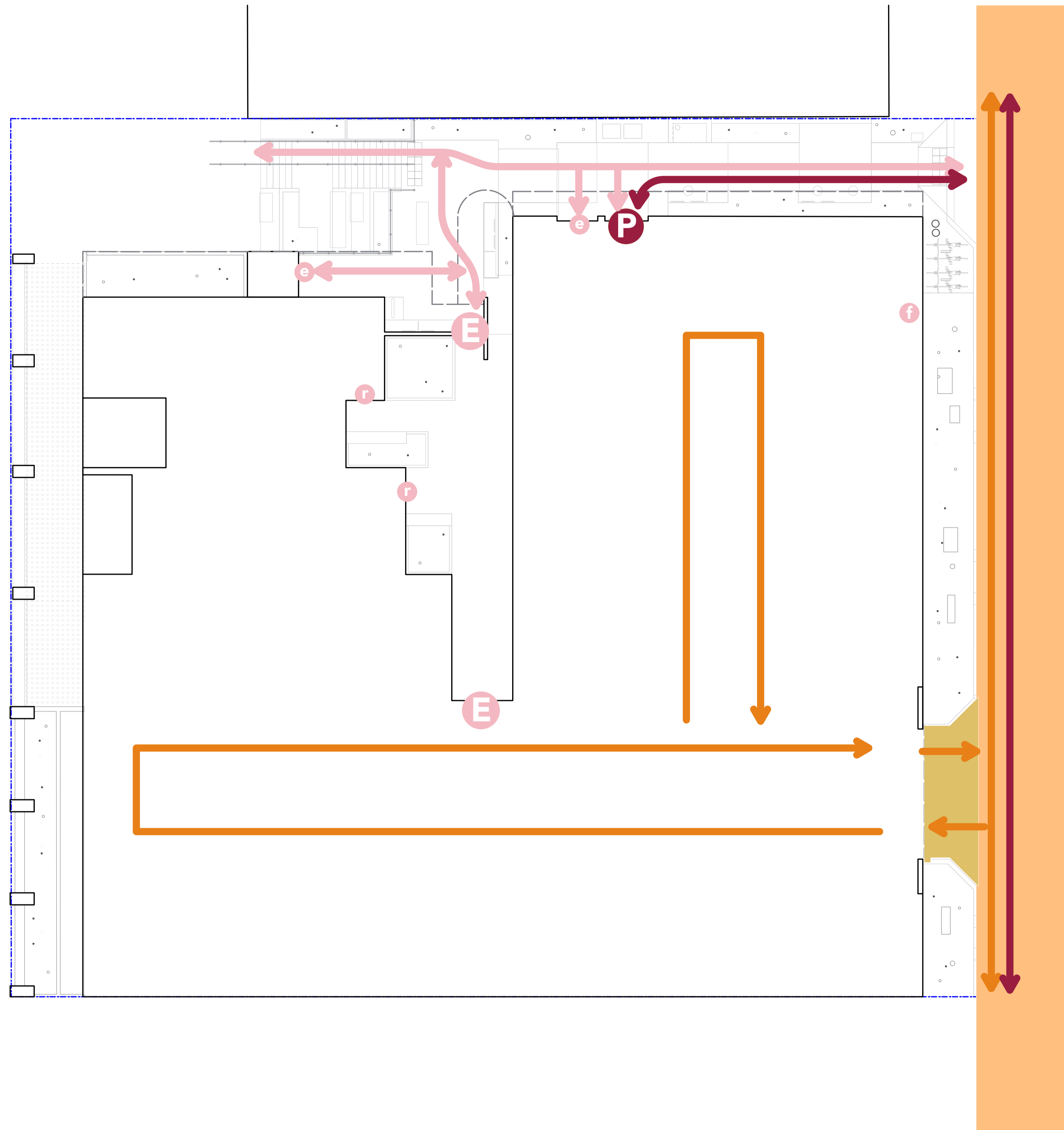
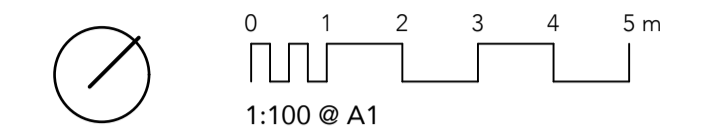
26008-00-L016	B
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PROJECT

KING WILLIAM STREET DEVELOPMENT

7-11 KING WILLIAM STREET, BAYSWATER WA 6053

DRAWING

MOVEMENT LEVEL ONE

DRAWN	CHECKED	SCALE @ A1
SWS	MM	1:100

STATUS

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING NO.	REVISION
26008-00-L017	B